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January 20, 2012

**Via Email & First Class Mail**

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

**Re: Request for Consideration of Transit-Oriented Reston Master Plan Text  
Language: Property of Girja R. Jalla and Maharaj K. Jalla;  
Tax Map ##18-3 ((5)) 7, 18-3 ((5)) 7A, 18-3 ((5)) 8B, 18-3 ((5)) G, and 18-3 ((5))  
F (± 5.57 acres)**

Dear Ms. Nicoson:

On behalf of **Girja R. Jalla and Maharaj K. Jalla** (jointly, the "Owners") owners of the above-referenced parcels (jointly, the "Subject Property"), I write concerning the Owner's potential development plans and recommendations regarding the Reston Master Plan Special Study Task Force's ("Task Force") ongoing land use deliberations as they relate to density allocation near the Wiehle Avenue Metrorail station. This property is ideally suited for mixed use development and should be so designated by the Task Force.

The Subject Property consists of five parcels comprising approximately 5.57 acres located in the northeast quadrant of the intersection of Wiehle Avenue (Route 828) and Sunset Hills Road (Route 675) at the northern end of Michael Faraday Court. One parcel, 18-3 ((5)) F, is not contiguous to the remaining four. A vicinity map depicting the Subject Property is attached for your reference. The Subject Property is zoned to the General Industrial ("I-5") zoning district and, while a majority of the Subject Property is wooded, a small portion of parcel 18-3 ((5)) 8B is paved and striped for parking. The Subject Property is bordered by Lake Fairfax Park and the National Wildlife Federation headquarters to the north, office uses to the west and south, and the "Skate Quest" ice rink to the south. A portion of the Subject Property—namely areas of parcels 18-3 ((5)) 7 and 18-3 ((5)) 8B—are located within the one-half mile radius of the planned Wiehle Avenue Metrorail station platform.

The Fairfax County Comprehensive Plan (the "Plan") text depicts the Subject Property as a prime redevelopment site for mixed-use Transit-Oriented Development ("TOD") to serve the Wiehle Transit Station Area. To that end, the Plan recommends a development intensity of 1.0 FAR if the parcels are consolidated, if the development provides pedestrian access to the W&OD Trail and Wiehle Metrorail Station Area, and if a private recreation use (i.e., the ice skating arena) forms a component of the redevelopment scenario.

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ATTORNEYS AT LAW

The current Task Force draft Plan recommendations envision the Subject Property as a predominantly residential area with a minor amount of street-level retail. The draft Plan text recommends improved pedestrian connections to Lake Fairfax Park and the Wiehle Avenue Metrorail station, as well as improved pedestrian safety in crossing Sunset Hills Road and Wiehle Avenue.

Anticipating the arrival of Metrorail, the Owners have worked with our firm to monitor the Task Force's efforts and devise a potential development concept. Few undeveloped parcels exist within proximity to the Wiehle Avenue Metrorail Station; fewer still offer the potential for large-scale new development and opportunities for an innovative mixed-use community. Accordingly, the Owners feel the Subject Property is appropriate for a mixed-use residential and commercial TOD on a 70:30 residential-to-non-residential use split.

The Owners believe that, if consolidated and developed into a unified master planned development, the Subject Property could serve as the nucleus for higher-quality development in the Michael Faraday Drive area of Reston. Such development would preserve the surrounding vegetation and tree line and would offer connections to an unparalleled array of natural and recreational features unmatched in the Wiehle Avenue Metrorail Station area. Accordingly, the Owners are finalizing their plans in accordance with the Task Force's draft recommendations and specifically envision the following:

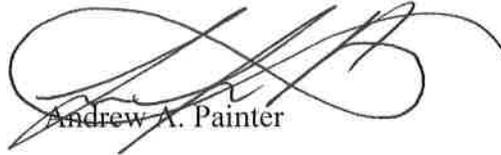
- A mixed-use, predominantly residential TOD community with minor commercial and street-level retail uses (height and development intensity to be determined);
- A pedestrian-friendly environment to encourage walking and bicycling, and create a neighborhood identity that promotes pedestrian activity, human interactions, safety and livability;
- Pedestrian connections to, and design features which compliment Lake Fairfax Park, the nearby ice skating rink, and other natural areas surrounding the Subject Property; and
- Pedestrian connections to Sunset Hills Road, Wiehle Avenue, and the W&OD trail to encourage non-motorized access to the Wiehle Avenue Metrorail station.

While the Task Force recommendations do not assign an FAR to the Subject Property, the Owners respectfully submit that a density up to a 3.0 FAR would be appropriate. Such a density allocation, when coupled with sizeable residential and commercial uses, will encourage pedestrian-oriented development within walking distance of the Wiehle Avenue Metrorail station.

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. We thank you for your time and consideration as well as for the opportunity to participate in the Task Force review process.

Very truly yours,

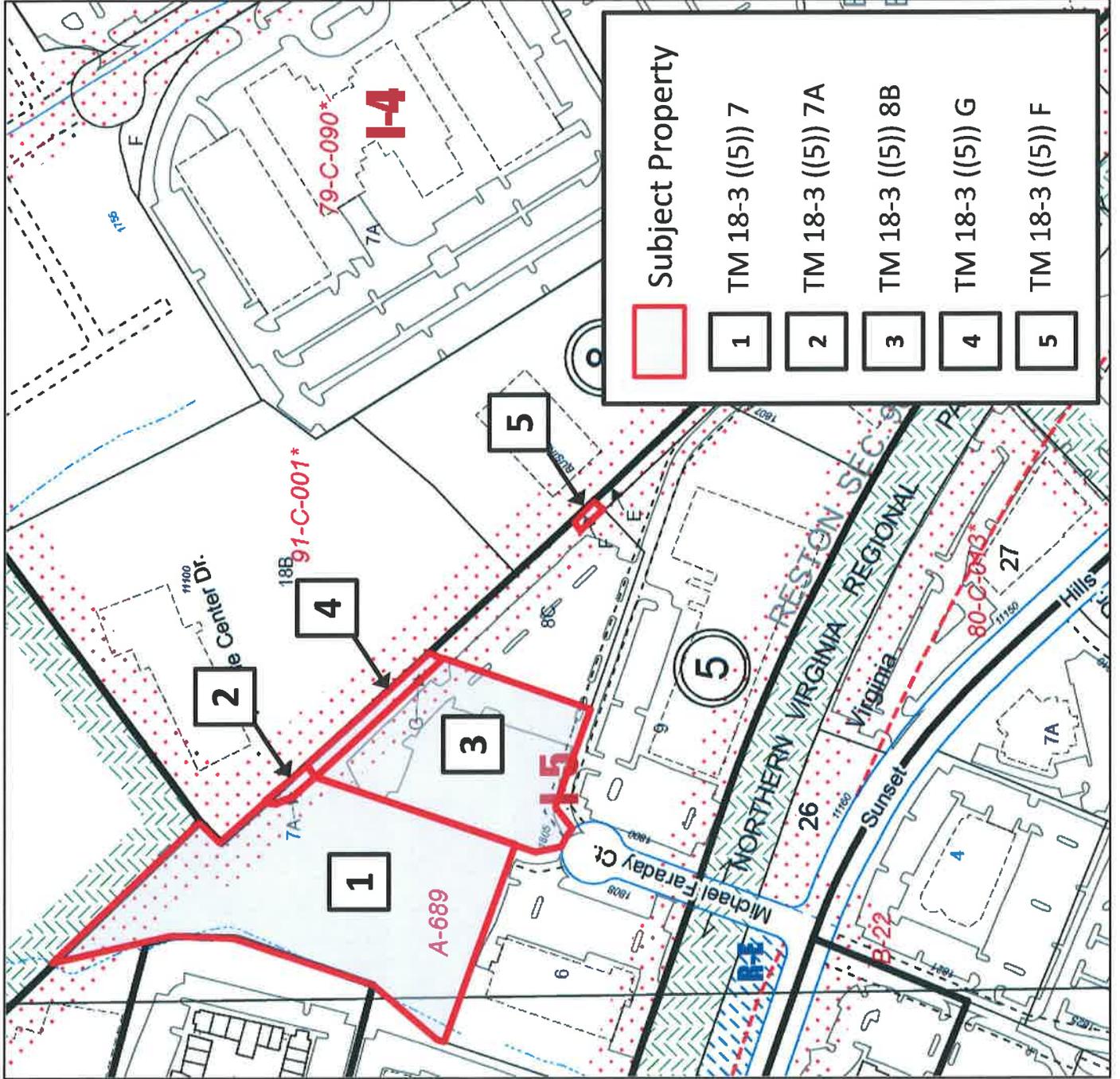
WALSH, COLUCCI, LUBELEY,  
EMRICH & WALSH, P.C.



Andrew A. Painter

Attachment

cc: Ms. Heidi T. Merkel, Planner, Fairfax County Department of Planning & Zoning  
Mr. Maharaj K. Jalla, Consulting Engineers Corporation  
Mr. Shan Jalla, Consulting Engineers Corporation  
Martin D. "Art" Walsh, Esq., Walsh Colucci



Subject Property	1	2	3	4	5
Subject Property	TM 18-3 ((5)) 7	TM 18-3 ((5)) 7A	TM 18-3 ((5)) 8B	TM 18-3 ((5)) G	TM 18-3 ((5)) F