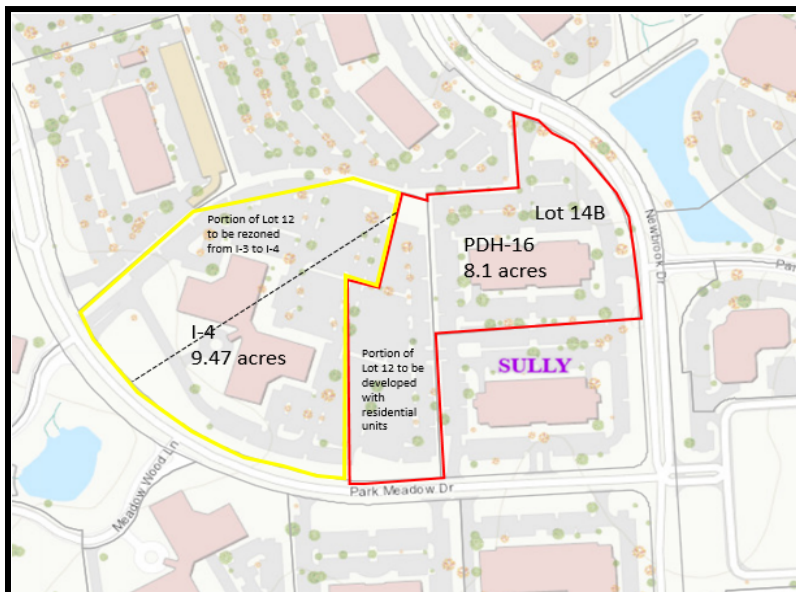


**Newbrook Park
NRP Corporate Point Acquisition LLC
RZ-2024-SU-00003FDP-2024-SU-00003
PCA-78-S-063-15
March 8, 2024
Revised January 16, 2025
Revised May 14, 2025
Statement of Justification**

I. Summary of Request

NRP Corporate Point Acquisition LLC and NRP Park Meadow Acquisition LCC (together, known as the “Applicant”) propose to redevelop an aging, vacant office building and convert what is currently asphalt surface parking into a cohesive and connected residential community to further the Land Bay J, Dulles Suburban Center Comprehensive Plan goals of creating an overall mixed-use 24/7 environment in the Westfields International Business Park. The Applicant is the contract purchaser of all of Tax 44-4((5))14B and a portion of Tax Map 44-3((6))12 (collectively, the “Property”).

To effectuate this proposed development, the Applicant is requesting rezoning of Lot 14B from the I-3 and the I-4 Zoning Districts to the PDH-16 Zoning District and a rezoning of a portion of Lot 12 from the I-3 and I-4 Zoning District to the PDH-16 Zoning District. The remaining portion of Lot 12 is currently zoned I-3 and I-4 and this application also includes a request to rezone the I-3 portion of that lot to the I-4 Zoning District and that portion of Lot 12 that is currently zoned I-4 to be rezoned to I-4 with proffers. Additionally, a proffer condition amendment (PCA) is also requested to remove the totality of both lots from the governing rezoning, RZ 78-S-063. The PDH-16 portion of the request contains 8.1 acres and the proposed total I-4 portion of the request contains 9.47 acres. All of the Property is located within the Water Supply Protection Overlay District and the Rt. 28 Tax District. The graphic below depicts the specifics of the request.



II. Background and Context

The Property is subject to RZ 78-S-063 which was approved by the Board of Supervisors on November 15, 1985. This is the original “Westfields” zoning approval which rezoned approximately 1,027 acres to the I-3, I-4, I-5 and Water Supply Protection Overlay zoning districts. The rezoning included a generalized development plan (GDP) and a

proffer statement. The GDP was not proffered and does not include detailed information for future development, but rather reflects a general road network, which is now in place, and proposed zoning classifications. Over the years, through various PCAs, land has been removed from this original rezoning to be governed by separate development plans and proffers.

Lot 14B is developed with a 69,679 square foot office building built in 1999. The building has been vacant for multiple years. Lot 12 is developed with a 166,380 square foot office building which is occupied. This application proposes to retain the office building and more than the required minimum amount parking for the office building on Lot 12.

The Property is surrounded on the north, east and south by other industrially zoned properties that are developed with office uses. The property to the southwest, across Park Meadow Drive was rezoned to the PDH-16 Zoning District in 2022 in order to develop a community of townhouses and a multifamily building. The property to the southeast, across Newbrook Drive and Park Meadow Drive, is currently under review for a rezoning to the PRM Zoning District for the development of townhouses and multifamily units.

III. Development Proposal

The development plan and program presented in this application is the result of many months of coordination with Planning and Development staff and the Office of Transportation, the goal of which was to create an integrated project that is forward looking in terms of elements such as the overall street grid and the open space pattern for the Property, as well as the area beyond the Property.

The Applicant proposes to replace the existing vacant office building on Lot 14B, its associated surface parking, and some of the surface parking on Lot 12 with 115 single family attached dwellings and stacked townhouses. The Applicant envisions a variety of single family attached dwelling sizes dispersed throughout the proposed community. The resultant overall combined density of the two properties will be 0.50, exclusive of ADU bonus density. The development will include affordable dwelling units (ADUs) as required by the Zoning Ordinance. For ease of reference, the residential portion of the proposal is referred to as Block “A” and the office portion of the proposal is referred to as Block “B”.

The proposed residential plan shows a clear and logical grid of streets that facilitates connections in several locations to Lot 12 and to Lot 14A which is located in the northwest quadrant of Park Meadow Drive and Newbrook Road. One of the existing site access points for Lot 14B on Newbrook Drive is maintained and an additional access point is created on Park Meadow Drive.

Parking for the single family attached dwellings and stacked towns will be provided in garages, driveways and additional surface parking spaces at parking ratios which meet the Zoning Ordinance requirements. In addition, the Applicant proposes to provide bicycle parking spaces in the community in accordance with Fairfax County's Bicycle Parking Guidelines.

One of the key elements in the overall planning of the community is the provision and location of the proposed open space areas. The Applicant has worked extensively with representatives from the Westfield Business Owners Association (WBOA) to fulfill the group's vision of a "stroll" that would connect this area of Westfields to the Commonwealth Center area (Wegman's) which is a little over ¼ mile north of the Property. This stroll is envisioned as a wide, landscaped walking path between the two areas. A pocket park area is shown in the northern portion of the proposed development to serve as the "catch-point" for the stroll as it enters the Property from the north. The stroll is then taken through the northern portion of the Property via linear parks to a safe crossing point at the intersection of Newbrook Road and Parkeast Circle. This will allow connection to the park areas shown in the proposed Parkeast development currently under review. Additionally, a north/south linear park is provided, connecting the green space to Park Meadow Drive. This includes a proposed crossing at Park Meadow Drive to allow for integration with existing pedestrian trails on the south side of Park Meadow Drive. Overall, the project will meet or exceed the amount of Urban Parkland recommended by the Comprehensive Plan.

Open space is proposed within the development serving as both active and passive recreational areas as well as buffer areas to the existing surrounding office uses. Total proposed open space for the PDH-16 portion of the Property exceeds the minimum requirement at 37.3% and the I-4 portion of the Property also exceeds the minimum requirement at 31.8%.

Stormwater management quantity requirements will be met on-site through a combination of runoff reduction best management practices and an overall reduction in the proportion of impervious surfaces on the site. Water quality management will be handled on-site through the use of runoff reduction best management practices, manufactured treatment devices, and an overall reduction in the proportion of impervious surfaces on the site as described in more detail on the proposed plan.

The rezoning of the land currently zoned I-3 on Lot 12 will provide a more cohesive zoning regime for that Property as currently, the zoning line between I-3 and I-4 bisects the existing building. There are no physical changes proposed on this residual portion of Lot 12 with the exception of some additional parking spaces as shown on the plan.

IV. Comprehensive Plan

Land Unit Language

The Property is located in the Dulles Suburban Center in Area III of the Comprehensive Plan (the "Plan"). Specifically, it is located in Land Unit J, which is planned at the baseline for office, conference center/hotel, industrial/flex and industrial uses at an average of 0.50 FAR except as noted in the options outlined in the Plan. The Plan states that any future development should be consistent with the character of the existing development with high-quality site, building, and landscape design.

On May 7, 2019, the Board approved a Plan amendment for Land Unit J that maintains

the overall baseline intensity of 0.50 FAR but adds an option for new residential uses (equating to a total of up to 5,500 units total) and retail uses (an additional 200,000 square feet) with conditions that address consolidation, impact mitigation, design, and the flexibility to allow residential uses with conditions regarding community design and mitigation of airport noise impacts.

Since the adoption of the Plan text for Land Unit J, the Board has approved several PCAs that have allowed for the development of residential communities with the Land Unit. As shown on the conceptual development plan/final development plan (“CDP/FDP”) submitted with this request, the proposal is in compliance with the Plan recommendations as currently 2,474 residential units have been approved in Land Unit J leaving 3,026 residential units available per the Plan recommendations. Further, the maximum number of approved single family attached units in Land Unit J is 657 leaving 1,173 available. At the time of the adoption of the Plan amendment, stacked townhouses were considering multifamily and 1,743 multifamily units have been approved, leaving 1,849 unit available per the Plan.

In addition, the deletion of land area from RZ 78-S-063 will have no impact on the allowable FAR as recommended by the Plan.

Residential Development Criteria

In addition to compliance with the recommendations of Land Unit J of the Dulles Suburban Center, the proposed development complies with the residential development criteria contained in Appendix 9 of the Policy Plan as follows:

Site Design

The proposed community is characterized by high quality site design which incorporates well-placed and usable amenity open spaces areas, a logical grid of streets with connections to adjacent properties and a thoughtful layout of homes. The Applicant analyzed a broader grid of streets throughout the central area formed by Newbrook Road, Park Meadow Drive and Westfields Blvd., which is depicted on Sheet 11 of the plan, to illustrate how a potential future grid could evolve. This was discussed with the Office of Transportation staff. Likewise, the proposed urban parks in the northern portion of the Property are so located to enable expansion and connection when and if the adjacent properties redevelop. For the present, however, those park areas are available as public open space for the community’s use and can be publicly accessed from both Newbrook Road and Park Meadow Drive. Green space, landscaping and robust setbacks from the roads is a hallmark of the Westfields area and is reflected in the proposed layout.

Neighborhood Context

The proposed development provides both vehicular and pedestrian connections to the surrounding properties and the greater Westfields area. Adequate buffering is shown between the

proposed residential uses and the neighboring office uses. The connections shown to Lot 14A enhance, rather than hinder, the future redevelopment of that lot. As noted above, Sheet 11 of the Plan shows a potential grid of streets beyond the subject Property which could provide enhanced access to the large central area formed by the three roads. Further, as also noted above, both the pocket park and the linear parks in the northern portion of the Property will be publicly accessible.

Environmental

There are no specific environmental features such as RPA, on the Property and the Property has previously been cleared of vegetation. The proposed plan will incorporate significantly more green space and pervious surface than the existing development on the Property. The Applicant will provide stormwater detention and water quality measures in accordance with Fairfax County requirements. Stormwater management will be provided via on-site facilities. The Applicant will comply with all Fairfax County regulations regarding noise and lighting, which will be downward directed and shielded. The Property is not located within the Airport Impact Noise Overlay District. Lastly, the Applicant will incorporate energy efficient measures into its building design and construction. This commitment will be included in proffers that will be submitted in conjunction with the rezoning proposal.

Tree Preservation and Tree Cover Requirements.

As mentioned, there is very little tree cover/vegetation on the Property currently. The majority of trees on the Property are included in existing parking areas and the site perimeter with a few species considered to be invasive. The tree canopy and tree preservation targets will be met on the Property.

Transportation

The site layout includes a grid of streets with connections to both Newbrook Road and Park Meadow Drive. The proposed residential use will generate fewer trips during the AM and PM peak hours on a typical weekday as compared to the current office use. Therefore, when compared to the current I-4 zoning, the proposed development, overall, will reduce traffic delays and queues on the surrounding road network.

Public Facilities

The proposed development will be served by public water and sewer. Stormwater management regulations will be met. The Applicant will address the issue of contributions to parks and schools in accordance with formulas adopted by the Board through the submission of proffers.

Affordable Housing

The proposal will include affordable dwelling units in accordance with adopted and established regulations and policies.

Heritage Resources

The Property is not located in an historic overlay district and there are no heritage resources located on the Property.

V. Zoning Ordinance Standards

The application meets the general standards for planned development as contained in Subsection 21905.1C of the Zoning Ordinance.

1. **The planned development must substantially conform the Comprehensive Plan with respect to type, character, intensity or use and public facilities. Planned development may not exceed the density of intensity permitted by the Comprehensive Plan including any permitted density or intensity bonus provisions.**

The Property is located within Land Unit J of the Dulles Suburban Center in Area III of the Comprehensive Plan. The Plan includes an option for new residential uses (up to 4,250 units) with certain conditions with which the proposal aligns. The number of residential units, the number of unit types and the proposed density aligns with the parameters outlined in the conditions. The proposal provides a high-quality living environment with adequate buffering and transition to the surrounding non-residential uses. Vehicular and pedestrian connections are provided to all surrounding properties. Affordable dwelling units will be provided and publicly accessible recreational facilities are included, in particular the creation of the “stroll” which will eventually connect the northern and southern portions of this area of Westfields.

2. **The planned development must be designed to achieve the stated purpose of the planned development district more than with development under a conventional zoning district.**

The utilization of a planned zoning district rather than a conventional district allows a mix of unit types which will appeal to a wider demographic. The creation of open space, more than the minimum required amount, is also critical to maintaining the character and atmosphere of Westfields.

3. **The planned development must, to the extent possible, protect, preserve, and restore natural ecosystem components, including trees, meadows, streams, topographic features, healthy soils, and heritage resources.**

As previously noted, the proposed development will reduce the amount of impervious surface on the Property and introduce significantly more green space and landscaping than the current development on the Property.

4. **The planned development must be designed to prevent adverse impact to the use and value of existing surrounding development and may not deter or impede**

development of surrounding underdeveloped properties in accordance with the Comprehensive Plan.

The proposed interparcel connections that are an extension of the grid of streets will facilitate the redevelopment, should that occur, of the surrounding properties. The surrounding office uses will benefit greatly from the addition of residential units in the area which was the impetus for the Land Unit J plan amendment to allow additional residential uses. Additionally, the urban parks proposed in the project will be publicly accessible and usable by the tenants and employees of the surrounding office developments.

5. **The planned development must be located in an area in which existing or planned transportation, police and fire protection, other public facilities, and public utilities will be available will be adequate for the uses proposed. The applicant may provide for those facilities or utilities which are not presently available.**

The area is already adequately served by the stated public facilities and utilities.

6. **The planned development must provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.**

As previously stated, the proposed development provides logical and coordinated connections, both vehicular and pedestrian to the surrounding network.

VI. Waivers and Modifications

- Waiver of requirement for a 200 sf minimum privacy yard is requested for the rear loaded single family attached units in lieu of community open space.
- A waiver of the 600 foot maximum private street length is requested to allow for better connectivity and vehicular circulation within the site.
- A modification to allow the existing sidewalks and trails to satisfy the Public Facilities Manual requirement to construct trail and walkways in the general location shown on the Comprehensive Plan.
- A modification of the transitional screening yard and a waiver of the barrier requirement as set forth in Section 5108.5 of the Zoning Ordinance is requested for the eastern edge of Lot 12. In accordance with Section 5108.6(B)(1), the applicant requests that the transitional screening requirement be modified to that shown on the CDP/FDP. As this rezoning request is one application, the landscaped screening shown distributes the landscaping on both sides of the private road on the PDH-16 portion of the property. Given the height of the existing building and the proposed dwellings, a barrier would not be effective. Thus, a waiver of the

barrier requirement is requested. The proposed landscaping amenitizes both the commercial and residential uses while minimizing adverse impacts between the uses.

VII. Conclusion

The Applicant's proposal will replace an obsolete office building that has been vacant for multiple years, along with acres of excess impervious surface parking, with an integrated community of single family attached and multifamily dwellings. This proposal will implement the vision of increased residential use in Westfields that was one of the focuses of the Comprehensive Plan amendment for Land Bay J and with the varied unit sizes, will target the missing middle population of the County.

The Applicant understands the importance of and has been working toward the goal of integrating the proposed community within the context of the existing development. Illustrative examples of a future road grid for the area and the ability to expand and connect the proposed on-site urban park spaces with the proposed Park East development as well as other adjacent properties is a key element of the site design.

To the best of our knowledge, no hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355, no hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations, and no petroleum products as defined in Title 40, Code of Federal Regulations Part 280 will be generated, utilized, stored, treated, and/or disposed of on this Property. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards with the exception of those for which waivers/modifications are requested as outlined in this statement.