



**WESTFIELDS BUSINESS OWNERS ASSOCIATION**

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

December 11<sup>th</sup>, 2018

Westfields Land Unit J Task Force



# WESTFIELDS DEVELOPMENT

Westfields International Center  
Chantilly, Virginia





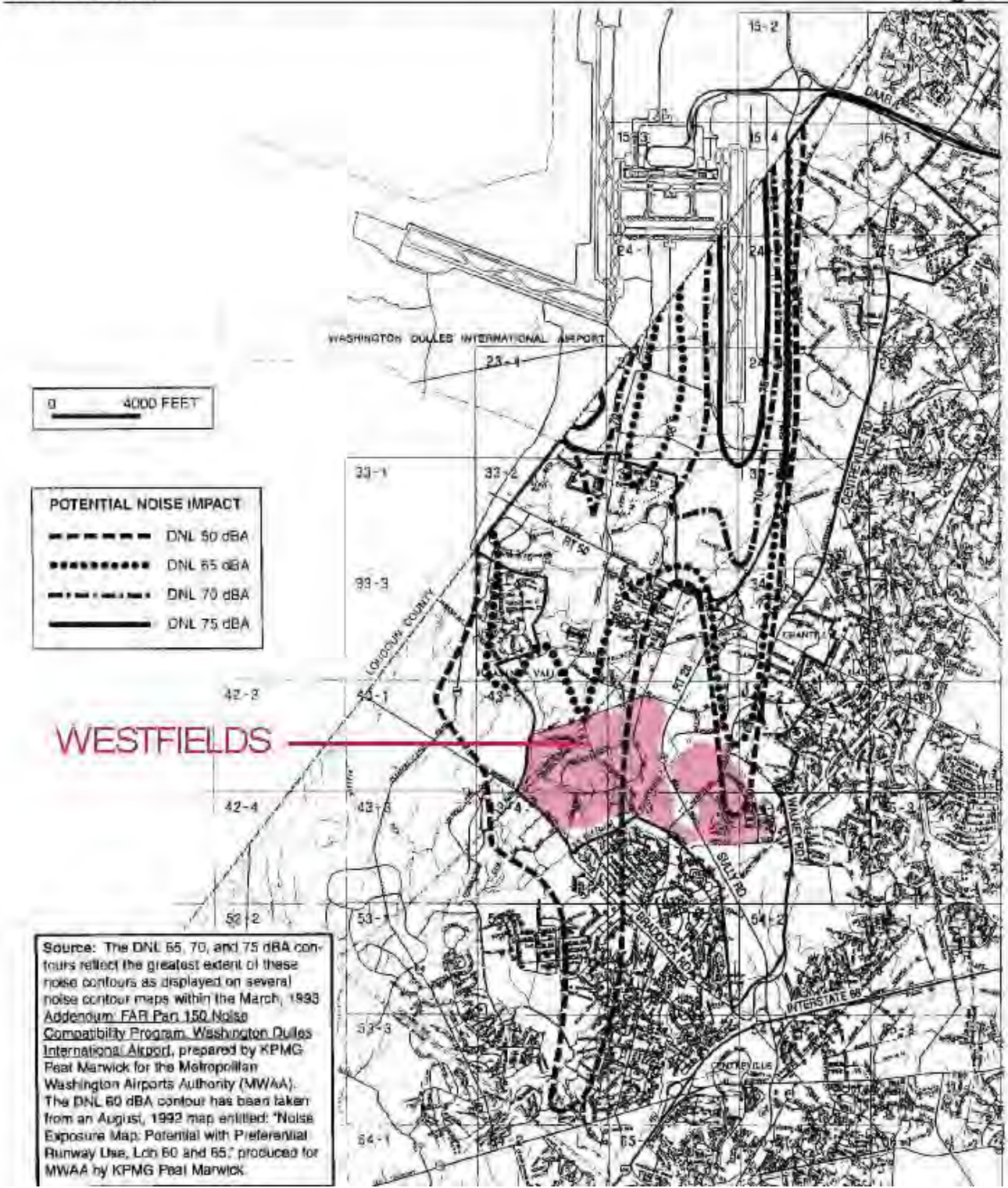
- RESOLVE AIRPORT NOISE OVERLAY ISSUE
- CREATE VIBRANT MIXED-USE PROJECT
- CELEBRATE WESTFIELDS ENVIRONMENT
- CONNECTIVITY THROUGH GREEN CORRIDORS | SHOP WITHIN 1/2 - 3/4 MILE
- SCHOOLS| PARKS | FIELDS | ENTERTAINMENT
- REACH FULL APPROVED DENSITY
- TRAFFIC AMELIORATION



Source: Fairfax County

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition  
Area Plan Overview, Amended through 10-20-2015  
Introduction

AREA III  
Page 21



Dulles Suburban Center  
Aerial View - March 2015



DULLES AIRPORT NOISE IMPACT AREA

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## For areas between the Ldn 60-65 aircraft noise contours:

- (1) **Full Disclosure Statement.** For all residential dwelling units to be constructed between the Ldn 60-65 aircraft noise contours, the applicant shall disclose in writing to all prospective purchasers that they are located within an area that will be impacted by aircraft overflights and aircraft noise. Such notification will be accomplished by inclusion of this information in all sales contracts, brochures and promotional documents, including the *Illustrative Site Plan(s)* on display within any sales related office(s), as well as in Homeowner Association Documents, and by inclusion on all subdivision and site plans, and within all *Deeds of Conveyance*.
- (2) **Acoustical Treatment.** For all residential units located between the Ldn 60-65 aircraft noise contours, the applicant shall incorporate acoustical treatment into all dwelling units to insure that interior noise levels within living spaces (not including garages, sunrooms, or porches) do not exceed [an average sound level of 45 db(A) Ldn. Compliance with this standard shall be based upon a certification from an acoustical engineer licensed in the Commonwealth of Virginia, submitted at the time of zoning permit issuance, that the design and construction methods and materials to be used in the construction of the dwelling are such that the foregoing standard will be met, assuming exterior noise levels between 60-65 Ldn].

Section 4-1400

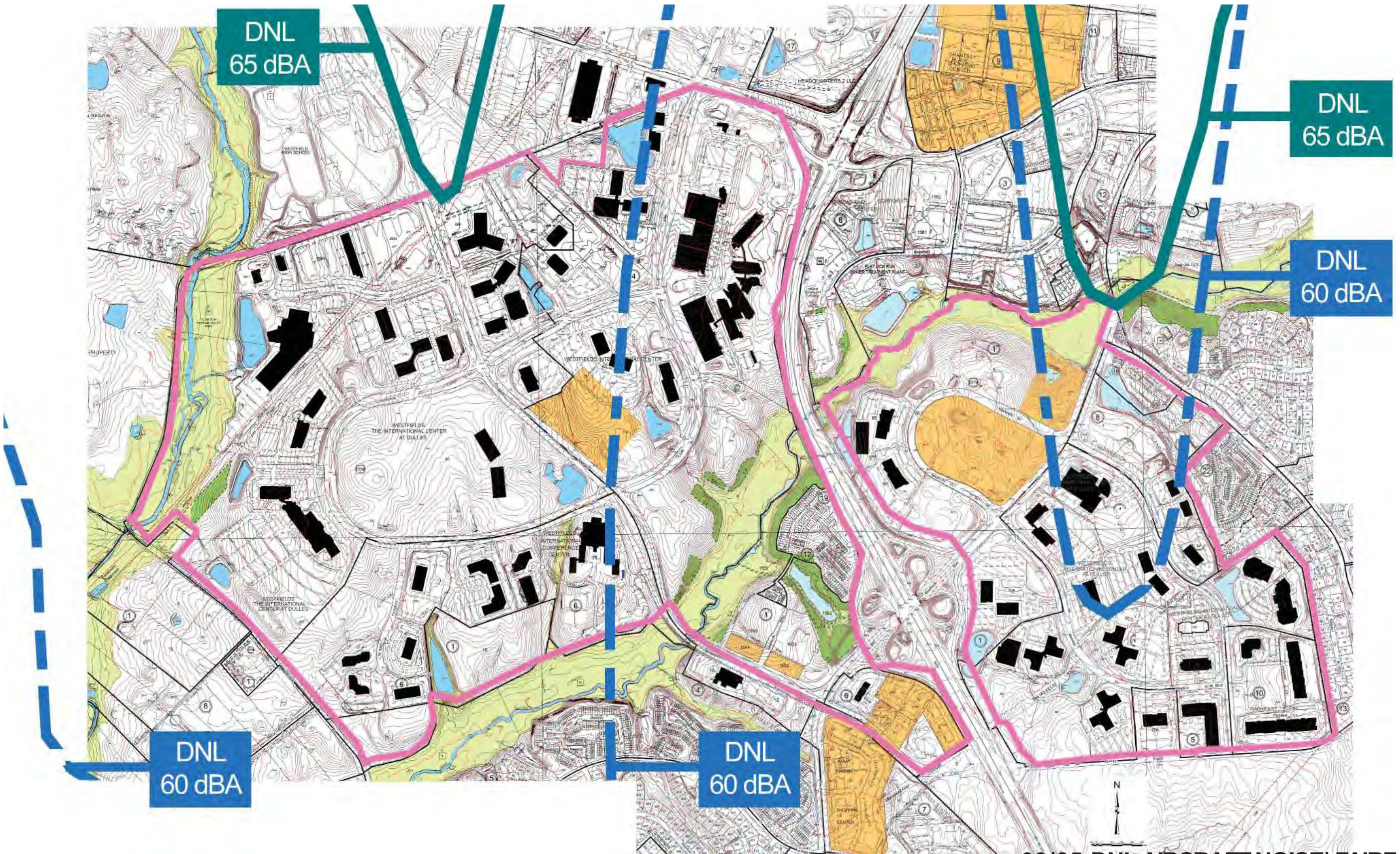
Revision Date: June 17, 1998

[ ] Indicates Ordinance Amendment

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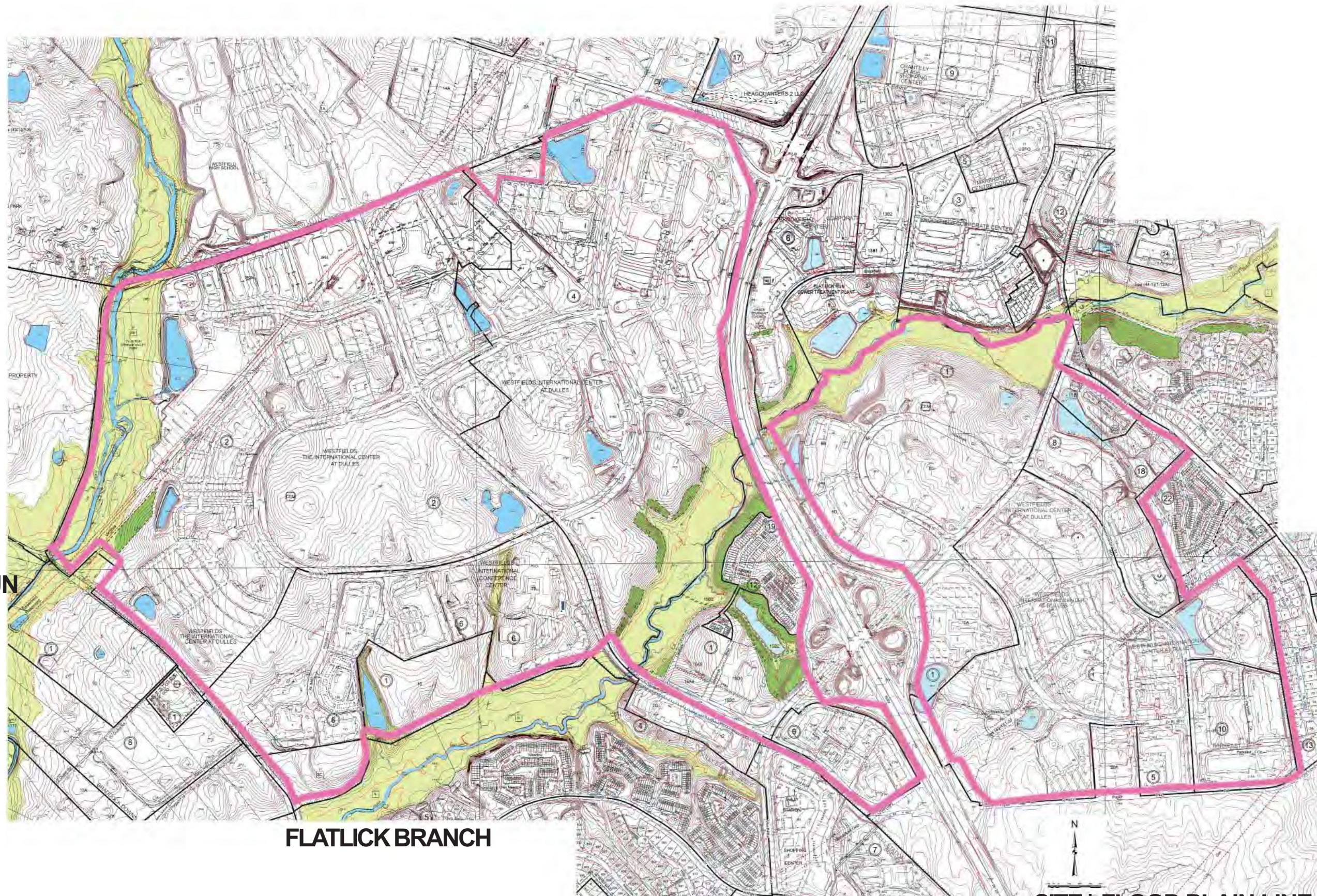
60/65 DNL AIRCRAFT NOISE | FAIRFAX COUNTY



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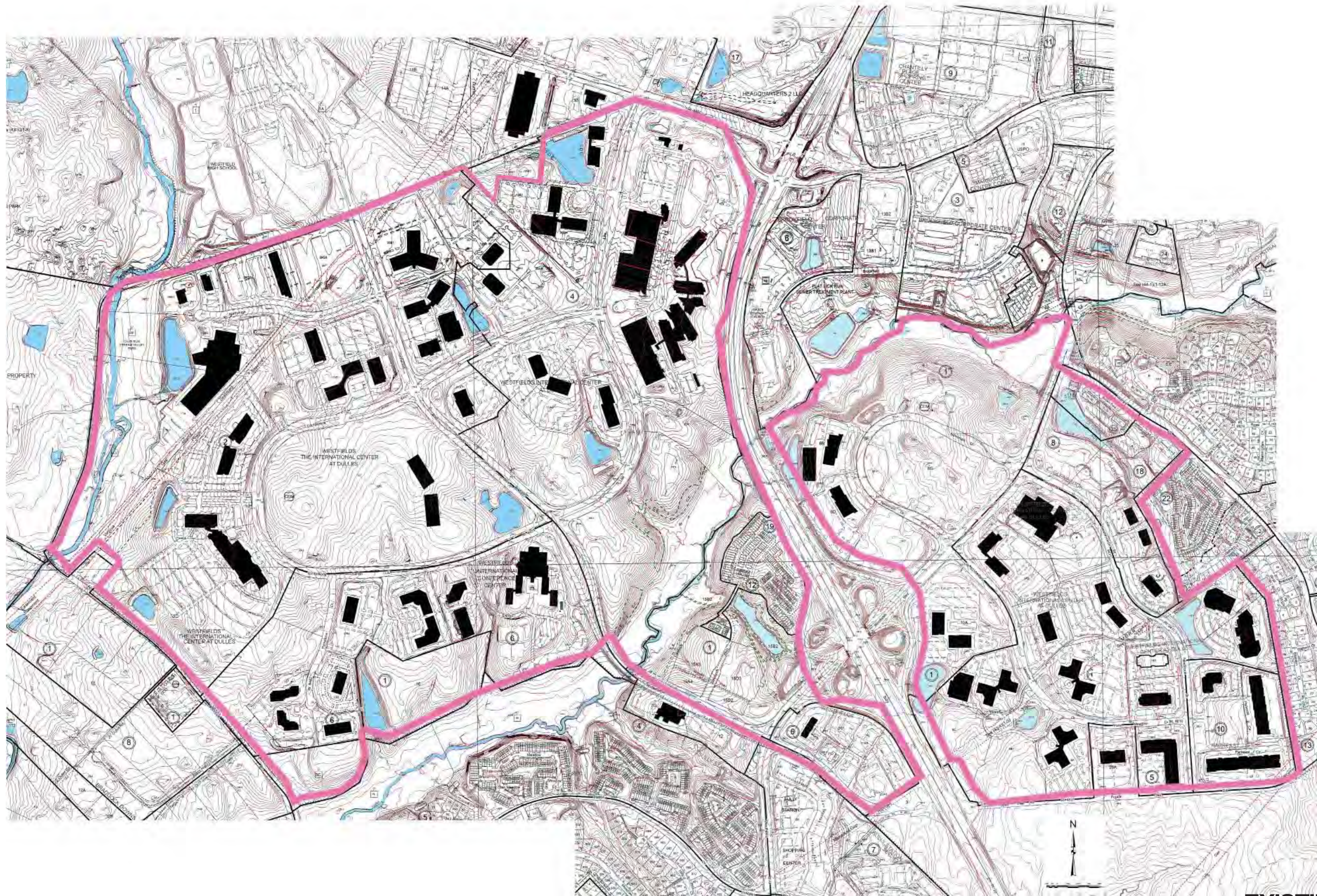
CUB RUN

FLATLICK BRANCH



SITE | FLOOD PLAIN LINE AND CEAREAS

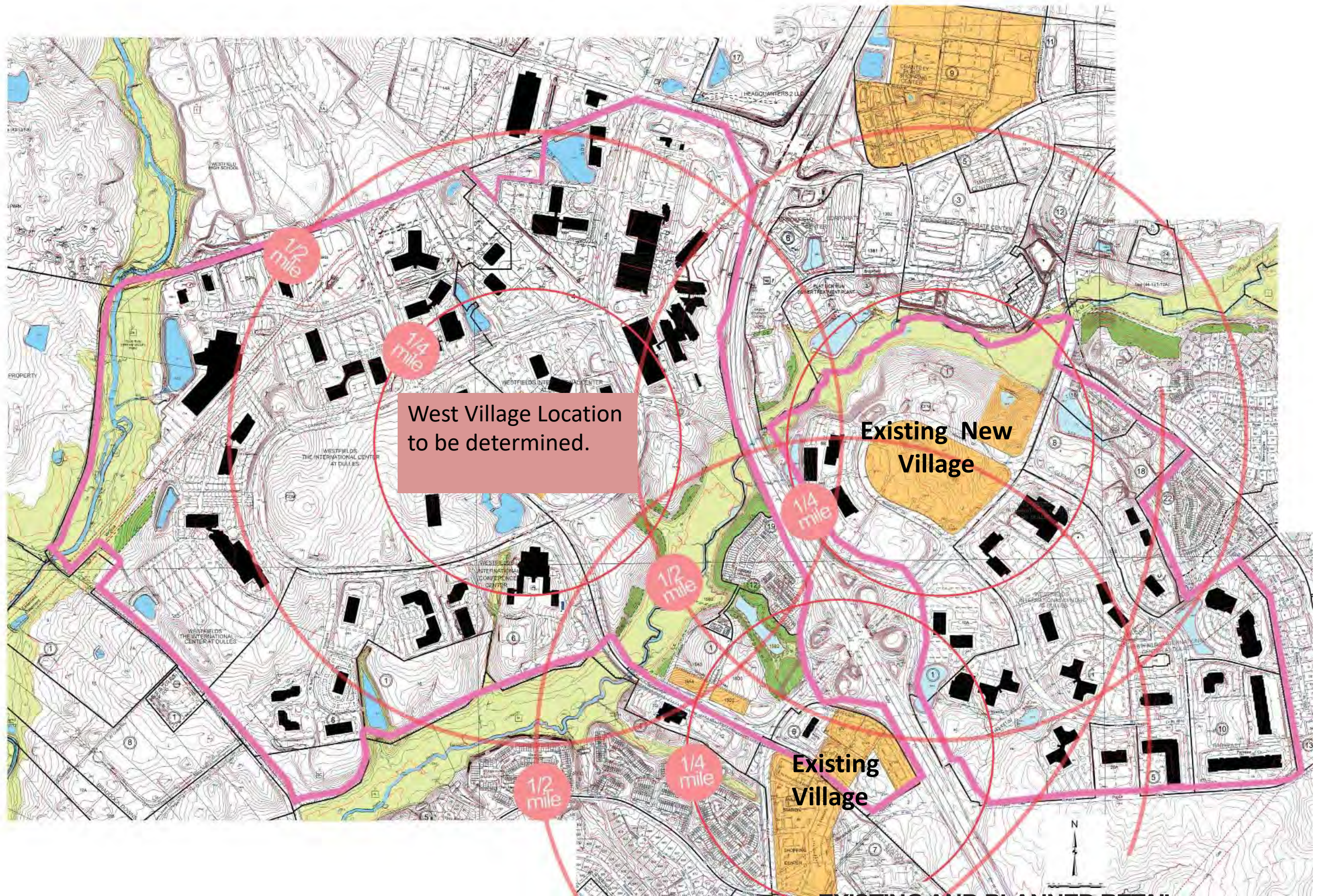




**EXISTING BUILDINGS**

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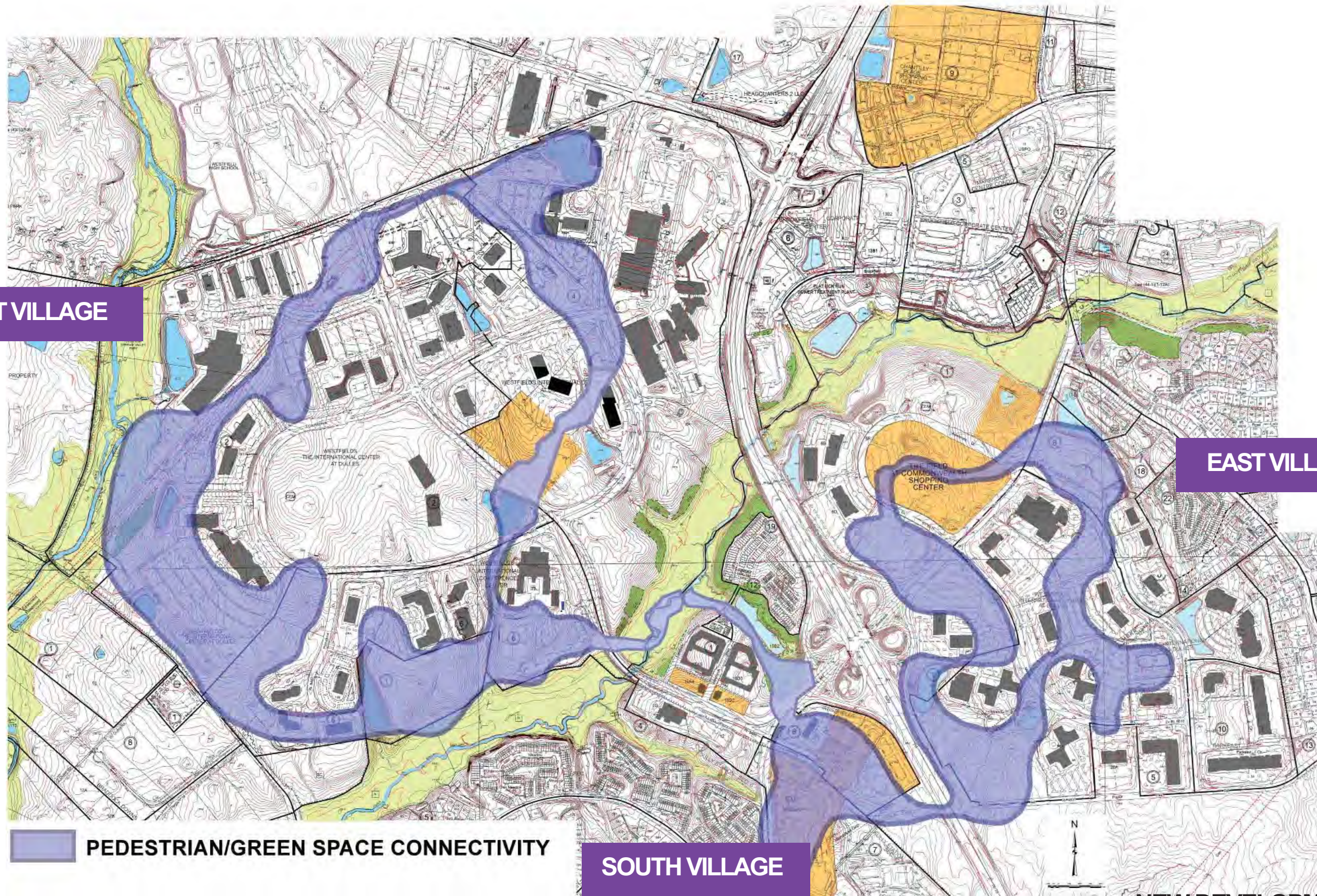




EXISTING AND PLANNED RETAIL 1/4 MILE | 1/2 MILE | 1 MILE DISTANCES

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**WEST VILLAGE**

**EAST VILLAGE**

**SOUTH VILLAGE**

**PEDESTRIAN/GREEN SPACE CONNECTIVITY**

**NEW DEVELOPMENT VILLAGES**

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Source: Fairfax County

Walkability to a Park Entrance

0.25 miles

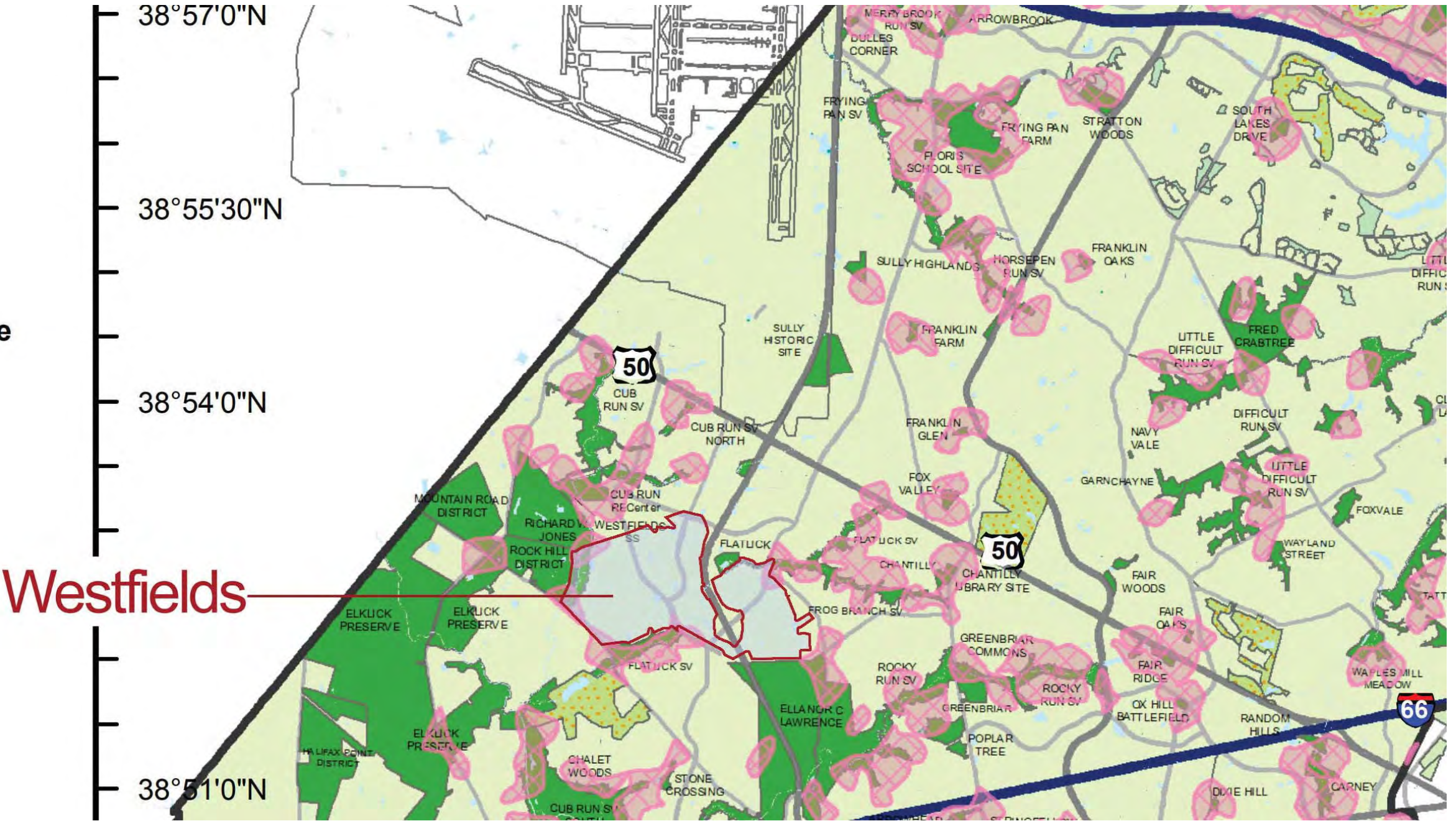
PUBLIC PARKS

PARKS - FCPA

Parks - FCPA

Non-FCPA Parks

- Other Park Land
- Town of Clifton
- Reston Association
- Commonwealth of Virginia
- Golf Course
- Northern VA Regional Park Authority
- United States of America
- City of Fairfax
- Town of Herndon
- Town of Vienna



PUBLIC PARKS

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Source: Fairfax County

### Legend

- Area with other specific guidance regarding streetscaping and trail requirements. Consult Area Plan documents for details. (See Note 1)
- Supervisor District Boundary

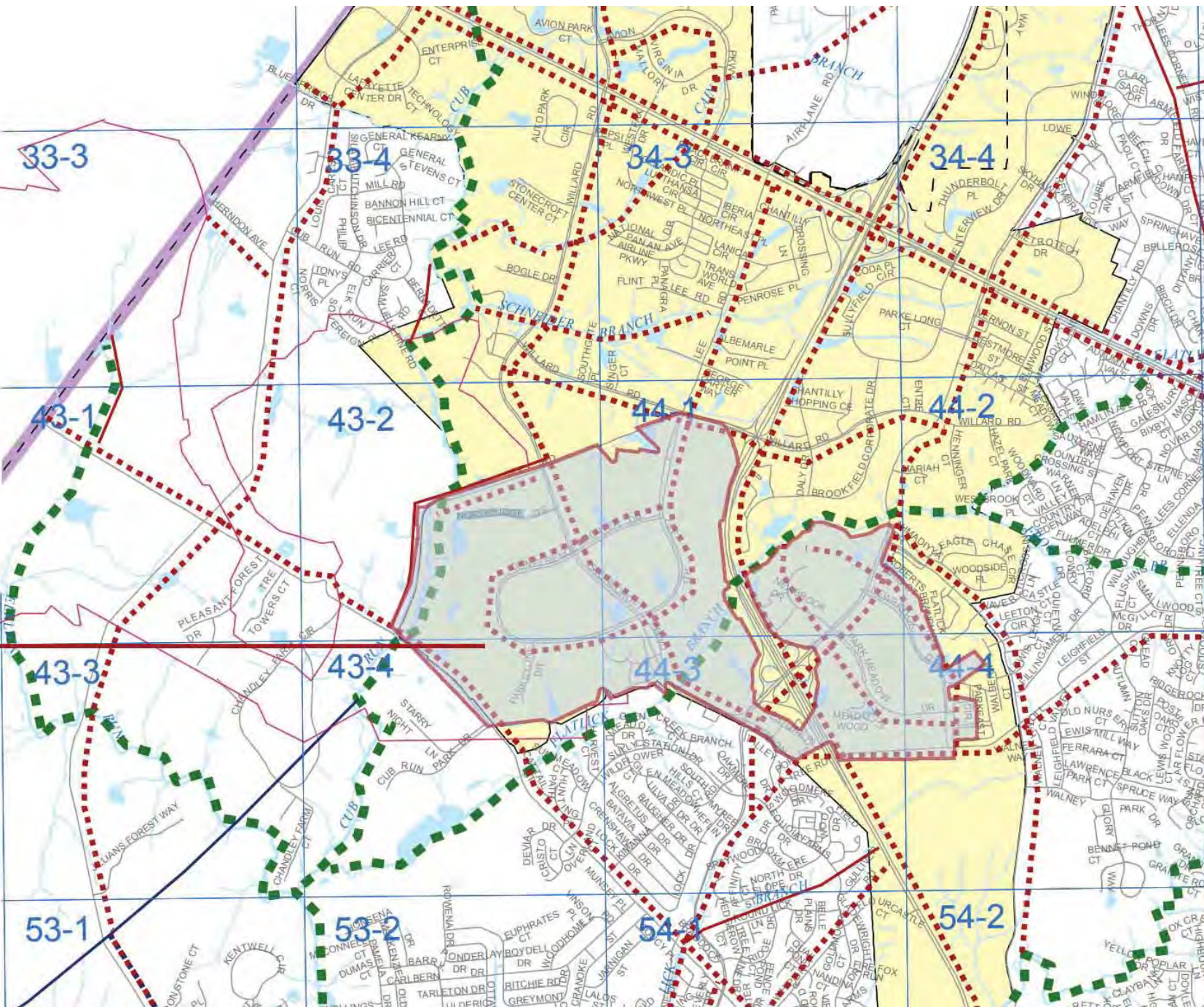
### Trails

- Major Regional Trail System (See Note 2)
- Major Paved Trail (See Note 3)
- Minor Paved Trail (See Note 3)
- Minor Paved Trail with parallel Natural Surface or Stone Dust Trail (See Note 4)
- Natural Surface or Stone Dust Trail (See Note 4)
- Stream Valley Trail
- Trails in Other Jurisdictions

Westfields

### Notes:

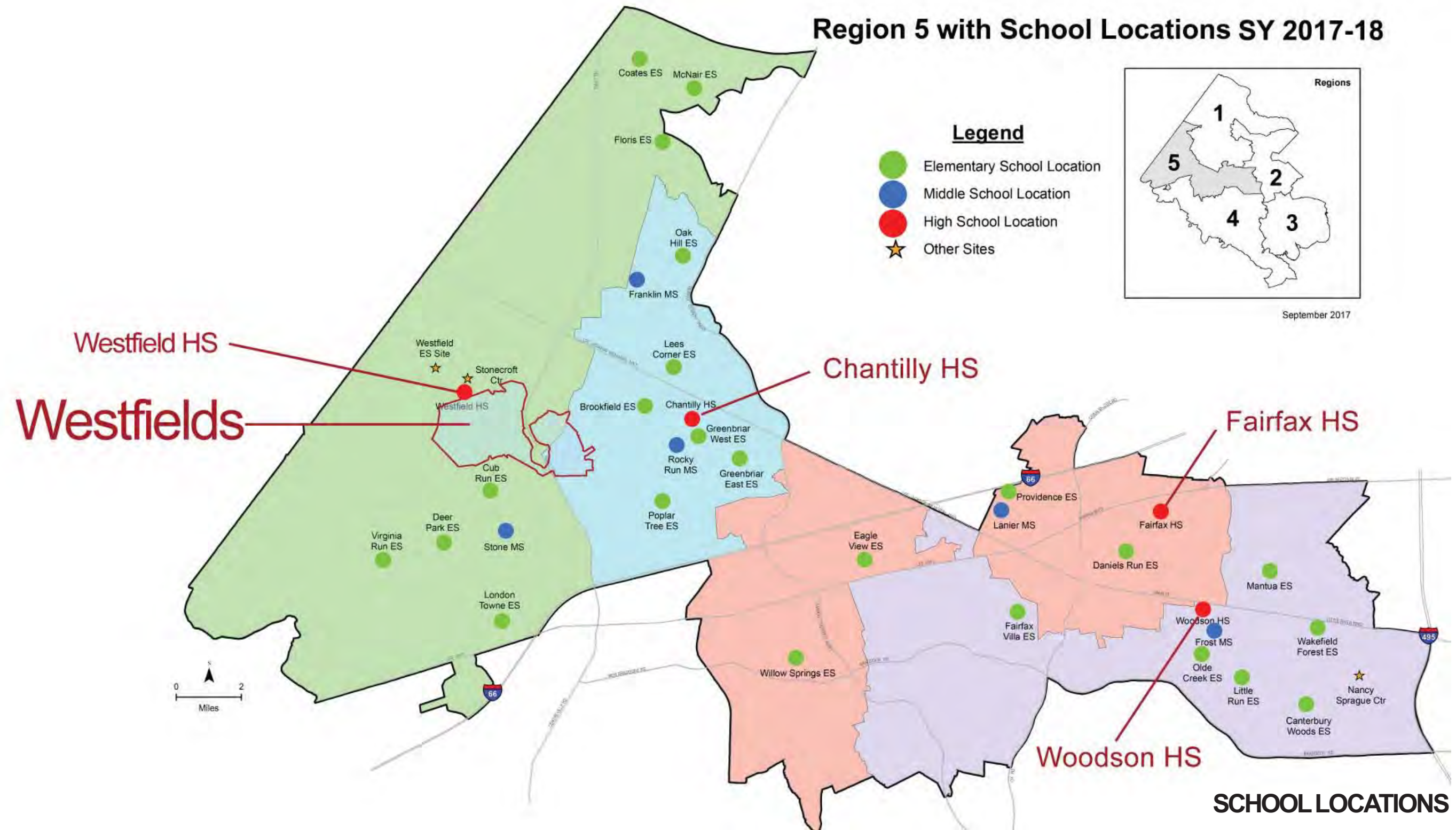
- Other areas with specific streetscaping and trail requirements may exist which are not shown on this map. For Streetscaping & Trail requirements, please refer to appropriate Area Plan Documents.
- Major Regional Trail System includes Interstate Route One Bikeway, Cross County Trail and trails along I-495, I-66, DAAR, Fairfax County Parkway, Franconia-Springfield Parkway, Southern Railroad (South County East-West Trail), George Washington Memorial Parkway, Washington and Old Dominion Regional Park, Bull Run, Occoquan River and Potomac River. The Major Regional Trail System is Major Paved Trails with the exception of Interstate Route One Bikeway, South County East-West Trail, Cross County Trail, and those trails along Bull Run, Occoquan River and Potomac River, where surface materials vary from Paved, Natural Surface to Stone Dust. The Northern Virginia Regional Park Authority will determine the type of trail along Occoquan River and Bull Run.
- Major Paved Trail (asphalt or concrete) is 8' or more in width  
Minor Paved Trail (asphalt or concrete) varies from 4' to 7'-11".
- Stone Dust Trail or Natural Surface Trail is typically 6' to 8' in width.



## TRAIL CONNECTIVITY



Source: Fairfax County



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WEST VILLAGE

EAST VILLAGE

SOUTH VILLAGE

MASTER PLAN

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WEST VILLAGE



WEST VILLAGE CONCEPT

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EAST VILLAGE

SOUTH VILLAGE

SOUTH AND EAST VILLAGE CONCEPT

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- NEW RESIDENTIAL
- NEW OFFICE
- NEW RETAIL
- NEW STRUCTURED PARKING

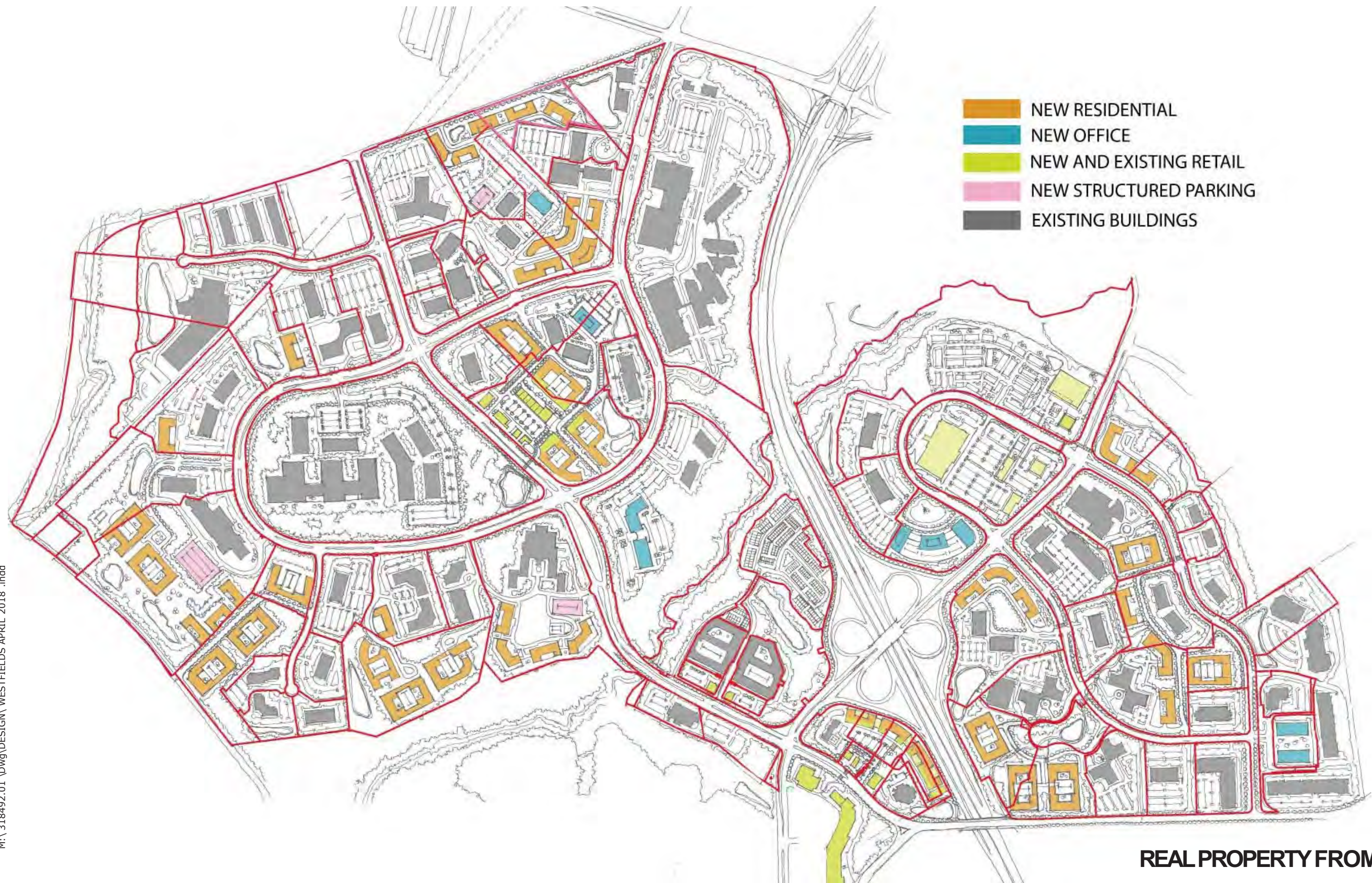


**NEW BUILDINGS**

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- NEW RESIDENTIAL
- NEW OFFICE
- NEW AND EXISTING RETAIL
- NEW STRUCTURED PARKING
- EXISTING BUILDINGS



**REAL PROPERTY FROM TAX MAPS**

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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





Mosaic Public Park Space  
Merrifield- Fairfax VA



Clarendon Commons –  
Arlington VA









## ENHANCING WHAT 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

