



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-SU-005
<b>Supervisor District</b>	Sully
<b>Parcel ID Number(s)</b>	43-2 ((2)) 39C
<b>Parcel Address(es)</b>	4850 Stonecroft Blvd., Chantilly, VA 20151
<b>Nominator</b>	Scott Adams, McGuireWoods LLP
<b>Plan Map Designation</b>	Mixed Use
<b>Comprehensive Plan Recommendation for Nominated Property</b>	Land Unit J, Dulles Suburban Center Land Unit J is planned at the baseline and approved for office, conference center/hotel, industrial/flex and industrial use at an average of .50 FAR except as noted in the options that follow. Note that the options that follow are for the residential and retail options in the land bay. Full plan language is attached as a supporting document.
<b>Proposed Land Use</b>	Office
<b>Summary of Proposed Comprehensive Plan Change</b>	16

**Statement of Justification  
SSPA Nomination  
COPT Stonecroft, LLC  
Tax Map 43-2((2))39C (the “Property”)  
October 24, 2022**

I. Introduction

COPT Stonecroft, LLC seeks to expand its existing secure office campus within the Westfields Corporate Park. The secure campus serves a Federal user that desires to expand its footprint on the Property. The expansion represents a significant and desired investment in office use within the Dulles Suburban Center and will allow the Westfields Corporate Park to continue to succeed in its original goal of providing a prestigious and desired corporate office atmosphere. The recent additions of high-quality residential townhomes and multifamily units, as well as desired retail and support services, has made Westfields an even more desirable corporate location. This nomination creates synergy with those new uses, while enhancing the area’s reputation as a premier office location.

II. Property Description

A. Existing Conditions

The Property is a 64.12-acre parcel located within the circle formed by Conference Center Drive and Stonecroft Boulevard within the Westfields Corporate Park (tax map noted above). The Property is zoned I-3 and is within the Rt. 28 Tax District. Current development includes a campus for a federal government user consisting of office buildings totaling 930,775 square feet, along with 432,009 square feet of approved but unbuilt development. Proffers and a development plan associated with the original Westfields zoning approval (RZ 78-S-063) govern development on the Property.

B. Existing Comprehensive Plan Recommendation

The Property is located within Land Unit J of the Dulles Suburban Center, which encourages the existing and proposed development of office uses. The Dulles Suburban Center recommendations include numerous major objectives related to high-quality design, transportation, landscape and streetscape design, connectivity, and economic development. Along with design and transportation related recommendations, the Dulles Suburban Center goals recommend that development “Promote economic stability and generate sufficient revenue to retire Tax District bonds over the short-term and long-term including any bonds issued to cover additional phases of transportation improvements” and to “Provide opportunities for businesses, commercial operations, and government facilities in the Dulles Suburban Center to promote economic synergy.” Further, the Plan provides “Development should be consistent with the need to maintain and enhance the economic viability of the Route 28 Tax District.” As discussed below, the proposed SSPA nomination furthers these objectives.

The Land Unit J recommendations call for an average .5 FAR across the entire land area, with the ability to exceed that FAR in certain locations. From an overall planning perspective, the land unit is proposed to encourage development “consistent with the character of the existing development”. The expansion of the existing office campus is consistent with the existing character. Additionally, Land Unit J anticipates mixed-use development centered around three village centers to create opportunities to work, live, and play. One of the proposed mixed-use village centers is located directly adjacent to the Property, which creates significant synergy and will allow the additive office development to help support the potential retail and residential uses.

From a design and transportation standpoint, the Dulles Suburban Center recommends high-quality design, while recognizing that new development should provide connectivity and not overburden the transportation network. The Property, like others in Westfields, is subject to strict design guidelines to ensure high quality building design along with ample landscaping and pedestrian trails connecting the entire development. The proposed SSPA will continue Westfields tradition of great building design and will also continue to provide landscaping consistent with Westfields high standards. Additionally, the existing trail network along the perimeter of the site will remain, while an internal walkway network continues to provide pedestrian connectivity within the campus.

### III. SSPA Proposal

#### A. Proposal Description

This proposal furthers the County’s strong interest in maintaining and expanding its commercial tax base, while also providing additional well designed and compact development that supports planned mixed-use development on adjacent parcels. The requested changes are driven by the existing site user’s desire to expand their footprint on the Property. The site is currently developed and used by a federal government tenant as a secure office campus. The existing user desires to expand their footprint within the Property, which requires a .19 FAR increase over the existing Comprehensive Plan recommendation. The proposed increase from a .5 FAR to a .69 FAR will permit the full anticipated build-out from the current user.

New development would consist of additional buildings located within the existing campus, along with new structured parking to serve new and existing buildings. Access to the campus is anticipated to remain the same. The existing external landscaping and pedestrian paths along Conference Center Drive and Stonecroft Blvd. will remain in place. Internal to the site, new pedestrian paths to promote connectivity throughout the campus are anticipated.

A concurrent rezoning application in line with the proposed Comprehensive Plan amendment is anticipated. Traffic impacts are a theme within the Comprehensive Plan guidance and the nominator is committed to providing information on traffic impacts and mitigation measures to address those impacts to ensure the overall transportation network works as designed. Additionally, the conversion of many parts of Land Unit J to residential from commercial, should help with overall traffic numbers and provide synergy between residents and office users.

## B. Relation to County Policy

An investment in expanded office use on the Property brings significant economic benefits to the County in the form of real estate taxes and jobs that are critical to supporting the overall planning efforts in the Dulles Suburban Center. The retention and expansion of commercial users and development of high-quality office uses in appropriate locations are significant County priorities that flow through almost every County policy. The proposed SSPA nomination furthers those goals in ways that align with and further the County's One Fairfax plan, the Comprehensive Plan (including the Economic Development Policy Plan), the Economic Success Plan, and the Strategic Plan.

The Comprehensive Plan's Economic Development Policy Plan encourages creations of "an environment where businesses flourish and jobs are created" and specifically encourages the retention and expansion of existing employers, planning for sufficient land suitable for economic development to be available in appropriate locations throughout Fairfax County, and the promotion of a regulatory framework that encourages business development and expansion. Those goals are reiterated in the specific plan language for the Dulles Suburban Center, as discussed above. The ability to expand the existing office square footage to the desired maximum of 0.69 FAR and to do so within the secure boundaries of the Property will enhance the ability to retain the existing tenant, thus creating additional high-paying jobs within the County in a location specifically designed as a corporate office park.

The County's One Fairfax Policy also encourages "Community and economic development policies and programs that promote wealth creation and ensure fair access for all people. The existing site user is a Federal agency, which is subject to Executive Order 14035 - Diversity, Equity, Inclusion, and Accessibility in the Federal Workforce. That executive order launched a government-wide initiative to cultivate a federal workforce that draws from the full diversity of the Nation and that advances equitable employment opportunities. The fact that a Federal user is in place and seeking to expand on the Property ensures a commitment to expanding opportunities and the promoting wealth creating for underserved communities in furtherance of the County's One Fairfax Policy goals.

## C. Community Outreach Plan

A robust community outreach strategy is anticipated for this SSPA nomination and any concurrent rezoning effort. The site is located away from most existing residential neighborhoods. However, we plan to engage any impacted communities, including those within Westfields. Additionally, we anticipate holding discussions and meeting with the Westfields Business Owners Association and the Sully District Council of Citizens Associations. Early communication and discussion are critical to successful projects and we

## IV. Conclusion

This SSPA nomination will allow an existing user to continue to invest and bring high paying jobs to Fairfax County in a location that is already planned for and developed with office. The Comprehensive Plan and other County policies support retention and expansion of office use at

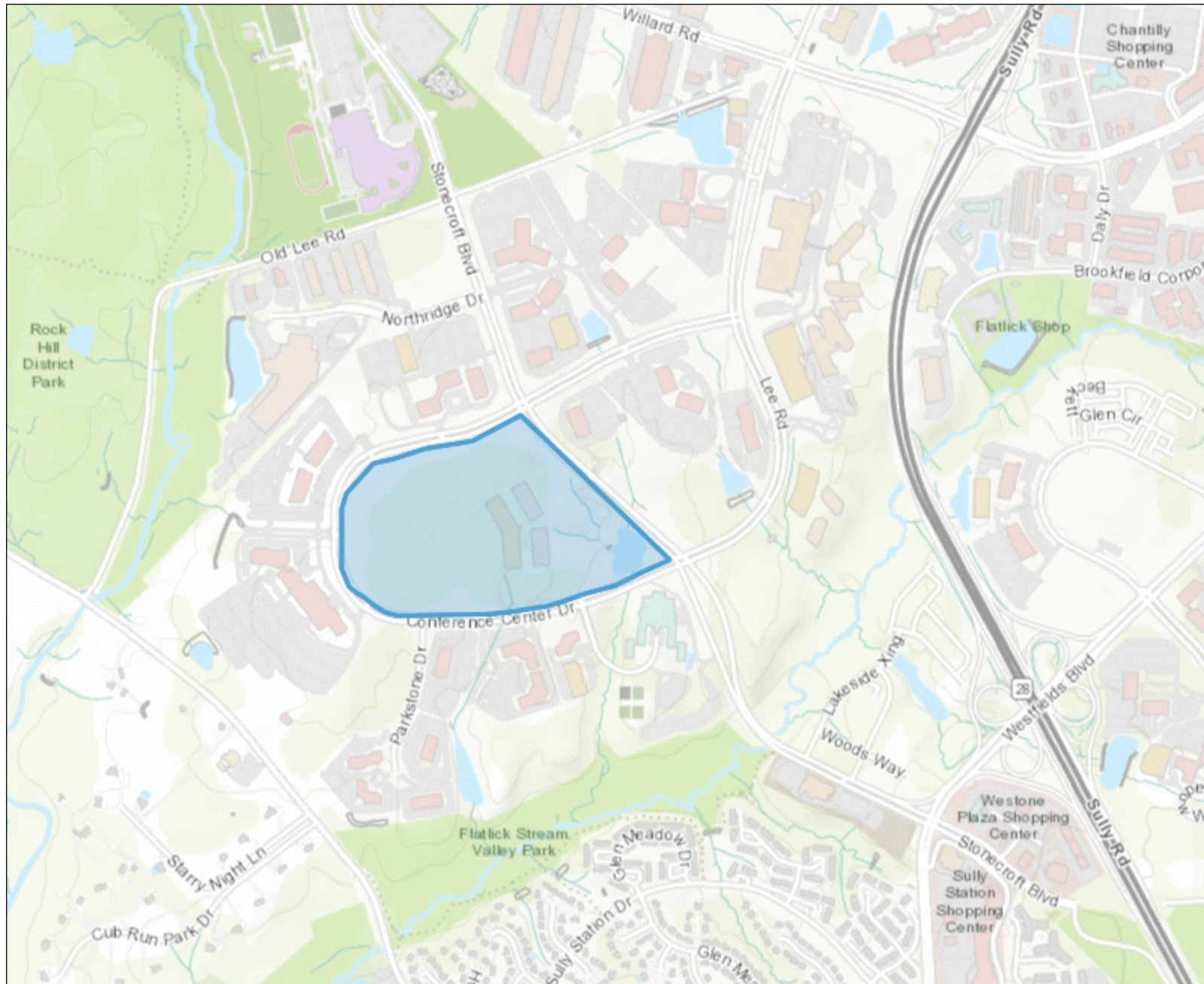


this location. Additionally, the high-quality design and mitigation of any impacts will ensure the secure campus expansion continues to be additive to Wesfields and the overall County.

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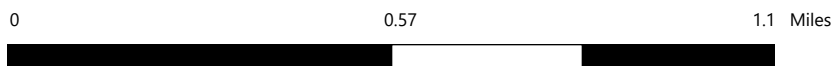
COPT Stonecrock, LLC



Legend

Notes:

Map produced: 10/19/2022



This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.

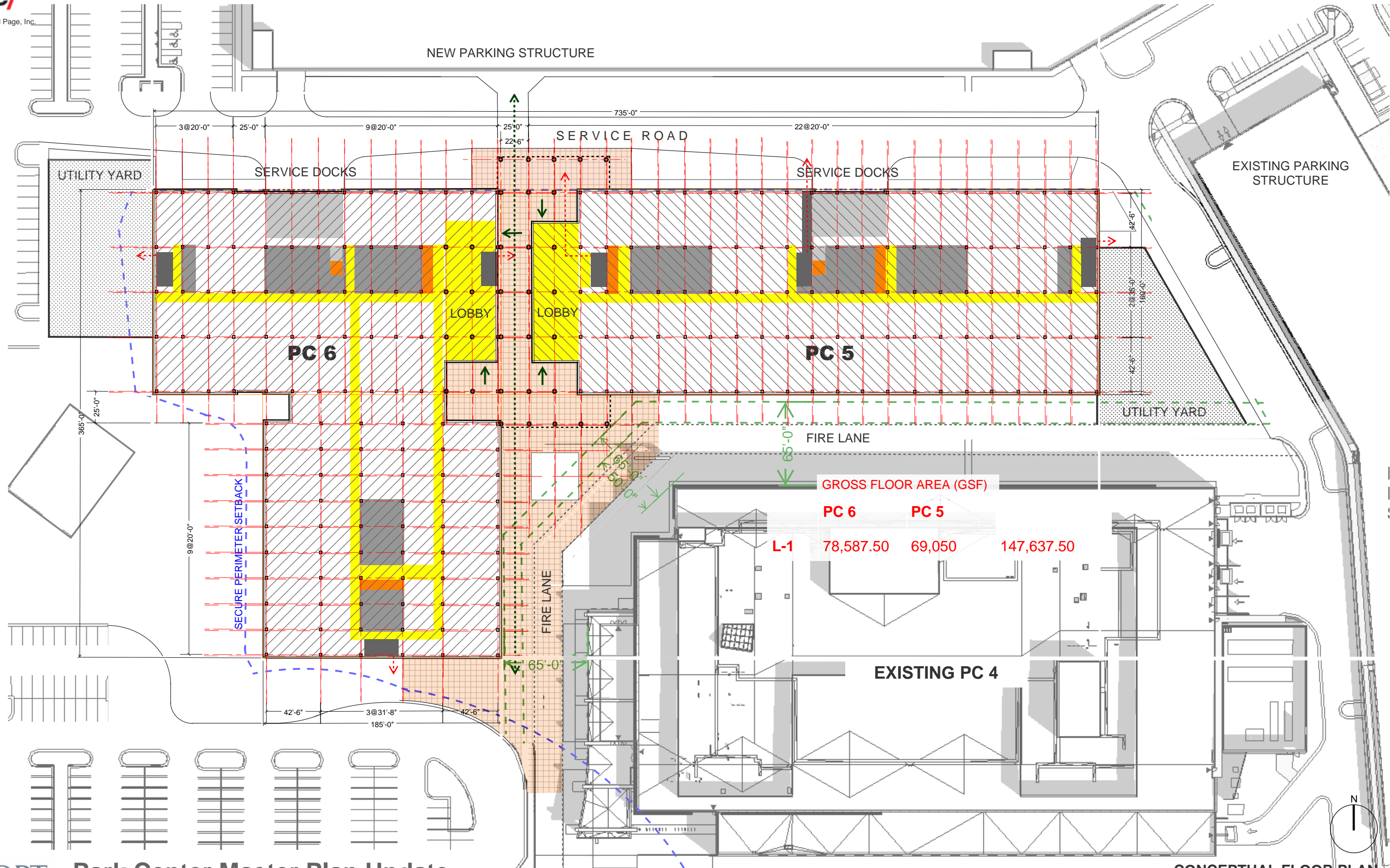


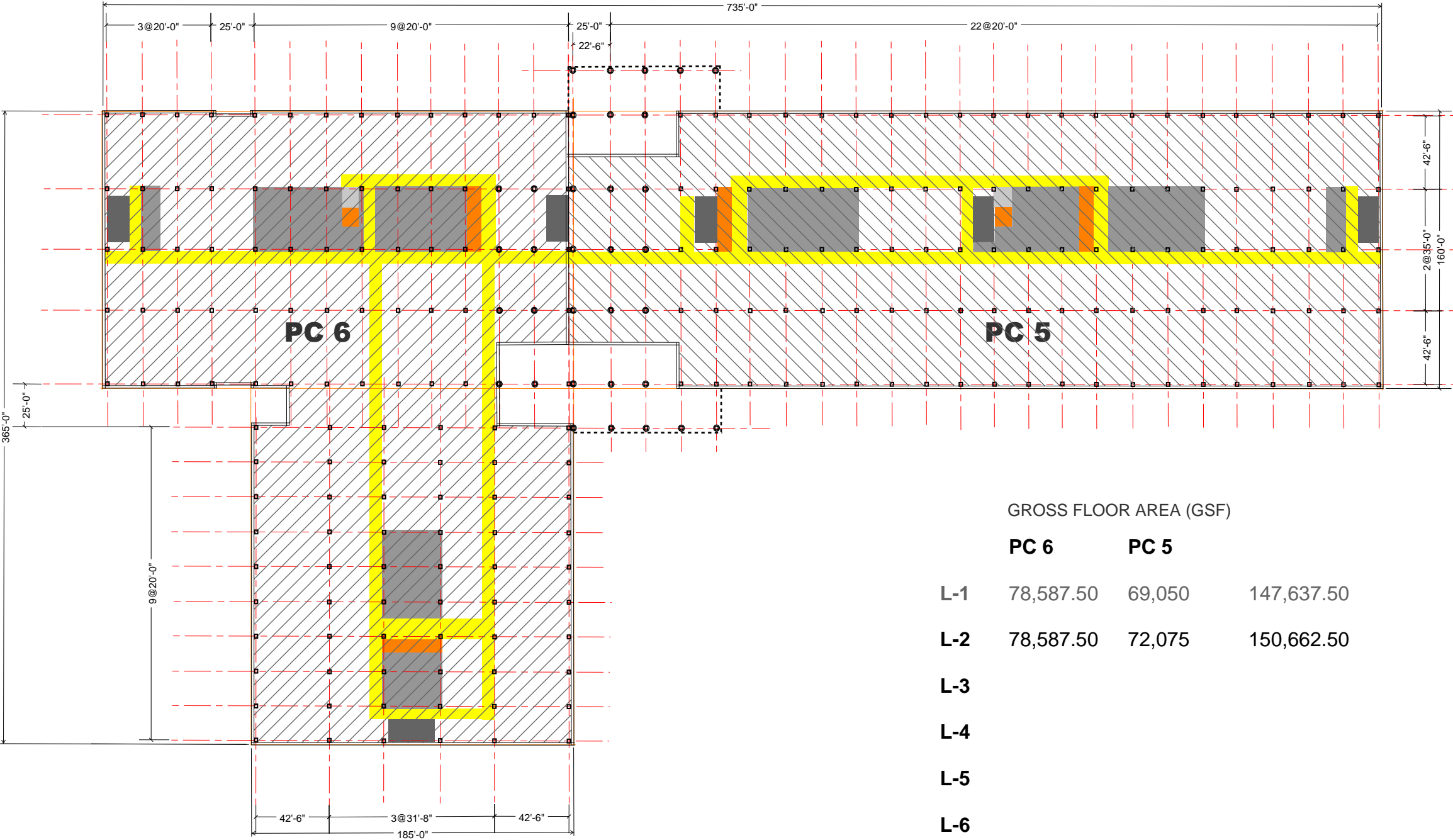




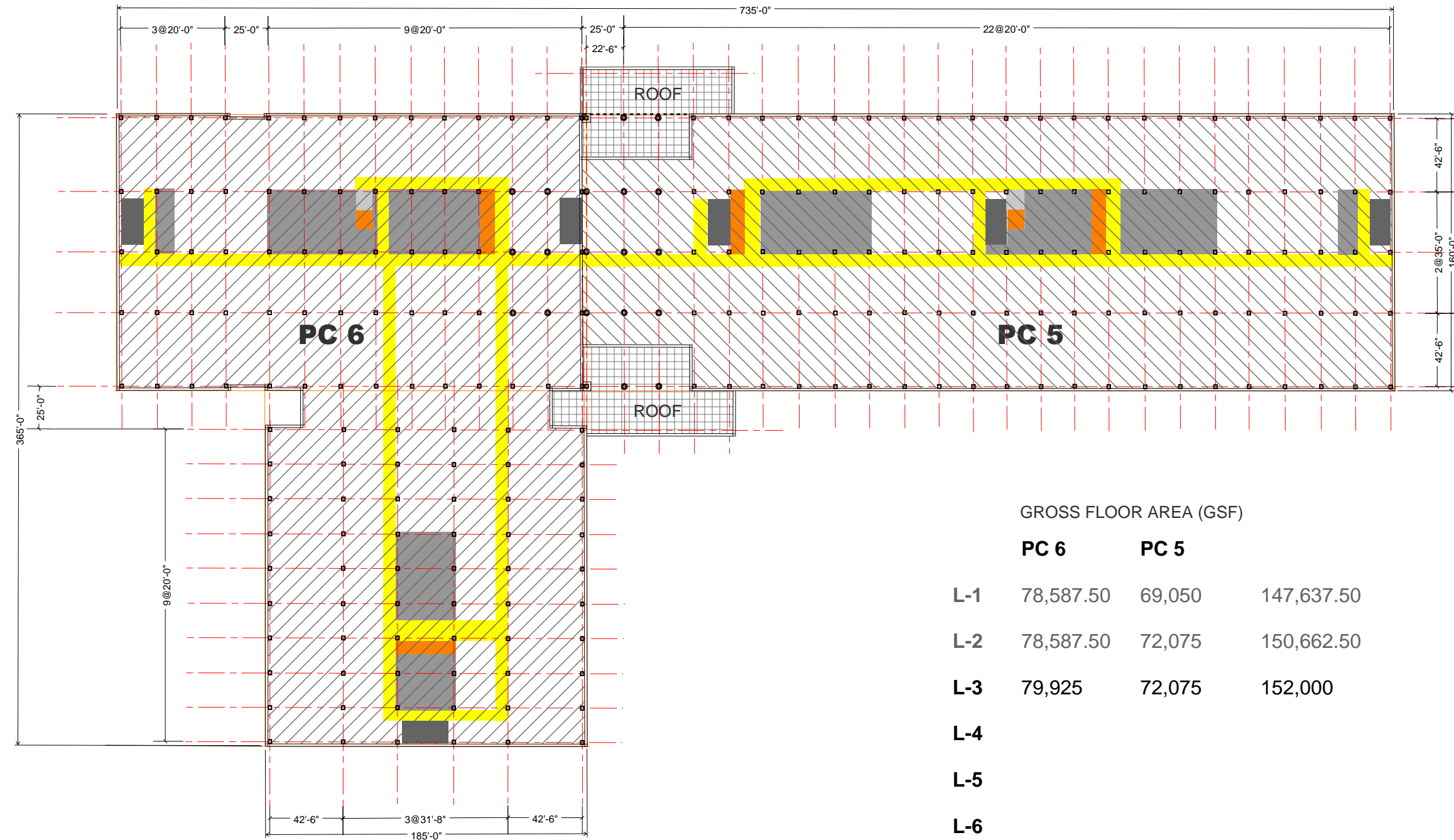




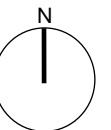


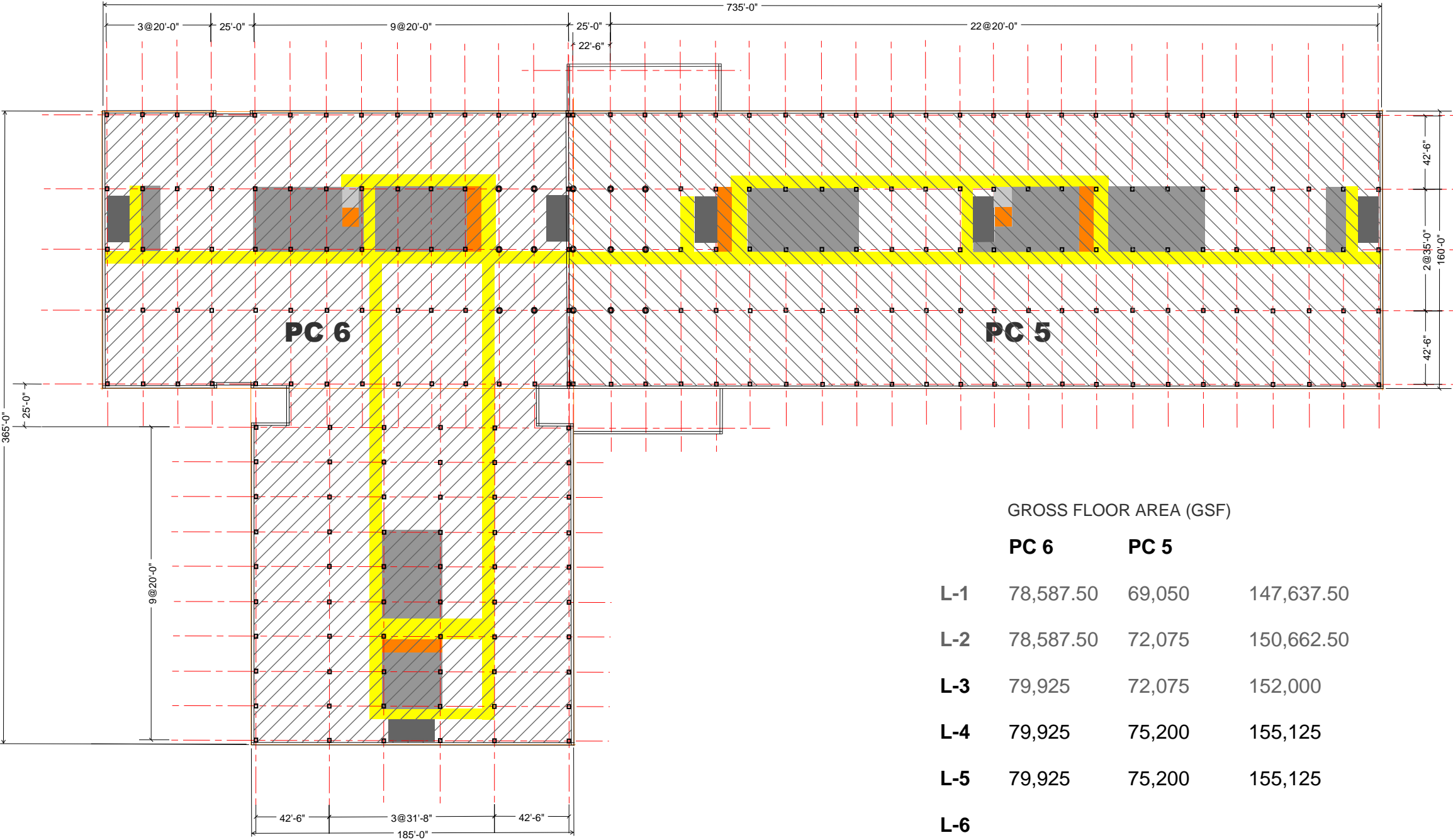


GROSS FLOOR AREA (GSF)			
	PC 6	PC 5	
L-1	78,587.50	69,050	147,637.50
L-2	78,587.50	72,075	150,662.50
L-3			
L-4			
L-5			
L-6			
L-7			
PH			
TOTALS			



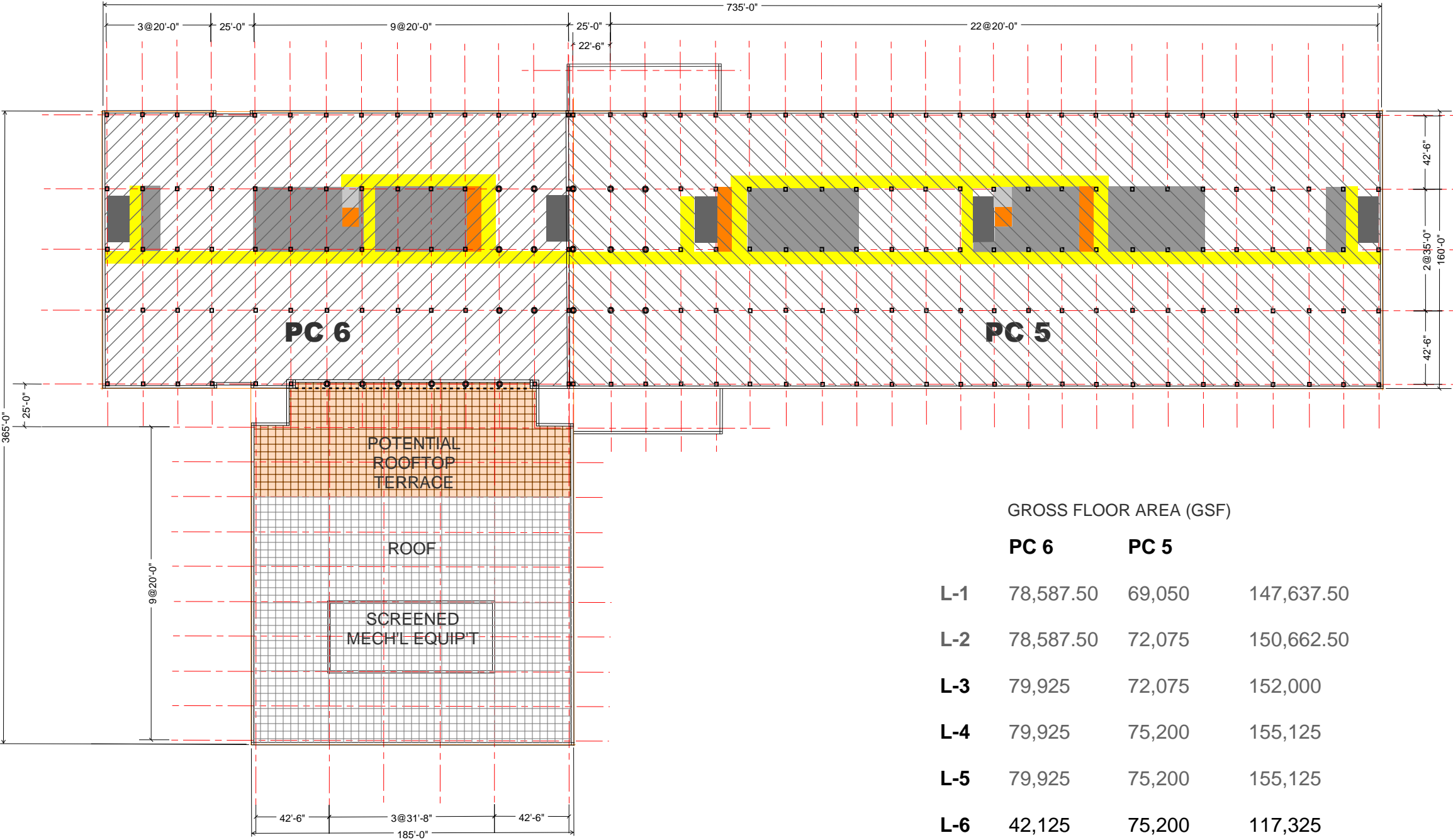
	GROSS FLOOR AREA (GSF)		
	PC 6	PC 5	
L-1	78,587.50	69,050	147,637.50
L-2	78,587.50	72,075	150,662.50
L-3	79,925	72,075	152,000
L-4			
L-5			
L-6			
L-7			
PH			
TOTALS			



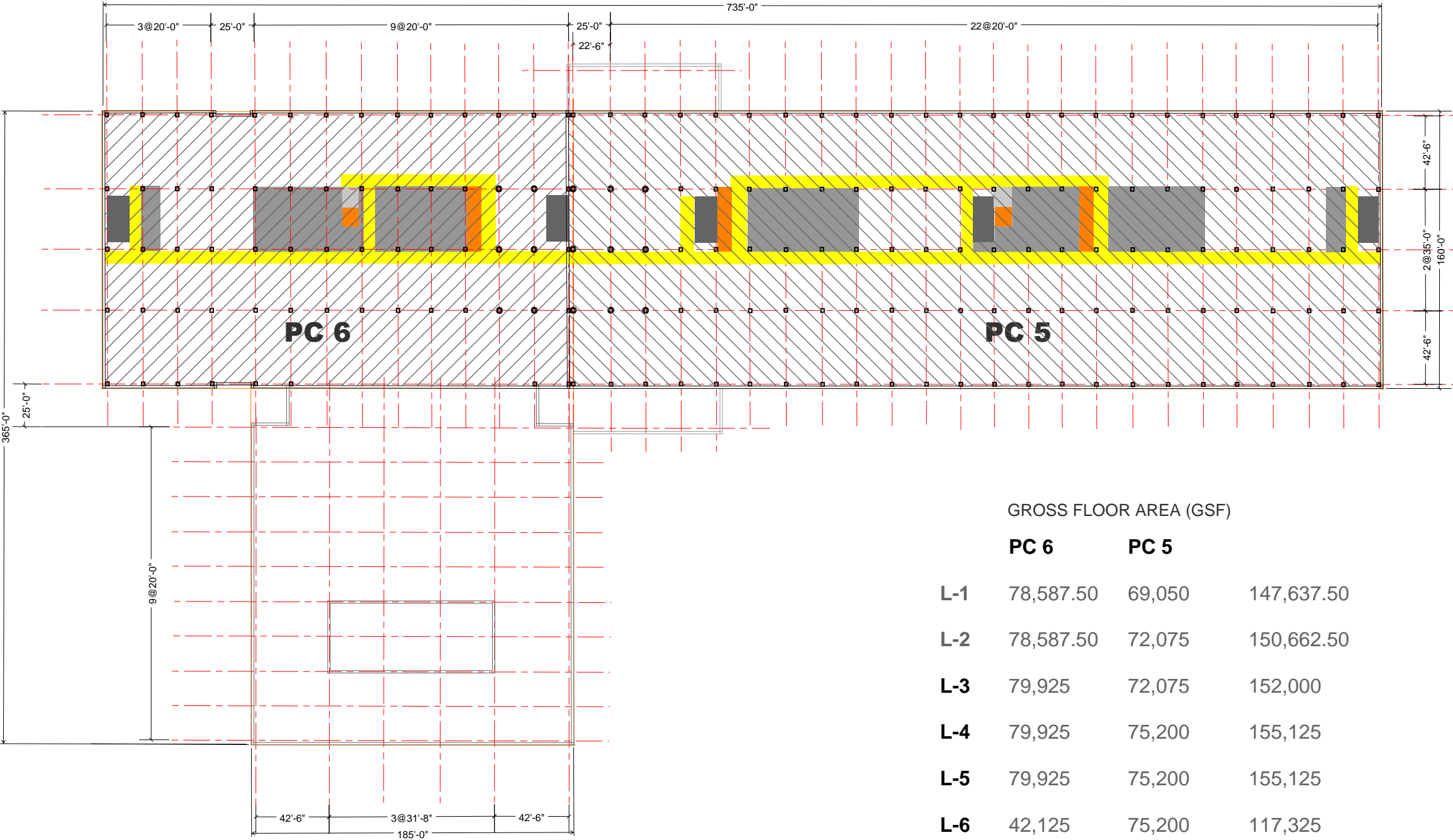


GROSS FLOOR AREA (GSF)			
	PC 6	PC 5	
L-1	78,587.50	69,050	147,637.50
L-2	78,587.50	72,075	150,662.50
L-3	79,925	72,075	152,000
L-4	79,925	75,200	155,125
L-5	79,925	75,200	155,125
L-6			
L-7			
PH			
TOTALS			

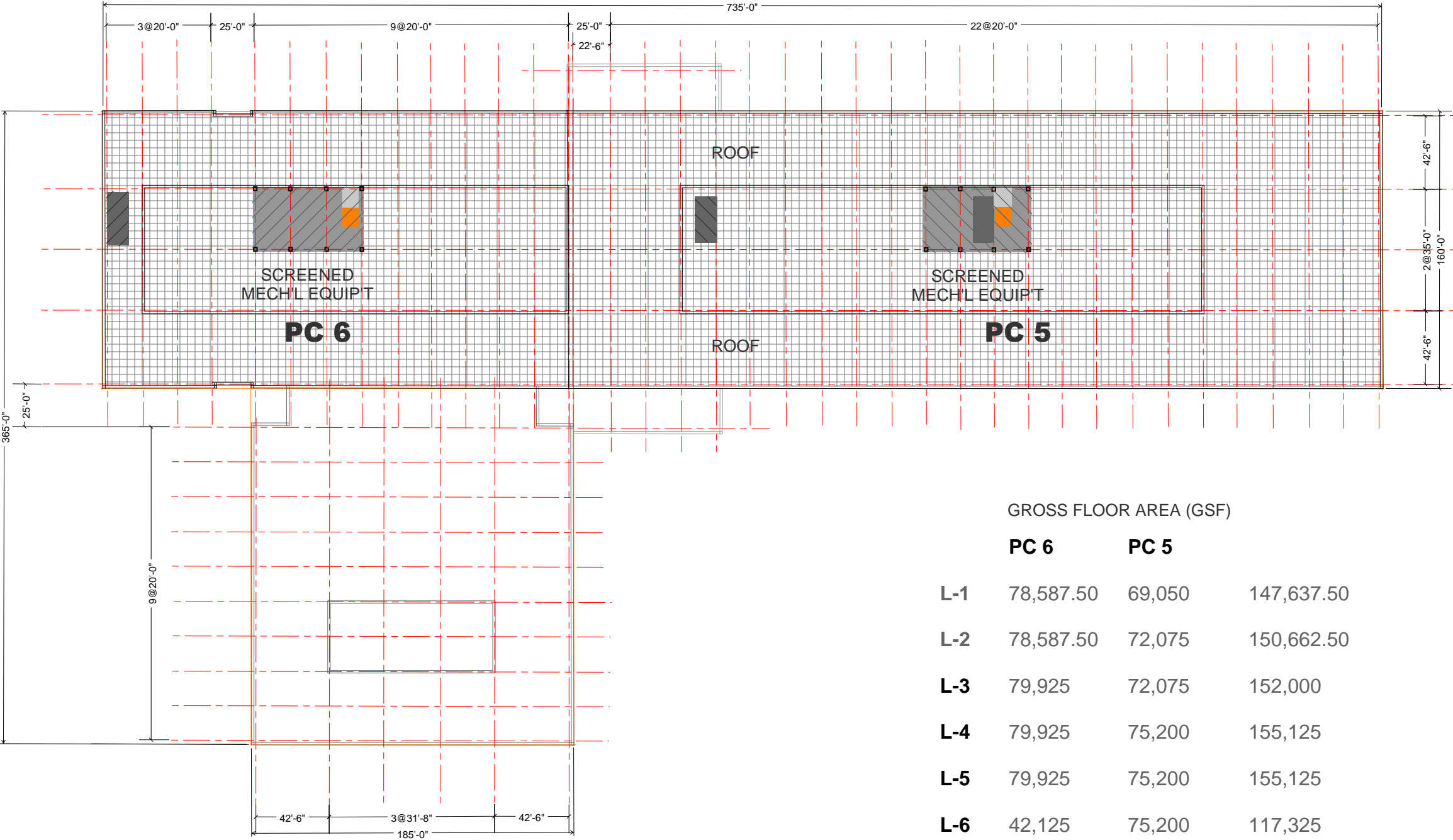




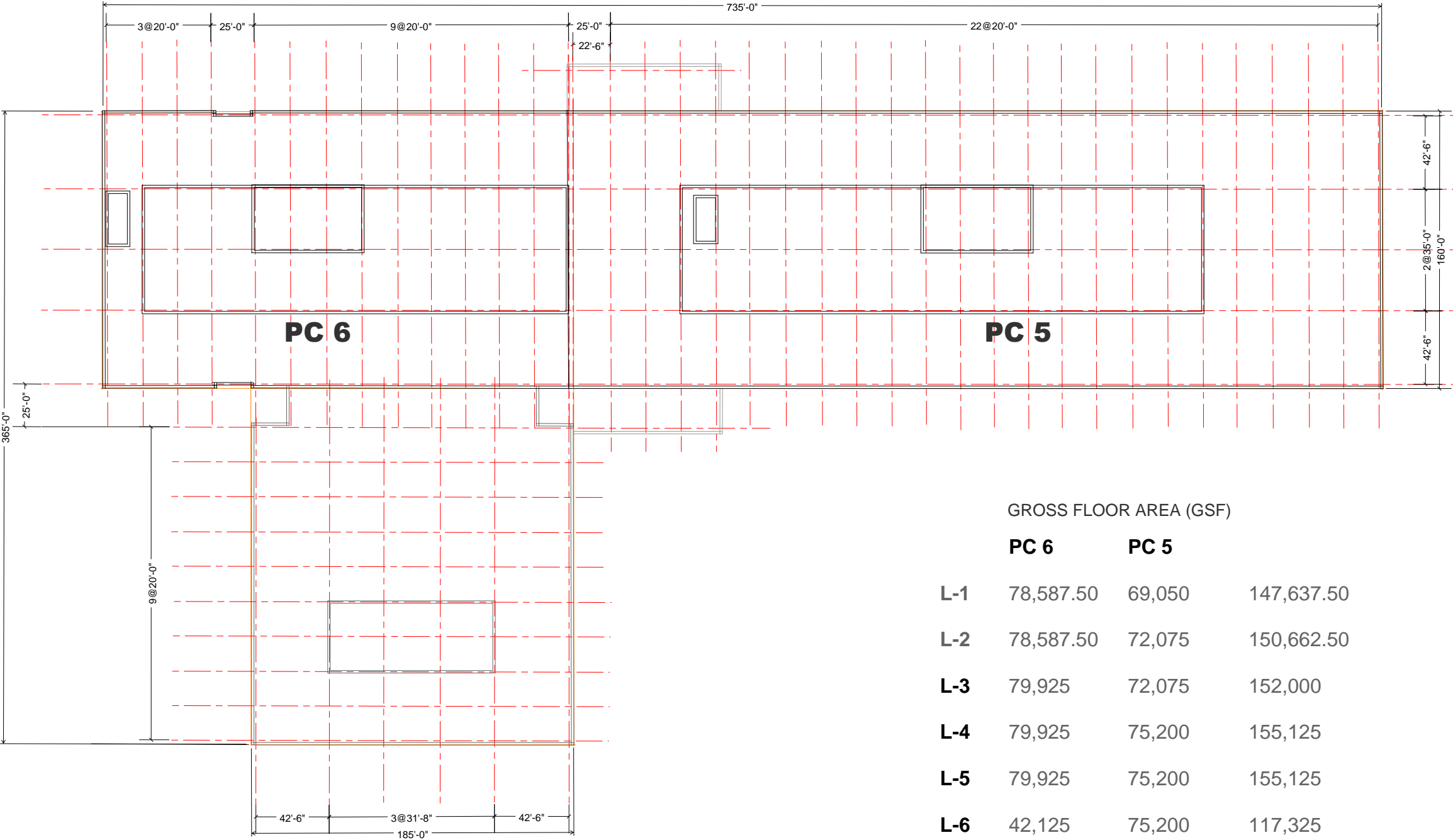
GROSS FLOOR AREA (GSF)			
	PC 6	PC 5	
L-1	78,587.50	69,050	147,637.50
L-2	78,587.50	72,075	150,662.50
L-3	79,925	72,075	152,000
L-4	79,925	75,200	155,125
L-5	79,925	75,200	155,125
L-6	42,125	75,200	117,325
L-7			
PH			
TOTALS			



GROSS FLOOR AREA (GSF)			
	PC 6	PC 5	
L-1	78,587.50	69,050	147,637.50
L-2	78,587.50	72,075	150,662.50
L-3	79,925	72,075	152,000
L-4	79,925	75,200	155,125
L-5	79,925	75,200	155,125
L-6	42,125	75,200	117,325
L-7	42,800	75,200	118,200
PH			
TOTALS			



GROSS FLOOR AREA (GSF)			
	PC 6	PC 5	
L-1	78,587.50	69,050	147,637.50
L-2	78,587.50	72,075	150,662.50
L-3	79,925	72,075	152,000
L-4	79,925	75,200	155,125
L-5	79,925	75,200	155,125
L-6	42,125	75,200	117,325
L-7	42,800	75,200	118,200
PH	2,740.50	2,678.50	5,419
TOTALS			



GROSS FLOOR AREA (GSF)			
	PC 6	PC 5	
L-1	78,587.50	69,050	147,637.50
L-2	78,587.50	72,075	150,662.50
L-3	79,925	72,075	152,000
L-4	79,925	75,200	155,125
L-5	79,925	75,200	155,125
L-6	42,125	75,200	117,325
L-7	42,800	75,200	118,200
PH	2,740.50	2,678.50	5,419
TOTALS	484,615.50	516,678.50	1,001,294



**CORPORATE OFFICE  
PROPERTIES TRUST**

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NYSE: OFC

October 20, 2022

Fairfax County Department of Planning and Development  
Planning Division  
12055 Government Center Parkway, 7<sup>th</sup> Floor  
Fairfax, VA 22035

Re: Owner Consent- SSPA Nomination  
Parcel 39A, 14901 Conference Center Dr., Chantilly, Tax Map 43-2((2))39C (the  
"Property")

Dear Planning Division Representative,

On behalf of the owner of the subject Property that is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site Specific Plan Amendment ("SSPA") process, this notice is to confirm our review of the SSPA nomination and consent to the Property being submitted for consideration. Furthermore, we understand the expectations for the SSPA process and will participate in the review, analysis, and community engagement, as needed.

Thank you for your consideration of the nomination and this opportunity to enhance the investment and economic synergy of the Westfields Corporate Park. Please contact our designated representative for this matter, David Norfolk, Jr., Director, at (443) 285-5663 or [David.norfolk@copt.com](mailto:David.norfolk@copt.com) if you have any questions.

Sincerely,

COPT Stonecroft, LLC

A handwritten signature in blue ink, appearing to read "W. Barroll", is written over a light blue circular stamp.

William S. Barroll  
Managing SVP- Asset Management & Chief Business Officer

## LAND UNIT J

### CHARACTER

Land Unit J is 1,156 acres comprised almost entirely of the Westfields International Center, a corporate office park with, conference center/hotel, industrial and industrial/flex space uses (Figure 37). The land unit is bounded on the north by Old Lee Road, on the northwest by Route 28 (Sully Road), Flatlick Branch and Walney Road, on the south by Poplar Tree Road, Stonecroft Boulevard and Flatlick Branch, and on the east by Braddock Road and Cub Run. Westfields has a network of landscaped sidewalk and trails and enhanced stormwater detention facilities that serve as ornamental ponds. Large natural buffers exist between Westfields nonresidential development and adjacent residential areas. The Cub Run and Flatlick Branch Environmental Quality Corridors (EQCs) form some of the boundaries of the land unit and are prominent natural features that traverse the land unit.

### RECOMMENDATIONS

#### Land Use

1. Land Unit J is planned at the baseline and approved for office, conference center/hotel, industrial/flex and industrial use at an average of .50 FAR except as noted in the options that follow. Future development should be consistent with the character of the existing development. High quality site, building and landscape design should be maintained throughout the land unit.

It is desirable that development in this land unit be designed to enhance transit serviceability. This can be achieved by placing buildings closer together or to the road; designing them around plazas; utilizing approaches to bring employees within walking distance of transit facilities or otherwise facilitating transit-oriented development.

2. A mix of uses in Land Unit J is encouraged to support the office park, and to create an environment with opportunities to work, live and play. As an option, residential and retail uses may be considered for Land Unit J. The following conditions should be met to implement this option:
  - The development intensity remains at an average .50 FAR for the entirety of Land Unit J.
  - Residential and support retail uses are carefully located to create a sense of place, organized generally around the concept of three core areas, or village centers, that offer a mix of uses and well-connected public spaces that encourage activity and support the office campus.
    - One village center should be located in the western portion of Land Unit J, generally in the eastern portion of the land bay created by the Conference Center Drive loop road.

- A second village center should be located in the Westone Plaza shopping center area, east of the intersection of Stonecroft Boulevard and Westfields Boulevard and west of Route 28.
  - The third village center should be located in the Commonwealth Centre area, generally west of Westfields Boulevard along the Newbrook Drive loop road.
- Residential use should not exceed a total of 5500 units in Land Unit J (including existing and approved units as of January 2019). This total includes existing and approved residential uses along Walney Road, Stonecroft Boulevard (The Preserve), and the northern portion of Commonwealth Centre, and represents the potential for an additional 4,250 units above what is existing and approved.
- Of the approximately 4,250 new residential units anticipated under this option, the unit type should be comprised of approximately 2/3 multi-family units (approximately 2,830) and a maximum of 1/3 single-family attached units (approximately 1,420). Single-family detached units are not appropriate.
- Retail use should not exceed approximately 600,000 SF in Land Unit J, with approximately 200,000 SF of that total to be allocated among the three village center areas.
- Development proposals with residential use should create high-quality living environments that provide appropriate transitions within the context of a larger area of nonresidential uses. Proposals should demonstrate that new developments have appropriate vehicular and pedestrian connections to surrounding uses, and offer amenities and activities for both existing and future residents, employees and visitors. Infill proposals should avoid the creation of scattered, isolated developments.
- Parcel consolidation is encouraged to ensure that adequate site size is provided for a high-quality development and associated amenities. Coordinated development plans may be an alternative to parcel consolidation, if it can be demonstrated that site design, building locations, open space, and access achieve plan objectives.
- At a minimum, 12% of the residential units should be affordable to meet county goals for the provision of Affordable Dwelling Units and Workforce Dwelling Units. These units should be distributed throughout any new development and should include a variety of housing types and sizes. Multi-family and single-family attached units of varying sizes and designs are strongly encouraged to provide diversity in housing type and to offer options to improve affordability. Opportunities for units that would appeal to residents who wish to stay local but downsize, as well as for those entering the housing market, are strongly encouraged to respond to different demands in the housing market.
- Publicly accessible active and passive recreational facilities and parkland should be provided within the land unit or nearby to meet the needs of new and existing

residents, employees and visitors, based on the county's adopted park typologies and standards.

- Pedestrian and bicycle connections between the village centers and surrounding uses are provided to ensure connections throughout the land unit.
- Opportunities to include community uses for education (such as private technical schools, or community colleges) and remote work spaces are explored.
- Opportunities are provided for spaces that residents, employees and visitors could use to work or attend classes remotely.

#### Noise

- Residential and other noise-sensitive uses that are proposed within the DNL 60-65 dBA airport noise contours should address the guidance found in Objective 4 of the Environment Element of the Policy Plan.

#### Road noise

- Where residential or other noise sensitive uses are proposed that may be impacted by transportation-generated noise such as from Route 28, such proposals should be accompanied by a noise study during the review of the development, and appropriate commitments to noise mitigation measures and potentially commitments to the provision of disclosure statements should be provided.

#### Schools

- One or two new sites may be needed that will allow flexibility in school facility types to support the increased enrollment that would be generated by the proposed residential development. Up to two sites may need to accommodate two new elementary schools or one new middle school depending on the identified need. Additionally, facilities such as vocational training, academy programs, adult learning centers and/or other support functions could be located in this area.
- Property owners and developers in Land Unit J should collaborate with Fairfax County Public Schools (FCPS) to identify location(s) for school facilities preferably in advance of approval of applications for new residential developments in order to maintain and improve the county's high standards for educational facilities and to not impact current levels of service provided by the public school system. For land, the acreage of a site(s) may be determined with FCPS staff based on school policy. For reuse of a building(s), the applicant in coordination with FCPS may select a building(s) that provides access, safety, security, and meets play space requirements. Sites or buildings would ideally be in a location outside of the DNL 60 dBA airport noise line to minimize noise impacts.
- To address this need, developers proposing residential use should provide land or



contribute to the provision of suitable land or building(s), as may be practical, to accommodate flexibility in future school facility needs. Contributions could be more traditional in nature, such as dedication of a school site, or might include more innovative urban solutions such as repurposing buildings, locating school facilities with parks or within buildings serving other uses. Alternatively, developers could make contributions toward land acquisition and school construction based on a contribution formula determined by FCPS and Fairfax County.

### 3. Mixed Use – Transit Options

Described below are two options under which higher intensity mixed-use development may be appropriate for a portion of Land Unit J in the vicinity of the intersection of Stonecroft Boulevard and Westfields Boulevard. The intent of this higher intensity mixed use development is to create a focal point to serve Westfields employees, visitors, and nearby residents. Focal point development should be unified on one site, not split by a major arterial such as Route 28.

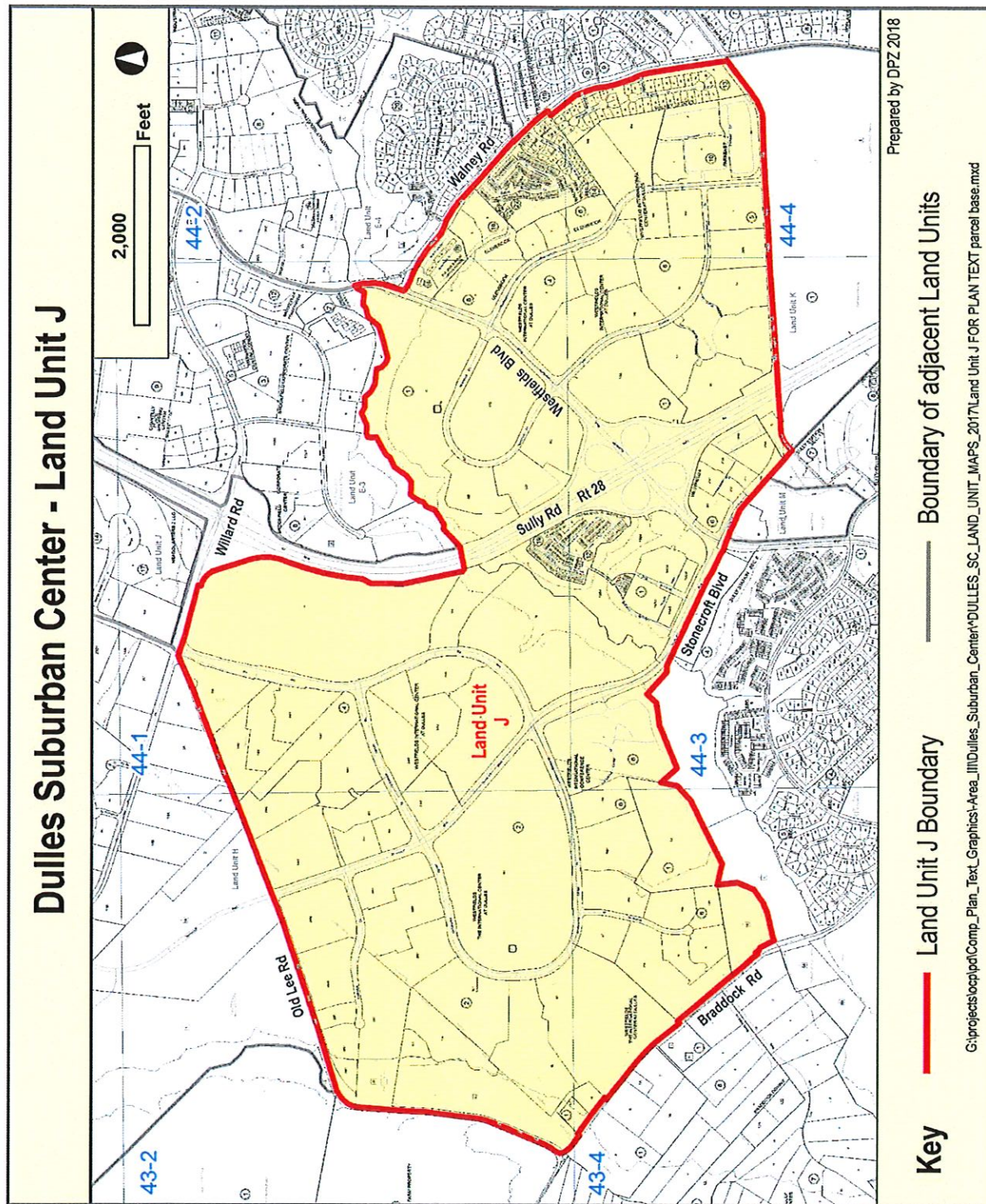


FIGURE 37

LAND UNIT J  
 LOCATION AND COMPREHENSIVE PLAN MAP DESIGNATION

Option A

A higher-intensity mixed use focal point may be appropriate within Land Unit J, including such uses as office, retail, residential and a hotel up to a maximum 1.0 FAR. The development should be designed to be transit friendly and to be served by public transit. This mixed use development should complement the higher intensity mixed use development planned in Centreville and in the Dulles Suburban Center Core (Land Unit A). The focal point development should be located between Route 28 and Stonecroft Boulevard astride Westfields Boulevard and limited to up to 50 acres in area and should not exceed 1 million square feet in gross floor area. To achieve this intensity, the additional intensity (above .50 FAR) should be permanently transferred from other locations within Land Unit J.

Option B

Should a transit stop/station be programmed and located within the vicinity of the intersection of Westfields and Stonecroft Boulevards, but not in the median of Route 28, then higher intensity may be appropriate as follows:

- Additional intensity over .50 FAR should be permanently transferred from within Land Unit J or from land zoned for commercial or industrial development and located in areas between transit nodes in the Route 28 Tax District where decreased intensity is planned.
  - Within a radius of approximately one-quarter mile of the transit stop/station site and within the Tax District boundary, a baseline intensity of 1.5 FAR is appropriate. Transition to lower intensities should commence within this area to ensure compatibility with adjacent uses.
  - Residential uses should be permitted and encouraged as part of the mix of uses as added intensity at an overall FAR of 2.25.
4. The property located north of the Sully District Governmental Center and Police Station, and accessed from Stonecroft Boulevard by Westcroft Boulevard is approximately 50 acres in size. A prominent feature of the property is the EQC 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.
5. A substantial undeveloped buffer of approximately 250 feet in width has been provided and should be maintained between Braddock Road and development in Westfields. This buffer provides the transition between low density residential development south of Braddock Road and Westfields. A reduction in this buffer area may be considered based on the ability of a proposed development to demonstrate that the transition between any proposed new development and the low density residential areas is appropriate and in keeping with the character and intent of the existing buffer. The following conditions should be maintained:
- This buffer should consist of existing and supplemental vegetation and land forms;
  - New development or parking lots and structures are not appropriate in this buffer area;
  - The areas adjacent to trails and ponds should be considered amenities for use by employees and residents;
  - The siting and height of development should not create a negative visual impact on existing or future residential communities south of Braddock Road. However, height increases should be considered in order to preserve green space when there will be no adverse visual impact on existing communities.
6. The area east of the Stonecroft and Westfields intersection has developed as the Westone Plaza Shopping Center (Tax Map Parcels 44-3((6))21A1, 21A2, 21C, 21D, 21E1, 21E2, 21F)

with neighborhood-serving retail and service uses, under the following conditions:

- The property is planned and designed comprehensively to function as an integrated development that is compatible with both the hotel and Sully Station Shopping Center;
- The development has pedestrian access to the hotel; and
- Access is from Stonecroft Boulevard.

7. Commonwealth Centre is located east of Route 28 and north of Westfields Boulevard. Like other property in Land Unit J, this property is planned for office, conference center/hotel, industrial/flex and industrial use up to an intensity of .50 FAR. There are two development options for this area.

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.

Transportation

1. Dedicated transit should be considered along corridors parallel to Route 28 and other alternative routes in the land unit.
2. If future studies determine that right-of-way is needed in Land Unit J to facilitate development of an integrated transit system for the Dulles Suburban Center, then the needed right-of-way should be provided through dedication, easements or other mechanisms, as appropriate.
3. If any future improvements to Poplar Tree Road on the east side of Route 28 are required, every effort should be made to protect Ellanor C. Lawrence Park by obtaining any additional right-of-way (if needed) from the north side of Poplar Tree Road and avoiding impact on the parkland, to the extent possible.

Parks and Recreation

1. The Fairfax County Park Authority and property owners should collaborate to provide active recreation facilities, especially athletic fields, to serve employee and local community needs. As appropriate, access to Ellanor C. Lawrence Park should be enhanced via trail connections in the area of Poplar Tree Road per the park's master plan.
2. Proposals should minimize impacts to Ellanor C. Lawrence Park. Due to the presence of a high-quality ecosystem and sensitive natural resources, land disturbance, stormwater outfall, and similar human impacts should be avoided, particularly in the parkland south of Poplar Tree Road east of Route 28.
3. Cub Run Stream Valley Park is located on the western boundary of this land unit. Portions of this EQC contain sensitive resource areas; however, development of the stream valley trail and other amenities such as wildlife observation, seating and open play areas within the outer perimeter of the EQC will enhance the passive recreation value of this natural resource.
4. Trail connections to Ellanor C. Lawrence Park, Rock Hill District Park, and other public parkland should be encouraged, as well as connectivity with the county's natural stream valleys and EQCs, particularly in the EQCs between Walney Road and Newbrook Drive, along Cub Run, and along Flatlick Branch.
5. Flatlick Stream Valley Park and Rock Hill District Park border this land unit. The Park Authority has planned Rock Hill District Park for active recreation uses, athletic fields, and natural resource protection and management.

Greenways/Trails

Stream Valley Recreational Trails: Complete the Cub Run Stream Valley Trail through this land unit to connect with Flatlick Stream Valley Park. Completion of the Flatlick Stream Valley Trail through Westfields by means of a public access trail easement is desirable to connect with the recommended trail through Land Unit E-4.

Countywide Greenways/Trails: Trails planned for this land unit are delineated on the Countywide Trails Plan Map and are an integral part of the overall county system. Internal trails within Westfields should provide continuity of access between the Cub Run, Flatlick Branch EQCs, and Ellanor C. Lawrence Park. A pedestrian/bicycle access across Route 28 to Ellanor C. Lawrence Park should be constructed as part of the area transportation improvements.

## **LAND UNIT K**

### **CHARACTER**

Land Unit K is comprised in its entirety of Ellanor C. Lawrence Park, a 650 acre site owned and managed by the Fairfax County Park Authority and classified as a Countywide Resource-based Park. The park was created in 1971 through a private donation of 585 acres to the Park Authority. Additional developer dedications and land transfers to the Park Authority since 1997 have expanded the park to its present size (Figure 38).

Under the terms of the Lawrence agreement, the property is irrevocably designated to the Fairfax County Park Authority. This agreement further stipulates the FCPA is bound to contest any eminent domain taking proceeding “in every fashion reasonably possible” and, under threat of forfeiture, constrains the FCPA in relinquishing any portion of the park property for any purpose other than as a public park.

The park contains a rich diversity of natural and heritage resources as well as active recreation facilities. Varied habitats including the Big Rocky Run stream valley, ponds, meadows, pine and oak forests support a large wildlife population. Deer, turkey, hawks, owls and songbirds inhabit the park and the spring wildflowers along Big Rocky Run are an annual attraction.

Nearly 70 archaeological sites have been recorded, documenting over 8,000 years of human habitation on this site. Major historic resources include the Walney Visitor Center, a renovated 200-year-old farmhouse which serves as the primary point of visitor contact; Cabell's Mill, a renovated 19<sup>th</sup> century gristmill; and Middlegate, the Lawrence home, which currently houses administrative offices.

Over 90 percent of the property is administered as Park Authority designated Resource Protection Zones to protect and enhance significant ecological and cultural resources. The portion of the park located west of Route 28 has been developed with a complex of six athletic fields and sports courts.

### **RECOMMENDATIONS**

#### **Parks and Recreation**

1. The overall management of Ellanor C. Lawrence Park, its proposed facilities, and natural and cultural resources are guided by the Ellanor C. Lawrence Park Master Plan.
2. Ensure that sensitive ecological and heritage resource areas of the park are buffered by compatible adjacent land uses.
3. Maintain Resource Management Plans to protect and enhance significant ecological and heritage resources.
4. Provide trail linkages to the Sully Woodlands region and adjacent residential communities; consideration should be given to providing multimodal access across Route 28 as part of Phase II transportation improvements.