



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-SU-005  
Park Center

Address/Tax Map Parcels: 4850 Stonecroft Boulevard  
Tax Map Parcels 43-2 ((2)) 39C  
Nominator: Scott Adams, McGuire Woods, P.C.  
Supervisor District: Sully  
Planning Area: Area III  
Planning District/Special Area: Bull Run Planning District, Flatlick Planning Sector; Dulles Suburban Center, Land Unit J  
Acreage: 64 acres  
Current Plan Map/Text: Mix of uses including office, conference center/hotel, industrial, and industrial/flex uses up to of 0.5 Floor Area Ratio (FAR), and Private Open Space.

Nomination: Increase maximum intensity of the site up to 0.69 FAR to allow for an additional office building and parking structure.

Comprehensive Plan Considerations:

The subject site is bounded by Stonecroft Boulevard to the east and Conference Center Drive to the north, south, and west, and comprises the Park Center campus, which consists of multiple existing office structures and a mixture of structured and surface level parking. The site is secured with two gated access points to the north and west along Conference Center Drive. The site and adjacent properties are planned within Land Unit J of the Dulles Suburban Center, which provides for a mix of uses up to 0.5 FAR. To the south, across Conference Center Drive, is a hotel and conference center (Westfields Marriot). A small townhome residential community, Ridge View at Westfields, is also located south of the site with access onto Conference Center Drive. To the north, east, and west are office uses and wooded, vacant land.

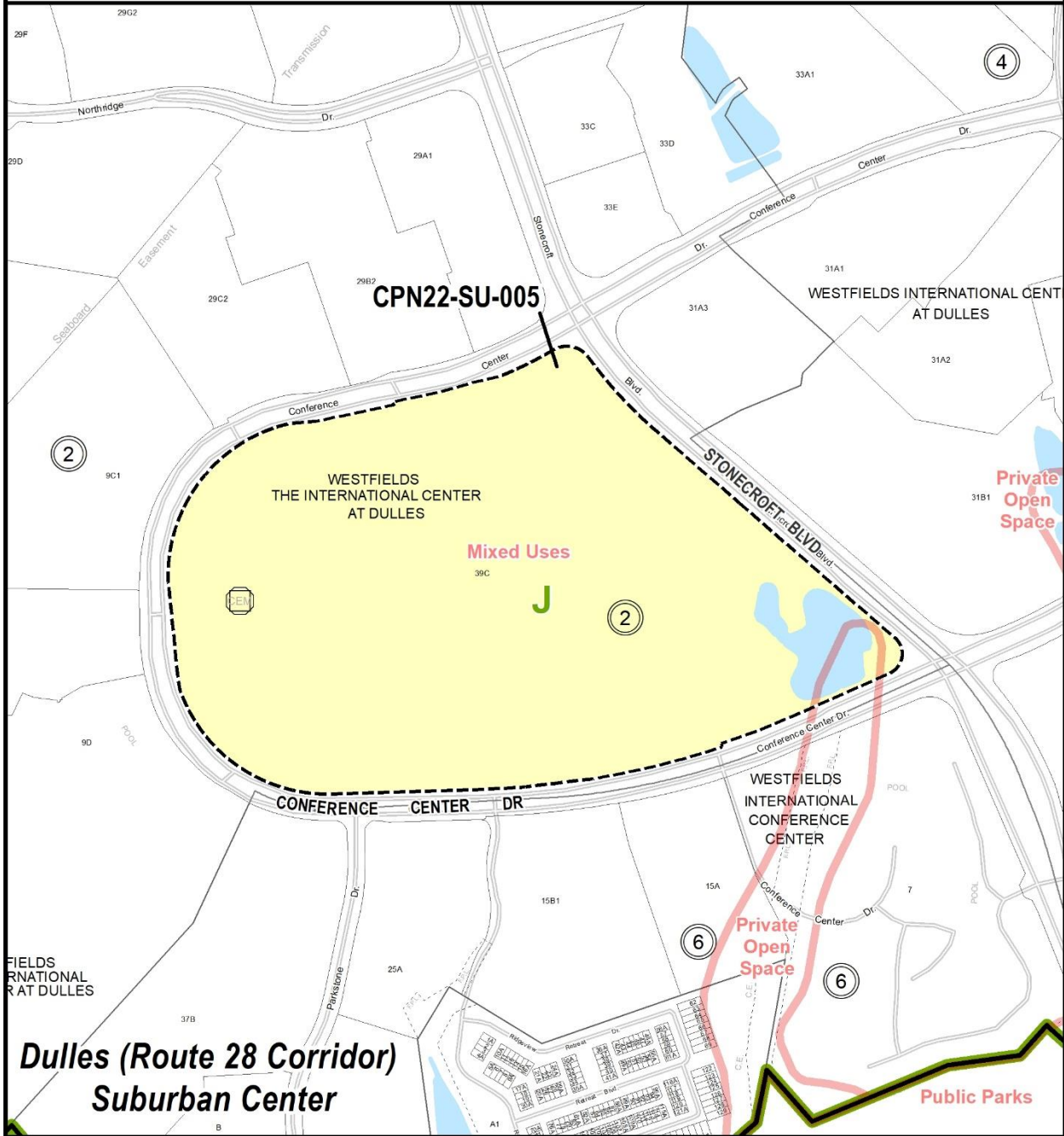
The Plan's Concept for Future Development designates this area as the Dulles Suburban Center, one of several employment centers located along arterials (such as Route 28) that are evolving to include mixed-use cores such as transit station areas and town centers that are more urban in character. Within the Dulles Suburban Center, the core areas are located at the Innovation Center Metrorail Station, as well as in Land Unit E-2 on Route 50 and in the Westfields area. The subject property itself is located in one of the planned core areas or Village Centers where an active mix of uses and well-connected public spaces support the office uses in the area. The majority of the Dulles Suburban Center is planned to remain suburban in character, with the edges providing transitions in intensity and scale to surrounding lower-density residential areas.

The nomination seeks to add a new office building and supporting parking structure. While the proposed use is in harmony with the character of the area, new development with a modest increase in intensity introduces additional considerations. Daily trips associated with new development on the site are expected to increase and would likely require, at a minimum, a transportation operational analysis. Further analysis related to transportation impacts may be warranted if the proposal is advanced for formal review. Additionally, multiple cemeteries were determined to be present on site during its initial development and as a result an archeological survey for the newly disturbed areas will be needed.

Please note that this nomination is currently being screened to determine if it should be added to the 2023 Comprehensive Plan Amendment Work Program. A detailed analysis of the proposal has not yet been conducted.

# CPN22-SU-005

## Park Center



CPN22-SU-005

Land Unit

Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO OCTOBER 2022

OTPA\_GRAPHICS\S22\_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

