

Dulles Suburban Center Comprehensive Plan Submission Form for Proposed Changes

DSC-I-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.

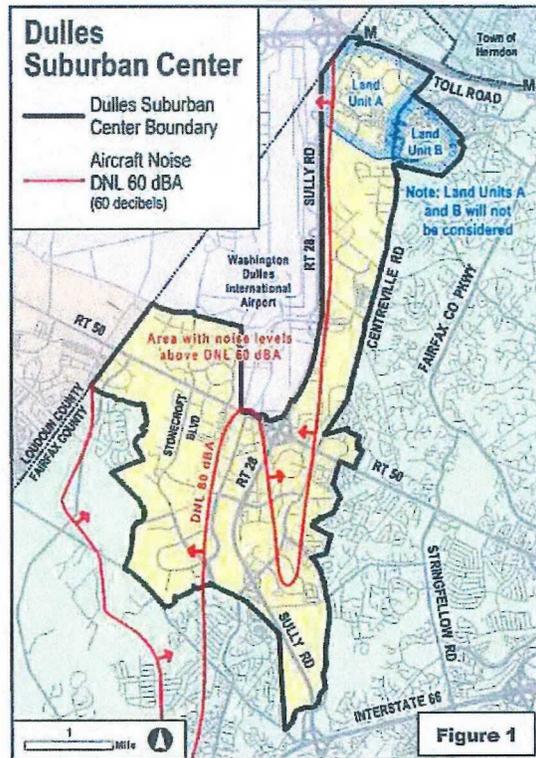


Figure 1

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: In the northwest quadrant of Willard Road and Route 28

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

b) Street Address: 14501 George Carter Way

c) Tax Map Parcel Numbers: 44-1((17))1, 5, C, A; 34-3((14))B, 2, 3, 4, 6
 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: 32.9 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

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

4. Contact Information

a) Name (required): Greg Riegler, McGuireWoods LLP

b) Daytime Phone (required): 703-712-5360

c) Street Address: 1750 Tysons Blvd, Suite 1800, Tysons, VA 22102

d) Email Address: griegler@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

Proposed Changes to Dulles Suburban Center Comprehensive Plan Language Land Unit I

May 2016

Introduction

Since the late 60's and early 70's, land planning in the Dulles Suburban Center area within the Comprehensive Plan (the "Plan") has focused on creating major employment areas, capitalizing on the area's proximity to Dulles Airport. When the Dulles Suburban Center language was last updated, twenty-five years ago, this underlying planning concept remained the core of the concept for future development. Dulles Airport continued to be seen as a major economic catalyst and Rt. 28 was recognized as a major arterial designed to facilitate through traffic. This 1991 update to the Plan, however, also included the acknowledgment of a potentially damaging imbalance between existing and planned office and industrial land and the capacity of the transportation network. This need for balancing land use with transportation issues has only intensified since 1991. The Plan language also highlights the need to find a way to integrate residential development into the corridor.

With this review of the current Dulles Suburban Center language comes the opportunity to create solutions to the current and historic planning challenges and addresses the current historically significant high office vacancy rate with land planning that better reflects current market trends. At present, there are millions of square feet of vacant office space in the Route 28 corridor. This reality was the impetus for the filing and ultimate approval of recent zoning applications that converted industrially zoned properties to residential mixed use concepts in places like Westfields, Dulles Discovery and Timber Ridge.

Requested Change

The same challenges and opportunities associated with those recent approvals are present on the Subject Property. The Subject Property is comprised of 8 parcels, totaling almost 33 acres that are zoned I-5 and planned for office and industrial uses. The Long & Foster headquarters is located on a prominent portion of the Subject Property, leaving 5 of the 8 parcels as single use suburban office sites. As evidenced by current trends in office development, single use campus style development is non-competitive and consequently non-contributing to the economic stability of the County. Current office tenants no longer want to be located next to single suburban style office uses. Conversely, well planned mixed use environments with amenities and especially, housing for office employees is not only the direction the market forces are taking but historically has been shown to further responsible traffic management, a significant issue in this corridor.

Under the current Plan language, hotel and accessory restaurant uses exist as an option for development of the Property at an FAR of 0.7. Based on current zoning and this Plan language, the Subject Property could be developed with a total of over 1 million square feet of office and hotel use. This nomination requests additional flexibility to add multi-family residential, and/or single family attached residential, and/or age-restricted and/or independent/assisted living units

and other accessory retail at an FAR of 1.0 in order to create the ultimate palette to respond to market trends and reduce the traffic impact burden.

The current language in the Concept for Future Development for the Dulles Suburban Center states that “vision, creativity, reason and public/private cooperation can be rewarded by fashioning a model community characterized by an exemplary quality of life featuring an optimal mix of employment, housing, environmental protection, transportation, services, all while significantly enhancing the tax base”. The Subject Property’s size and location position it to realistically achieve this current goal, provided enough flexibility is contained in the Plan to develop the requested mix of uses. The land area of 32.9 acres is large enough to allow the creation of a cohesive, well-planned “community”. The property’s location near major access routes as well as in proximity to additional commercial uses, shopping and recreation amenities also contribute to it being a prime location for the mix of uses envisioned in this request.

Summary

Replanning the Subject Property to add the requested flexibility will serve to reposition vacant industrial land so that it can respond to market trends and contribute to the economic viability of the County, will complement the existing 282,000 plus square feet of existing office use on the property and will result in the same positive transportation effects which were a significant reason behind staff’s support and the Board of Supervisor’s approval of the other industrially-locked land in the corridor. The Subject Property’s size provides the critical mass of land area and its location is well-suited to achieve the community goals stated in the current plan.