



PC17-PR-007

Address/Tax Map Parcel(s): 7950 Jones Branch Drive/Tax Map Parcel 29-2 ((15)) C1

Nominator: Greg Riegle

Supervisor District: Providence

Planning Area: Area II

Planning District: Tysons Urban Center, North Central District, Subarea 1

Acreage: 16.74

Current Plan Map/Text: Office use/Office use up to an intensity of 1.0 floor area ratio (FAR) and potential supporting retail and service uses.

Proposed Amendment: Office/residential mixed use with ground-floor retail use up to 1.75 FAR

Considerations:

The subject property is located south of the Dulles Airport Access Road (DAAR) at the intersection with the Capital Beltway (Interstate 495) and north of Jones Branch Drive. The Comprehensive Plan designates the subject property in a subarea of the Tysons Urban Center identified as the DAAR Office Area, which is intended to continue to serve corporate headquarters and regional office buildings that provide a transition in building height and intensity to single-family neighborhoods to the north. This nomination proposes the addition of multi-family residential use as a potential secondary use to the existing office building on the site and an increase in the maximum intensity. The Tysons Urban Center Plan supports only office as a primary use in this location, with supporting retail and service uses as potential secondary uses. Residential use is not supported in the DAAR Office Area and the proposed increase in maximum intensity does not conform to the adopted vision of the area as being transitional in height and intensity. Residential mixed-use neighborhoods and higher-intensity development are generally supported in locations closer to core Transit Station Areas. Accommodating residential use on the site, and an associated increase in intensity, may require significant re-planning of a larger portion of the DAAR Office Area, and its goals and objectives within the context of the Tysons Urban Center Plan.

Preliminary Staff Recommendation:

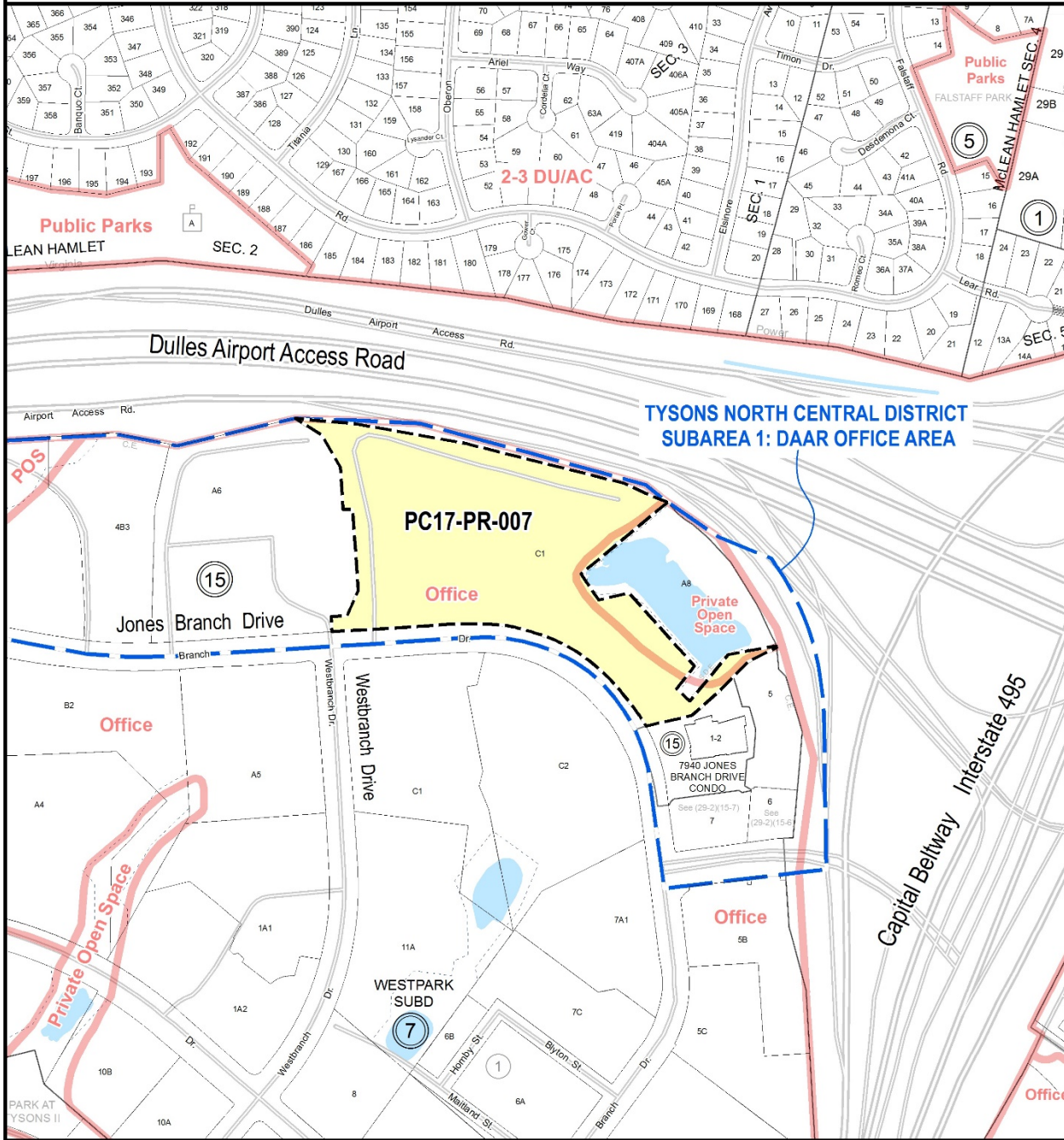
PC17-PR-001 is not recommend to be added to the 2018 Comprehensive Plan Amendment Work Program, due to the inconsistency of the nominated Plan amendment with the adopted vision and intent of the DAAR Office Area as a transitional area with primarily office uses.

# PC17-PR-007

## Valo Park

SITE-SPECIFIC PLAN AMENDMENT PROCESS  
NORTH COUNTY

2 0 1 7



KEY



PC17-PR-007



Baseline Plan Value

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
MAP LAYERS CURRENT TO DECEMBER 2017

Document Path: G:\projects\lcp\pd\OTPA\_GRAPHICS\17\_items\\*\*\*2017-18 Site Specific Plan Amendment Process\PC17-PR-007\PC17-PR-007 Baseline Map all.mxd

