

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2017 EDITION**

GENERAL LOCATION: Rock Hill Road north of Innovation Avenue, in the vicinity of Innovation Center Metro Station

PLANNING AREA AND DISTRICT:
 Area III, Upper Potomac

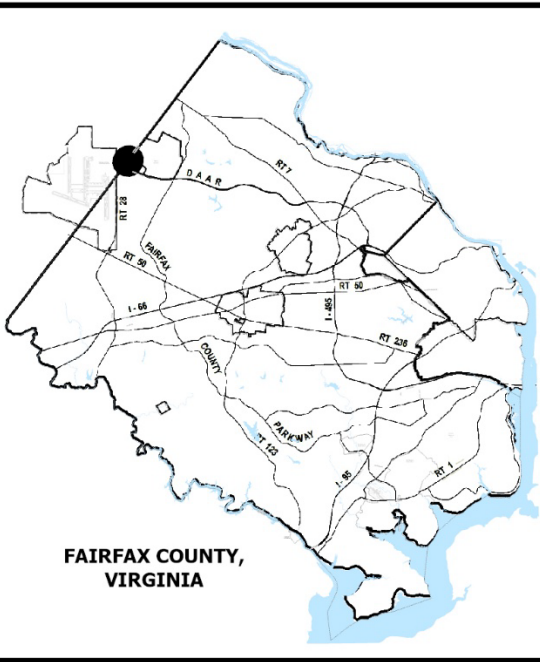
SPECIAL PLANNING AREA:
 Dulles Suburban Center, Innovation Center TSA, Land Unit L

PARCEL LOCATION: 16-1 ((1)) 4, 15-2 ((1)) 1 and 2

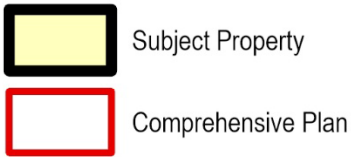
SUPERVISOR DISTRICT: Dranesville

ADOPTED: November 18, 2025 **ITEM NO.** SSPA 2023-III-20UP

FOR ADDITIONAL INFORMATION CALL (703) 324-1380

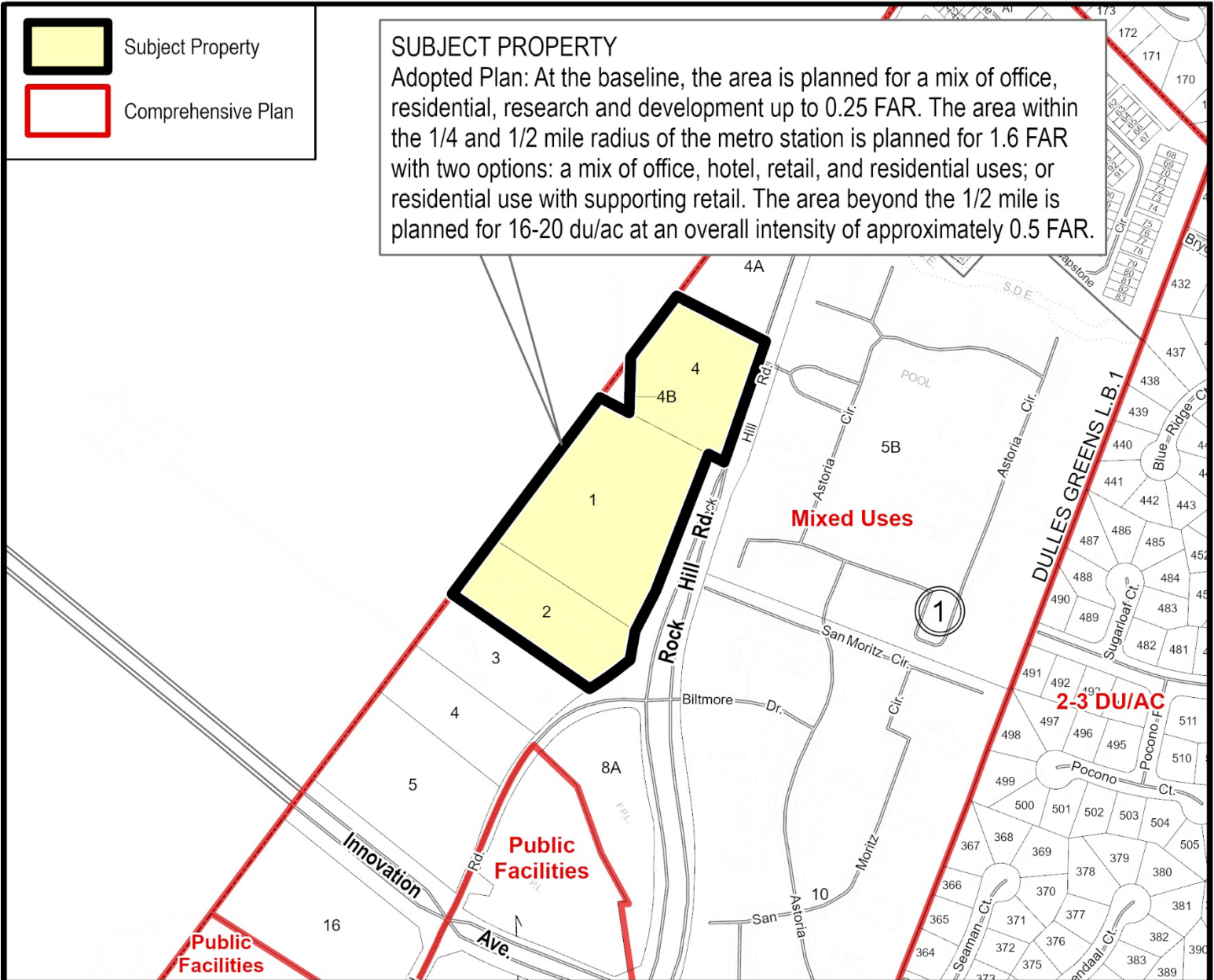


FAIRFAX COUNTY,
 VIRGINIA



SUBJECT PROPERTY

Adopted Plan: At the baseline, the area is planned for a mix of office, residential, research and development up to 0.25 FAR. The area within the 1/4 and 1/2 mile radius of the metro station is planned for 1.6 FAR with two options: a mix of office, hotel, retail, and residential uses; or residential use with supporting retail. The area beyond the 1/2 mile is planned for 16-20 du/ac at an overall intensity of approximately 0.5 FAR.



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO NOVEMBER 2025



AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strike through~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through September 9, 2025, Dulles Suburban Center Land Unit Recommendations, Land Unit L, Land Use, page 152-154:

Ring 2: Within ¼ -½ mile: Mixed residential and nonresidential uses at an intensity up to 1.6 FAR

For Parcels 16-1 ((1)) 4, 15-2 ((1)) 1 and 2, as an option residential use at an intensity up to 1.6 FAR may be appropriate and should include a mix of housing types. Ground floor neighborhood serving retail uses may be included with this option.

Ring 3: Beyond ½ mile: Residential use at 16-20 dwelling units per acre, at an overall intensity up to .50 FAR

The proposed development in Ring 2 and Ring 3 should be oriented toward the transit station area. In addition, appropriate transitions should be made to residential development in Fairfax County through tapering of building heights, substantial landscaping and other techniques as necessary.

Tax map parcels 15-2((1))3, 4, 5 and 16-1((1))4A contain extensive Resource Protection Areas, Environmental Quality Corridors and floodplain. The development potential of these parcels is severely constrained. The restoration, as may be needed, and dedication of these properties to the Fairfax County Park Authority or other land conservation entity as part of a zoning action would address several goals, including preservation of environmentally fragile and valuable land and habitat, and providing open space amenities.

Only a portion of the parcels in these areas are located in Fairfax County. Consolidation of land or parcels should occur such that the development results in well-designed, high-quality uses that are functionally and visually integrated into the larger mixed-use area planned in Loudoun County.

Proposed developments should be part of a project that incorporates a contiguous area in Loudoun County and is compatible with the uses and intensities planned by Loudoun County. All development proposals should demonstrate that any unconsolidated parcels within a land unit can be developed in a manner that complements the proposed development in Loudoun County, is consistent with the recommendations of the Plan, and at a minimum includes environmentally constrained land to the extent practicable.

The mixed-use recommendations that follow apply to mixed-use options with an office component and seek to establish parameters for future development by suggesting a minimum, a maximum, or a range of

percentages for residential and nonresidential uses. These percentages are meant to be guides and they may need to be adjusted on a case by case basis in order to further other planning objectives. For example, a mixed-use project that contains an institutional use recommended in the Plan may not be able to achieve the minimum percentage of office use or may exceed the maximum for nonresidential use. Development under these options is subject to the following conditions:

- Although phasing of the ultimate development should be flexible, establishment of the pedestrian-scaled, mixed-use character of the area should be established in the initial phase of development. This phase should include a grid street pattern, plazas and usable open space vertically-integrated land uses with ground-floor retail or other activity generating uses located along the street.
- A high quality living environment should be created through the provision of well-designed mixed-use projects that provide active recreation, entertainment and other site amenities. The mixed-use development should have a residential component that is at least 50 percent but no more than 60 percent of the total gross floor area in total, with residential becoming the primary use as distance from the platform increases. Each residential development should include on-site affordable housing that is well integrated and dispersed.
- The nonresidential component of the area within the ring should include office, hotel, and support retail uses. The office component should be at least 40 percent of the development, but not exceed 50 percent of the total gross floor area. Support retail uses, to be located in office, hotel or residential buildings, should not exceed 2 percent of the total gross floor area. Retail should support the residents' and employees daily needs so as to minimize trips to neighboring communities. Hotel uses are encouraged and may comprise between 5 to 15 percent of the total gross floor area.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.