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**WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC**

March 8, 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: Update On Residential TOD Planning Efforts For Golf Course Plaza & Michael Faraday Properties**

Dear Ms. Nicoson:

On behalf of **Golf Course Plaza, LLC, Girja R. Jalla, and Maharaj K. Jalla** (the "Owners"), I write to provide an update regarding the Owners' potential development plans for the "Golf Course Plaza" and "Michael Faraday" properties. Since my appearance at the Task Force's January 24, 2012 meeting, the Owners have worked with Davis Carter Scott, Ltd. and our firm to refine their plans for both tracts. Please find enclosed conceptual plans for the two properties, including a proposed site layout, pedestrian plan, and perspectives. Specific information on each property is as follows:

Golf Course Plaza Property: The Golf Course Plaza property (Tax Map #17-4 ((5)) S6) consists of approximately 3.00 acres within Subunit "G-1" of the Reston-Herndon Suburban Area on the western side of Isaac Newton Square in the northwest quadrant of the intersection of Wiehle Avenue (Route 828) and Sunset Hills Road (Route 675), immediately adjacent to the north side of the Washington & Old Dominion Trail. Consistent with the draft Task Force recommendations, the Owners believe that this property is ideally suited for a unique all-residential community which would consist of one building comprising 11 floors and approximately 393,000 s.f. of residential space [see Exhibit 1].

Michael Faraday Property: The Michael Faraday Property consists of four parcels (Tax Map ##18-3 ((5)) 7, 18-3 ((5)) 7A, 18-3 ((5)) 8B, 18-3 ((5)) G) comprising approximately 5.52 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. The Owners propose a mixed-use transit-oriented development ("TOD") community on a 70:30 residential-to-non-residential land use split with street-level retail uses in a pedestrian-friendly environment to encourage walking and bicycling, and create a neighborhood identity that promotes pedestrian activity, human interactions, safety and livability.

The proposal consists of two residential buildings and one office building. Building "A" would comprise 15 floors and consist of approximately 357,000 s.f. of residential space; building "B" would comprise five floors and consist of approximately 140,000 s.f. of residential space; and building "C" would comprise 10 floors and consist of approximately 221,740 s.f. of office uses. In designing the layout for this tract, due consideration has been given to sunlight, views, pedestrian connections, and design features which compliment Lake Fairfax Park, the nearby ice skating rink, other natural areas, and the proposed Wiehle Avenue Metrorail station [see Exhibit 2].

Despite the fact that both properties are currently zoned to non-residential zoning districts and that few developers are currently proposing significant residential projects near the Reston's proposed Metrorail stations, the Owners concur with the draft Task Force recommendations and welcome the opportunity to be so-called "first movers" in bringing high-quality pedestrian-oriented TOD residential development to the Wiehle Avenue area as soon as possible. The Owners hope that their proposal will assist in maximizing the public sector's significant investment in Metrorail service and to deliver the type of development envisioned by the Task Force.

As was presented at the Task Force's January 24<sup>th</sup> meeting, the Owners respectfully submit that a density of 3.0 FAR would be appropriate for both properties. Such a density designation in the draft Comprehensive Plan text, when coupled with recommendations encouraging sizeable residential development, will encourage pedestrian-oriented development within walking distance of the Wiehle Avenue Metrorail station in the near term.

I would appreciate 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 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

Enclosures

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



**AERIAL VIEW - PROPOSED**

**GOLF COURSE OVERLOOK RESTON VA**

**dos**  
DESIGN

MARCH 2012

**EXHIBIT** /



PEDESTRIAN CONNECTIONS

GOLF COURSE OVERLOOK RESTON VA

## PROPOSED USE

RESIDENTIAL 11 FLOORS 392,600 SF 394 UNITS  
LAND AREA 130,868 SF

PROPOSED FAR 3.0

## PARKING PROVIDED

1BR UNIT 1.1 / UNIT x 236 UNITS (60%)	260 SPACES
2BR UNIT 1.35 / UNIT x 138 UNITS (35%)	186 SPACES
3BR UNIT 1.60 / UNIT x 20 UNITS (5%)	32 SPACES
<b>TOTAL PARKING</b>	<b>478 SPACES</b>



## PROPOSED SITE LAYOUT

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GOLF COURSE OVERLOOK RESTON VA



dc  
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MARCH 2012

**PERSPECTIVE VIEW 1**

**GOLF COURSE OVERLOOK RESTON VA**

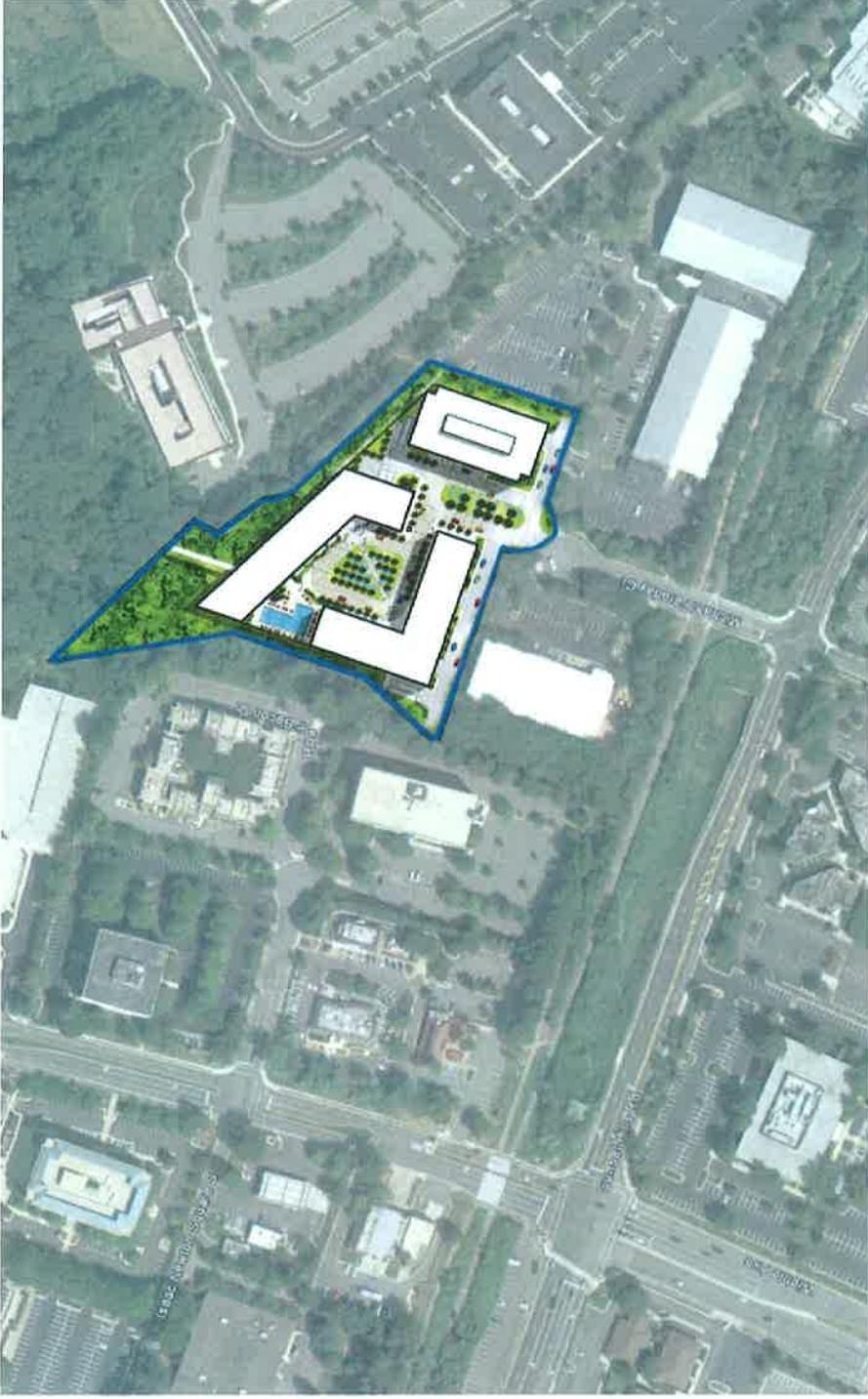


dcS  
DESIGN

MARCH 2012

## PERSPECTIVE VIEW 2

GOLF COURSE OVERLOOK RESTON VA



**AERIAL VIEW - PROPOSED**

**MICHAEL FARADAY RESTON - VA**

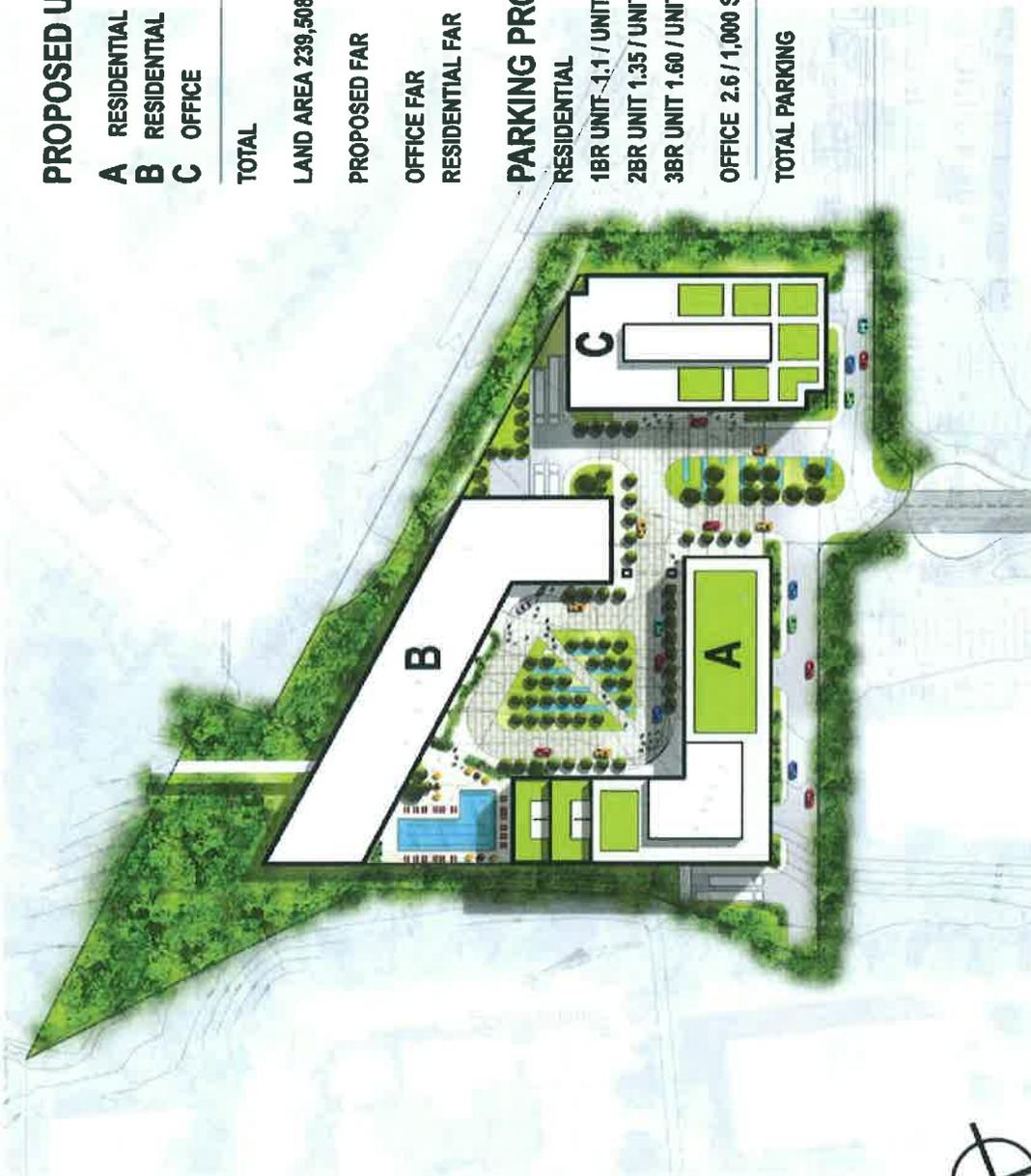
EXHIBIT 2

# PEDESTRIAN CONNECTIONS



PEDESTRIAN CONNECTIONS  
PROPOSED COURTYARD

MICHAEL FARADAY RESTON - VA



### PROPOSED USE

<b>A</b>	RESIDENTIAL 15 FLOORS	357,000 SF	360 UNITS
<b>B</b>	RESIDENTIAL 5 FLOORS	140,000 SF	140 UNITS
<b>C</b>	OFFICE 10 FLOORS	221,740 SF	

**TOTAL** 718,740 SF 500 UNITS

LAND AREA 239,508 SF

PROPOSED FAR	3.0
OFFICE FAR	0.92
RESIDENTIAL FAR	2.08

### PARKING PROVIDED

RESIDENTIAL		
1BR UNIT 1.1 / UNIT x 300 UNITS (60%)	330 SPACES	
2BR UNIT 1.35 / UNIT x 175 UNITS (35%)	236 SPACES	
3BR UNIT 1.60 / UNITS x 25 UNITS (5%)	40 SPACES	
OFFICE 2.6 / 1,000 SF	577 SPACES	
<b>TOTAL PARKING</b>	<b>1,183 SPACES</b>	



### PROPOSED SITE LAYOUT



**PERSPECTIVE VIEW 1**

**MICHAEL FARADAY RESTON - VA**



**PERSPECTIVE VIEW 2**

**MICHAEL FARADAY RESTON - VA**



**PERSPECTIVE VIEW 3**

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## PERSPECTIVE VIEW 4

MICHAEL FARADAY RESTON - VA