



DONOHUE & STEARNS, PLC

November 8, 2013

VIA PDF AND US MAIL

Frank de la Fe
Planning Commissioner Hunter Mill District
Fairfax County
12000 Government Center Parkway
Fairfax, VA 22035

RE: Reston Transit Station Areas Comprehensive Plan Text Version 10 Draft

Dear Commissioner de la Fe:

The undersigned represents the owner of the property located in the northeast corner of Explorer Street and New Dominion Parkway. Tax Map 17-1((17))-3 ("The Property"). The Property is located within the Town Center North District - West Fountain Drive Sub District ("Sub District") in the above referenced version of the Comprehensive Plan Text Amendment. The recommend draft language in Version 10 will be presented to the Planning Commission on November 13, 2013 at a public hearing. RAJ Development LLC wishes to request a modification to the language proposed in Version 10 concerning the Property which is found on page 106. The modification RAJ Development LLC would like to see is removal of a sentence that states:

"The areas outside of the redevelopment area include the Winwood Child Center, which is planned for the previously approved intensity and mix of uses."

Removal of the Winwood Child Center from the redevelopment area would not further the overall objective of the Plan.

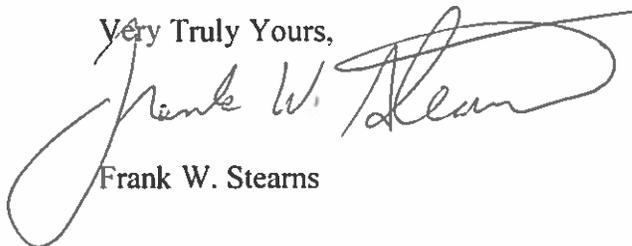
The apparent reason for the Property being removed from the redevelopment area is that it was previously approved for mixed use with FAR of .70 and 125 residential units. The Conceptual Plan Amendment occurred in June of 2010. The project has not been built. Unlike the constructed Paramount Condominium in the southeast corner of the Sub District which is not in need of redevelopment, the Property is appropriate for redevelopment consideration in the .90 FAR and minimum of 1,000 residential unit category. There is no good reason to remove the Property from the redevelopment area particularly since the undeveloped parcels immediately adjacent to the Property are to be considered for redevelopment with consolidation. The parcels which are adjacent to the Property are currently improved with a public assisted living facility (Embry Rucker Shelter) to the north and an unimproved parcel to the east both of which are

included within the redevelopment area with Plan encouragement for coordinating development and parcel consolidation. This encouragement is diminished when the Property is left out of the redevelopment area solely because of approved but not realized, development. It eliminates the ability of the Property owner to explore consolidation with the neighbors, receive additional units and/or commercial FAR from neighboring sites or revisiting the approved Conceptual Plan Amendment design. Certainly it seems that in planning for what the County wishes to see in this Sub District the Plan should not discourage that option but rather facilitate it. The possible additional residential units and .20 FAR are incentive enough to do so. A Comprehensive Plan for an area should not be restricted by what the current development rights are, but rather there should be encouragement to join in the vision for cohesive redevelopment.

Therefore for sound planning reasons RAJ Development LLC recommends that the Property improved with the Winwood Child Care Center be considered in the Sub District as part of the area to be redeveloped with a potential FAR of .90 and a portion of the minimum 1,000 residential units.

We thank you for your attention to this and look forward to seeing you at the public hearing on November 13, 2013. I remain

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Frank W. Stearns", written over the typed name below.

Frank W. Stearns

FWS/kkp

cc: Patricia Nicoson
Fred Seldon
Catherine Hutchins Supervisor Hunter Mill District
Richard Lambert