



Submission Form for Proposed Changes to the Comprehensive Plan or Comprehensive Plan Amendment Work Program

To use this form, type responses or print in ink. Attachments may be used as necessary. This form is also available on the Web at: <http://www.fairfaxcounty.gov/dpz/fairfaxforward/submissionformproposedchangescompplan2.pdf>

1. Subject Property Information (Not required for countywide proposal.) For help visit the Planning & Zoning Viewer

Identify general location, street address, or Tax Map parcels, if available.

Countywide

a) General Location: Westfield Corporate Center

b) Street Address: N/A
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: 19.91 acres

For help visit the Department of Tax Administration website

2. Proposed Amendment to Comprehensive Plan recommendations

a) Describe the character and type of proposed development, if a land use change is proposed. 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.

As an option, add the ability to develop the property with residential use to add to the evolving mixed use environment in the Westfields area.

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.

c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. 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, fostering revitalization of designated areas, 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; and,
- Respond to or incorporate research derived from technical planning or transportation studies.

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Explanation for (c). *(Additional sheets may be attached.)* The Comprehensive Plan needs to include enough flexibility so that development can respond to market trends within well established planning parameters. See attached for further explanation.

3. Contact Information (Name and daytime phone required.* Provide street address and/or email address.)

a) Name: * Greg Riegler, McGuirewoods, LLP

b) Daytime Phone: * 703-712-5360

c) Street Address: 1750 Tysons Blvd. Suite 1800, McLean, VA 22102

d) Email Address: griegle@mcguirewoods.com

4. Would you like to speak with staff about this submission?

Select: Yes or No

4a. If yes, how should we contact you? e-mail phone

****Staff review of all submissions is anticipated to begin February 2016****

Submit the completed form or direct questions to:

Fairfax County Department of Planning and Zoning

The Herrity Building

12055 Government Center Parkway

Suite 730

Fairfax, Virginia 22035-5500

703-324-1380, TTY 711 (Virginia Relay)

DPZmail@fairfaxcounty.gov



The most recent land use approvals in the Westfield area that include mixed use development at the corner of Westfield Boulevard and Stonecroft Boulevard and the Wegman's on Westfield Boulevard are indicative of a necessary, evolving vision for large campus style office parks. Market demand has shifted from suburban style office developments to mixed use office developments. The suburban office market is also significantly oversupplied with historically high vacancy rates. Additionally, an imbalance now exists between zoned and planned development potential and the transportation capacity of the road networks in the Westfields area. All of these reasons signify a clear "change in circumstance" that legitimizes this re-planning request.

The continued re-planning and evolution of land use and development in Westfields logically aligns with the current Plan language that states that vacant land is available in the Dulles Suburban Center and there is a desire for mixed-use and residential development throughout the Center. The Plan discusses a trip-generation performance based approach for implementing optional uses in the Center and one strategy mentioned is the conversion of office use to residential use to lessen the peak hour trips. We suggest that it would be prudent to expand the areas for which this option is available to certain vacant sites in the Westfield Corporate Center including the site indicated in this request.