

# Park East at Westfields

RZ/FDP 2023-SU-00017

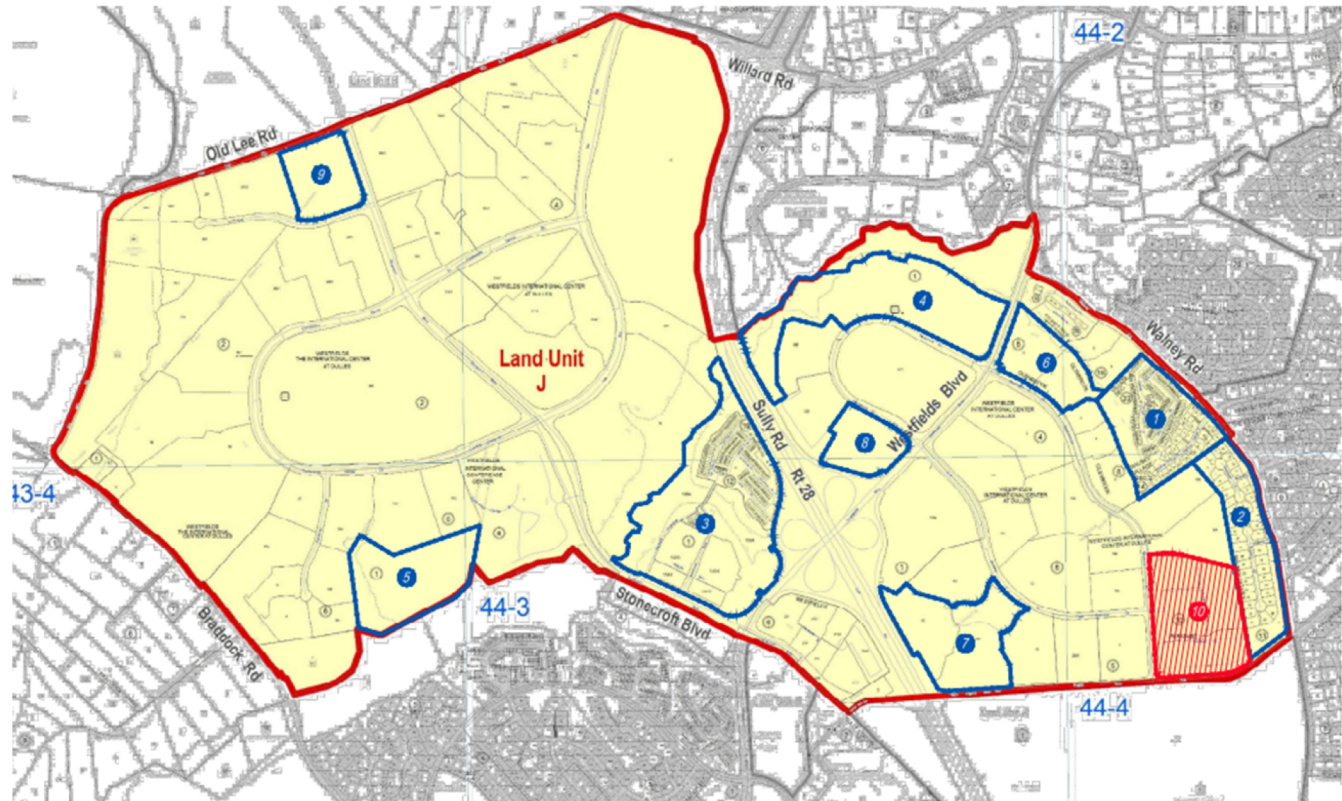
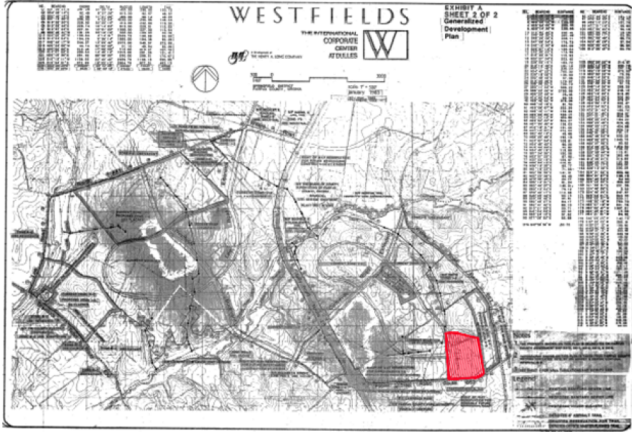
PCA 78-S-063-14

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SULLY DISTRICT LAND USE AND TRANSPORTATION COMMITTEE MEETING

MAY 20, 2024





# WESTFIELDS REZONING



**AERIAL VIEW**

- Approximately 23.43 acres – Northwest quadrant of Poplar Tree Road and Newbrook Drive
- A rezoning from the I-4 District to the PDH-16 District
- Change in use from commercial to residential
- Phased development with a mix of residential uses to provide a transition from low intensity office to single-family detached.

## PROPOSED DEVELOPMENT



ILLUSTRATIVE PLAN



4800 DAVY ROAD, SUITE 300, FARMINGTON, VERMONT 05475  
PH: 802.253.1234 FAX: 802.253.1235

PARK EAST AT WESTFIELDS  
Fairfax County, Virginia

SCALE 1" = 80'  
MAY 20, 2024

# PROPOSED ULTIMATE DEVELOPMENT PLAN

- 35 Townhouses
- 116 Stacked Townhouses
- 1 Multifamily Building with 32 Units



## PROPOSED DEVELOPMENT PLAN – PHASE ONE

- 85 Townhouses
- 132 Stacked Townhouses
- 3 Multifamily Buildings each with 32 Units (96 multifamily units)

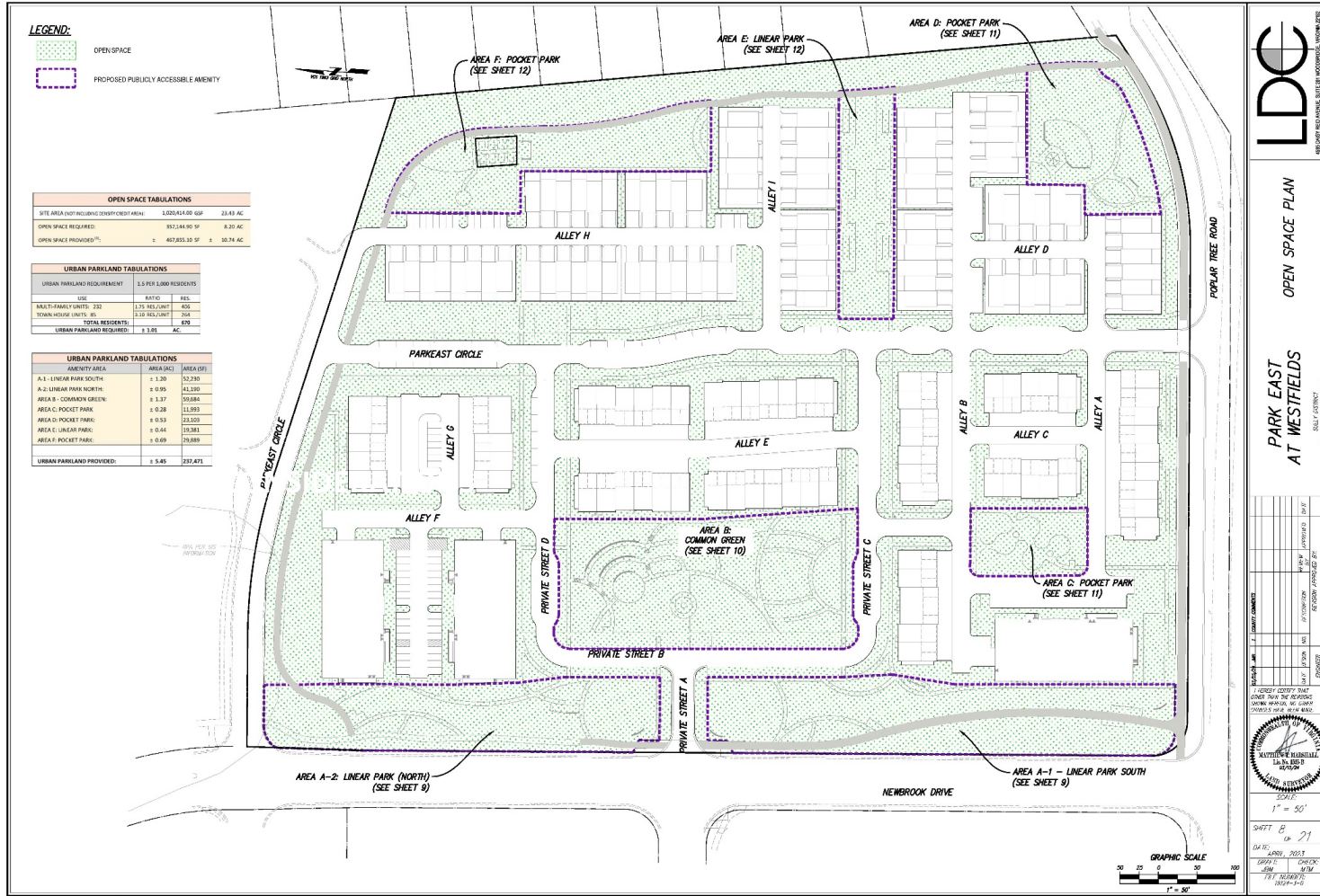


## PROPOSED DEVELOPMENT PLAN – PHASE TWO

- Phased Replacement of Aging Commercial Buildings
- Better Transition of Density Between Office and Surrounding Residential Development
- Community Benefits
  - Connectivity - vehicular and pedestrian
  - Creation of live-work opportunities
  - Open Space
    - Linear park along frontage
    - Common Green
    - Multiple Pocket Parks
    - Landscaping
- Opportunity for Placemaking
  - Amenities
  - Entry sign/landscaping
- Proximity of Park
- Reduction in Traffic

## CONSIDERATIONS FOR A CHANGE IN USE





# OPEN SPACE



**A** WESTFIELDS SIGNATURE WALL



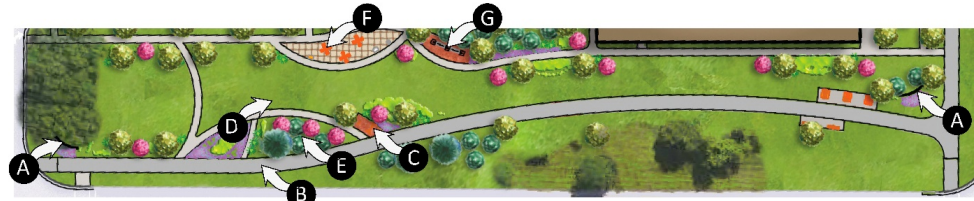
**F** GRILL AREA WITH SEATING



**G** BENCH SWINGS



**B** MULTI-USE TRAIL



AREA A-1: LINEAR PARK (SOUTH)

SCALE: 1"=30'



**D** FLEX USE LAWN



**C** FITNESS STATIONS ALONG TRAIL



AREA A-2: LINEAR PARK (NORTH)

SCALE: 1"=30'



**E** BIRD & BUTTERFLY GARDENS

**NOTE:**

1. THE PLAN AND CHARACTER IMAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING PROVIDED THAT THE GENERAL DESIGN QUALITY IS IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



DESIGNED BY THE AVIARY, A UNIT OF INTERMODAL DESIGN, INCORPORATED  
 1000 W. 10TH STREET  
 ST. LOUIS, MO 63101

CHARACTER IMAGES  
 - LINEAR PARK

PARK EAST  
 AT WESTFIELDS

REVISION	DATE	DESCRIPTION	APPROVED DATE



SCALE:  
 AS SHOWN

SHEET 9A OF 21

DATE: APRIL 2022  
 DRAWN: CHECK:  
 DATE: 10/11/21  
 FILE NUMBER:  
 P204-3-B

# LINEAR PARK



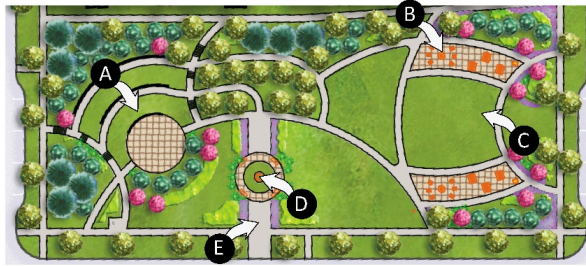
**A** TIERED LAWN AMPHITHEATER



**B** FIRE PIT # CONVERSATIONAL SEATING AREA



**C** FLEX USE LAWN



AREA B: COMMON GREEN

SCALE: 1"=30'



**E** GRAND WALK



**D** GARDEN THEME PUBLIC ART



**LDC**  
Landscape Design Center

CHARACTER IMAGES  
- COMMON GREEN

PARK EAST  
AT WESTFIELDS

NO. OF SHEETS	NO. OF SHEETS
NO. OF SHEETS	NO. OF SHEETS
NO. OF SHEETS	NO. OF SHEETS
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APPROVED DATE  
APPROVED BY  
DATE (SHEET NO.)  
DESCRIPTION  
REVISION APPROVED BY  
DRAWN BY  
SCALE  
AS SHOWN

DATE: APRIL 2023  
DRAWN BY: CHUCK  
SCALE: 1"=10'  
FILE NUMBER: 100-100-100-100-100  
PAGE: 10/10

**NOTE:**  
1. THE PLAN AND CHARACTER IMAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING PROVIDED THAT THE GENERAL DESIGN QUALITY IS IN SUBSTANTIAL CONFORMANCE WITH THIS DRAWING.

# COMMON GREEN



**A** MEDITATION LABYRINTH



**B** WILDFLOWER MEADOW



**C** PLAY LAWN



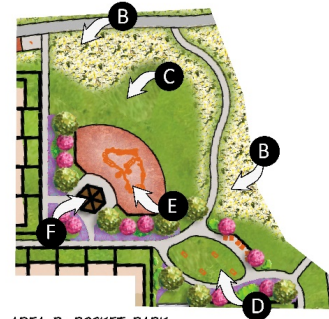
**E** PLAY CIRCUIT



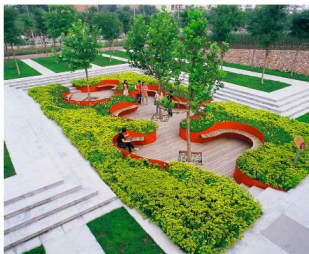
AREA C: SOUTHERN TRANQUIL POCKET PARK  
SCALE: 1/4"=1'-0"



**D** CORNHOLE AND LOUNGE CHAIRS



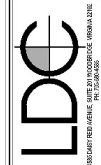
AREA D: POCKET PARK  
SCALE: 1/4"=1'-0"



**F** PAVILION



**NOTE:**  
1. THE PLAN AND CHARACTER IMAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING PROVIDED THAT THE GENERAL DESIGN QUALITY IS IN SUBSTANTIAL COMPLIANCE WITH THAT SHOWN.



CHARACTER IMAGES  
- SOUTHERN  
POCKET PARKS

PARK EAST  
AT WESTFIELDS

SCALE: 1/4"=1'-0"  
DATE: 05/11/2023  
DRAWN BY: J. HARRIS

NO.	DATE	BY	DESCRIPTION
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2	05/11/23	J. HARRIS	ISSUED FOR PERMIT
3	05/11/23	J. HARRIS	ISSUED FOR PERMIT
4	05/11/23	J. HARRIS	ISSUED FOR PERMIT
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6	05/11/23	J. HARRIS	ISSUED FOR PERMIT
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8	05/11/23	J. HARRIS	ISSUED FOR PERMIT
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10	05/11/23	J. HARRIS	ISSUED FOR PERMIT



SHEET 11A  
OF 21  
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DRAWN BY: J. HARRIS  
CHECKED BY: J. HARRIS  
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REV: 1/0

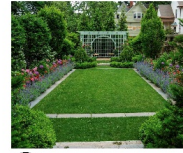
# POCKET PARKS



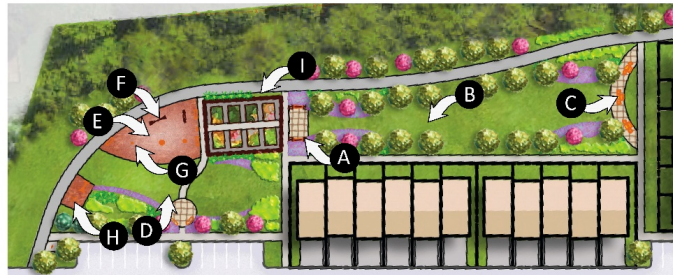
**A** BENCH SWING



**B** FORMAL LAWN



**J** FORMAL GARDEN LAWN



AREA F: POCKET PARK

SCALE: 1/8"=1'-0"



**C** LOUNGE SEATING WITH ROCKERS



AREA E: LINEAR PARK

SCALE: 1/8"=1'-0"  
NOTE: IN THE WINTER CONDITION, ONLY THE SOUTHERN SIDE OF THE PARK WILL BE CONSTRUCTED.



**D** PLAY LAWN



**E** PLAY AREA



**F** FOCAL CLIMBING STRUCTURE



**G** TETHERBALL



**H** FITNESS STATIONS ALONG TRAIL



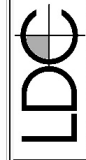
**I** KITCHEN GARDENS



**NOTE:**  
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**K** SEATING AREAS



CHARACTER IMAGES  
NORTHERN  
POCKET PARKS  
PARK EAST  
AT WESTFIELDS  
SULLY (PHASE I)  
FARMASILE COUNTY, IOWA

NO.	DATE	BY	DESCRIPTION	APPROVED	DATE



AS SHOWN  
SHEET 12A OF 21  
DATE: APRIL 2009  
DRAWN: [Name] CHECKED: [Name]  
FILE NUMBER: [Number]  
SCALE: [Scale]

# POCKET PARKS



**A** KITCHEN GARDEN



**E** COMMON GREEN AMENITY AREA & PUBLIC ART

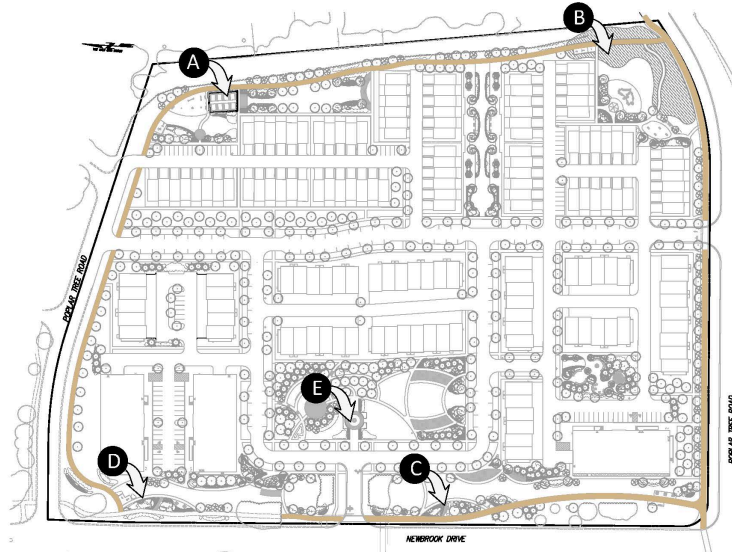
THE WESTFIELDS AREA HAS AN EXTENSIVE TRAIL SYSTEM INTERWOVEN WITHIN A PARK-LIKE SETTING. PARK EAST WANTS TO EXPAND THIS TRAIL SYSTEM BY PROVIDING NOT ONLY MISSING LINKAGES BUT BY ALSO CREATING A PERIMETER TRAIL SYSTEM THAT CONNECTS VARIOUS AMENITY AREAS WITHIN THE DEVELOPMENT.

FROM A CONTIGUOUS SETTING, THE SITE IS LOCATED JUST WEST OF ELLANOR C. LAWRENCE PARK, NAMED AFTER THE FORMER OWNER WHO DONATED THE LAND TO THE FAYETTE COUNTY PARK AUTHORITY. ELLANOR WAS KNOWN AS AN AMateur GARDENER AND ADDED LANDSCAPE FEATURES AND PLANTS TO HER PROPERTY. THE AMENITY SYSTEM WITHIN PARK EAST COMMEMORATES HER PASSION BY CREATING A NETWORK OF DIFFERENT INTIMATE GARDENS WHERE NOT ONLY RESIDENTS, BUT ALSO THE COMMUNITY AT LARGE, CAN EXPERIENCE PASSIVE SPACES TO RETIRE FROM EVERYDAY LIFE. IT ALSO PROVIDES ACTIVE RECREATION OPPORTUNITIES THROUGH SEVERAL FITNESS STATIONS, THIS ALLOWING FOR BOTH PASSIVE AND ACTIVE RECREATION ALONG THE TRAIL.

THE TRAIL ALONG NEWBROOK DRIVE WILL INCLUDE A GARDEN FOR BIRD WATCHING AND A BUTTERFLY GARDEN. TO THE NORTHWEST, THE SITE HONORS THE HISTORY OF THE MACHON FAMILY WHO LIVED ON WHAT IS NOW THE ELLANOR C. LAWRENCE PARK AND HAD A VEGETABLE GARDEN. THE SITE'S COMMUNITY VEGETABLE GARDEN IS AN ADDED AMENITY FOR ANY RESIDENT INTERESTED IN RAISING A SMALL CROPS TO GROW THEIR OWN PRODUCE.

THE COMMON GREEN AMENITY AREA WILL FEATURE SEVERAL ENHANCED LANDSCAPE SPACES THAT BRING ALL THE GARDENS TOGETHER BY A PUBLIC ART ELEMENT THAT EDGES THE OVERALL GARDEN THEME.

THE PARK EAST COMMUNITY WILL NOT ONLY FEATURE AN ARRAY OF AMENITIES SPREAD THROUGHOUT A TRAIL LOOP, BUT WILL ALSO INCLUDE SOME HISTORICAL ELEMENTS THAT INTRODUCE VISITORS TO THE SIGNIFICANCE OF THE NEIGHBORING PARK.



INTERPRETIVE GARDENS PLAN

SCALE 1"=60'



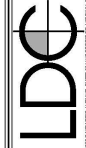
**D** BIRD GARDEN



**B** WILDFLOWER MEADOW



**C** BUTTERFLY GARDEN



OPEN SPACE THEME

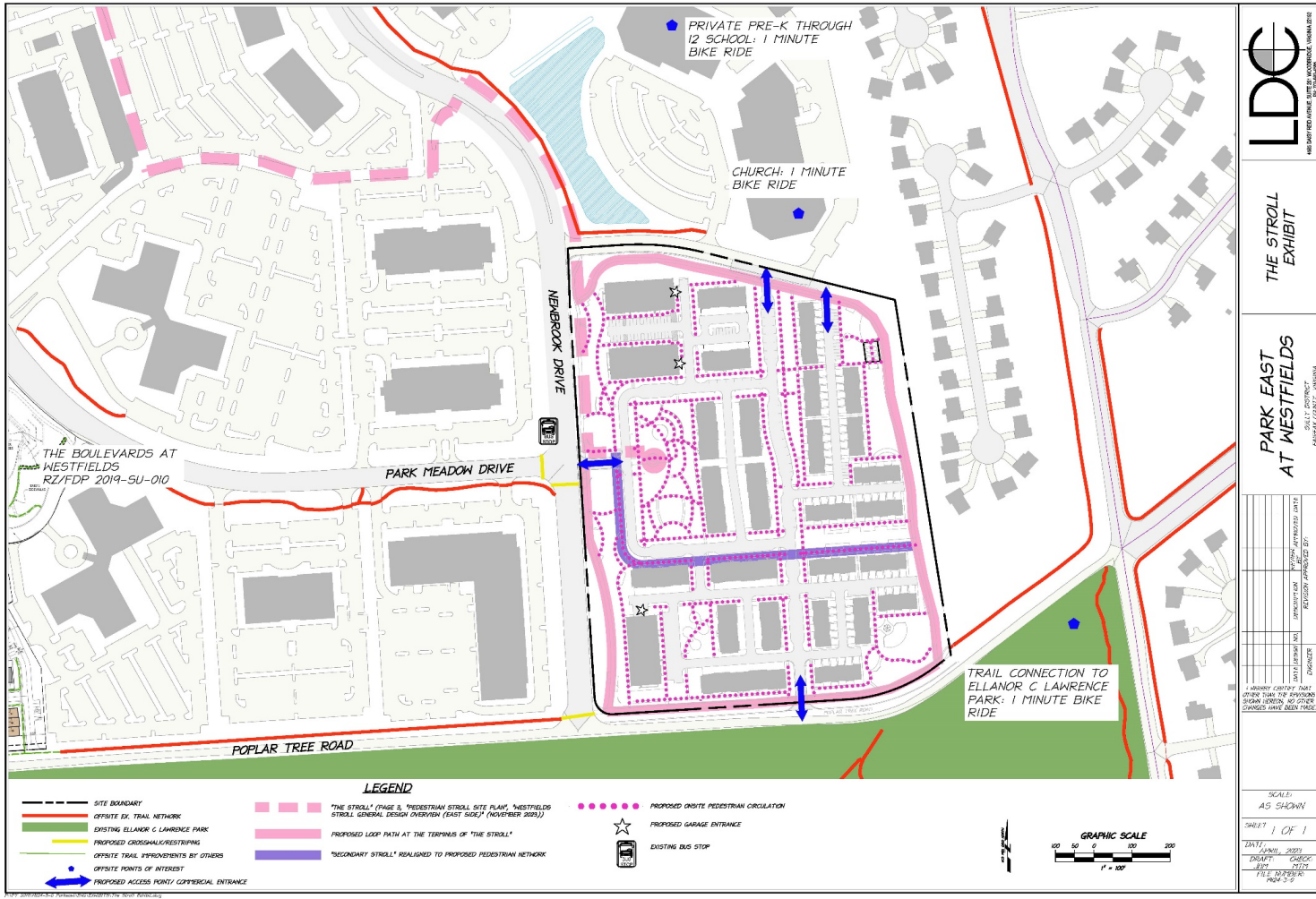
PARK EAST AT WESTFIELDS  
FAYETTE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	BY	APPROVED BY	DATE



SCALE: AS SHOWN  
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DATE: JANU, 2023  
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FILE NUMBER: 1022-3-0

# PERIMETER TRAIL SYSTEM



# CONNECTIVITY – THE STROLL



PARK EAST  
Newbrook Drive Elevation



FAIRFAX COUNTY, VA  
4.9.24

4585 Daisy Reid Avenue, Suite 201 • Woodbridge, Virginia 22192 • 703.680.4585 • [www.ldc-va.com](http://www.ldc-va.com) • engineering • surveying • planning • landscape architecture

ELEVATION



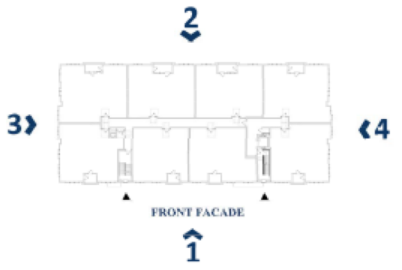


**1** 32 UNIT BUILDING - FRONT FACADE

- NOTE: ELEVATIONS ARE SCHEMATIC AND SUBJECT TO FURTHER DEVELOPMENT
- A FIBER CEMENT BOARD & BATTEN
  - B FIBER CEMENT CAP SHEET
  - C TAN FIBER CEMENT PANEL W/ BATTEN
  - D WHITE FIBER CEMENT LAP SHEET - TRIM AT RECESSED BALCONIES
  - E TAN BRICK
  - F BRICK ALUM. FRAMED DRILLE
  - G REAR ENTRY CANOPY
  - H TANK-HOUSING
  - I STORMFRONT - ESCAPE
  - J WINDOW & BALCONY DOORS - BRICK



**2** REAR FACADE



**3** SIDE FACADE



**4** SIDE FACADE

NOTE: THESE ELEVATIONS ARE CONCEPTUAL AND INTENDED TO ILLUSTRATE THE GENERAL CHARACTER OF THE BUILDINGS, THE QUALITY OF CONSTRUCTION, AND THE QUALITY OF BUILDING MATERIALS. THESE DRAWINGS ARE NOT INTENDED TO REPRESENT FINAL BUILDING DESIGN OR TO BE INTERPRETED AS A COMMITMENT TO SPECIFIC DIMENSIONS OR BUILDING ELEMENTS INCLUDING, BUT NOT LIMITED TO, THE ROOF LINE AND THE NUMBER AND PLACEMENT OF DOORS, WINDOWS AND STOOPS. FINAL DESIGN WILL BE DETERMINED AT THE OF SITE PLAN SUBMISSION.

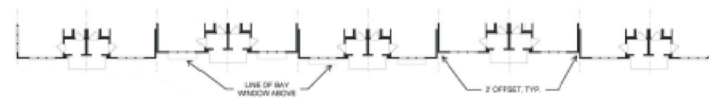
# MULTIFAMILY UNITS

**PARK EAST**

- |                                 |                                     |
|---------------------------------|-------------------------------------|
| A) BRICK CORNER LAP SIDING      | D) BRONZE GUTTERS & DOWNSPUTS       |
| B) BRICK VENEER                 | E) FIBER-CEMENT PANEL & TRIM AT BAY |
| C) BRICK SOLDIER HORSE BRANDING | F) ASPHALT SHINGLE ROOF             |



FRONT BUILDING ELEVATION



**PARK EAST**

- |                                 |                                     |                              |
|---------------------------------|-------------------------------------|------------------------------|
| A) FIBER-CEMENT LAP SIDING      | D) BRONZE GUTTERS & DOWNSPUTS       | G) GLASS ALUM. RAILING       |
| B) BRICK VENEER                 | E) FIBER-CEMENT PANEL & TRIM AT BAY | H) PINKLED STEEL GARAGE DOOR |
| C) BRICK SOLDIER HORSE BRANDING | F) ASPHALT SHINGLE ROOF             |                              |



REAR BUILDING ELEVATION

**STACKED TOWNHOUSES**



FRONT ELEVATIONS



HIGH VIS ELEVATION



REAR ELEVATIONS



HIGH VIS ELEVATION

# TOWNHOUSES

Staff Coordinator: Tabatha Cole

Planning Commission: July 10, 2024

Board of Supervisors: TBD

