Dulles Suburban Center Comprehensive Plan
Submission Form for Proposed Changes

DSC-Areawide-1

The Dulles Suburban Center Area (DSC) study will primarily focus on editorial updates to recommendations contained in the Comprehensive Plan. There is an opportunity to suggest potential changes to the DSC Comprehensive Plan land use recommendations as part of this study. This form should be used to suggest potential changes to the Comprehensive Plan guidance for this area. Land Units A and B were the subject of a 2013 land use study and will be excluded from consideration at this time.

Portions of Fairfax County are in the vicinity of Washington Dulles International Airport and are subjected to levels of aircraft noise which may be incompatible with noise sensitive land uses. For example, consistent with long-standing policy, new residential development is not recommended in areas with projected aircraft noise exposures at or above DNL 60 dBA. Proposals for noise sensitive uses within the DNL 60 dBA will not be considered. For more information, please consult the Dulles Suburban Center Area-Wide Recommendations, Environment section: www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/dulles.pdf#page=33

All applicants are encouraged to review the Performance Criteria for Optional Uses section of the DSC Comprehensive Plan text prior to the development of their submission.

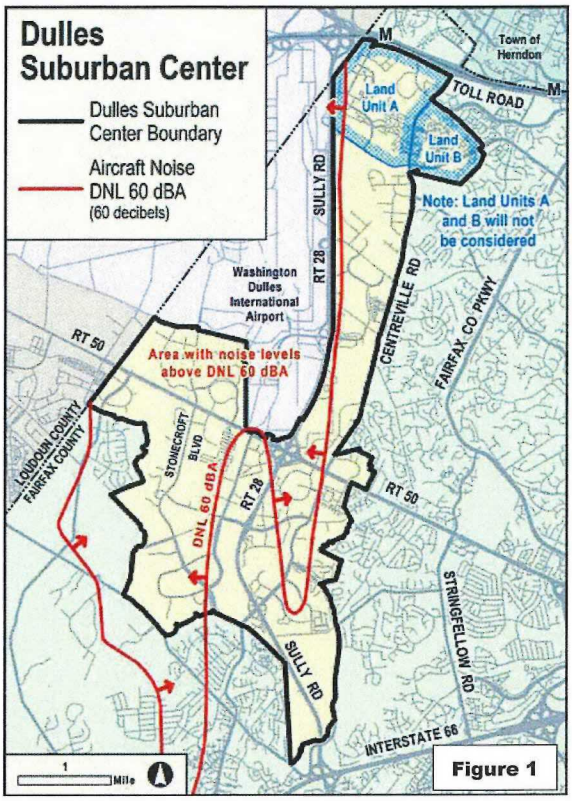

Figure 1

To submit a proposed change to the DSC Comprehensive Plan guidance, complete this form detailing the proposal by **Tuesday, May 31, 2016**. Anyone can submit a proposed change. Please use a separate form if you have more than one change to propose.

Review of proposed changes is anticipated to begin in **June 2016**. Interested parties are encouraged to notify and consult with landowners prior to the submission of a proposed change. Planning staff is available to answer questions. Proposed changes will be used to inform the study of the Dulles Suburban Center, and may be modified or combined with other proposed changes in similar geographic areas. Proposed changes that are contrary to longstanding Plan policies or do not meet the criteria stated on this form may be excluded from consideration.

To use this form, type responses or print in ink. Attachments may be used as necessary. An online version of this form and a detailed version of this map are also available on the Web at: www.fairfaxcounty.gov/dpz/dullessuburbancenter/

1. Proposal Type (choose one)

- ○ Site-specific
- ◉ Areawide topic

2. Subject Property Information *(for site-specific proposals.)*
Identify general location, street address, or Tax Map parcels, if available.

a) General Location: *Throughout the area*

- ○ Inside the DNL 60 dBA area
- ○ Outside the DNL 60 dBA area

b) Street Address: _____

c) Tax Map Parcel Numbers: _____
For help visit the Department of Tax Administration website or the Digital Map Viewer

d) Identify total aggregate size of all subject parcels in acres or square feet: _____
For help visit the Department of Tax Administration website

e) Do you own the subject property or represent the owner of the subject property:

- ○ Yes
- ◉ No

3. Proposed Amendment to Comprehensive Plan recommendations

a) *(For site-specific proposals)* Describe the proposed change and how it would modify the current Plan recommendations. For proposed land use changes, explain the character and type of proposed development. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale.

b) *(For areawide topics)* Describe the proposed change and why it should be addressed at an areawide level within the Dulles Suburban Center Area.

tIt is extremely important for those responsible for making these decisions to adhere to the Countywide Master Bicycle Plan and the Trails Plan. A multi-use path parallel to Rt. 28 throughout this area would go a long way towards providing connectivity for bicycle commuters. It would also connect the W&OD and the planned multi-use path along the I-66 Expansion. The multi-use trail should include embedded counters in order to ascertain use numbers.

c) *(For site-specific and areawide topics)* Provide justification for the proposed change. Describe how the proposal meets any of the following criteria. Check all that apply.

- ☐ Address emerging community concerns or changes in circumstance
- ☐ Respond to actions by others, such as Federal, State, or adjacent jurisdictions
- ☐ Advance major policy objectives, such as promoting environmental protection, preserving heritage resources, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development
- ☐ Better implement the Concept for Future Development
- ☐ Reflect implementation of Comprehensive Plan guidance through zoning approvals
- ☐ Respond to or incorporate research derived from technical planning or transportation studies
- ☐ Other

Explanation for (c). *(Additional sheets may be attached.)*

4. Contact Information

a) Name (required): *Kelley Westenhoff*

b) Daytime Phone (required): *571-215-5353*

c) Street Address:

d) Email Address: *kbikeva@yahoo.com*

Review of proposed changes is anticipated to begin in June 2016. Please contact the Planning Division by phone or email if you have any questions about the submission procedure.

Submit the completed form by mail or email: **Fairfax County Department of Planning and Zoning**
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5500
703-324-1380, TTY 711 (Virginia Relay)
DPZDullesSubCenter@fairfaxcounty.gov