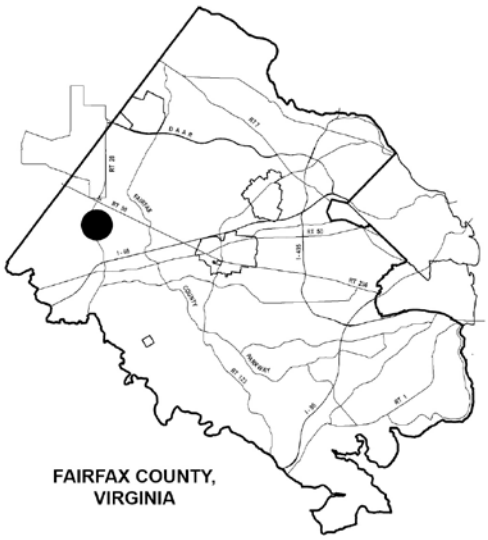


AN AMENDMENT TO

THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2013 EDITION

GENERAL LOCATION: North of the intersection of Westfields Boulevard and Newbrook Drive

PLANNING AREA AND DISTRICT or SPECIAL AREA: Area III, Dulles Suburban Center

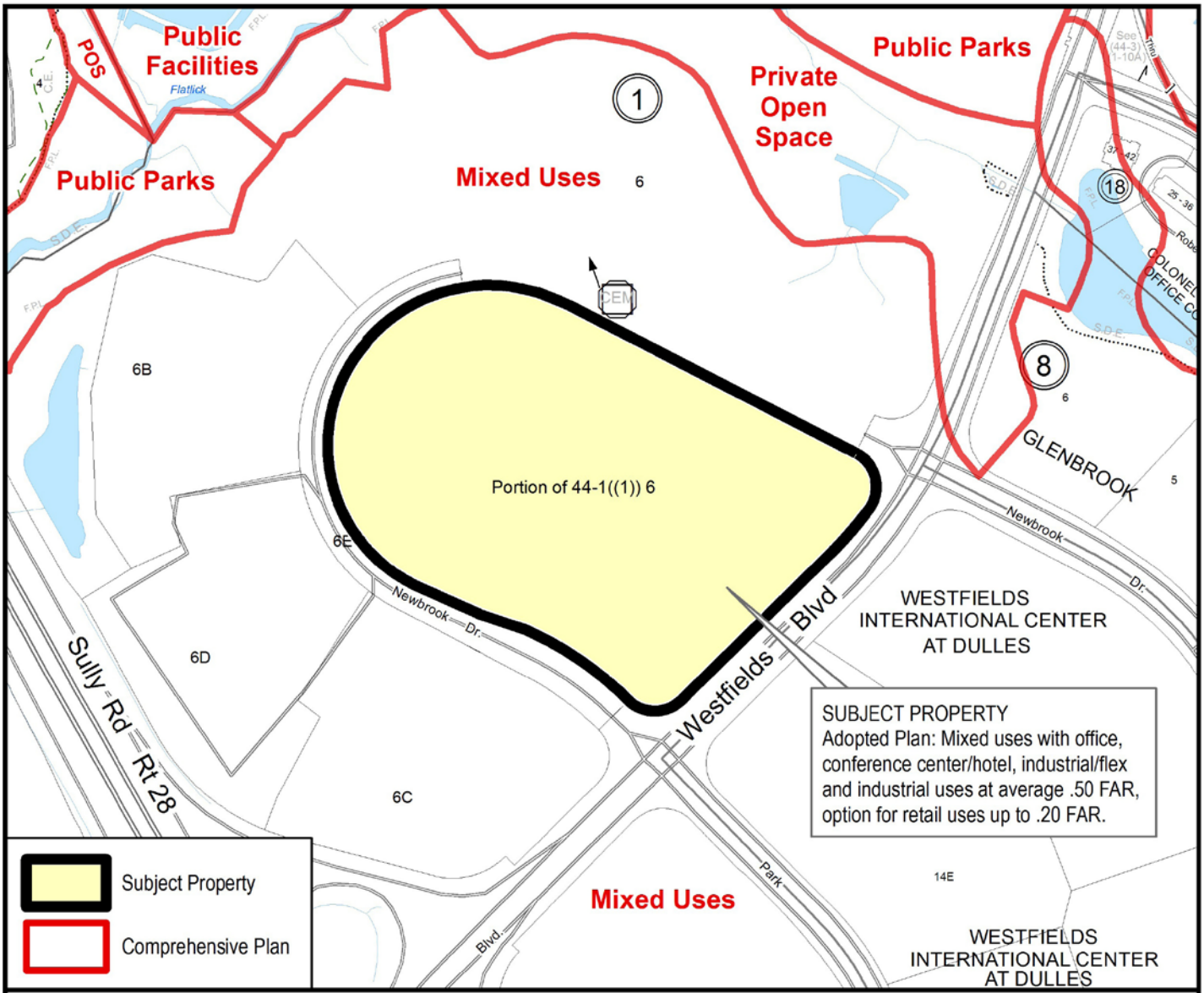
SUB-DISTRICT DESIGNATION: Land Unit J

PARCEL LOCATION: Portion of 44-1((1)) 6

SUPERVISOR DISTRICT: Sully

ADOPTED: September 22, 2015 **ITEM NO.** 2015-III-DS1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO JUNE 2015
G:\projects\ocp\pd\OTPA_GRAPHICS - Dulles Suburban Center, Land Unit J, Wegmans

AMENDMENT TO THE COMPREHENSIVE PLAN (2013 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown as underlined and deleted text is shown with a ~~strikethrough.~~

ADD: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through 7-28-2015, Land Unit J, Land Use, Recommendations, a new recommendation, #8, page 145:

"8. Parcel 44-1((1)) 6 consists of approximately 73 acres and is part of the Commonwealth Centre development, located north of the Westfields Boulevard and Newbrook Drive/ Park Meadow Drive intersection. Like other property in Land Unit J, this parcel is planned for office, conference center/hotel, industrial/flex and industrial use up to an intensity of .50 FAR.

As an option, retail uses may be appropriate up to an intensity of .20 FAR on 21 acres located north of Westfields Boulevard, within the loop road of Newbrook Drive. The following conditions should be met to implement this option:

- In order to create a sense of place, a network of well-connected public spaces should be provided. Plazas and open spaces should be designed to function as public places for people to gather and linger and help to integrate the proposed retail with the existing and planned office uses at Commonwealth Centre.

- The option will either result in fewer peak hour trips than the planned base level uses consistent with the Performance Criteria for Optional Uses or the development will mitigate negative transportation impacts to Westfields Boulevard and nearby intersections and not degrade the LOS below what it would be with implementation of the base level Plan. If such improvements and proposed mitigations are not possible, intensity should be reduced accordingly.

- The site layout and building design should link the open space to the EQC and stormwater management pond, located to the north of Newbrook Drive, to create a shared amenity area.

- The site layout should provide for connectivity with adjoining properties and connect to the existing pedestrian sidewalk and trail network.

- Drive through uses are discouraged."

COMPREHENSIVE PLAN LAND USE MAP: The Comprehensive Land Use Plan map will not change.

TRANSPORTATION PLAN MAP: The Countywide Transportation Plan map will not change.