

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

**GENERAL LOCATION:** North of the intersection of Stonecroft and Westfields Boulevards, west of Route 28 (Sully Road).

**PLANNING AREA AND DISTRICT:**  
 Area III, Dulles Suburban Center

**SUB-DISTRICT DESIGNATION:** Land Unit J

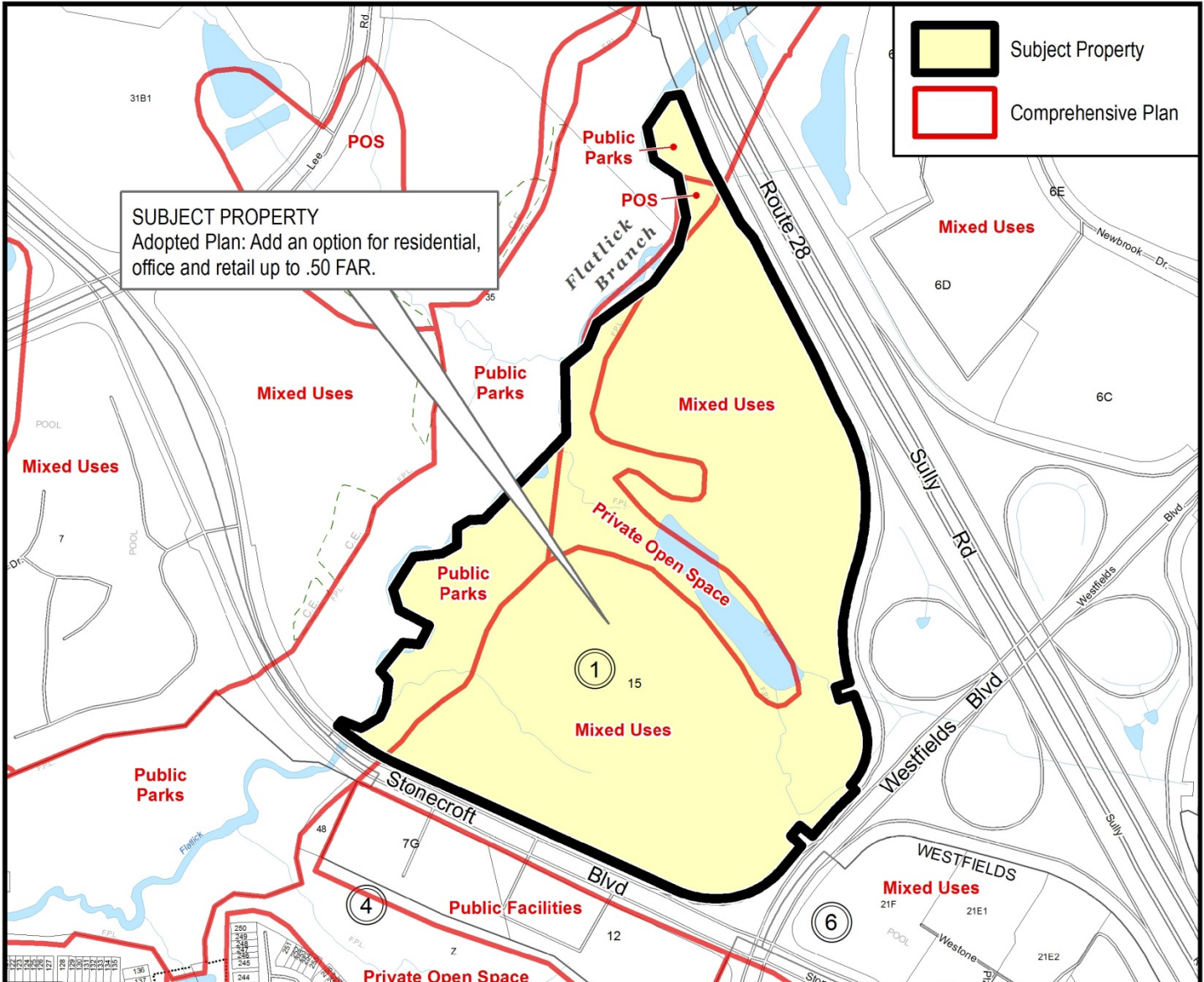
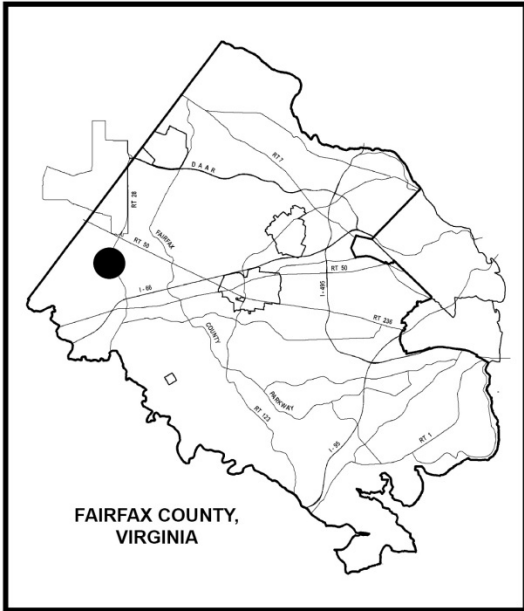
**PARCEL LOCATION:** 44-3 ((1)) 15

**SUPERVISOR DISTRICT:** Sully



**ADOPTED:** June 2, 2015

**ITEM NO.** 2014-III-DS1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



**SUBJECT PROPERTY**  
 Adopted Plan: Add an option for residential, office and retail up to .50 FAR.

 Subject Property  
 Comprehensive Plan

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
 PARCEL INFORMATION CURRENT TO JUNE 2015

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**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 March 24, 2015, Land Unit J, Land Use, Recommendations, a new recommendation, to be inserted after recommendation #2, page 144:

“3. Parcel 44-3((1))15 is approximately 50 acres located north of the intersection of Stonecroft Boulevard and Westfields Boulevard. A prominent feature of the property is the Environmental Quality Corridor that traverses the center of the property covering approximately 40% of the site. Like other property in Land Unit J, the property is planned for office, conference center/hotel, industrial/flex and industrial use up to an intensity of .50 FAR.

As an option, a predominantly multi-family residential development may be appropriate up to an intensity of .50 FAR if it creates a high-quality living environment within the context of a larger area that is planned for nonresidential uses. Office and limited retail uses may be integrated into the development. The following conditions should be met to implement this option:

- The majority of the development is residential and at least 80% of the units are in mid-rise multifamily structures with appropriate transitions provided between different uses and unit types.
- The south side of the EQC is developed with an urban character with predominantly mid-rise residential development, with limited retail and restaurant uses encouraged to serve both residents and visitors.
- Drive-through uses are discouraged.
- The north side of the EQC is appropriate for multifamily residential, townhouse or office uses.
- Site layout and building design create a pedestrian friendly environment oriented towards Stonecroft Boulevard that enhances and connects to the existing pedestrian network.

- Phasing of the development should not lead to an interim condition where there is an isolated pocket of residential development on the north side of the EQC.
- Development is sequenced such that infrastructure and public amenities to support the project, such as roads and parks, is completed with the first phase.
- A buffer from Route 28 provides noise attenuation and visual screening with measures that include high quality landscaping that has a balanced mix of deciduous and evergreen trees and shrubs that are native species.
- The development mitigates negative transportation impacts to Stonecroft Boulevard and nearby intersections.”

**MODIFY:** Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through March 24, 2015, Land Unit J, Land Use, Recommendations, pages 143-145:

Change land use recommendation numbering to reflect insertion of a new recommendation after number two.

Land Use

1. Land Unit J is planned and approved for office, conference center/hotel, industrial/flex and industrial use at an average of .50 FAR except as noted in Land Use Recommendations ~~#5 and #6~~ #6 and #7 below. Future development should be consistent with the character of the existing development. High quality landscaping should be maintained throughout the land unit. ...

2. Mixed-Use Focal Point

Described below are two options under which higher intensity mixed-use development may be appropriate for portions of Land Unit J...

3. [Insert new recommendation #3]

~~“3- 4.~~ 4. A substantial undeveloped buffer of not less than 250 feet in width should be maintained between Braddock Road and Westfields. ...”

~~“4- 5.~~ 5. Adjacent to Sully Station Shopping Center, are Parcels 44-3((6))21 and 21A. ...”

~~“5- 6.~~ 6. Parcel 44-2((1))6A is planned for office, industrial/flex, and industrial use

at a maximum intensity of .35 FAR, to be consistent with existing development ...”

“~~6~~ 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.”

**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.