



Submission Form for Proposed Changes to the Comprehensive Plan or Comprehensive Plan Amendment Work Program

To use this form, type responses or print in ink. Attachments may be used as necessary. This form is also available on the Web at: <http://www.fairfaxcounty.gov/dpz/fairfaxforward/submissionformproposedchangescompplan2.pdf>

1. Subject Property Information (Not required for countywide proposal.) For help visit the Planning & Zoning Viewer

Identify general location, street address, or Tax Map parcels, if available. Countywide

a) General Location: Wiehle Station Transit-Oriented Development District - South Subdistrict

b) Street Address: 1900, 1902, 1904, 1906, 1908 Association Dr., Reston, VA 20191 (w/ a portion of Association Dr; 11600 Sunrise Valley Dr., Reston, VA 20191

c) Tax Map Parcel Numbers: 17-4 ((12)) 1, 2, 3, 4, 4A, 10, and part of 12; and part of 17-4 ((1)) 10.

For help visit the Department of Tax Administration website or the Digital Map Viewer

d) Identify total aggregate size of all subject parcels in acres or square feet: _____

Approx. 20 acres. The acreage depends on the specific alignment for the Soapstone Connector, which has not been determined yet.

For help visit the Department of Tax Administration website

2. Proposed Amendment to Comprehensive Plan recommendations

a) Describe the character and type of proposed development, if a land use change is proposed. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale.

The proposal is to change the land use designation from Residential Mixed Use to Transit Station Mixed Use for the area from the limits of the current Transit Station Mixed Use area westward to the west right-of-way line of the Soapstone Connector. This designation would only be applicable in the event that the land for the Soapstone Connector is dedicated to the public at no cost.

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.

N/A

c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. Check all that apply.

- Address emerging community concerns or changes in circumstance;
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions;
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development;
- Better implement the Concept for Future Development;
- Reflect implementation of Comprehensive Plan guidance through zoning approvals; and,
- Respond to or incorporate research derived from technical planning or transportation studies.

continued on reverse side

Explanation for (c). (Additional sheets may be attached.) _____

3. Contact Information (Name and daytime phone required.* Provide street address and/or email address.)

- a) Name: * Jeff Huber
- b) Daytime Phone: * 703-790-8000
- c) Street Address: Walton & Adams, P.C., 1925 Isaac Newton Square, Suite 250, Reston, VA 20190
- d) Email Address: jhuber@walton-adams.com

4. Would you like to speak with staff about this submission?

Select: Yes or No

Yes No

4a. If yes, how should we contact you? e-mail phone

****Staff review of all submissions is anticipated to begin February 2016****

Submit the completed form or direct questions to:

Fairfax County Department of Planning and Zoning

The Herrity Building

12055 Government Center Parkway

Suite 730

Fairfax, Virginia 22035-5500

703-324-1380, TTY 711 (Virginia Relay)

DPZmail@fairfaxcounty.gov



Attachment

Response to Question No. 2 (c) - page 2

Proposed Amendment to Comprehensive Plan Recommendation

The construction of the Soapstone Connector is a necessary ingredient for the proper development of the Wiehle Transit Station Area. The preferred alignment of the Soapstone Connector directly impacts the parcels included in this proposal. This amendment will encourage the free dedication of the right-of-way for the Soapstone Connector from those parcel owners by adding planned density/intensity to their properties. The free dedication of that right-of-way will make building of the Connector much less expensive and likely accelerate that project. Furthermore, the Soapstone Connector creates a logical dividing line between the Transit Station Mixed Use Area and the Residential Mixed Use Area to the west of the Connector. This amendment also will encourage consolidation of the properties east of the Connector for development by having all the properties with the same potential FAR. The Wiehle Station TOD District - South Subdistrict policy language in the Comprehensive Plan recognizes the re-development potential of the properties along Association Drive: "The Association Drive office park is notable in that it consists of ten low-density office buildings built in the 1970s and early 1980s that are owned by various professional associations and represent a prime redevelopment opportunity." As depicted in Figure 25 on page 83 of the Amendment No. 2013-05 adopted 2-11-14, the current delineation of the planned Transit Station Mixed Use area and the Residential Mixed Use area follows parcel lines generally through the middle of the Association Drive office park, which consist of owners who are members of the Center for Educational Associations (CEA). This amendment would apply the Transit Station Mixed Use area designation to all of the parcels within the CEA, including all of Association Drive (Parcel 12); a private road owned by the CEA; eliminating planned intensity discrepancies that may hinder consolidation. Accordingly, the amendment will likely encourage consolidation and re-development of the entire CEA office park in accord with the goals of the Transit Station Area. Moreover, although the proposal seeks to add about 20 acres to the Transit Station Mixed Use designation, actual development will necessarily occur on only a portion of that land. The right-of-way for the Soapstone Connector and setbacks from it will preclude development of those areas. And, of course, there is a market incentive to develop the highest intensities closest to the station. Finally, this addition to the Transit Station Mixed Use area may help address the Plan's recognition that the properties to the east are not likely to re-develop in accordance with the Plan's goals: the existing amount of office development in Commerce Executive Park and lack of vacant land in this subdistrict presents a challenge to realizing the desired goal of the Transit Station Mixed Use designation of 50 percent non-residential and 50 percent residential uses.