

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

DSC-J-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.

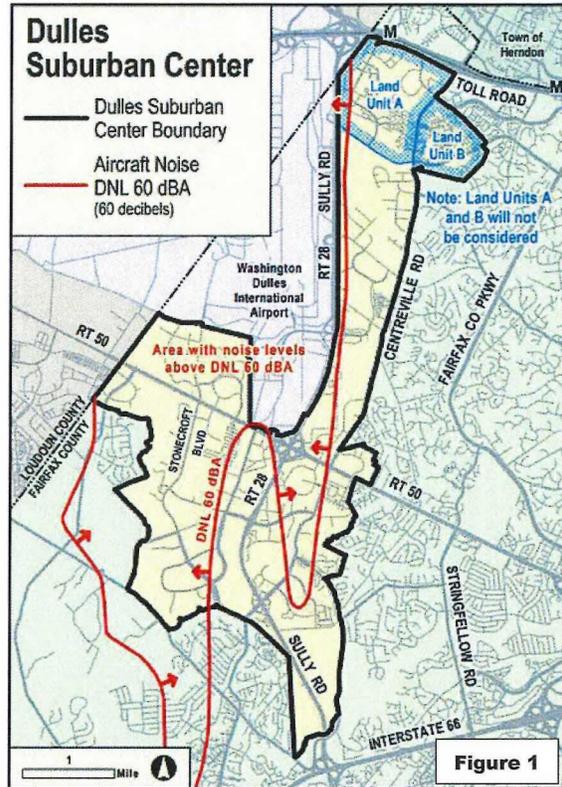


Figure 1

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: North of the eastern intersection of Westfields Boulevard and Newbrook Drive in the northeast quadrant of Route 28 and Westfields Boulevard, in Land Unit J of the Dulles Suburban Center.

- Inside the DNL 60 dBA area (*Limited to south easternmost corner of Property adjacent to Westfields Boulevard*)
- Outside the DNL 60 dBA area

b) Street Address: 4508 Walney Road

c) Tax Map Parcel Numbers: 44-1-((1))-6 (part) (the "Property")

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: 39± 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 (*Represent contract purchaser of the subject property.*)

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 Attachment 1.

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

N/A

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 Attachment 1.

4. Contact Information

- a) Name (required): *Francis A. McDermott, Hunton & Williams LLP*
- b) Daytime Phone (required): *703-714-7422*
- c) Street Address: *1751 Pinnacle Drive, Suite 1700, McLean, VA 22102*
- d) Email Address: *fmcdermott@hunton.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

ATTACHMENT 1

3. Proposed Amendment to Comprehensive Plan recommendations.

a) *(For site specific proposals)*

The Property is located within Land Unit J of the Dulles Suburban Center and is currently planned for office, conference center/hotel, industrial/flex and industrial uses at an average of 0.50 FAR. Land Unit J consists almost entirely of the Westfields International Corporate Center. The Property is part of Commonwealth Centre, a mixed use development which consists of approximately 101-acres located in the northeast quadrant of Westfields Boulevard and Route 28. Commonwealth Centre is comprised of four (4) land bays (A, B, C and D). Land Bays A and D are approved for a total of six (6) office buildings, of which only two have been constructed within Land Bay A adjacent to Route 28. Plan Amendment (PA) 2015-III-DS1 was approved for Land Bays B and C to allow an option for retail uses up to an intensity of 0.20 FAR for the 21-acre portion of Commonwealth Centre north of Westfields Boulevard within the loop road of Newbrook Drive. Recently, zoning approval for Land Bays B and C was obtained to permit the development of a Wegmans market and restaurant/retail uses which will contribute to creating a more vibrant mix of uses for the immediate area with day and night activity. Land Bays B and C were designed with a network of well-connected public spaces with the anticipation that additional mixed use and/or residential development would occur in the adjacent Land Bay D immediately east of the extension of Newbrook Drive.

In order to further enhance this portion of the Dulles Suburban Center as a more vibrant, 24-hour mixed-use activity center for living, working, shopping, and playing, the Comprehensive Plan recommendation for Land Unit J is proposed to be amended as follows:

PROPOSED COMPREHENSIVE PLAN RECOMMENDATION LAND UNIT J

Add: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through October 20, 2015, Land Unit J, Land Use Recommendations, delete Paragraph 7; re-number the following Paragraph as Paragraph 7; and add new recommendation Paragraph 8:

8. The approximately 39 acre portion of Parcel 44-1 ((1)) 6 is Land Bays D and E (the "Property") of the Commonwealth Centre development and is located north of Westfields Boulevard, east of the future extension of the Newbrook Drive loop road. Like other property in Land Unit J, the Property is planned for office, conference center/hotel, industrial/flex and industrial use up to an intensity of .50 FAR. This portion of Commonwealth Centre is a logical extension of the optional retail uses planned north of Westfields Boulevard within the loop road of Newbrook Drive (Land Bays B and C), and is planned to further enhance this portion of the Dulles Suburban Center as a more vibrant, 24-hour mixed use activity center for living, working, shopping, relaxing and creating a place where people want to be.

As an option, multi-family and/or single-family attached residential development and retail/theatre uses may be appropriate up to an intensity of 0.50 FAR under the following conditions:

- Access to this development should be oriented to Newbrook Drive.
 - High quality site and architectural design for retail buildings and parking structures, including compatibility with the retail uses planned within the loop road of Newbrook Drive.
 - Retail development should be located on the southern portion of the site and oriented with the planned retail uses across Newbrook Drive.
 - Pedestrian connections to include attractive pavements, safe crossings, and high-quality landscape features should be provided to the surrounding land uses.
 - In residential development, an urban park or park features should be included on the site, such as, but not limited to, plaza, gathering space, tot lot, special landscaping, street furniture, and access to trails and adjoining open spaces.
 - Residential development should be consistent with the county's adopted policies regarding residential development in areas impacted by noise from Dulles Airport.
- c) ***(For site specific and area wide topics) Provide justification for the proposed change.***

Explanation for (c).

Commonwealth Centre is ideally situated in the eastern portion of the Westfields development, is adjacent to and visible from Route 28 and easily accessible for current and future corporate office users and nearby residential communities. The Dulles Suburban Center Plan encourages a mix of uses that creates employment and housing opportunities with high quality commercial and mixed-use residential development. The proposed change will further the objectives of creating a more vibrant mixed-use environment at Commonwealth Centre with the integration of residential use situated along Flatlick Branch and additional retail/restaurant/theatre uses along Westfields Boulevard. With the proposed residential and retail/restaurant/theatre uses in Land Bay D and the approved Wegmans and other complementary retail/restaurant uses in Land Bays B and C, Commonwealth Centre will be distinguished as a focal point for the area and create a strong image for the Dulles Suburban Center. The proposed development will reinforce the showplace standards established by Westfields and provide an amenity-rich commercial and residential mixed-use project for day and night activities.

The integration of residential and a strengthened retail/place-making core will contribute towards addressing the imbalance between zoned development potential and transportation capacity in the Dulles Suburban Center and will further the major policy objectives of the Comprehensive Plan and the Concept for Future Development as follows:

- Support development that emphasizes mixed commercial and residential uses in urban settings with compatible facilities and amenities.
- Integrate residential development within an area originally predominantly envisioned as an employment center.
- Support developments at major employment sites that incorporate retail facilities and services and cultural facilities, with place-making amenities complementing a Suburban Center setting.
- Promote a high quality of life for those who work and reside in or proximate to the Dulles Suburban Center.
- Encourage a variety of housing opportunities within and near the Dulles Suburban Center.
- Provide affordable housing as part of all future residential development and encourage a variety of housing types and prices.
- Provide trails which link all focal areas, public parking sites, and major recreational and public facilities.
- Encourage a complementary mix of office, retail and residential uses in a cohesive moderate to high-intensity setting.
- Provide for a broad range of uses that are compatible with nearby residential neighborhoods.