

PROPOSED PLAN LANGUAGE

DULLES SUBURBAN CENTER: LAND UNIT D-1

CHARACTER

Land Unit D-1 consists of approximately 75 acres and is bounded on the north by Frying Pan Road, the east by Frying Pan Branch Stream Valley Park, on the west by Route 28 and on the south by Land Unit D-2 (Figure 16). Horse Pen Run traverses the land unit, with approximately 50 percent of the land unit within the floodplain of the stream valley. The land unit contains the Middleton Farm and a few other structures and otherwise is not developed. The land unit further consists of two sub-areas: Sub-Unit A, which is approximately 67.9 acres and consists of parcels 24-2 ((1)) 1 and 10; and Sub-Unit B which is approximately 7.35 acres and consists of parcels 24-2 ((1)) 2,3 and 4.

RECOMMENDATIONS

Land Use – Sub-Unit A

1. The sub-unit contains a considerable amount of EQC. Horse Pen Run Stream Valley traverses the northern portion of the area and is planned for public park use. The sub-unit is planned for office use up to .15 FAR to provide development that is compatible with existing and planned adjacent land uses in Land Unit D-1, Sub-Unit B, and Land Units D-2 and C. Dedication of the right-of-way for the planned roadway extension between Park Center Road and Sunrise Valley Drive and of the EQC lands to the Fairfax County Park Authority should be provided. Restoration and revegetation of the Horse Pen Run EQC should be provided. In addition, all trails shown on the Trails Plan Map should be constructed in consultation with County staff.
2. As an option for this sub-unit, office, hotel, recreational facilities and support service retail uses may be appropriate up to .35 FAR if all of the following conditions are met:
  - Full consolidation within Sub-Unit A is achieved;
  - With the exception of necessary road crossings and park improvements, all development should be south of the Horse Pen Run EQC;
  - The planned roadway extension between Park Center Road and Sunrise Valley Drive is constructed as a four lane divided roadway with the first phase of development under this option;

- All EQCs and the area north of the Horse Pen Run Stream Valley are dedicated to the Fairfax County Park Authority and the land generally north of Horse Pen Run Stream Valley is developed for active recreational uses. Buildable recreational areas should be developed as a destination park to address recreation deficiencies in this area. Built facilities may include, but not be limited to: ball fields, tot lots, destination playground, picnic pavilions, parking and other amenities. Trails should be provided to connect this area with the development within the remainder of Land Unit D-1;
- The architecture, design and location of both principal and secondary structures and uses should ensure optimal views and overall appearance from Route 28 and further ensure a proper and reasonable transition to the existing residential uses in Land Unit C. In furtherance of these objectives, building heights should not generally exceed ten (10) stories for areas west of the Park Center Road/Sunrise Valley Drive extension and eight (8) stories for areas generally east of the same;
- A study of heritage resources is conducted and appropriate preservation measures taken. Recordation of significant heritage resources should occur;
- Support retail uses should be of a use and scale logically related to and supportive of the principal commercial uses and be physically or functionally integrated with other uses. Auto-oriented uses or standalone retail uses should not be permitted; however, eating establishments may be free standing. Such support retail should not be planned independently of the planned commercial uses, however phased development of commercial and retail uses is permitted;
- Development should incorporate TDM's of a scope and level appropriate to the mix of uses and the available transit; and
- The planned road extension between Park Center Road and Sunrise Valley Drive should be designed to accommodate reasonably projected or anticipated transit needs to include bus stop locations proximate to office and support retail and active recreational facilities.

In addition to satisfying the conditions above, Sub-Unit A may be appropriate for density up to .4 FAR if all of the following additional conditions are met:

- Establish a mechanism for a reasonable contribution to help fund County acquisition of land for park or open space purposes and/or the development of recreational facilities on existing park land in the vicinity. Such contributions should increase proportionately based on the amount of FAR approved above 0.35; and

- An all-weather crossing should be provided connecting stream valley trails within Sub-Area A to stream valley trails within Land Unit C.

#### Land Use – Sub-Unit B

1. The sub-unit contains a significant amount of EQC. Horse Pen Run Stream Valley traverses the southern portion of the sub-unit and is planned for public park use. The remainder of the sub-unit is planned for office use up to .15 FAR to provide development that is compatible with existing and planned adjacent land uses in Land Unit D-1, Sub-Unit A and Land Units D-2 and C. In addition, all trails shown on the Trails Plan Map should be constructed in consultation with County staff.
2. As an option, the land within Sub-Unit B may be consolidated with Sub-Unit A and used to support the development referred in Options 2 and 3 for Sub-Unit A above. Exercising such option shall require that the area of Sub-Unit B be fully consolidated with Sub-Unit A, and the entirety of Sub-Unit B be dedicated and developed with park and open space uses.