

# SUGGESTED NEW SUB-UNITS



## ROUTE 28 STATION SOUTH SPECIAL STUDY



1/4 Mile

### Legend

- General Location of Transit Station Platforms
- Circles denote 1/4 and 1/2 mile distances from center of station platform
- A-4** Route 28 Study Area Suggested New Sub-Units

Route 28 Station Study Area

## Suggested New Sub-Units

Route 28 Station Working Group Meeting  
09-05-12 @ Coates ES

**LAND UNIT A TRANSIT-ORIENTED DEVELOPMENT AREA** (north of Merrybrook Run Stream Valley)

**Sub-unit A-1:**

This sub-unit includes the former general land use recommendations. Sub-unit A-1 is generally planned for a complementary mix of land uses including office, hotel, support retail and optional residential uses at .50-1.0 FAR. Existing or approved development includes part of Dulles Corner, Dulles Station and Arrowbrook Centre.

In accordance with the Working Group's "Flexible Framework" this sub-unit is designated as the transit-oriented area and should include higher intensity development options outlined below:

**¼ mile Option:**

Within ¼ mile radius of the transit station platform, a 2.0-3.0 FAR mixed use option is appropriate. The mix of uses may include up to 50% office use and at least 40% residential use with the remainder being support retail and hotel uses.

**½ mile Option:**

Within ½ mile radius of the transit station platform, a 1.0-2.0 FAR mixed use option is appropriate. The mix of uses may include up to 30% office use and at least 60% residential use with the remainder being support retail and hotel uses.

**½ mile + Option:**

Those areas beyond a ½ mile from the transit station platform, and north of the Merrybrook Stream Valley are appropriate for a .75-1.5 FAR mixed use option. The mix of uses may include up to 20% office use and at least 70% residential use with the remainder being support retail and hotel uses.

Note: Staff is evaluating a mix of uses that includes more residential.

**LAND UNIT A NON-TRANSIT-ORIENTED DEVELOPMENT AREA**

(south of Merrybrook Run Stream Valley)

In accordance with the Working Group's "Southern Area Vision" these sub-units are envisioned to largely retain existing development. One exception is sub-unit A-5 (Pomeroy) outlined below.

**Sub-unit A-2:**

This sub-unit includes the former general land use recommendations. Sub-unit A-2 is generally recommended for a complementary mix of land uses including office, hotel, support retail and optional residential uses at .50-1.0 FAR. Existing development includes part of the Dulles Corner rezoning, the Jefferson at President's Park apartments

**Sub-unit A-3:**

This sub-unit includes former land use recommendations 6 and 7. The eastern end of sub-unit A-3 is planned and approved as the Dulles Center rezoning for a mix of uses at .68 FAR including retail, office and hotel uses. The remainder of the sub-unit is planned and developed with

residential uses at 8-12 dwelling units per acre. In addition, the sub-unit is home to Coates Elementary School, the Park Authority's Merrybrook Run Stream Valley park as well as Beacon Hill Baptist Church and Mount Pleasant Baptist cemetery.

**Sub-unit A-4:**

This sub-unit includes former land use recommendations 2 and 4. Sub-unit A-4 is planned and developed with residential uses at 12-16 dwelling units per acre. In addition, the sub-unit is home to the Floris United Methodist church and the Mount Pleasant Baptist church.

**Sub-unit A-5:**

This sub-unit includes former land use recommendation 8. Sub-unit A-5 is currently approved for office use. In accordance with the Working Group's "Southern Area Vision" this sub-unit should be planned for mixed use at .50-1.0 FAR. The mix of uses should include residential uses and may also include office, retail and hotel uses.

**LAND UNIT B** (The portion of the Land Unit within the Route 28 Station study area)

**Sub-unit B-1:**

This sub-unit includes a portion of former land use recommendation 1 for Land Unit B. Sub-unit B-1 is planned and developed with mixed use at .25 FAR (up to 327,000 square feet). The mix of uses includes commercial retail and office uses.