

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

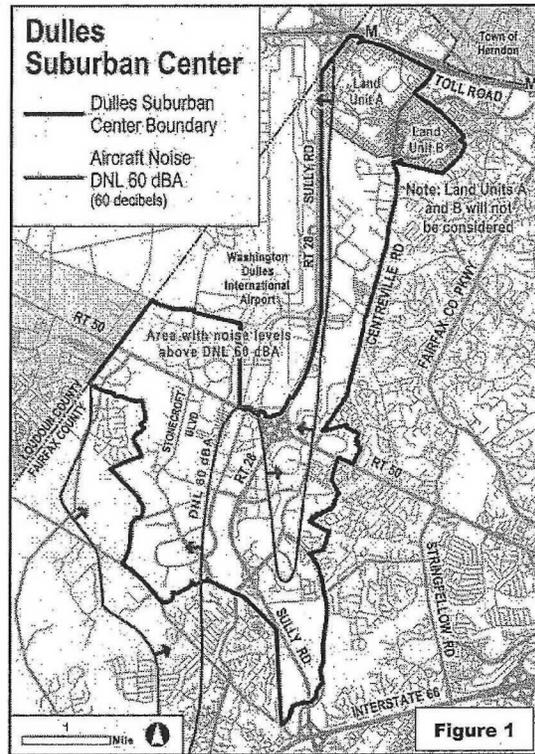
DSC-J-3

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: Westfields International Corporate Center

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

b) Street Address: _____

c) Tax Map Parcel Numbers: See Attached
 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: Approximately
 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

Proposed Inclusion in Dulles Suburban Center and Request Comprehensive Plan Language for Westfields International Corporate Center

May 2016

Background

Since its inception, the Westfields International Corporate Center (“Westfields”) has served as the premier class-A office park in the western part of Fairfax County. As Westfields developed since construction began in the 1980s, Westfields has been marked by its success in creating and maintaining a class-A environment for the largest and one of the most prestigious corporate communities in the Washington, DC region.

The 1100 acre, Class A, corporate office park can accommodate up to 16-18 million square feet of office, R&D, hotel and associated space and is conveniently located approximately seven miles south of Washington Dulles International Airport in Fairfax County, Virginia.

Westfields was designed for major corporations looking for a presence in the Washington, DC area. Attention to detail and a commitment to quality of life has made Westfields the location of choice for companies such as Lockheed Martin, Northrop Grumman, The Aerospace Corporation, Level3, CSC, DynCorp, Boeing, CACI, TASC, General Dynamics, Scitor, Booz Allen & Hamilton, Silicon Graphics, Quest Diagnostics, Westfields Play & Learn Children's Centers, Marriott Corporation, national developers and a number of local developers all committed to one thing...the best work environment in the region.

While the park has been successful for more than 30 years, many of the parks owners and tenants realize that the office market is fundamentally changing. Large, single-use office projects such as Westfields are faced with competing with newer mixed-use environments located closer to the Silver Line. Further as a result of this success, the existing Comprehensive Plan largely reflects that existing office park uses remain, without any additional comprehensive review of how Westfields should function moving forward.

The owners, acting through the Westfields Business Owners Association (WBOA), the owners association charged with enforcing the comprehensive covenants that govern Westfields, recognize this evolving nature and have recently endorsed amending the Westfields covenants to potentially incorporate mixed-use in the future of Westfields.

As importantly, the WBOA has also recognized the need to create coherent framework and vision for how the park may evolve in order to compete for the next 30 years. To that end, WBOA is engaging with the Urban Land Institute (ULI) Technical Assistance Program (or TAP) to create a third-party intensive review of Westfields and with goal of creating a report containing recommends for how the vision of Westfields may need to evolve.

The TAP program enrolls ULI Staff and outside experts from a variety disciplines, including urban planning, engineering and architecture, to host what is effectively a design charrette.

WBOA's goal is channel this expertise and process of the TAP to create a framework for Westfields moving forward.

Request

Therefore, on behalf of the WBOA, this request is not a traditional request for specific changes to the Comprehensive Plan. Rather this request is consideration of the result of the ULI TAP program to serve as the potential framework for a Plan Amendment. We anticipate the ULI TAP program to be completed within the next 6-8 to weeks and will work closely and collaboratively with Fairfax County Staff to ensure the ULI TAP report reflects a vision that makes sense for the WBOA, the tenants, the community and Fairfax County as a whole, such that Westfields remains a premier location for decades to come.

EXHIBIT A

Owner	Tax Map No.
14100 Park Meadow Drive Investors LLC, a Delaware limited liability company	044-4-05-0014A
14111 Robert Paris Court, LLC, a Virginia limited liability company	044-2-25-0025 044-2-25-0026
14153 ARP, LLC	044-2-25-0018
14155 Robert Paris LLC, a Virginia limited liability company	044-2-25-0020
15036 Conference Center Drive LLC, a Delaware limited liability company	043-2-02-0029B1
350 South Washington, LLC, a Virginia limited liability company	044-3-06-0021A1
A and K LLC, a Virginia limited liability company	044-2-25-0016
Ajace Inc., a Virginia corporation	044-2-25-0023
Andy Kim	044-2-25-0019
AOC Enterprises, LLC, a Virginia limited liability company	044-1-18-0041
Apex 2000, Inc., a Virginia corporation	044-2-25-0007
ARE-Virginia No. 3, LLC, a Delaware limited liability company	044-1-04-0006
Atheli Holdings LLC	044-2-25-0031
AV Hangar LLC, a Virginia limited liability company	044-2-25-0034
AVFBO, LLC	044-1-18-0039
Baveja Properties LLC, a Virginia limited liability company	044-1-18-0038
Boyd Chantilly GSA, LLC, a Delaware limited liability company	044-3-06-0008A
BTI Stonegate Virginia, L.P., a Delaware limited partnership	044-1-04-0033-A1
Carmelita G. Acuna	044-2-25-0033
Carr Properties IC III LLC, a Delaware limited liability company	043-2-02-0029C1
Chantilly Associates, Inc., a Virginia corporation	044-3-06-0021D
CIP 2014/GS Victory Point Owner LLC, a Delaware limited liability company	044-3-06-0012
Commonwealth Centre Investors, LLC, a Virginia limited liability company	044-1-01-0006 044-1-01-0006-C

Owner	Tax Map No.
Commonwealth Centre Investors II, LLC, a Virginia limited liability company	044-1-01-0006-B 044-1-01-0006-D
Commonwealth of Virginia	044-3-06-0021B 043-2-02-0029F
Community Havens, Inc., a Virginia corporation	044-2-18-0003
Copt Greens I, LLC, a Virginia limited liability company	044-1-04-0031A1
Copt Greens II, LLC, a Virginia limited liability company	044-1-04-0031A2
Copt Greens III, LLC, a Virginia limited liability company	043-2-02-0031A3
Copt Park Meadow, LLC, a Virginia limited liability company	044-3-06-0014C
Copt Parkstone, LLC, a Virginia limited liability company	043-4-06-0027 043-4-06-0037A
Copt Ridgeview I, LLC, a Virginia limited liability company	043-4-06-0025A
Copt Ridgeview II & III, LLC, a Virginia limited liability company	043-4-06-0015B1
Copt Stonecroft, LLC, a Virginia limited liability company	043-2-02-0039C
CPC Wynwood, L.L.C., a Virginia limited liability company	043-4-06-A 043-4-06-B
CPC-Westfields, LLC, a Virginia limited liability company	044-1-08-0005 044-1-08-0006
CRP-2 Stonegate, LLC, a Delaware limited liability company	043-2-02-0033A2
David C. Heebner	044-2-25-0004
Daycare Properties, LLC, a Virginia limited liability company	044-2-18-0009
Epic 5155 Parkstone Drive LLC, a Delaware limited liability company	043-4-06-0013B
Exeter 14111 Park Meadow, LLC, a Delaware limited liability company	044-4-05-0004
Fairfax County Park Authority	043-2-02-0029E2 043-2-02-0029I 043-2-0009C2
Falcon Nest LLC, a Virginia limited liability company	044-3-06-0008C 044-3-06-0008B1
FP - CON Chantilly LLC, a Delaware limited liability company	044-1-04-0043-B3 044-1-04-0043-B1 044-1-04-0043-A

Owner	Tax Map No.
FSP 4807 Stonecroft Boulevard LLC, a Delaware limited liability company	043-2-02-0033E
FSP Meadow Point Corp., a Delaware corporation	044-4-01-0026A
Glenbrook 8, LLC, a Virginia limited liability company	044-2-18-0008
Graham Park Apartments, LLC, a Virginia limited liability company	044-2-25-0015 044-2-25-0001
Gusta B. Farrar, Trustee	044-2-25-0030
Host Hotels & Resorts, L.P., a Delaware limited partnership	044-3-06-0007
Howard Beiles, Trustee	044-2-25-0013 044-2-25-0014
HPT Suite Properties Trust	044-3-06-0021F
Jamshid Khaki	044-2-25-0006
Jane Yeh	044-2-25-0029
JLC Ventures, LLC, a Virginia limited liability company	044-2-25-0022
JPMCC 2004-CIBC10 Wood Lane, LLC, a Virginia limited liability company	044-3-06-0008D
Justice Federal Credit Union	043-4-06-0013A
Koneru Properties LLC, a Virginia limited liability company	044-2-25-0036 044-2-25-0035
Lee & Ngo, LLC, a Virginia limited liability company	044-2-25-0009
Lin Shi Wen	044-1-18-0040
LWL, LLC, a Virginia limited liability company	044-3-06-0021E1 044-3-06-0021E2
Manzo Rental Enterprises LLC, a Virginia limited liability company	044-2-25-0017
Mehta Ashok	044-2-25-0012
Mindwell Properties, LLC, a Virginia limited liability company	044-1-18-0042
Normandy Glenbrook II, LLC, a Delaware limited liability company	044-4-06-0001A
Normandy Glenbrook IV, LLC, a Delaware limited liability company	044-2-18-0004
Normandy Glenview, LLC, a Delaware limited liability company	044-4-05-0014D

Owner	Tax Map No.
Normandy Stoneleigh, LLC, a Delaware limited liability company	044-3-06-0014E
Northern Virginia Electric Cooperative, a Virginia corporation	043-4-06-0011
Northridge Associates L.L.C., a Virginia limited liability company	043-4-06-0015A
Northridge Office, LLC, a Delaware limited liability company	043-2-02-0029G1
Ogelthorpe Limited Partnership, a Virginia limited partnership	043-2-02-0029E1 043-2-02-0017A 043-2-02-0029D
Ojeda Group, L.L.C., a Virginia limited liability company	044-2-25-0028
PFI Chantilly, LLC, a Delaware limited liability company	043-2-02-0009C3 043-2-02-0009C1
PG & PG, LLC, a Virginia limited liability company	044-2-25-0010
PS Business Parks, L.P., a California limited partnership	044-4-10-0001 044-4-10-0002 044-4-10-0003A 044-4-10-0005
Quantico Buildings, LLC, a Delaware limited liability company	043-2-02-0033B1
R and C, LLC	044-2-25-0003
R.A. Chantilly LLC, a Delaware limited liability company	044-4-05-0014B
RHEA Asset Management, LLC, a Virginia limited liability company	044-2-25-0032
RKB Lakeside LLC, a Delaware limited liability company	044-4-05-0018A 044-4-05-0018B
RP MRP Plaza East Owner, L.L.C., a Delaware limited liability company	044-3-01-0010A
Salus Mission Ridge, LLC, a Delaware limited liability company	043-2-02-0009C1
SDF Holdings, LLC, a Virginia limited liability company	044-2-25-0002
SG III, LLC, a Virginia limited liability company	044-1-04-0033-A3
Spring Mill Investments, L.L.C., a Illinois limited liability company	044-3-06-0021C
Srinivas Anumolu	044-2-25-0005
TAG Land Westfield, L.L.C., a Delaware limited liability company	044-1-04-0031B1

Owner	Tax Map No.
TFG Independence Center II Property, LLC, a Delaware limited liability company	043-2-02-0029A1
The Aerospace Corporation, a California corporation	044-1-04-0035
To Glorify Him, L.L.C., a Virginia limited liability company	044-2-25-0021
TO Holdings LLC, a Virginia limited liability company	044-1-18-0037
Unicom Technology Park, Inc., a Virginia corporation	043-2-02-0009D 043-2-02-0009E
United States of America	044-1-04-0041 044-1-04-0035-A
WBCMT 2007-C31 Lee Office, LLC	044-1-04-0031B2
Westfields Land, LLC, a Delaware limited liability company	044-1-04-0043-B2
Westfields Stonecroft 4803, LLC, a Delaware limited liability company	043-2-02-0033D
Westfields Stonecroft 4805, LLC, a Delaware limited liability company	043-2-02-0033C
Westfields Venture, LP	043-4-01-0016
Westfields Venture, LP, a Delaware limited partnership	044-3-01-0015
WMH, LLC, a Virginia limited liability company	044-3-06-0021A2
XZ, LLC	044-2-25-0008
Yaradidurga, LLC	044-2-25-0011
Z R Electronics, Inc.	044-2-25-0024