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**WALSH COLUCCI
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& WALSH PC**

November 28, 2011

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 for Property of Golf Course Plaza, LLC;
11480 Sunset Hills Road, Fairfax County Tax Map No. 17-4 ((5)) S6**

Dear Ms. Nicoson:

On behalf of **Golf Course Plaza, LLC ("GCP")**, owner of the above-referenced parcel ("Subject Property"), I write concerning GCP'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.

As you may be aware, the Subject Property consists of approximately 3.00 acres 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 ("W&OD Trail"). The Subject Property is zoned to the I-5 ("General Industrial") zoning district and includes one 33,000-square foot three-story brick office building constructed in 1971. The Subject Property is located within the one-half mile radius of the planned Wiehle Avenue Metrorail station platform and, we feel, is appropriate for a residential Transit-Oriented Development ("TOD").

The Fairfax County Comprehensive Plan incorporates the Subject Property within Subunit "G-1" of the Reston-Herndon Suburban Area and currently recommends office uses at 0.5 FAR and residential uses at a maximum of 30 dwelling units per acre. The draft Task Force recommendations envision Land Bay G-1 to be a predominantly residential area with street-level retail and significant open space approaching 25 percent of the area.

Unlike other developments which may propose predominantly office and commercial uses, GCP is convinced that Reston would benefit from additional residential TOD development around its planned Metrorail stations. GCP believes that the Subject Property is best suited for a unique residential community due to its small size, access to the W&OD trail, surrounding vegetation and tree line, as well as proximity to both the Isaac Newton Square employment center and the Wiehle Avenue Metrorail station. Additionally, residential development seems

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appropriate given the existing levels of service along Wiehle Avenue and the Subject Property's quieter, passive, and contemplative location adjacent to the Hidden Creek Country Club.

Anticipating the arrival of Metrorail, GCP has worked with our firm to monitor the Task Force's efforts and has prepared a sketch plan for the Subject Property illustrating a potential development concept. A copy of the draft sketch plan is attached for your review. The plan, designed in accordance with the Task Force's draft recommendations, envisions the following:

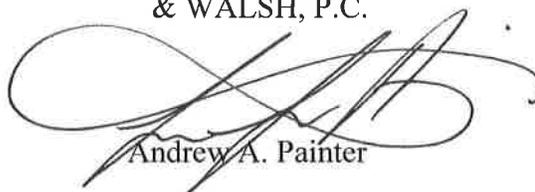
- An all-residential TOD community (height and number of units to be determined) overlooking the Hidden Creek Country Club property;
- A pedestrian-friendly environment to encourage walking and bicycling, and create a neighborhood identity that promotes pedestrian activity, human interactions, safety and livability;
- Pedestrian connections to Sunset Hills Road and the W&OD trail to encourage non-motorized access to the Wiehle Avenue Metrorail station; and
- A plaza-level park for residents and visitors.

The current Task Force recommendations do not currently assign a maximum density to the Subject Property; however, in order to provide for TOD opportunities and to deliver the type of higher-quality development envisioned by the Task Force, GCP respectfully submits that a density of 3.0 FAR would be appropriate for the Subject Property. Such a density allocation, when coupled with recommendations encouraging sizeable residential development, will encourage pedestrian-oriented development within walking distance of the Wiehle Avenue Metrorail station. GCP's plans are envisioned as a "hard edge" between more intense development closer to the Wiehle Station and the significant open green spaces to the west.

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.



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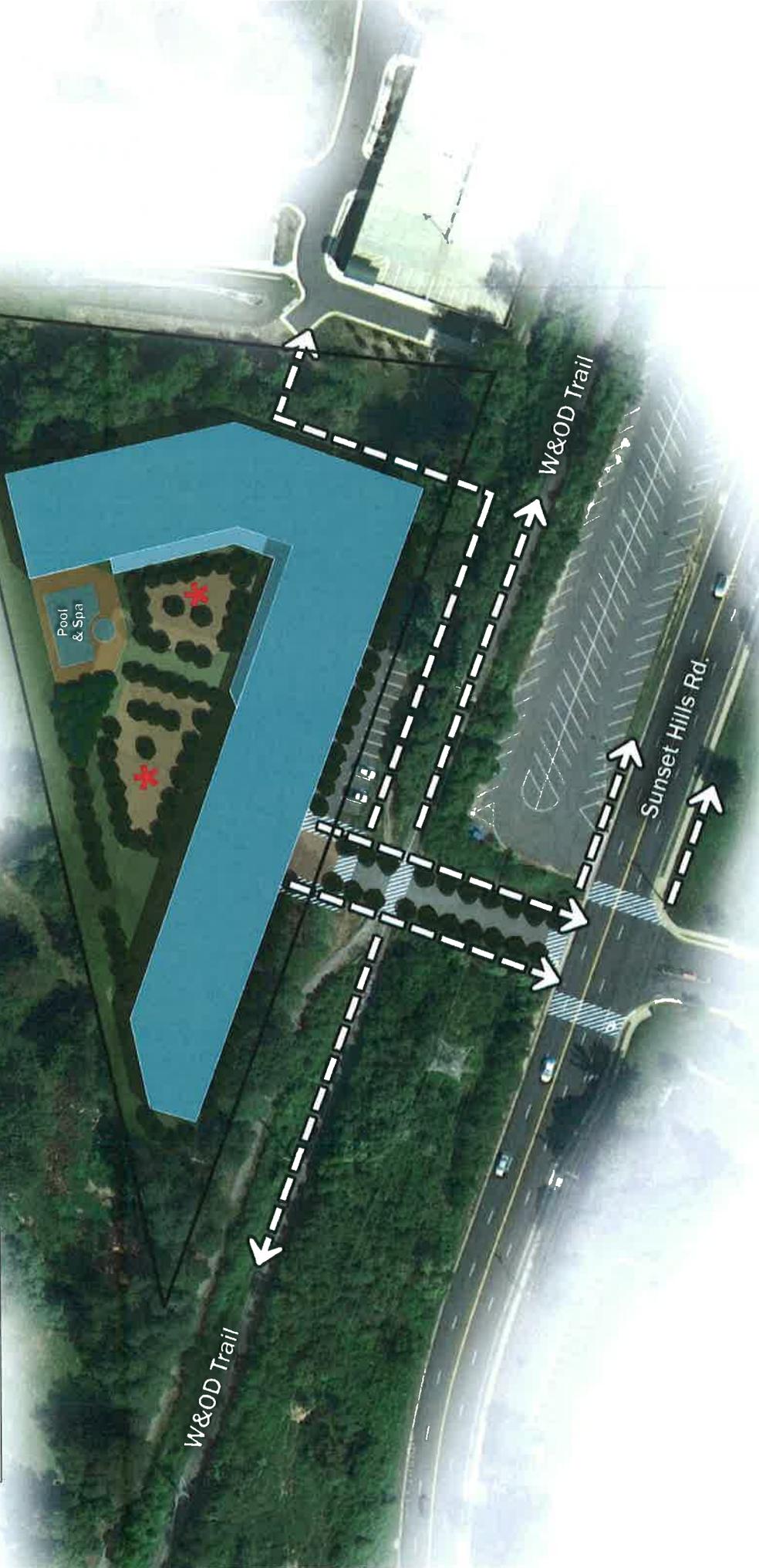
Enclosure

cc: Mr. Maharaj K. Jalla, Consulting Engineers Corporation
Mr. Shan Jalla, Consulting Engineers Corporation
Martin D. "Art" Walsh, Walsh Colucci
William J. Keefe, Walsh Colucci

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Hidden Creek
Country Club

	Residential
	Major 10' Trail Connections to Sunset Hills Rd & Issac Newton Sq.
	Future Courtyard



Sketch Plan - 11480 Sunset Hills Road