

2008 North County APR Summary
Supervisor District
Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-6DS	David R. Gill, Esquire (McGuireWoods LLP)	Bull Run, Upper Potomac	Dulles Suburban Center (D-1)	South of Frying Pan Rd, west of Frying Pan Branch Stream Valley Park, east of Route 28, north of Land Unit D-2.	24-2((1))1-4,10	North of the EQC planned for public park; south of the EQC planned for office at .15 FAR. Option A: office use at .25 FAR if roadway link built and other conditions met. Option B: office use at .35 FAR if transit stop and other conditions met.	Text amendments. Option A: office and complimentary service retail use at .35 FAR. Option B: office use at .40 FAR if other conditions met.	Forwarded for further consideration
APR# 08-III-4UP	John N. Thillmann (Initiative for Art Reston (IPAR))	Upper Potomac	Reston-Herndon Suburban Center (C, D, E, F, G, H)	Reston Community Planning Sector (UP5) and Reston- Herndon Suburban Center's Land Units C, D, E, F, G and H.	NA	Current Plan text for the Reston-Herndon Suburban Center and the Reston Community Planning Sector (UP5) is silent on provision of public art.	Incorporate text regarding public art within planning sector UP5 and the Reston- Herndon Suburban Center's Land Units C, D, E, F, G and H.	Forwarded for further consideration

2008 North County APR Summary

Supervisor District

Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-5UP	A. Faheem Darab (Fairfax County Department of Planning and Zoning)	Upper Potomac	Reston-Herndon Suburban Center (A and B)	General area bounded by Centreville Rd, Monroe St, Fox Mill Rd and Herndon Pkwy	16-1((2))25;16-3((1))25D1,25D2, 25D3,25D4,29A,29B,29C1,29D,29E; 16-3((2))All;16-3((3))A1;16-3((11))1-3,4B,5A,6B,6C,6C1,6D1,6D2,6D3,6D4,6E,6E1,6F,7;16-3((15))All;16-3((17))101-121,123-134,136-146, 148-156,158-164,166,201-221,223-234,236-246,248-256,258-264,266,301-321,323-334,336-346,348-356,358-364,366,401-421,423-434,436-446,448-456,458-464,466;16-3((18))All;16-4((1)) 32B, 42A,43-46;16-4((2))23A,24A, 28B,28B1;16-4((14))(1)All;16-4((14))(2)All;16-4((14))(3)All;16-4((14))(4)All;16-4((15))(1)All;16-4((15))(2)All;16-4((15))(3)All;16-4((15))(4)All;16-4((15))(5)All;16-4((15))(6)All;16-4((15))(7)All;16-4((15))(8)All;16-4((15))(9)All;16-4((15))(10)All;16-4((15))(11)All;16-4((15))(12)All;16-4((15))(13)All;16-4((15))(14)All;16-4((15))(15)All;16-4((15))(16)All;16-4((15))(17)All;16-4((15))(18)All;16-4((16))All;16-4((17))All;16-4((23))C.R;16-4((24))(1)All;16-4((24))(2)All;16-4((24))(3)All;16-4((24))(4)All;16-4((24))(5)All;16-4((24))(6)All;16-4((24))(7)All;16-4((24))(8)All;16-4((24))(9)All;16-4((24))(10)All;16-4((24))(11)101-108,201-208,301-308,401-408;16-4((24))(12)All	Reston-Herndon Suburban Center's Land Unit A currently includes the Worldgate development located within the Town of Herndon.	Editorial changes to Reston-Herndon Suburban Center's Land Units A and B. Changes affect Land Unit designation and text due to transfer of planning and zoning responsibilities to Town of Herndon as well as implementation of Plan recommendations.	Forwarded for further consideration
APR# 08-III-8UP	David R. Gill, Esquire (McGuireWoods LLP)	Upper Potomac		Area abutting W side of Lake Fairfax along Becontree Lake Dr	18-1((1))8,9	An area adjacent to the western edge of Lake Fairfax Park on Colvin Run is planned for residential use at 4-5 dwelling units per acre.	Planned residential use would be increased to 8-12 dwelling units per acre.	Recommended that it be considered as part of the review of the Reston Master Plan.

2008 North County APR Summary

Supervisor District

Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-9UP	Heidi T. Merkel (Fairfax County Department of Planning and Zoning)	Upper Potomac	Reston-Herndon Suburban Center (A, B, C, D, E, F, G, H, I)	Entire Reston-Herndon Suburban Center	N/A	In 2001 text was added to the Plan to incorporate development options associated with a Bus Rapid Transit phase and a Rail phase of the Dulles Corridor Rapid Transit Project. The DCRT project subsequently was modified to eliminate the BRT phase and proceed directly to the Rail phase.	Editorial change to add text to Reston-Herndon Suburban Center that will clarify that any options that reference the Bus Rapid Transit phase of the Dulles Corridor Rapid Transit Project can be exercised at such time as there is a funding agreement to build the rail phase.	Forwarded for further consideration
APR# 08-III-10UP	Stuart Mendelsohn (Holland and Knight LLP)	Upper Potomac		Generally NW of Hunter Mill Rd and Sunset Hills Rd	18-3((1))4,5;18-3((2))1,2A,4,6;18-3((3))2A,3A,4A	Residential .2-.5 du/ac.	Residential/office/retail mixed use up to .35 FAR or as option up to .70 FAR.	Forwarded for further consideration
APR# 08-III-14UP	Heidi T. Merkel (Fairfax County Department of Planning and Zoning)	Upper Potomac	Reston-Herndon Suburban Center (E-5)	NW intersection of Sunrise Valley Dr and Reston Pkwy	17-3((8))1A1,1B,3B1,3B2	Sub-unit E-5 is missing Plan text that was inadvertently left out after the adoption of Plan Amendment 2000-01.	Correct an editorial error that occurred in Plan Amendment 2000-01 in 2001. No change in plan designation.	Forwarded for further consideration
APR# 08-III-22UP	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.)	Upper Potomac	Reston-Herndon Suburban Center (E-1)	SE intersection of Toll Rd and Fairfax County Pkwy	16-4((1))26;17-3((8))6,7A,7C1,7E1	This sub-unit is located north of Sunrise Valley Drive and is planned for office use up to .50 FAR.	Increase maximum office FAR from 0.50 to 1.00 FAR. Add a rail-oriented option for parcel 17-3((8))6 to allow up to 1.5 FAR office use with conditions.	Recommended for Special Study

2008 North County APR Summary

Supervisor District

Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-23UP	John J. Bellaschi, Esquire (Consortium Three-Campus Commons, LLC)	Upper Potomac	Reston-Herndon Suburban Center (I-1)	SE intersection of Toll Rd and Wiehle Ave	17-4((1))33,34	Office use at .35 FAR or residential use at 30 du/ac; BRT option for mixed use up to .75 FAR with conditions.	Add a rail option for mixed use up to 2.5 FAR for entire Sub-unit with conditions.	Recommended for Special Study
APR# 08-III-24UP	Jill Switkin, Agent for Brookfield Properties (Cooley Godward Kronish LLP)	Upper Potomac	Reston-Herndon Suburban Center (E-4, E-5)	SW intersection of Toll Rd and Reston Pkwy	17-3((8))1A1,1B,2A,3B1,3B2;17-3((8))(3A)2A,2B	Sub-unit E-4 mentions parcels 17-3((8))1A and 1B located within Sub-unit E-5. Office use at .50 FAR or residential use at up to 30 du/ac. BRT mixed use option up to 1.0 FAR for entire Sub-unit E-5 with conditions. Rail mixed use option up to 2.0 FAR for 5 acres within Sub-unit E-5 closest to rail station, with conditions.	Remove mention of parcels 17-3((8))1A and 1B from Sub-unit E-4 Plan text. Add office option up to .70 FAR for these two parcels in Sub-unit E-5. Remove BRT mixed use option of 1.0 FAR from Sub-unit E-5. Expand existing rail mixed use option allowing up to 2.0 FAR from current 5 acres to entire Sub-unit E-5 with modified conditions.	Recommended for Special Study
APR# 08-III-25UP	Mark C. Looney (Cooley Godward Kronish, LLP)	Upper Potomac	Reston-Herndon Suburban Center (D-1)	NE intersection of Fairfax County Pkwy and New Dominion Pkwy	17-1((1))3H1,15B,17;17-1((14))All; 17-1((19))All;17-1((28))All	Planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR.	Add an option specifically for Reston Hospital Center and associated medical office buildings to develop with a mix of institutional, office and medical facilities at up to 1.0 FAR with conditions.	Forwarded for further consideration

2008 North County APR Summary

Supervisor District

Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-26UP	Benjamin F. Tompkins (Reed Smith)	Upper Potomac	Reston-Herndon Suburban Center (F-1)	Area between Reston Pkwy and Sunrise Valley Dr, S of Sheraton Reston	17-3((3))1C,1D	Parcels zoned Planned Residential Community are planned for the uses and intensities approved (if applicable) for the individual parcels. The other parcels planned for office use up to .35 FAR and residential use at up to 30 du/ac. Rail-oriented mixed use option for entire Sub-unit up to 1.0 FAR, with conditions.	Clarify language relating to parcels "planned for the uses and intensities approved for the individual parcels" to reference Reston Master Plan and approved Development and PRC Plans for those parcels. In addition, remove language regarding "the other parcels planned" for office and residential use. Clarify rail option to allow for higher levels of development under approved PRC Plan. Edit mix of uses.	Recommended for Special Study
APR# 08-III-27UP	Benjamin F. Tompkins (Reed Smith)	Upper Potomac	Reston-Herndon Suburban Center (F-3)	Area between Toll Rd and Sunrise Valley Dr, immediately W and N of Roland Clarke Place	17-4((14))(1A)1-3	Parcels zoned Planned Residential Community are planned for the uses and intensities approved (if applicable) for the individual parcels. The other parcels planned for office use up to .35 FAR.	Clarify language relating to parcels "planned for the uses and intensities approved for the individual parcels" to reference Reston Master Plan and approved Development and PRC Plans for those parcels.	Recommended for Special Study
APR# 08-III-28UP	Benjamin F. Tompkins (Reed Smith)	Upper Potomac	Reston-Herndon Suburban Center (F-2)	Area between Toll Rd and Sunrise Valley Dr including Sheraton Reston and Mercer Condos	17-3((3))1E1;17-4((29))1A,2C;17-4((31))H,O	Planned for Convention/Conference Center. Option for focal area (15 acres) to be developed with mixed use at up to 1.07 FAR with conditions.	Add a rail-oriented mixed use option to allow up to 2.93 FAR for Land Unit F's focal area already permitting mixed use development at 1.07 FAR.	Recommended for Special Study

2008 North County APR Summary

Supervisor District

Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-29UP	Jill Switkin (Cooley Godward Kronish LLP)	Upper Potomac	Reston-Herndon Suburban Center (H-1, H-2)	General area in SW intersection of Toll Rd and Wiehle Ave	17-4((12))11A,11B,11D3,11D4,11D5,11D7,11D8,11D9;17-4((33))All	Office use up to .50 FAR or residential development up to 30 du/ac. 2 BRT mixed use options of up to .70 and .75 FAR with conditions. Rail-oriented mixed use option up to 1.25 FAR for 10 acres of Sub-unit closest to rail station, with conditions.	Expand rail residential mix option to two options. Option 1 includes all of Sub-Unit H-2 and increases development levels from 1.25 to 2.25 FAR with modified conditions. Option 2 includes all of Sub-Unit H-2 and increases development levels from 1.25 FAR to 2.5 FAR with conditions including provision of a 500-space Park and Ride facility or comparable parking arrangement.	Recommended for Special Study
APR# 08-III-30UP	Jill D. Switkin (Cooley Godward Kronish LLP)	Upper Potomac	Reston-Herndon Suburban Center (E-5)	NE intersection of Sunrise Valley Dr and Edmund Halley Dr	17-3((8))3B1,3B2	Office use .50 FAR or residential use up to 30 du/ac. BRT mixed use option up to 1.0 FAR. Rail mixed use option up to 2.0 FAR for 5 acres within Sub-unit closest to rail station, with conditions.	Remove language referencing approved 0.70 FAR office use. Add option for office use up to 1.5 FAR for parcels 17-3((8))3B1 and 3B2, with conditions. Not conditioned upon rail/BRT funding agreement.	Recommended for Special Study

2008 North County APR Summary

Supervisor District

Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-31UP	Mark C. Looney (Cooley Godward Kronish LLP)	Upper Potomac	Reston-Herndon Suburban Center (D-4, D-5)	Areas N and S of Sunset Hills Rd between Reston Pkwy and Town Center Pkwy	17-3((1))5,5H1,29A,29B,35B	Sun-unit D-4: Mixed use at 1.0 FAR or residential use at up to 30 du/ac. BRT mixed use options for entire Sub-unit of up to 1.0 FAR with conditions and 1.5 FAR with conditions. Rail-oriented mixed use option of up to 2.0 FAR with conditions for 10 acres of Sub-unit D-4 closest to rail station. Sub-unit D-5: Office use up to 1.0 FAR or residential use up to 30 du/ac. BRT mixed use option for entire Sub-unit of up to 1.0 FAR with conditions.	Sub-unit D-4: Mixed use at 1.5 FAR or residential use at up to 50 du/ac. BRT mixed use options for entire Sub-unit of up to 2.0 FAR with conditions and 2.5 FAR with conditions. Rail-oriented mixed use options for entire Sub-unit of up to 3.5 FAR with conditions, and 5.0 FAR with conditions. Sub-unit D-5: Office use at 1.5 FAR. BRT mixed use options for entire Sub-unit of up to 1.5 FAR with conditions and 2.0 FAR with conditions. Rail-oriented mixed use options for entire Sub-unit of up to 3.0 FAR with conditions, and 3.5 FAR with conditions.	Recommended for Special Study
APR# 08-III-32UP	Mark C. Looney (Cooley Godward Kronish LLP)	Upper Potomac	Reston-Herndon Suburban Center (G-7)	N of the Toll Rd and S of Sunset Hills Rd, just S of the Post Office	18-3((6))8	Mix of office, R&D, and industrial "flex space" uses up to .50 FAR	Add an option for parcel 18-3((6))8 to develop in office use up to .70 FAR.	Recommended for Special Study
APR# 08-III-33UP	Brian J. Winterhalter (Cooley Godwin Kronish LLP)	Upper Potomac	Reston-Herndon Suburban Center (D-3)	NW intersection of Sunset Hills Rd and Town Center Pkwy	17-3((1))28A,28B,28C	Office use between .80-.90 FAR or residential use at up to 30 du/ac. BRT mixed use option at 1.0 FAR with conditions.	Add two options for parcels 17-3((1))28A, 28B and 28C: Option for mixed use up to 1.25 FAR with conditions. Rail-oriented mixed use option up to 2.5 FAR with conditions.	Recommended for Special Study

2008 North County APR Summary

Supervisor District

Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-34UP	Phillip London, Agent for 11465 SH1, LC (c/o Comstock Companies)	Upper Potomac	Reston-Herndon Suburban Center (G-4)	NW intersection of Wiehle Av and Toll Rd	17-4((1))17A,17B,20;17-4((19))1-4,5A,6A;17-4((20))(A)All;17-4((20))(B)All;17-4((20))(C)All;17-4((20))(D)All;17-4((20))(E)All;17-4((20))(F)All;17-4((20))(G)All;17-4((24))All	Office use at .50 FAR or residential use at up to 30 du/ac. Two BRT mixed use options at .70 and 1.5 FAR. Both with conditions. Rail-oriented mixed use option, for 17 acres within Sub-unit G-4 closest to rail station, up to 2.5 FAR with conditions.	Increase existing BRT mixed use option to 1.0 FAR with edited mix of uses and conditions. Edit existing BRT mixed use option of 1.5 FAR to create different mix of uses and conditions. Add rail-oriented mixed use option at 2.0 FAR, with conditions, for entire Sub-unit G-4. Expand existing rail-oriented mixed use option to apply to entire Sub-unit G-4 with edited mix of uses and conditions.	Recommended for Special Study
APR# 08-III-35UP	Mark C. Looney (Cooley Godward Kronish LLC)	Upper Potomac	Reston-Herndon Suburban Center (G-5, G-6)	NE intersection of Wiehle Ave and Toll Rd	17-4((18))All;17-4((21))All;18-3((6))All	Sub-unit G-5: Office use at .50 FAR or residential use at 30 du/ac. BRT mixed use option at 1.0 FAR with conditions. Rail-oriented mixed use option at 1.5 FAR with conditions. Sub-unit G-6: Office use at .50 FAR or residential use at 30 du/ac. BRT mixed use option at 1.0 FAR with conditions.	G-5: Increase existing rail-oriented mixed use option to 2.0 FAR. Add a second rail-oriented mixed use option at 2.5 FAR with conditions. G-6: Add two rail-oriented mixed use options up to 1.5 FAR and 2.0 FAR with conditions.	Recommended for Special Study

2008 North County APR Summary Supervisor District Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-36UP	Brian Winterhalter (Cooley Godward Kronish, LLC)	Upper Potomac	Reston-Herndon Suburban Center (C-3, C-4)	SW intersection of Toll Rd and Fairfax County Pkwy	16-4((1))14B,28,29	Sub-unit C-3: Office use up to .50 FAR. Two BRT mixed use options at .70 and 1.0 FAR with conditions. Rail-oriented mixed use option at 1.5 FAR with conditions for 9 acres closest to rail station. Sub-unit C-4: Office use up to .50 FAR. BRT mixed use option at 1.0 FAR with conditions.	Sub-unit C-3: Increase existing BRT mixed use options to 1.0 and 1.5 FAR with edited mix of uses and conditions. Increase and expand existing rail-oriented mixed use option to include entire Sub-unit at 2.5 FAR with edited mix of uses and conditions. Sub-unit C-4: Increase existing BRT mixed use option to 1.25 FAR with edited conditions. Add rail-oriented mixed use option at 2.0 FAR with conditions.	Recommended for Special Study
APR# 08-III-37UP	David R. Gill, Esquire (McGuireWoods LLP)	Upper Potomac	Reston-Herndon Suburban Center (G-4)	NW intersection of Wiehle Av and Toll Rd	17-4((1))17A,17B,20;17-4((19))1-4,5A,6A;17-4((20))(A)All;17-4((20))(B)All;17-4((20))(C)All;17-4((20))(D)All;17-4((20))(E)All;17-4((20))(F)All;17-4((20))(G)All;17-4((24))All	Office use at .50 FAR or residential use up to 30 du/ac. Two BRT mixed use options at .70 and 1.5 FAR. Both with conditions. Rail-oriented mixed use option, for 17 acres within Sub-unit G-4 closest to rail station, up to 2.5 FAR with conditions.	Specify existing rail-oriented mixed use option's 17 acres by listing parcel numbers. Edit conditions.	Recommended for Special Study
APR# 08-III-38UP	Inda E. Stagg, Agent (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	Upper Potomac	Reston-Herndon Suburban Center (E-4)	Area in SW intersection of Toll Road and Reston Pkwy, N of Edmund Halley Dr	17-3((8))2A;17-3((8))(3A)2A,2B	Office use at .50 FAR or residential use up to 30 du/ac. Option for office use at .70 FAR for 3 specific parcels. 2 BRT options at 1.0 and 1.25 FAR with conditions. Rail-oriented mixed use option at 2.0 FAR, with conditions, for 8 acres closest to rail station.	Edit 2 BRT options mix of uses. Increase and expand existing rail-oriented mixed use option to 3.0 FAR and across the entire Sub-unit. Edit conditions as well.	Recommended for Special Study

2008 North County APR Summary Supervisor District Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-39UP	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	Upper Potomac	Reston-Herndon Suburban Center (H-1, H-2)	SW intersection of Toll Rd and Wiehle Ave	17-4((12))11A,11B,11D3,11D4,11D5,11D7,11D8,11D9;17-4((33))All	Office use up to .50 FAR or residential development up to 30 du/ac. 2 BRT mixed use options of up to .70 and .75 FAR with conditions. Rail-oriented mixed use option up to 1.25 FAR for 10 acres of Sub-unit closest to rail station, with conditions.	Remove BRT mixed use option at .70 FAR and increase existing BRT mixed use option of .75 FAR to 1.25 FAR. Increase and expand existing rail-oriented mixed use option from 1.25 FAR to 2.0 FAR and from 10 acres to entire Sub-unit. Edit mix of uses and conditions. Add second rail-oriented mixed use option at 2.5 FAR with conditions including provision of a park and ride facility.	Recommended for Special Study
APR# 08-III-40UP	Martin D. Walsh, Esquire (Walsh, Calucci, Lubeley, Emrich & Walsh, PC)	Upper Potomac	Reston-Herndon Suburban Center (F-3)	NW intersection of Sunrise Valley Dr and Association Drive's western end	17-4((1))10	Office use up to .35 FAR	Add option for office use up to .50 FAR for nominated parcel only. Add rail-oriented mixed use option for nominated parcel only. Does not include residential use.	Recommended for Special Study
APR# 08-III-41UP	Martin D. Walsh (Walsh, Colucci, Lubeley, Emrich & Walsh, PC)	Upper Potomac	Reston-Herndon Suburban Center (G-4)	NW intersection of Wiehle Av and Toll Rd	17-4((1))17A,17B,20;17-4((19))1-4,5A,6A;17-4((20))(A)All;17-4((20))(B)All;17-4((20))(C)All;17-4((20))(D)All;17-4((20))(E)All;17-4((20))(F)All;17-4((20))(G)All;17-4((24))4A,4B	Office use at .50 FAR or residential use at up to 30 du/ac. Two BRT mixed use options at .70 and 1.5 FAR. Both with conditions. Rail-oriented mixed use option, for 17 acres within Sub-unit G-4 closest to rail station, up to 2.5 FAR with conditions.	Edit existing rail-oriented mixed use option of 2.5 FAR with a condition allowing up to 3.5 FAR for parcel numbers 17-4((1))17A, 17B and 20 if a 1000-space Park and Ride facility is provided in Sub-unit H-2.	Recommended for Special Study

2008 North County APR Summary

Supervisor District

Hunter Mill

APR#	Nominator Name	Planning District	Special Area	General Location	Tax Map#	Current Plan	Proposed Change	PC Recommendation (Screening)
APR# 08-III-42UP	John J. Bellaschi, Esquire (Agent for Clover Sunrise, Limited Partnership)	Upper Potomac	Reston-Herndon Suburban Center (E-3)	NE intersection of Sunrise Valley Dr and Mercator Dr	17-3((8))5A,5B	Office use up to .50 FAR or residential use up to 30 du/ac. BRT mixed use option up to 1.0 FAR with conditions.	Add rail-oriented mixed use option up to 1.5 FAR for parcels 17-3((8))5A and 5B with conditions.	Recommended for Special Study