

Address/Tax Map: 1900, 1902, 1904, 1906, 1908 Association Drive, and 11600 Sunrise Valley Drive; Tax Map (TM) Parcels 17-4 ((12)) 1, 2, 3, 4, 4A, 10, 12, and 17-4 ((1)) 10

Submitter: Jeffery A. Huber

Supervisor District: Hunter Mill

Planning Area: Area III

Planning District: Upper Potomac – Wiehle-Reston East Transit Station Area (TSA), Wiehle Station Transit Oriented Development District

Related Plan Amendments: PA ST09-III-UP1(A) (Reston Master Plan, Phase I), APR 08-III-40UP, PA S96-III-UP1, PA S94-III-UP4.

Acreage: Approximately 20 acres

Current Plan: Office use at an intensity of 0.35 floor area ratio (FAR), with an option for residential mixed use up to an intensity of 1.50 FAR

Proposed Amendment: Transit Station Mixed Use at an intensity range of 1.50 FAR to 2.50 FAR

Considerations:

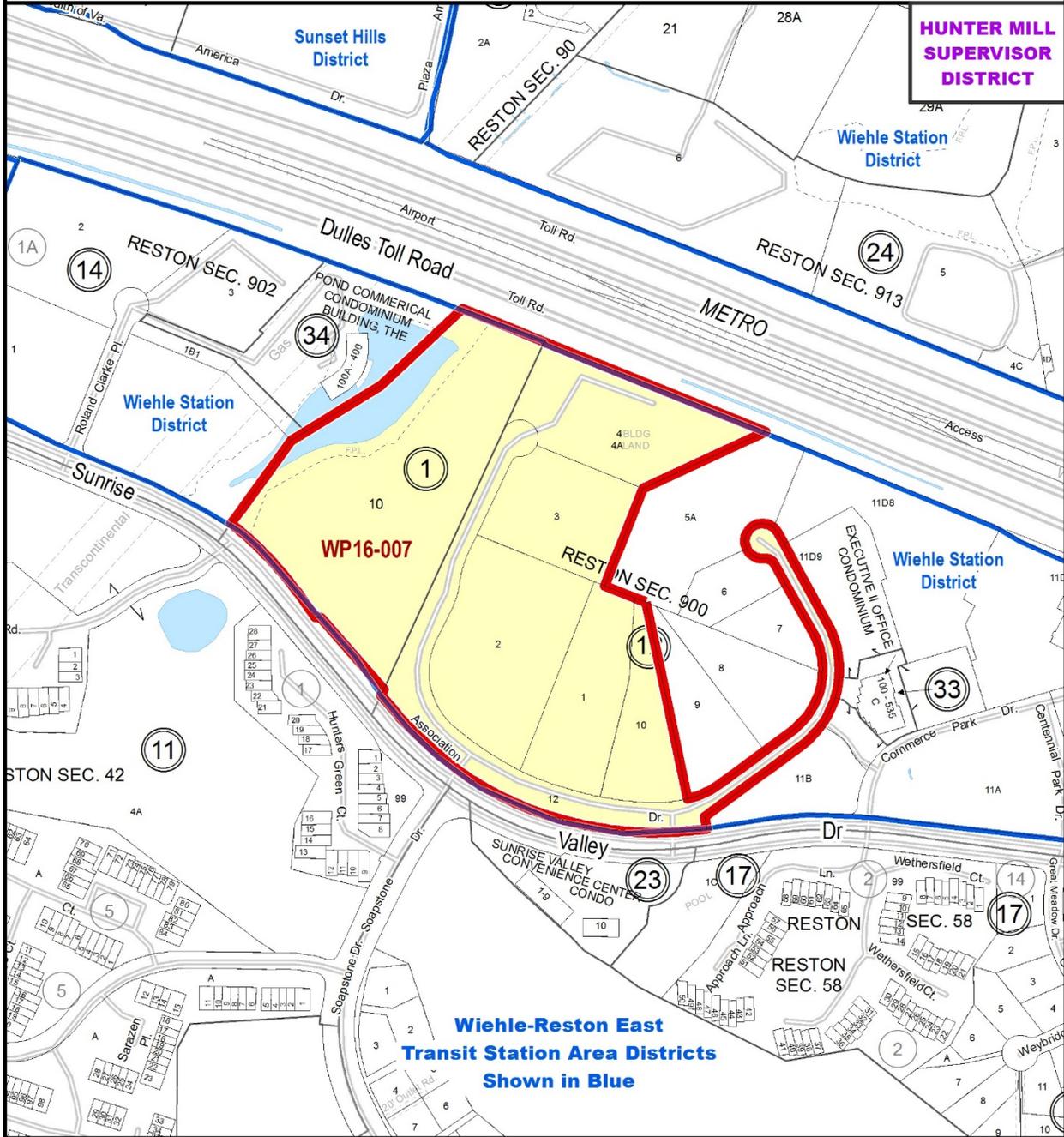
The subject area is located north of the Sunrise Valley Drive and Soapstone Drive intersection. The area is planned within the Residential Mixed-Use area of the Wiehle Station Transit Oriented Development District for an intensity up to 1.5 FAR. This guidance was recently adopted as part of a major study leading to the Reston Master Plan amendment. The submission proposes to expand the Transit Station Mixed-Use boundary to align with the planned Connector Road and to increase the planned intensity of 1.5 FAR to 2.5 FAR. The submission states that the proposed boundary expansion would encourage the dedication of right-of-way (ROW) for the planned Soapstone Connector Road and improve the ability of the transit station area to achieve its goal for residential and non-residential uses. The transit-oriented development guidance adopted within the Policy Plan and the Reston Plan recommends that the highest intensities be planned closest to the transit stations, typically within the ¼-mile radius of the station with intensities tapering down to the ½-mile radius in order to maximize transit usage. The subject area is located outside the ¼-mile radius from the station and would not be considered part of the area designated for the highest intensities. Further, the Plan already has provisions to encourage ROW dedication for identified transportation infrastructure needs and improvements. In relation to this area the adoption of PA S94-III-UP4 allowed for an option for office infill at an intensity of 0.50 FAR, above the base 0.35 FAR. PA S96-III-UP1 allowed for an option for mixed-use focal area with hotel, office, support retail, and residential uses at the Reston Sheraton in Land Unit F. Area Plans Review (APR) Item 08-III-40UP was part of a collection of Plan amendment proposals that initiated the Reston Master Plan Study.

Preliminary Staff Recommendation:

WP16-007 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program. Current Plan guidance is the result of an intensive multi-year study involving public feedback. The submission would not be in keeping with TOD policies developed through the study. The benefits proposed as part of the submission would not outweigh the effects of departing from TOD policies.

WP16-007

Submission for Fairfax Forward 2016 Work Program



**HUNTER MILL
SUPERVISOR
DISTRICT**

KEY  **WP16-007**

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2016
G:\projects\locp\pd\OTPA_GRAPHICS\16_items\2016 Work Program for Fairfax Forward

