County of Fairfax, Virginia
Planning Commission Meeting
June 24, 2026
Planning Commission Action

SSPA 2023-III-5UP (PA-2023-00029) – LINCOLN PARK
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On June 24, 2026, the Planning Commission voted 11-1 (Commissioner Batchelor-Causey voted in opposition) to recommend to the Board of Supervisors the adoption of the staff recommendation for Plan Amendment SSPA 2023-III-5UP, found on pages 16 and 17 of the Staff Report dated June 3, 2026.

ATTACHED DOCUMENTS:
Pages 16-17 of the Staff Report dated June 3, 2026

MJ

CONCLUSION

The proposed Plan amendment evaluates the addition of an option for residential use at approximately 18 du/ac for an area currently planned for campus-style office development at 0.50 to 1.0 FAR. The amendment would allow up to 483 dwelling units across the 26.88-acre study area.

The residential option responds to evolving development patterns within this portion of the Dulles Suburban Center and introduces housing in proximity to existing residential, retail, institutional, and employment uses. Trip generation analysis indicates that the residential use would generate substantially fewer daily and peak-hour trips than the adopted office Plan scenario, with impacts generally comparable to existing conditions.

If implemented, development should demonstrate coordinated site planning, high-quality design, and appropriate transitions to surrounding office, industrial, and residential uses consistent with Dulles Suburban Center guidance. Preservation of right-of-way for planned roadway improvements and enhancement of pedestrian and bicycle connectivity will be necessary to support safe and efficient circulation.

The proposed residential density may have implications for parks and recreation, schools, sanitary sewer infrastructure, stormwater management, and other public facilities. These factors will require further evaluation and coordination during the development review process to ensure adequate infrastructure capacity and consistency with county policy.

Overall, the amendment establishes a policy framework to consider additional residential use within Land Unit D-3 while maintaining the Comprehensive Plan's emphasis on coordinated development, infrastructure planning, and compatibility.

RECOMMENDATION

Staff recommend the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown to be replaced is noted as such.

ADD: Fairfax County Comprehensive Plan, 2026 Edition, Area Plans, Area III, Dulles Suburban Center, as amended through December 9, 2025, Dulles Suburban Center, Land Unit Recommendations, Land Unit D-3:

Add new Recommendation #4 as follows:

"Land Use

1. This land unit is planned and approved for high-quality, campus-style office uses in the range of an intensity of .50 to 1.0 FAR to promote development that is compatible with similar existing and approved development in this area. Consistent with the higher intensity recommended, the area near the intersection of McLearen Road and Route 28 should be

considered as a future transit stop, given its central location and potential as a focal point along the Route 28 corridor. The higher intensity planned for Parcel 24-4 ((3)) 1 and the area within the EDS Drive loop road is contingent upon the provision of transit.

2. As an option, a training facility or hotel/conference center may be appropriate if integrated with existing office uses. These optional uses should be oriented away from Centreville Road.

…

4. As an option, residential use at a density up to 18 dwelling units per acre may be appropriate on Tax Map Parcels 24-4 ((1)) 6D3, 6D5, 6D6, 6E, and 6F. Residential development should include a variety of housing types, such as single-family attached and multifamily dwelling units. In addition to area-wide guidance, this option should address the following site-specific conditions:

   - Development should be implemented with a minimum of 15-acre parcel consolidation or if phased, in a coordinated manner to achieve a cohesive site design.

   - Access to area services and amenities should be provided by improving pedestrian and bicycle facilities, and upgrading pedestrian crossings at all legs of each area intersection."

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.