



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-DR-001
INNOVATION
CENTER

Address/Tax Map Parcels: 13500 Dulles Greene Drive; Tax Map Parcels 16-1 ((1)) 11A and 11B
Nominator: Peterson Companies
Supervisor District: Dranesville
Planning Area: Area III
Planning District: Upper Potomac Planning District / Dulles Suburban Center / Innovation Center
Transit Station Area (TSA), Land Unit L-4
Acreage: 11.1 acres

Current Plan Map/Text: Mixed Use, Residential 16-20 dwelling units per acre (du/ac). Minimum 5,000 square feet of community serving uses such as office, retail or daycare center. Planned location for commuter facilities.

Nomination: Consolidation with County owned parcel and addition of plan option for approximately 500 multifamily units. Propose portion of units to be affordable up to 80% Area Median Income (AMI). Flexibility to include potential support use such as childcare center.

Comprehensive Plan Considerations:

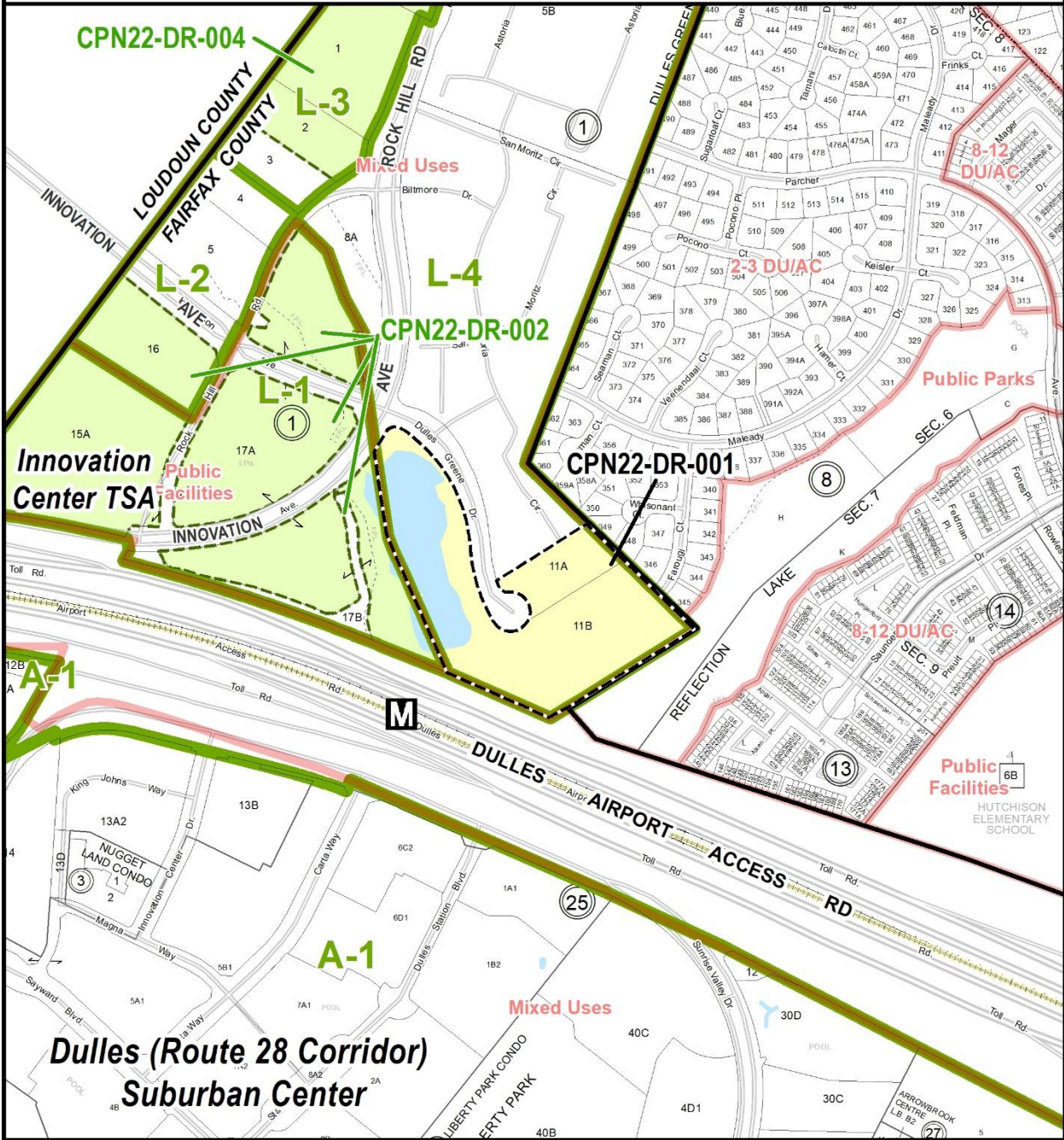
The subject site is located south and east of Dulles Greene Drive, north of the Dulles Access Road and within ¼ mile of the Innovation Center Metrorail Station. The subject property is undeveloped and is comprised of two parcels 16-1 ((1)) 11A and 11B. The nomination proposes approximately 500 multifamily units, with a significant portion of affordable units (up to 100%) as well as a pedestrian connection to provide access to the Innovation Center Station. The Dulles Green Apartments, planned and developed for multifamily residential use at 16-20 du/ac are located to the north of the subject property. To the northeast is the Reflection Lakes neighborhood, planned and developed for single-family residential use at 2-3 du/ac. To the west is undeveloped property which is planned for mixed residential and nonresidential uses at an intensity up to 2.8 Floor Area Ratio (FAR), with as an option for office, hotel and support retail uses up to 4.0 FAR. Areas to the west are also subject to nomination [CPN22-DR-002](#).

The Concept for Future Development designates this area as Transit Station Area (TSA), a land use classification where the Comprehensive Plan encourages a mix of uses in a compact, pedestrian-friendly urban form within walking distance of Metrorail. Parcel 16-1 ((1)) 11A is an undeveloped parcel planned for residential use at 16-20 dwellings units per acre with community serving uses such as a childcare center. Parcel 16-1 ((1)) 11B is County owned land that is planned for a commuter parking lot to serve the Innovation Center Metrorail Station, however a 2,100 space commuter parking garage serving commuters using the station has been constructed at a different site. The Board passed a motion to consent to inclusion of the County owned parcel for consideration in this SSPA nomination. Approximately 64 percent (6.1 acres) of the County owned parcel is a part of the Resource Protection Area (RPA) associated with the Horsepen Creek Watershed.

The nominated property is located in Land Unit L-4, which cites specific development considerations. It recommends that all parcels within the land use are consolidated and developed as part of a unified development plan, visual impacts on existing low-density residential neighborhoods are minimized, a 75-foot substantial buffer of existing vegetation and additional landscaping to the Reflection Lake community, provision of affordable housing, preservation and protection of the Environmental Quality Corridors and RPA, and direct pedestrian access from the Innovation Center Station to existing and new development is encouraged. Countywide Guidelines for Transit-Oriented Development (TOD) encourage the highest land use intensity close to rail transit stations and encourages housing affordable for residents with low and moderate incomes.

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Innovation Center



 CPN22-DR-001  Land Unit  Baseline Plan Recommendation