Dulles Suburban Center Comprehensive Plan
Submission Form for Proposed Changes

DSC-D1-1

The Dulles Suburban Center Area (DSC) study will primarily focus on editorial updates to recommendations contained in the Comprehensive Plan. There is an opportunity to suggest potential changes to the DSC Comprehensive Plan land use recommendations as part of this study. This form should be used to suggest potential changes to the Comprehensive Plan guidance for this area. Land Units A and B were the subject of a 2013 land use study and will be excluded from consideration at this time.

Portions of Fairfax County are in the vicinity of Washington Dulles International Airport and are subjected to levels of aircraft noise which may be incompatible with noise sensitive land uses. For example, consistent with long-standing policy, new residential development is not recommended in areas with projected aircraft noise exposures at or above DNL 60 dBA. Proposals for noise sensitive uses within the DNL 60 dBA will not be considered. For more information, please consult the Dulles Suburban Center Area-Wide Recommendations, Environment section: www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf#page=33

All applicants are encouraged to review the Performance Criteria for Optional Uses section of the DSC Comprehensive Plan text prior to the development of their submission.

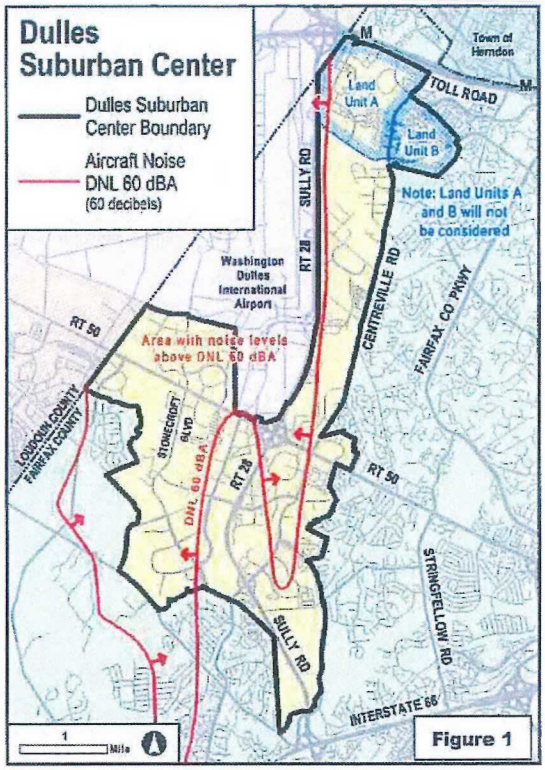

Figure 1

To submit a proposed change to the DSC Comprehensive Plan guidance, complete this form detailing the proposal by **Tuesday, May 31, 2016.** Anyone can submit a proposed change. Please use a separate form if you have more than one change to propose.

Review of proposed changes is anticipated to begin in **June 2016.** Interested parties are encouraged to notify and consult with landowners prior to the submission of a proposed change. Planning staff is available to answer questions. Proposed changes will be used to inform the study of the Dulles Suburban Center, and may be modified or combined with other proposed changes in similar geographic areas. Proposed changes that are contrary to longstanding Plan policies or do not meet the criteria stated on this form may be excluded from consideration.

To use this form, type responses or print in ink. Attachments may be used as necessary. An online version of this form and a detailed version of this map are also available on the Web at: www.fairfaxcounty.gov/dpz/dullessuburbancenter/

1. Proposal Type (choose one)

- (●) Site-specific
- ( ) Areawide topic

2. Subject Property Information *(for site-specific proposals.)*
Identify general location, street address, or Tax Map parcels, if available.

a) General Location: *South side of Frying Pan Road, at Rt. 28; 13801 Frying Pan Road*

- ( ) Inside the DNL 60 dBA area
- (●) Outside the DNL 60 dBA area

b) Street Address: *13801 Frying Pan Road*

c) Tax Map Parcel Numbers: *24-2((1))1, 10*
For help visit the Department of Tax Administration website or the Digital Map Viewer

d) Identify total aggregate size of all subject parcels in acres or square feet: *66.96 acres*
For help visit the Department of Tax Administration website

e) Do you own the subject property or represent the owner of the subject property:

- (●) Yes
- ( ) No

3. Proposed Amendment to Comprehensive Plan recommendations

a) *(For site-specific proposals)* Describe the proposed change and how it would modify the current Plan recommendations. For proposed land use changes, explain the character and type of proposed development. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale.

See attached

b) *(For areawide topics)* Describe the proposed change and why it should be addressed at an areawide level within the Dulles Suburban Center Area.

c) *(For site-specific and areawide topics)* Provide justification for the proposed change. Describe how the proposal meets any of the following criteria. Check all that apply.

- [x] Address emerging community concerns or changes in circumstance
- [ ] Respond to actions by others, such as Federal, State, or adjacent jurisdictions
- [x] Advance major policy objectives, such as promoting environmental protection, preserving heritage resources, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development
- [x] Better implement the Concept for Future Development
- [ ] Reflect implementation of Comprehensive Plan guidance through zoning approvals
- [ ] Respond to or incorporate research derived from technical planning or transportation studies
- [ ] Other

Explanation for (c). *(Additional sheets may be attached.)*

See attached

4. Contact Information

a) Name (required): *Greg Riegle, McGuireWoods LLP*

b) Daytime Phone (required): *703-712-5360*

c) Street Address: 1750 Tysons Blvd. Suite 1800, Tysons, VA 22102

d) Email Address: *griegle@mcguirewoods.com*

Review of proposed changes is anticipated to begin in June 2016. Please contact the Planning Division by phone or email if you have any questions about the submission procedure.

Submit the completed form by mail or email: **Fairfax County Department of Planning and Zoning**
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5500
703-324-1380, TTY 711 (Virginia Relay)
DPZDullesSubCenter@fairfaxcounty.gov

Proposed Site Specific Change to Dulles Suburban Center Comprehensive Plan Language
Land Unit D-1
May 2016

Introduction/Executive Summary

The subject property is located in the western portion of Land Unit D1 and is more particularly identified as Tax Map 24-2((1))1 and 10. The property is zoned R-1, contains 66.96 acres, and is undeveloped.

For the reasons outlined in this narrative, we are requesting that single family attached residential units be considered for this property in order to encourage a variety of residential dwelling types in this area of the Dulles Suburban Center and to complement and serve as a transition between the approved higher density multifamily development to the north and the single family detached dwellings south and east of the property. Ultimately, this proposed re-planning also facilitates a critical piece of public infrastructure, would provide much needed housing diversity and additional affordable housing as well as recreational amenities as discussed below.

Current Comprehensive Plan Recommendation

Currently, the base plan for the subject property is office at an FAR of 0.15. As an option, provided several conditions are satisfied, office, hotel, recreational facilities and support service retail may be appropriate at an FAR of 0.4.

Explanation of Request 3(a)

This submission requests that single family attached units be added as an option for development of the Property at a density of five dwelling units per acre. The Dulles Suburban Center Study was initiated based on the logical premise that the area had not been comprehensively studied in decades and that such reevaluation was in the County's interest to better reflect structural changes in the County's economy, changing and evolving infrastructure needs and a general need to reevaluate how and where people live, work and travel in the western parts of the County. Fundamentally, this request is consistent with these same principles. The Comprehensive Plan recommendations for this Property were last evaluated ten years ago. In 2006, the office and commercial option was added to the Plan language. This made objective sense at the time and in intervening ten years the property owner has extensively marketed the Property for the planned office and commercial uses with no success.

The Property faces a well-documented challenge common to many properties in the Dulles Suburban Center – namely significant oversupply of existing or planned office uses combined with demand that has contracted. At present, there are millions of square feet of vacant office space in the Route 28 corridor. This same reality is reflected in recent land use decision making that has endorsed the conversion of similarly challenged office properties to residential mixed use concepts in places like Westfields, Dulles Discovery and Timber Ridge, to name a few. The

challenges and opportunities associated with this Property are identical to what was a driver for land use changes in these examples.

At roughly one mile from the Innovation Center Station, the Property is legitimately transit accessible through combinations of pedestrian, bicycle or connector bus service. The Property also enjoys even more proximate access to the retail and other amenities logically associated with the land immediately to the north that is planned for mixed use development options. In the context of other existing development, the proposed single family attached units provide an ideal transition from the more intense development in the transit station area to nearby stable single family detached communities east of the site. Introducing a well-designed single family attached form of housing would also be a logical complement to the new multi-family development that is the predominant form of housing closer to the Innovation Center Station. The resulting diversity of housing opportunities would further the area's evolution as a diversified and balanced living and working environment.

Justification and Alignment with Concept for Future Development 3(c)

Currently and historically, the Property has always been the subject of a planned extension of Sunrise Valley Drive from its current terminus with Frying Pan Road. The inability to effectuate office and/or commercial development on the Property is essentially preventing the completion of this critical leg of the area's road network. This planned connection has an even greater strategic importance based on planning and land use decisions at the Innovation Center Station that will only increase the need for additional north/south connections in this area of the County. This road improvement would be closer to realization through a residential rezoning. This, together with potential ability to provide recreational fields in the very northern most portion of the Property that can serve the Property's residents and the community at large, the permanent preservation of substantial amounts of environmentally sensitive land as open space and the provision of affordable housing in a location just over a mile from a transit station collectively advance major environmental, housing and transportation policy objectives.

The current language in the Concept for Future Development in the Dulles Suburban Center states that "Vision, creativity, reason, and public-private cooperation can be rewarded by fashioning a model community characterized by an exemplary quality of life featuring an optimal mix of employment, housing, environmental protection, transportation service, and other services, all while significantly enhancing the tax base." Single family attached residential development on this Property with the development elements discussed above will contribute to the exemplary quality of life envisioned in the Dulles Suburban Center.