

Address/Tax Map: 1810, 1825, 1850 Samuel Morse Drive, and 11111 Sunset Hills Road; Tax Map (TM) Parcels 18-3 ((6)) 7A, 7B, 7C, and 8

Submitter: Scott Adams

Supervisor District: Hunter Mill

Planning Area: Area III

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

Related Plan Amendments: PA ST09-III-UP1(A) (Reston Master Plan Phase 1), APR 08-III-32UP, PA S98-CW-4CP

Acreage: 14.72 acres

Current Plan: Office use at an intensity of 0.50 floor area ratio (FAR)

Proposed Amendment: Residential Mixed Use up to 1.50 FAR

Considerations:

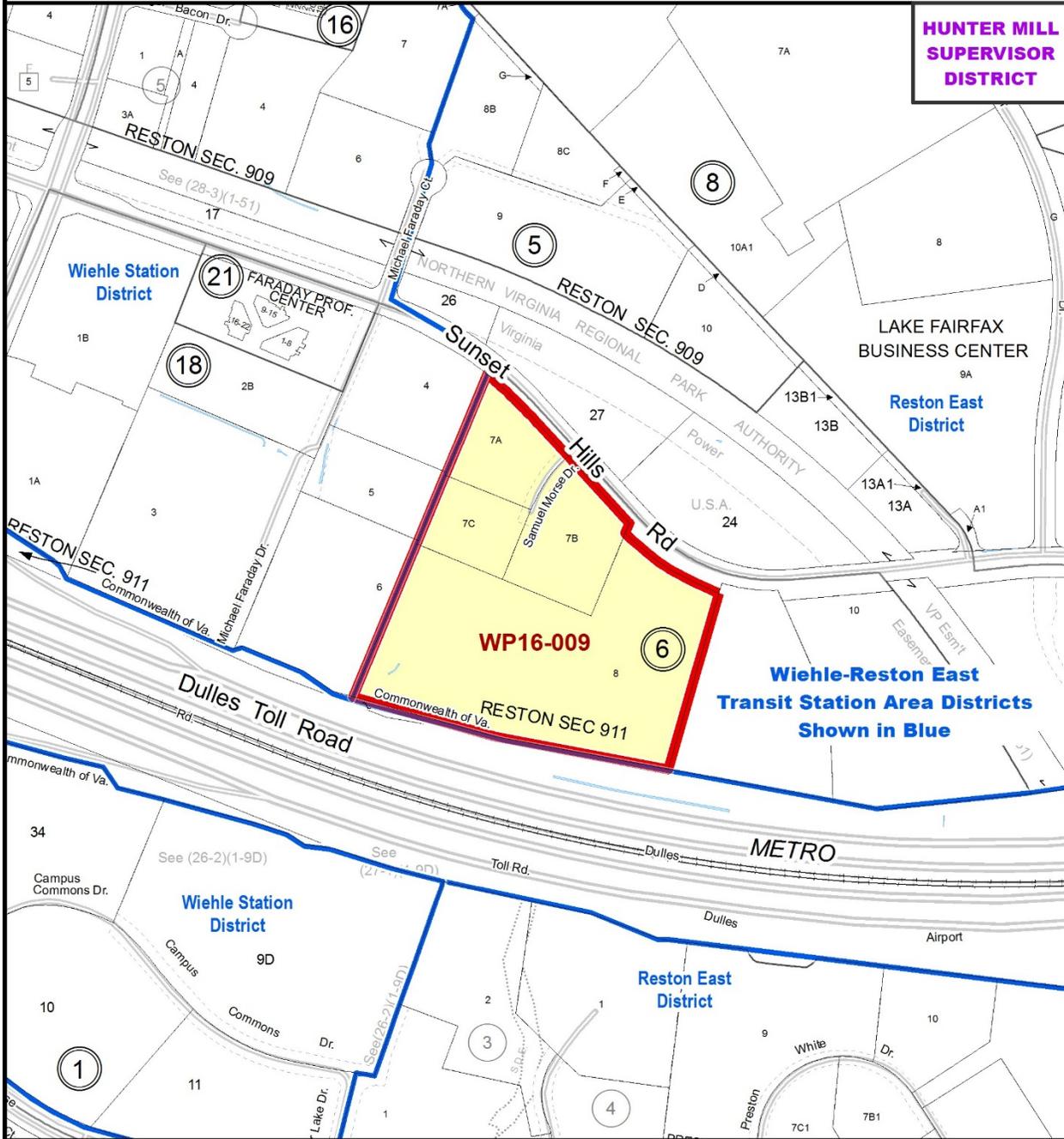
The subject area is located south of Sunset Hills Road, and east of Michael Faraday Drive in the Reston East District of the Wiehle Reston East TSA. The area is planned for and developed with office uses. The submission proposes to expand the Transit Oriented Development (TOD) district, extending the redevelopment option for Residential Mixed-Use to include the subject area. Under the option, the area would be planned for redevelopment up to an intensity of 1.50 FAR, consistent with adjacent properties that are within the Wiehle-Reston East TSA. The submission states that the option for increased intensity would facilitate the implementation of a more complete transportation grid with a proper terminus of the planned Reston Station Boulevard extension at Sunset Hills Road and accommodate the connection for the future South Lakes crossing of the Dulles Airport Access Road. The recently adopted Reston Master Plan Study-Phase 1, Plan Amendment (PA) ST09-III-UP1(A), provides Plan guidance that links redevelopment intensity to the distance from the Metro station and establishes a grid of streets to improve connectivity. Although land uses changes for the subject area were not considered during the Plan amendment, redevelopment options are available if the South Lakes road connection is provided in a coordinated development with properties to the west. Previous amendments related to the subject area include: the adoption of PA S98-CW-4CP that created four Transit Station Areas in the Dulles Corridor by adding land use, urban design, and transportation guidance, and Area Plans Review (APR) Item 08-III-32UP that was part of a collection of Plan amendment proposals that initiated the Reston Master Plan Study.

Preliminary Staff Recommendation:

WP16-009 is not recommended to be scheduled on the 2016 Fairfax Forward Plan Amendment Work Program in view of the recent adoption of the Reston Master Plan [PA ST09-III-UP1(A)].

WP16-009

Submission for Fairfax Forward 2016 Work Program



**HUNTER MILL
SUPERVISOR
DISTRICT**

KEY  **WP16-009**

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO MARCH 2016
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