



FAIRFAX COUNTY
 SITE-SPECIFIC PLAN AMENDMENT PROCESS
 COUNTYWIDE

SCREENING
 CPN22-SU-003
 DISCOVERY SQUARE

Address/Tax Map Parcels: Tax Map Parcels 24-4 ((1)) 6C1 (no street address)
 Nominator: Sara V. Mariska
 Supervisor District: Sully
 Planning Area: Area III
 Planning District/Special Area: Upper Potomac District / Dulles Suburban Center (Land Unit D-3)
 Acreage: 8.07 acres

Current Plan Map/Text: Base: Office use up to 0.5 – 1.0 Floor Area Ratio (FAR); Mixed use options up to 0.7 FAR with two land use allocations: Option A, retail (5-10%), office (20-30%), residential (50-70%); or Option B, retail (5-10%), residential (90-95%).

Nomination: Reduce retail use component of Option B to approximately 1.4%, and add 50 townhouses and 4 live/work units.

Comprehensive Plan Considerations:

The subject site is located west of Centreville Road, north of Wall Road, east of Air and Space Museum Parkway, and south of Atlantis Drive. The site is vacant and located in Land Unit D-3 of the Dulles Suburban Center, which contains plan recommendations for office at the base plan level, as well as two redevelopment options for residential mixed use up to 0.7 FAR, subject to conditions. Both plan options recommend a predominance of residential use, as well as approximately 5-10% retail use.

The area immediately north of the site is developed with the Discovery Square community of traditional and stacked townhouses and multifamily residential uses consistent with Option B Plan guidance for residential development. Areas northeast and east of the site, across Centreville Road, include the McLearn Square Shopping Center and the Meadow Mews townhouse community, which are planned and developed for a mix of employment and residential uses (residential component at 2-3 du/ac), and the Chantilly Highlands single-family housing community, which is also developed at 2-3 du/ac. Located to the west is the Sully Community Center.

The Plan’s Concept for Future Development designates this area as part of the Dulles Suburban Center, one of several employment centers located along arterial roads, such as Centreville Road, that are evolving to include mixed-use cores that are more urban in character. Within the Dulles Suburban Center, the core areas are located at the Innovation Center Metrorail Station, as well as in Land Unit E-2 on Route 50 and in the Westfields area. A principal goal in the Dulles Suburban Center plan is a mixture of residential and nonresidential uses to provide services and amenities to support both employees and residents and expand opportunities for a variety of housing types including affordable housing. Compatibility with surrounding, lower density suburban neighborhoods outside of the Suburban Center, such as the areas to the east across Centreville Road, should be ensured through screening, buffer, and access management.

The site is approved (PCA/FDPA 2006-SU-007) for a minimum 67,000 square feet of retail uses as a part of the mixed-use Discovery Square development, which represents a 4% retail use component. The residential component of Discovery Square has been fully built out under the adopted plan Option B, however, the retail component has not been built. The nomination proposes to add up to 50 additional townhouses, 4 live/work units, and provide approximately 29,000 square feet of retail on the site. Retail use would be approximately 1.4% of the adopted development potential. The illustrative concept plan shows a retail block focused on a community square and the Atlantis Drive frontage, with townhouses and live/work units in the southern and western portions of the site, including along an extension of Yeager Drive which would bisect the site. Surface parking and a 50-foot landscape buffer are proposed along Centreville Road.

The statement of justification, from the nominator, indicates the adopted plan's retail use recommendation is not feasible given substantial changes in the retail market. In addition to the proposed mix of uses on the subject site, nomination [CPN22-SU-010](#), less than 1/2 mile walking distance from the site and directly north of Discovery Square, proposes up to 177 townhouses to replace an existing office building. While not a part of the Discovery Square development, this separate nomination would further increase the residential use component for the land unit and could support retail businesses on the site in line with the mixed use goals for the area. If considered together, the two nominations provide an opportunity for a broader examination of the land unit. Ensuring robust pedestrian connections, a logical street grid, and providing an appropriate mix of uses that creates the quality living environment envisioned for the Dulles Suburban Center should be considered if advanced for further review.

