



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-SU-010  
LINCOLN PARK

Address/Tax Map Parcels: 3080 Centreville Road, Herndon, VA 20171 / Tax Map Parcels 24-4 ((1)) 6F and 6E  
Nominator: David Gill  
Supervisor District: Sully  
Planning Area: Area III  
Planning District/Special Area: Upper Potomac District / Dulles Suburban Center (Land Unit D-3)  
Acreage: 10.08 acres

Current Plan Map/Text: Base: Campus-style Office use at 0.5 – 1.0 Floor Area Ratio (FAR);

Nomination: Residential use with approximately 177 units at 18 dwelling units per acre (du/ac).

Comprehensive Plan Considerations:

The subject site is located west of Centreville Road and south of EDS Drive and contains an existing office building and vacant land. The site is located in Land Unit D-3 of the Dulles Suburban Center, which contains plan recommendations for high quality, campus-style office use up to 1.0 FAR

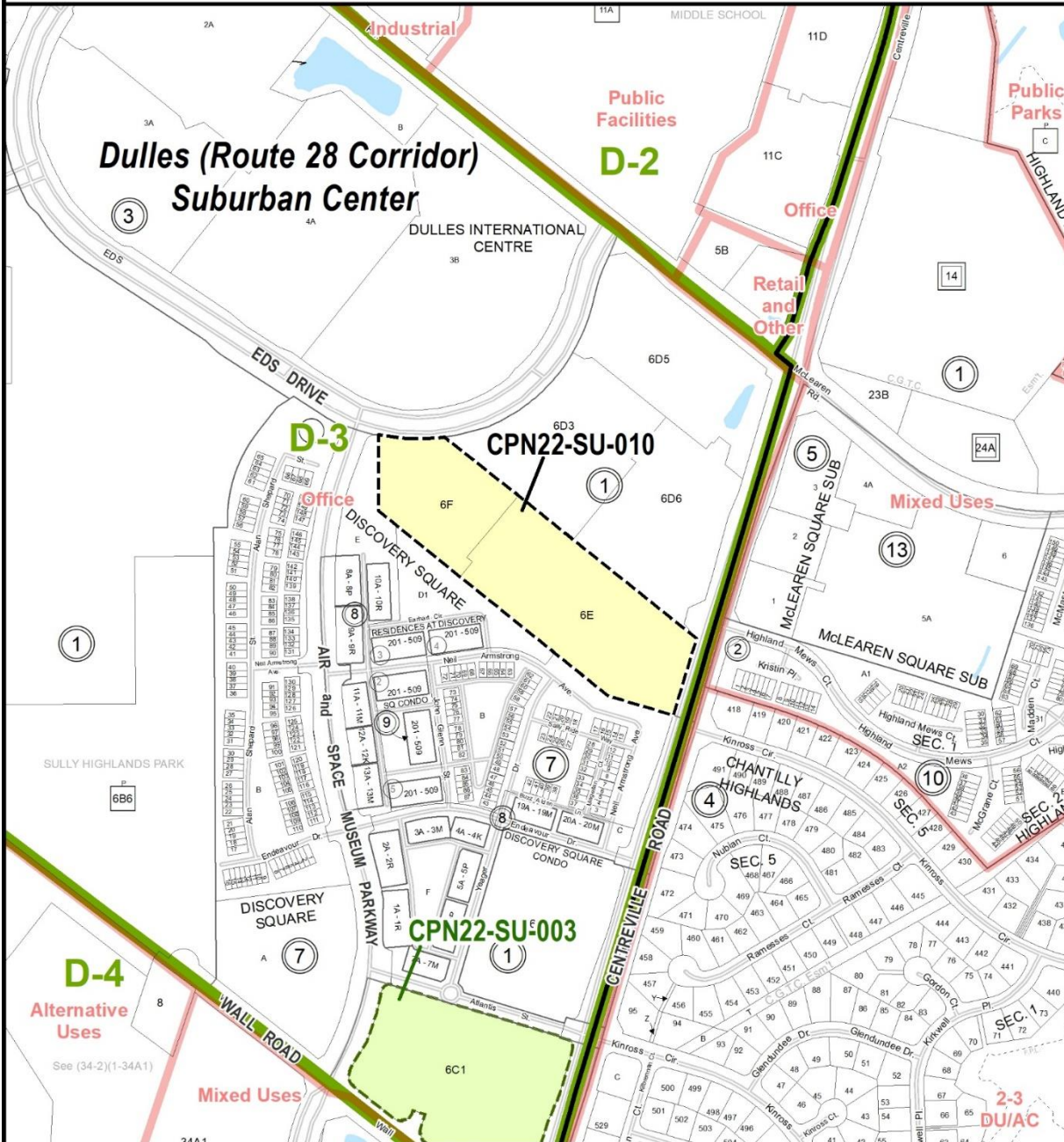
The area immediately north of the site is developed with offices planned at the base plan level for the land unit, while areas to the south are developed with the Discovery Square community of traditional and stacked townhouses and multifamily residential uses in line with redevelopment Option B. Areas 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 residential community, which is also developed at 2-3 du/ac. The area to the west is developed with townhouses which are planned under redevelopment Option B, and additional office uses and athletic fields.

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, buffering, and access management.

The nomination proposes residential uses in an area planned for office use. Compatibility with surrounding, planned non-residential uses will need to be considered. The Discovery Square development to the south, has established a pattern of development that should be integrated with the design of the Lincoln Park proposal. If considered together, with nomination CPN22-SU-003, the two nominations provide an opportunity for a broader examination of the land unit. Ensuring robust pedestrian connections that creates a high-quality living environment envisioned for the Dulles Suburban Center should be considered if advanced for further review.

# CPN22-SU-010

## Lincoln Park



**CPN22-SU-010**

**Land Unit**

**Baseline Plan Recommendation**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO OCTOBER 2022

OTPA\_GRAPHICS\IS22\_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

