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**Via Email & Hand Delivery**

Ms. Patricia Nicoson, Chair  
Reston Master Plan Special Study Task Force  
211800 Sunrise Valley Drive, Suite 338  
Reston, Virginia 20191

**Re: Task Force Consideration for Commercial "Infill" Development Policies**

Dear Ms. Nicoson:

On behalf of several landowners within the Reston Special Study Task Force ("Task Force") study area, I would like to offer draft language to the Fairfax County Comprehensive Plan ("Comprehensive Plan") that seeks to address redevelopment policies for smaller so-called "infill" parcels within the study area. After members of our firm have attended several Task Force and subcommittee meetings over the past year, our firm members are increasingly of the belief that the Task Force must grant significant consideration to smaller commercial parcels within the study area that, due to physical site constraints or being overlooked by larger developments, cannot feasibly be consolidated into larger tracts for redevelopment.

Reston's ambitious plans for quality transit-oriented development ("TOD") must address smaller parcels that are simply unable to consolidate into larger development proposals. As you may know from anecdotal evidence in Arlington and Montgomery counties, infill development can encourage and compliment transit-oriented development over time and, to maximize the public sector's significant investment in Metrorail service and to deliver the type of higher-quality TOD development envisioned by the Task Force, the need to address infill parcels is critical.

A coordinated approach to "infill" redevelopment will ensure that good urban design and planning outcomes are achieved for redeveloping Reston's older commercial sites, and that the character of neighborhoods—both established and planned—is protected. Where properly utilized, infill redevelopment can fill gaps in existing developed areas and play a critical role in achieving community revitalization, resource and land conservation, and alternatives to sprawl development.

I suggest that the Task Force consider adding infill parcel redevelopment policies to the Comprehensive Plan text and propose that the following language serve as the basis for such policies:

*A preference shall be given to the redevelopment of Reston's existing commercial centers where consolidation of adjacent parcels can be achieved and where such consolidation is compatible with the Fairfax County Comprehensive Plan. However, smaller existing "infill" commercial properties located within the Reston Master Plan Study Area are permitted to redevelop in a more transit-oriented development design pattern based on the following criteria:*

- 1. The project's development densities should be compatible with, and respect the character of, the surrounding and established land use densities;*
- 2. The project contributes to a pedestrian-oriented environment that emphasizes a grid of streets, and an interconnected, multi-modal transportation network that favors walkability over automobile travel while meeting the needs of pedestrians, bicyclists, wheelchairs, and motor vehicles;*
- 3. The project incorporates environmentally sensitive design features that promotes a sustainable development; and*
- 4. The project employs the highest quality architectural design principles.*

I would appreciate it if you would provide this information to the Task Force for consideration in its deliberations. In the meantime, please do not hesitate to contact me should you have any thoughts or suggestions, or if there is any information that we could provide. As always, we thank you for your time and consideration as well as for the opportunity to participate in the Task Force review process.

Sincerely,

WALSH, COLUCCI, LUBELEY,  
EMRICH & WALSH, P.C.

Martin D. Walsh

Cc: Mr. Richard Whealen, RTC Partnership, LLC  
Mr. Tom Dinneny, Polleo Group, LLC  
Mr. William Lauer, Tetra Partnerships  
Mr. Eric Seigel, P.E., Urban, Ltd.  
Andrew A. Painter, Esq., Walsh Colucci