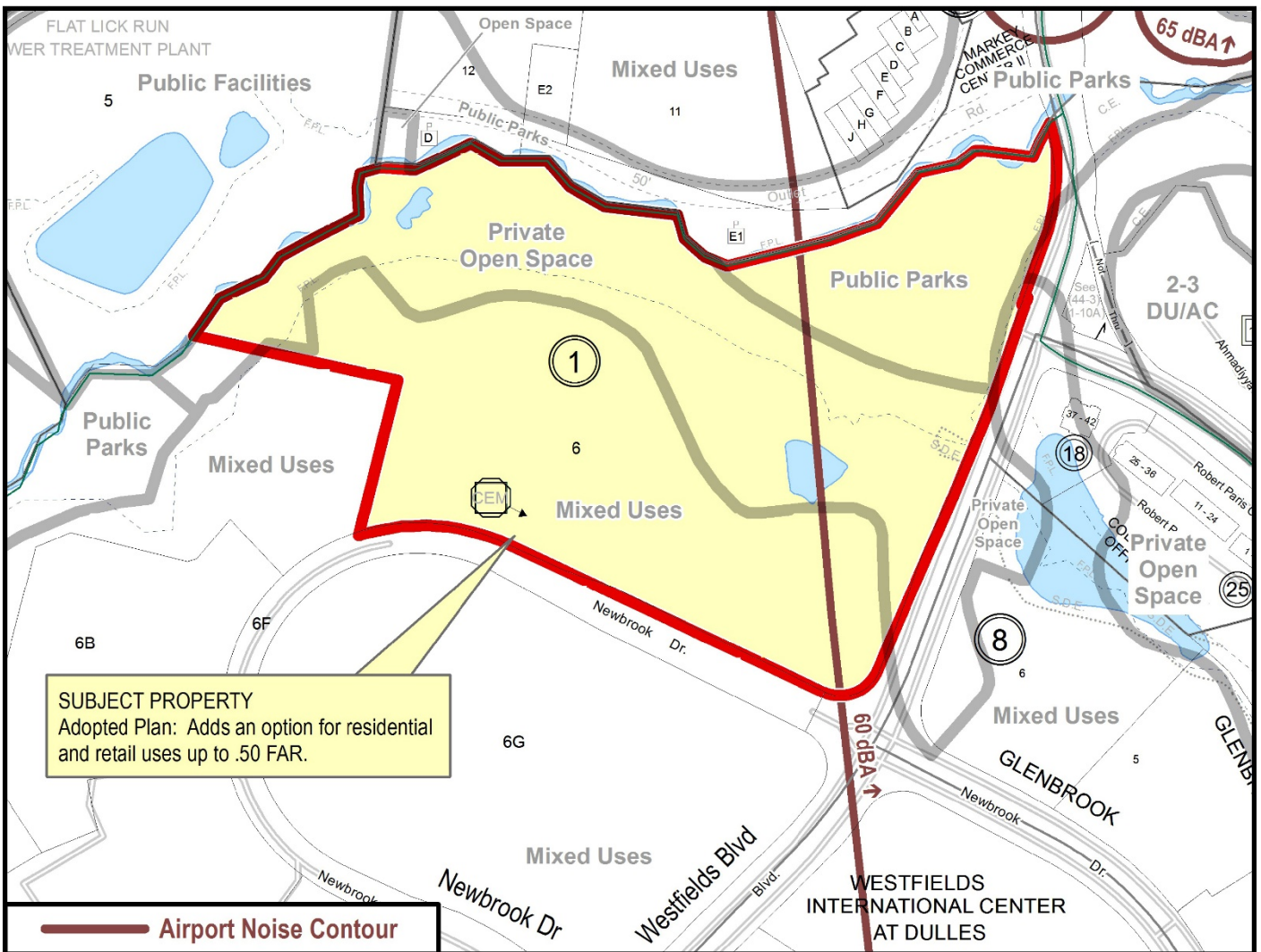
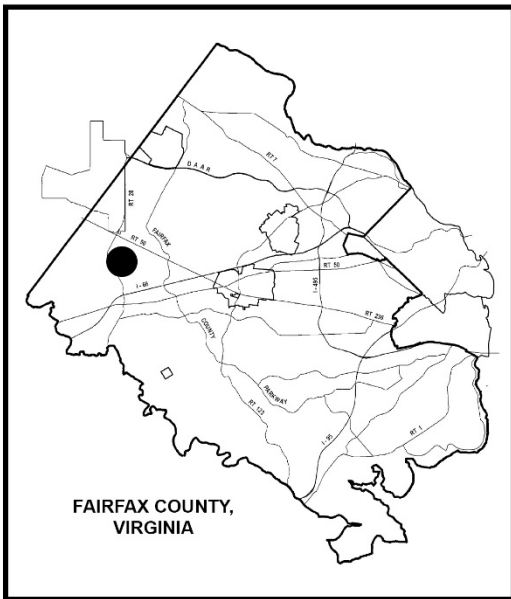


AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2013 EDITION**

GENERAL LOCATION: West of Westfields Boulevard, North of Newbrook Drive loop road
SPECIAL AREA: Dulles Suburban Center
SUB-DISTRICT DESIGNATION: Land Unit J
PARCEL LOCATION: 44-1 ((1)) 6 part
SUPERVISOR DISTRICT: Sully
ITEM: Submission DSC-J-1 (Commonwealth Centre) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1)
ADOPTED: May 2, 2017

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



— Airport Noise Contour

KEY **Subject Property 2013-51 Commonwealth Centre** **Baseline Plan Value**

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 text proposed to be deleted is shown with a ~~strikethrough~~.

DELETE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through March 14, 2017, Land Unit J, Land Use, recommendations #7, page 142:

- ~~7. Re-use of the existing house on Parcel 44-1((1))6 as a restaurant or pub is desirable. Minor structural changes to the building would be appropriate as long as the integrity of the building is retained.~~

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through March 14, 2017, Land Unit J, Land Use, recommendations #8, page 142:

- ~~8.7.~~ 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.

As another option, multi-family and single-family attached residential and retail uses may be appropriate up to an intensity of .50 FAR on approximately 39 acres located north of the planned Newbrook Drive loop road. Any development under this option is deemed to be inclusive of the density bonus applicable to the dwelling unit type for affordable housing. In addition to the conditions listed above, the following conditions should be met to implement this option:

- New residential and retail uses should be oriented to be functionally integrated with the approved retail uses inside of the Newbrook Drive loop road so as to create a vibrant mixed use environment.
- Adequate access and circulation should be provided.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through March 14, 2017, Land Unit J, Land Use, Recommendations, page 142:

Change land use recommendation numbering to reflect removal of recommendation #7.

COMPREHENSIVE

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

TRANSPORTATION

PLAN MAP: The Countywide Transportation Plan Map will not change.