

Address/Tax Map: 7900 Westpark Drive; Tax Map (TM) Parcel 29-4 ((7)) 6A
 Submitter: Greg Riegle

Supervisor District: Providence
 Planning Area: Area II
 Planning District: McLean – Tysons Corner Urban Center
 Related Plan Amendments: PA S13-II-TY1, PA ST05-CW-1CP (Tysons Land Use Study), PA S93-CW-2CP (Tysons Urban Center Plan)

Acreage: 7.9

Current Plan: Office use per existing use

Proposed Amendment: Increase office use up to an intensity of 3.0 floor area ratio (FAR) and height up to 200 feet

Considerations:

The subject parcel is located east of the intersection of Jones Branch Drive and Westpark Drive in the Tysons Corner Urban Center – North Central District. The property is planned for and developed with office use at a 1.70 FAR and is located within a designated Non-Transit Oriented Development (TOD) District. The concept for future development in Tysons links intensity to transit accessibility based on distance and willingness to walk to Metro stations, similar to countywide TOD policy. The property is not within the identified ½-mile radius of the Tysons Corner Metro Station, and redevelopment of the subject parcel is limited to office use with an urban character up to 1.65 FAR and building height up to 175 feet. The proposed additional intensity on the site would be considered piecemeal replanning of a singular parcel, and a more effective evaluation of the issue should be included only as part of a comprehensive review of the Tysons District Wide Recommendations. In 1994, the Board adopted PA S93-CW-2CP, ushering in the Tysons Urban Center Plan. In 2010, the Board adopted PA ST05-CW-1CP, that added new densities and intensities, and urban design guidelines organized around four Metrorail stations. Ongoing PA S13-II-TY1 is an editorial update to the Tysons Plan.

Preliminary Staff Recommendation:

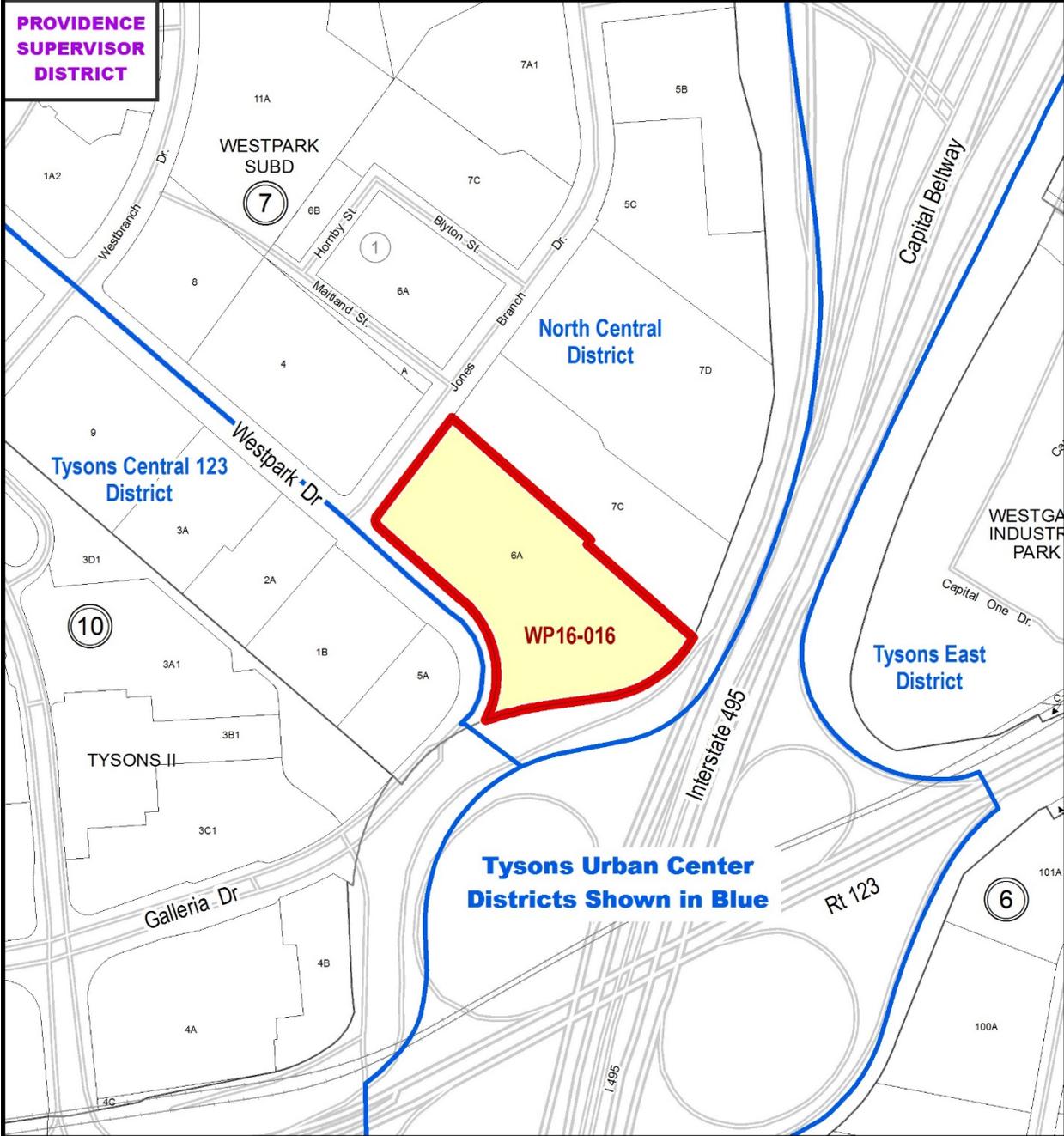
The submitter asked to withdraw WP16-016 from consideration on April 12, 2016.

WP16-016

Submission for Fairfax Forward 2016 Work Program



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KEY



WP16-016

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2016
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