



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: N. of the Dulles Toll Rd, S. of Sunset Hills Rd, approx. 360 ft east of Michael Faraday Dr.

b) Street Address: 1810, 1825, and 1850 Samuel Morse Drive; 11111 Sunset Hills Road

c) Tax Map Parcel Numbers: 18-3 ~~(1)~~ ^{((6)) HK} 7A, 7B, 7C, and 8.

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: _____

14.72 acres

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.

See attachment

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

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.) See attachment

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

a) Name: Scott Adams

b) Daytime Phone: 703-712-5461

c) Street Address: 1750 Tysons Blvd., Suite 1800, McLean, VA 22102

d) Email Address: sadams@mcguirewoods.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 Herry 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 (a) - page 1

Proposed Amendment to Comprehensive Plan Recommendation

The property is located in the Reston East District of the Wiehle-Reston East TSA. A significant portion of the property is located w/in 1/2 mile of the Wiehle Metro Station. The nominator proposes the addition of a redevelopment option for the property to permit development consistent with the Comp Plan's Residential Mixed Use Category & to expand the TOD district to include the property. Under the redevelopment option, the property could redevelop at up to a 1.5 FAR, which is consistent w/ other adjacent properties that are within 1/2 mile of the Wiehle Metro Station. Any development under this option would be required to be compatible with the Comp Plan's areawide recommendations for the Reston TSA & Wiehle-Reston East TSA district recommendations. This includes the provision of Reston Station Blvd across the site, which is needed to connect that street to Sunset Hills Rd and complete the grid of streets in this quadrant. Additionally, under the redevelopment option a connection through the site for a future crossing of the Dulles Toll Rd adjacent to the site could be accommodated.

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

The proposed Comprehensive Plan amendment will further the goals and objectives of the Reston Transit Station Areas and satisfies numerous criteria established by Fairfax County for evaluating proposed amendments. First, the proposed Comprehensive Plan Amendment advances major policy objectives related to supporting economic development, providing affordable housing, and balancing transportation infrastructure with growth and development. The proposed amendment supports economic development by facilitating the redevelopment of aging office stock into a vibrant, mixed-use, pedestrian friendly environment that places appropriate density within an easy 1/2 mile walk to Metro. The proposed amendment also furthers the goals of providing affordable housing by facilitating the development of projects that will provide a minimum of 12% dedicated affordable units in accordance with the Comprehensive Plan's areawide guidance for the Reston Transit Station Areas. Finally, the proposed amendment balances transportation infrastructure with growth and development. Specifically, the amendment facilitates development that will include an extension of Reston Station Boulevard to Sunset Hills Road. That extension will provide a significant transportation benefit and complete the grid of streets in this quadrant of the Wiehle Metro Station. Additionally, with the proposed amendment an additional connection across the site could be accommodated, which would facilitate a proposed Dulles Toll Road crossings adjacent to the site. Second, the proposed Comprehensive Plan Amendment reflects implementation of Comprehensive Plan guidance through zoning approvals. The areawide guidance for the Reston Transit Station Areas anticipates a connection of Reston Station Boulevard through the site to Sunset Hills Road. That connection is an important piece of the road grid in this quadrant. However, the Comprehensive Plan recommendation for this site currently does not provide enough incentive to redevelop the property and provide the proposed Reston Station Boulevard

extension and future connection to facilitate a crossing of the Dulles Toll Road. The proposed amendment will allow for implementation of the Comprehensive Plan's guidance regarding road connections through a rezoning of the property. Third, the proposed Comprehensive Plan Amendment better implements the Concept for Future Development in the Reston Transit Station Areas. As discussed above, the amendment will facilitate completion of the grid of streets in this quadrant. Additionally, it will further the Comprehensive Plan's vision for development in the Reston Transit Station Areas to be a walkable, mixed-use, transit accessible neighborhood. Fourth, we anticipate the proposed Comprehensive Plan Amendment will respond to the ongoing transportation studies regarding the grid of streets in the Reston Transit Station Areas. The County is currently studying the overall road network in the Reston Transit Station Area. We anticipate that the final study will show that completion of the street grid will have positive benefits for the overall road network.

Amin, Homaira

From: Suchicital, Bernard S.
Sent: Friday, February 05, 2016 10:46 AM
To: Cerdeira, Lilian; Amin, Homaira; Rado, Harry
Subject: FW: Fairfax Forward WP16-009

Here is the corrected tax map parcels for WP16-009
18-3 ((6)) 7A, 7B, 7C, and 8.

Thanks!
Bernie :)

-----Original Message-----

From: Adams, Scott E. [<mailto:sadams@mcguirewoods.com>]
Sent: Friday, February 05, 2016 10:26 AM
To: Suchicital, Bernard S.
Subject: RE: Fairfax Forward

Hey Bernie,

Sorry about that. It should have been Tax Map Parcels 18-3-((06))-7A, 7B, 7C, and 8.

Thanks,
Scott

Scott E. Adams
T: +1 703.712.5461 | M: +1 301.801.1245

-----Original Message-----

From: Suchicital, Bernard S. [<mailto:Bernard.Suchicital@fairfaxcounty.gov>]
Sent: Thursday, February 04, 2016 7:08 PM
To: Adams, Scott E.
Subject: RE: Fairfax Forward

Good evening Scott,

I was reviewing your Fairfax Forward submission for 1810, 1825, and 1850 Samuel Morse Drive; and 11111 Sunset Hills Road. You listed Tax Map Parcels 18-3 ((1)) 7A, 7B, 7C, and 8. According to our files, Parcels 7B and 8 do not exist. Can you verify which parcels you intended to identify with this submission?

Thanks,
Bernie

-----Original Message-----

From: Adams, Scott E. [<mailto:sadams@mcguirewoods.com>]
Sent: Friday, January 29, 2016 10:47 AM
To: Suchicital, Bernard S.
Subject: RE: Fairfax Forward

Thanks, Bernie.