

**Dulles Suburban Center Comprehensive Plan
Submission Form for Proposed Changes**

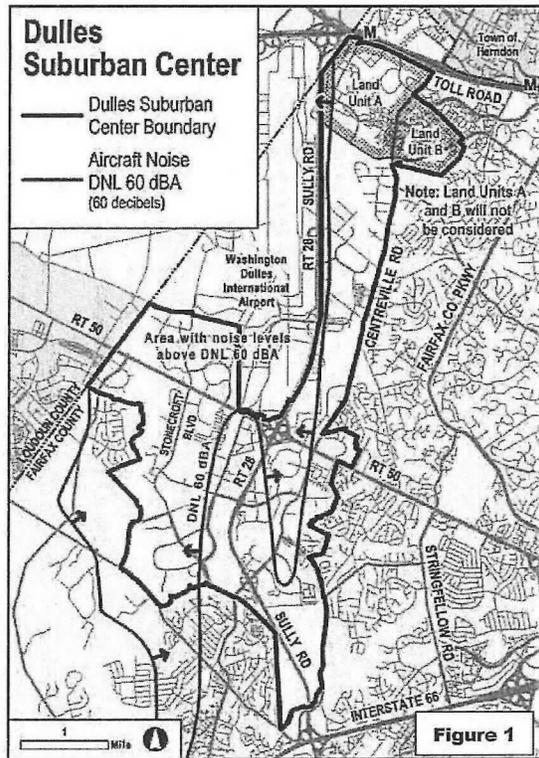
DSC-E3-1

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.



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: Sullyfield Park

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

b) Street Address: _____

c) Tax Map Parcel Numbers: 34-3-((5))-G1; 34-3-((5))-H2,H3; 34-3-((7))-5A; 34-4-((11))-H1; 34-4-((13))-3, 4

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: 33 acres

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.

See attached proposal and justification

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

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.)*

See attached proposal/justification

4. Contact Information

a) Name (required): David Gill, McGuireWoods LLP

b) Daytime Phone (required): 703-712-5039

c) Street Address:

Tysons, VA 22102

d) Email Address: dgill@mcguirewoods.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

DSC-D3-1
Page 2 of 3

Sullyfield Park (Velsor Properties)
Dulles Suburban Center - Fairfax Forward
May 27, 2016

Justification and Proposal

Velsor Properties owns ten separate buildings on seven parcels totaling 33 acres and 457,907 square feet of development strategically located near the southeast quadrant of the interchange of Route 28 and Route 50, primarily off the development commonly known as Sullyfield Circle.

Their property is currently developed with office and light industrial. And while these uses and buildings have functioned reasonably, the County has evolved considerably since their original construction. However, the current Comprehensive Plan merely calls for simple retention of these dated and frankly, auto-oriented surface parked commercial uses.

Given this context, we respectfully request consideration of the site to study appropriate planning tools to encourage appropriate reinvestment, including the potential creation of a true integrated mixed-use development (such as residential and hotel uses), in a manner that is consistent with modern pedestrian-oriented lifestyles and that is ultimately better for both the environment and the community. This intent is consistent with broader County policy objectives and will effectively serve as benchmark to ensure the County maintains its tax base while encouraging future reinvestment in the County.

Further, this site is also ideal for potential mixed-use as it is largely outside the Dulles Airport Noise Contours and represents one of the few locations in the Dulles Suburban Center that combines being located outside the countours with a sufficient assemblage size and proximity to amenities that could make mixed-use successful.

Lastly, the existing entitlements and Route 28 Tax District create significant barriers to realizing residential, as such any appropriate planning tools must robust enough to overcome these barriers.

We look forward to working with Staff and the Community on the evolving vision for the Dulles Suburban Center and this site.

78801168_1