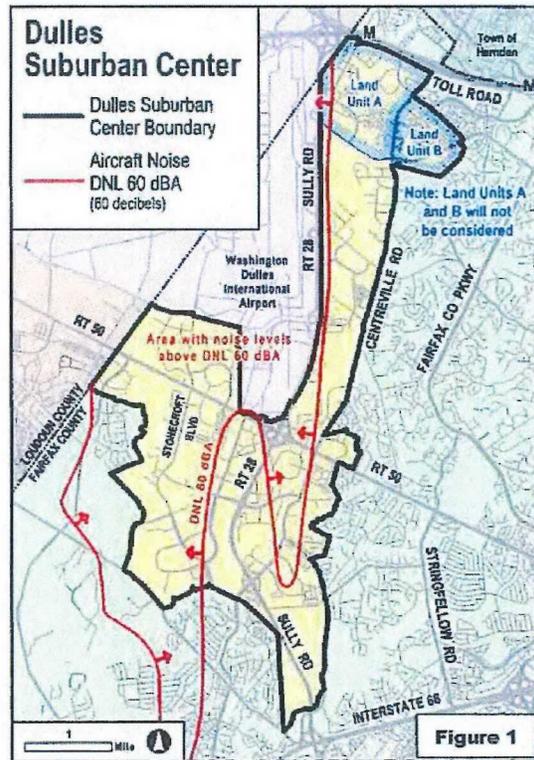


**Dulles Suburban Center Comprehensive Plan Submission Form for Proposed Changes**

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](http://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/](http://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: Westfield International Corporate Center

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

b) Street Address: N/A

c) Tax Map Parcel Numbers: 43-4((1))16  
 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: 19.92 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 narrative*

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 narrative.

### 4. Contact Information

- a) Name (required): Greg Rieggle, McGuireWoods LLP  
b) Daytime Phone (required): 703-712-5360  
c) Street Address: 1750 Tysons Blvd. Suite 1800  
Tysons, VA 22102  
d) Email Address: grieggle@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](mailto:DPZDullesSubCenter@fairfaxcounty.gov)

DSC-J-2  
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## Proposed Changes to Dulles Suburban Center Comprehensive Plan Language Land Unit J

May, 2016

### Introduction/Executive Summary

The controlling Concept For Future Development of 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.” Consideration of a better mix of uses within the well-established Westfields business park will only further these collective objectives. Unfortunately, shifting market and economic realities have challenged the ability of this property and Westfields to realize this thoughtful vision.

Well documented structural shifts in the suburban office market have made traditional Single Use suburban office sites conceptualized in the 1980s and 1990s non competitive and equally non contributing to the locality where they are located. Both owners and localities must react to ensure that substantial public and private investment in buildings and infrastructure can continue to contribute to economic success and create neighborhoods and communities that are functional and vibrant. Increasingly for localities, creating well planned mixed use environments and economic development objectives are directly linked.

With respect to the subject property, this Comprehensive Plan amendment nomination is an opportunity to implement a range of well settled Fairfax County land planning objectives aimed at creating complete communities that offer appropriately amenitized living and working environments, better balanced traffic conditions and meaningful contribution to the County’s economic development objectives.

During its now thirty year history, Westfields has been a success. It is developed with approximately eight million square feet of commercial office development and is home to many prominent employers such as NRO, Aerospace, and CACI. At the same time, there are increasing challenges resulting from competition from other highly amenitized mixed use locations and growing traffic congestion within Westfields and western Fairfax County as a whole.

These same challenges have been acknowledged by Fairfax County. According to the FY 2016 Fairfax County advertised Budget Plan, Trends and Demographics Report, the office vacancy rate was the highest in 2014 than it has ever been since 1991. The Fairfax County Economic Development Authority note, that two-thirds of the office leasing activity took place along the Metro Silver Line in Tysons and Reston, where mixed use development predominates. This is a trend that is expected to continue. The County Executive’s Strategic Plan to facilitate the economic success of Fairfax County notes the need to address this office vacancy rate and the need for flexibility to respond to changing dynamics and business trends. This flexibility should apply to planning processes. Creating the implementation tools to facilitate the repositioning of

empty or obsolete commercial space in the County is cited as a priority. This is further evidenced by the County's creation of the Building Repositioning Committee to study and develop recommendations for the County's aging office structures and potentially outdated suburban office parks. This proposed plan amendment simply responds both these County objectives and the objective market realities.

This nomination and the Dulles Suburban Center process as a whole is an opportunity to reexamine planning and zoning guidance that has not been strategically and comprehensively looked at since the original development of Westfields. This nomination requests consideration of a range of reasonable alternative uses of the property that will support the County's goal of attracting, retaining and expanding targeted industries by creating the type of mixed use environment that is demanded of those potential tenants. This nomination also builds logically on the most recent land use approvals in the Westfields area that responded to the same issues. These approvals include the Plaza West (The Preserve at Westfields) mixed use development at the corner of Westfields Boulevard and Stonecroft Boulevard and the retail development (Wegmans) also on Westfields Boulevard. These approvals reflect the County's acknowledgment of both the challenges and opportunities associated with property repositioning suburban office parcels and reflect an appropriate shift from large campus style office parks to mixed use concepts. Both of these land use approvals benefitted from Comprehensive Plan Amendments to facilitate the desired land use mix.

#### Current Comprehensive Plan Recommendations

Under the governing Comprehensive Plan, the property is recommended for office, conference center/hotel, and industrial flex uses at an average FAR of 0.5. The current Comprehensive Plan recommendations provide no opportunity or incentive for the property to contribute to the necessary evolution of Westfields as is needed to maintain this historic standing for the top tier office park that will continue to contribute meaningfully to the County's broader economic development objectives.

#### Development Authorized Under Existing Zoning

Pursuant to the governing Industrial/Office zoning, the property could be developed with up to 433,786 square feet of office use. Under existing zoning, this development could occur with minimal input from Fairfax County or community stakeholders and without any additional commitments to offset impacts on traffic. Similarly, the governing approval does not reflect any of the commitments typically associated with the land use process including, but not limited to, environmental protection, architecture and design, traffic management and control and green building commitments. Re-planning and ultimately rezoning the property provides a collective benefit to the County and the community by interjecting the certainty and predictability associated with the collective land use process and providing an opportunity to address impacts that may not have been foreseen at the time of the original rezoning.

Exploring alternative uses specifically furthers responsible traffic management. The volume of traffic on roads within Westfields and the community at large is a detriment to the quality of life and the competitiveness of Westfields as an employment center. Planning and zoning the

property for such alternative uses will result in a reduction of traffic from the office use as currently approved. Further consistent with well-settled planning principles, those same alternative uses will foster the type of mixed use environment that will allow the residents and employees within Westfields to not have to travel outside the park for potential housing and service options.

#### Summary of Proposed Change

Based on these noted conditions, it is necessary and appropriate to explore the addition of optional uses to the base plan for this property. Specifically, we request consideration of a range of options that will promote mixed use development within Westfields with uses including, but not limited to, certain residential uses, live-work options, commercial retail, eating establishments, personal service establishments, quasi-public and institutional uses. The upcoming planning process is the appropriate chance to define the nature, scope and intensity of such uses.

Given the collective importance of traffic management, we further support the inclusion in the Plan of appropriate parameters requiring comprehensive traffic analysis for such optional and alternative uses to ensure positive net traffic impacts as well as the other Performance Criteria for Optional Uses currently contained in the Plan.

We also understand that the property is technically in the first/lowest tier of the current airport noise contours and that such contours have historically been considered prohibitive to the consideration of residential options. While we are recommending consideration of a wide range of uses, many of which are not limited by the noise contours, it is important that some form of residential development be explored as part of this process, or at least be available for consideration as County noise policies may further evolve. Well-designed residential development is an integral component to allowing this property to contribute to the economic success of Westfields and the County. Since the adoption of the current noise policies, forms of housing and their construction type have evolved considerably. The County has recognized this reality in the context of planning for other mixed use environments. Mixed use centers like Tysons and Reston have adopted performance based approaches to managing noise that recognize the practical ability to mitigate all forms of noise in urban environments through construction and design techniques and appropriate disclosure to future residences. Additionally, more current information is available and should be considered related to technological advancements in aircraft machinery that will have a positive affect on noise impacts. Further, we are in the midst of a growing evolution of how buildings are functionally used. Increasingly, the line between the residence and workplace is blurred or even mixed. Against this backdrop there are a number of evolving "live/work" approaches to housing and employment that could be a very logical fit for this property that would clearly fit very comfortably in the framework of Westfields' history and future as a top tier employment and mixed use center.

We appreciate the collective consideration of this request and look forward to working with the County and all stakeholders to help this property contribute meaningfully to the "model" community always envisioned by the Comprehensive Plan.