



**WESTFIELDS BUSINESS OWNERS ASSOCIATION**

**DRAFT WESTFIELDS CONCEPTUAL  
MASTER PLAN  
OVERVIEW  
&  
ADDITIONAL EXAMPLES**

January 28<sup>th</sup>, 2019

Sully Joint Land Use Committee

# WESTFIELDS DEVELOPMENT

Westfields International Center  
Chantilly, Virginia





- RESOLVE AIRPORT NOISE OVERLAY ISSUE
- CREATE VIBRANT MIXED-USE PROJECT
- CELEBRATE WESTFIELDS ENVIRONMENT
- CONNECTIVITY THROUGH GREEN CORRIDORS | SHOP WITHIN ½ - ¾ MILE
- SCHOOLS| PARKS | FIELDS | ENTERTAINMENT
- REACH FULL APPROVED DENSITY
- TRAFFIC AMELIORATION

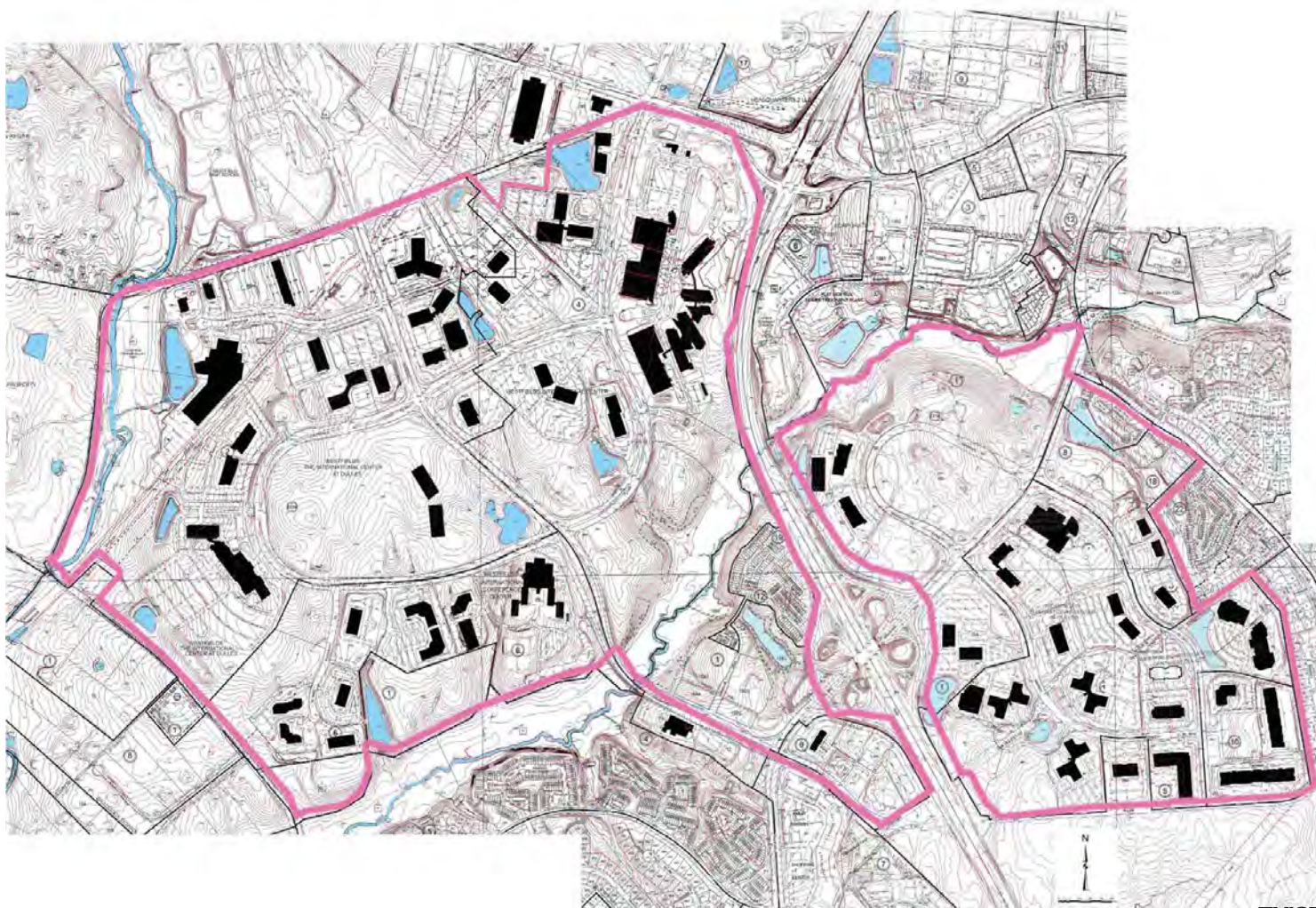




**SITE | FLOOD PLAIN LINE AND CEAREAS**

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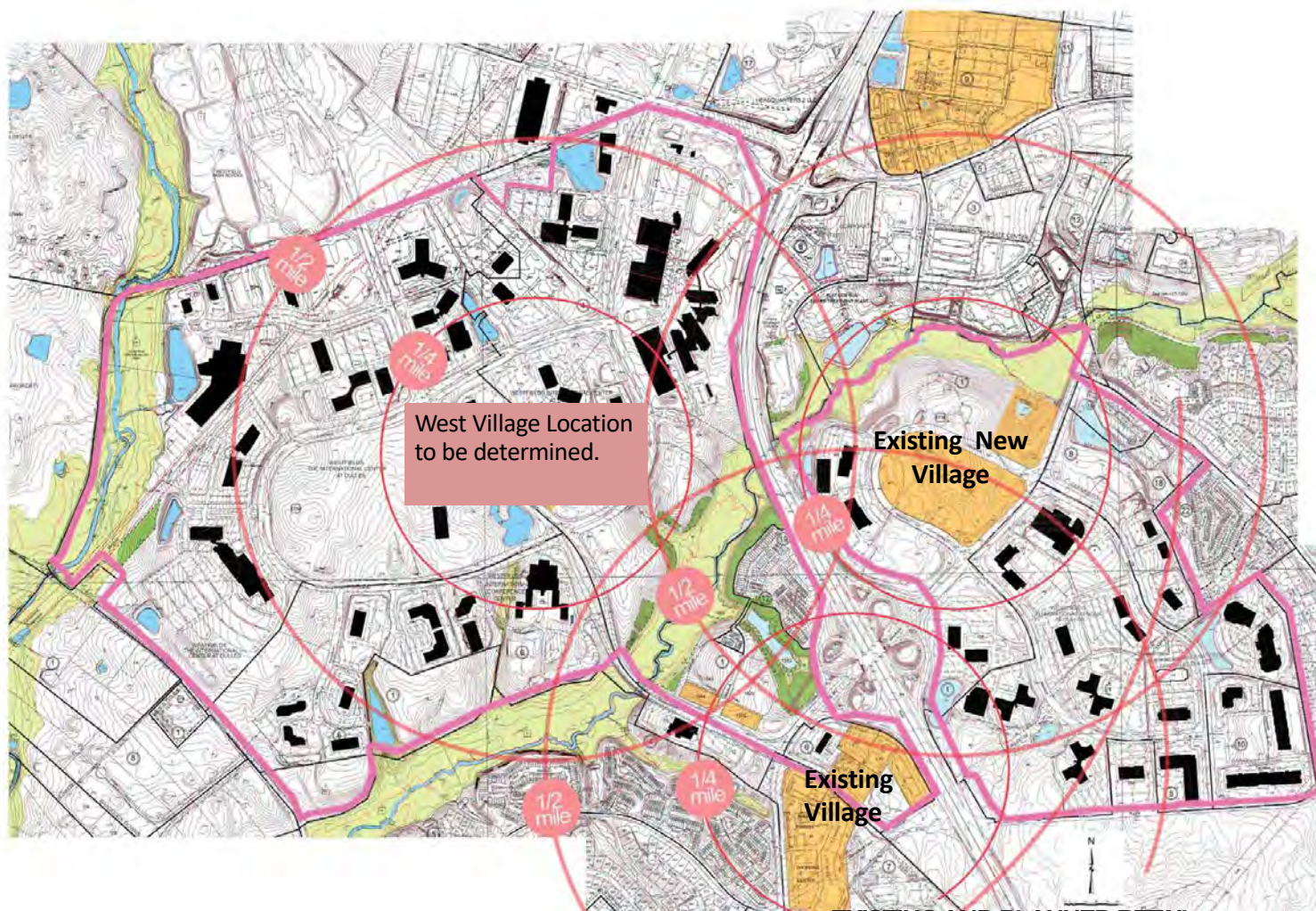




EXISTING BUILDINGS

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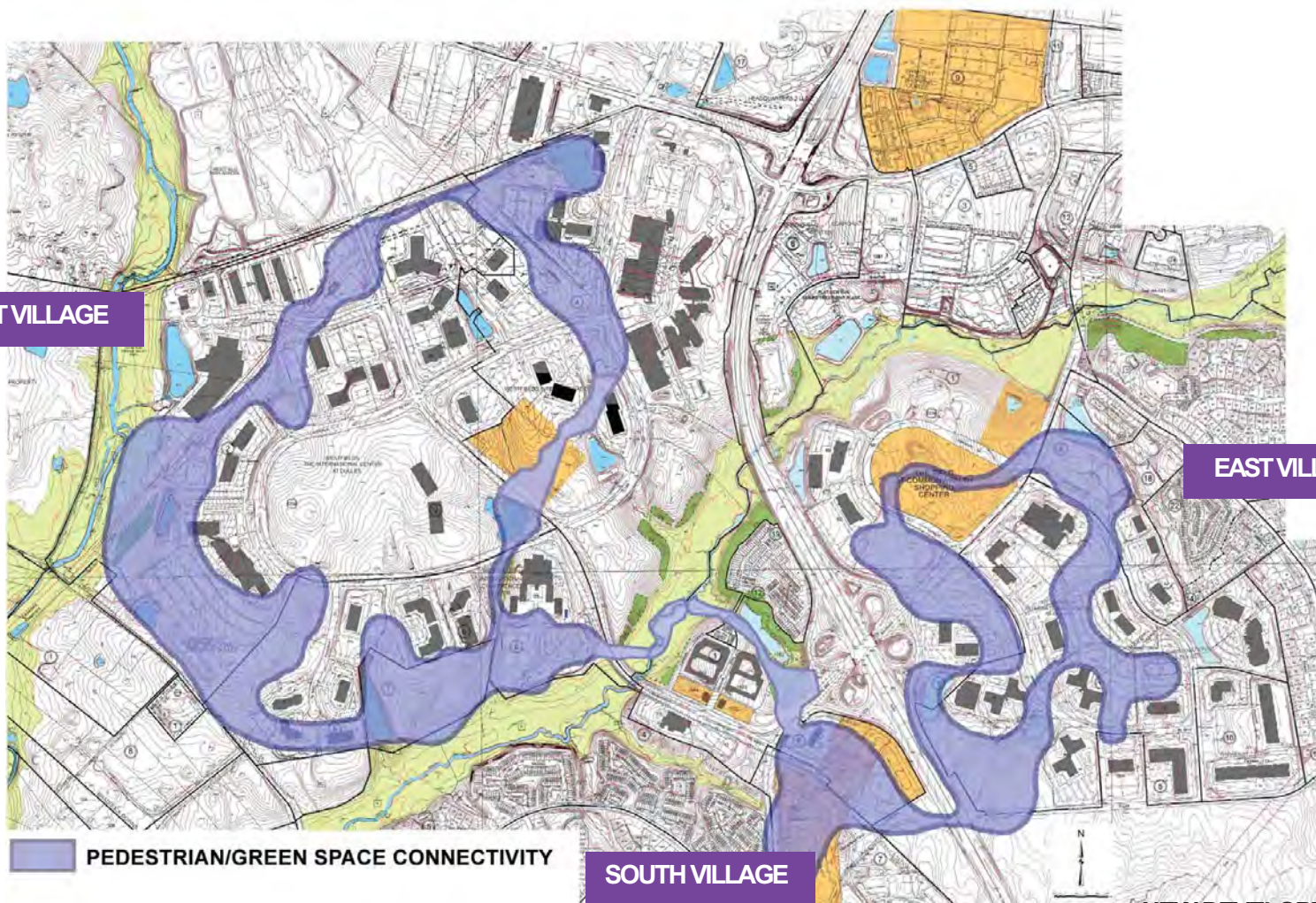




EXISTING AND PLANNED RETAIL 1/4 MILE | 1/2 MILE | 1 MILE DISTANCES

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NEW DEVELOPMENT VILLAGES

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WEST VILLAGE

EAST VILLAGE

SOUTH VILLAGE

MASTER PLAN

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WESTFIELDS DEVELOPMENT | Fairfax, Virginia

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## WEST VILLAGE



## WEST VILLAGE CONCEPT

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EAST VILLAGE

SOUTH VILLAGE

SOUTH AND EAST VILLAGE CONCEPT



## QUICK OVERVIEW VIDEO OF WESTFIELDS



## Mosaic District – Merrifield, Fairfax Virginia



Repurpose land area that was not being fully utilized.



Created an vibrant place where people gather, shop, dine, etc.



A lot can be done in a small area for place making.



## Loudoun One – Loudoun County VA



PHOTO COURTESY: ALI KHALIGH-LOUDOUN NOW



Mosaic Public Park Space  
Merrifield- Fairfax VA



Clarendon Commons –  
Arlington VA







## ***Linear Parks***

These are developed to accommodate walking or bicycle trails.

Usually, these parks are developed along a natural or utility corridor; often serve the secondary purpose of linking two or more parks together.





**ENHANCING WHAT WESTFIELDS ALREADY PROVIDES – A PARK LIKE SETTING.**

- Enhance pedestrian connections and trails between uses with linear parks, pocket parks.
- Reactivate the green corridors along the roads and common areas
- Create unique public spaces and uses in appropriate areas of Westfields





Marriott sought an exit from Rock Spring **in large part because of what it lacks**: Metro access and the urban amenities its employees and visitors demand. Office vacancies have climbed as tenants seek out more vibrant locations, forcing Montgomery County to consider ways of reviving the larger area.



By **Michael Neibauer** – Associate Editor, Washington Business Journal  
Jan 23, 2019, 11:34am EST **Updated** an hour ago

# Economic Success Strategic Plan OVERVIEW

In **2015**, the Fairfax County Board of Supervisors adopted The Strategic Plan to Facilitate the Economic Success of Fairfax County. The plan envisions an economically strong and sustainable Fairfax County and focuses on four fundamental themes:

## **People, Places, Employment, and Governance.**

Each of the four themes contains a vision of what we aspire to and the related fundamental strategies. Since its adoption, County staff has been working on the implementation of the actions prescribed within the plan's six goals:

- 1. Further Diversify Our Economy**
- 2. Create Places Where People Want To Be**
- 3. Improve the Speed, Consistency, and Predictability of the Development Review Process**
- 4. Invest in Natural and Physical Infrastructure**

