

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Martin D. Walsh Daytime Phone: (703) 528-4700

Address: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Blvd., 13th Floor, Arlington, VA 22201

Nominator E-mail Address: mwalsh@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Martin D. Walsh by em

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>6/27/08</u>
Date Accepted:	<u>7-29-08 cor</u>
Planning District:	<u>HM</u>
Special Area:	_____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) N/A

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Dranesville Hunter Mill Providence Sully

Total number of parcels nominated: 41

Total aggregate size of all nominated parcels (in acres and square feet): 25.12 acres 1,094,227.2 square feet

Is the nomination a Neighborhood Consolidation Proposal? Yes No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) Yes No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Please see attached current Comprehensive Plan Text.

b. CURRENT PLAN MAP DESIGNATION: Mixed-use

c. CURRENT ZONING DESIGNATION: I-4 **APR# 08-III-41UP**

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Please see attached Proposed Comprehensive Plan Text.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Transit-oriented, mixed-use development and Metrorail facilities with building heights up to 225 feet for signature buildings.

f. NON-RESIDENTIAL: Check the appropriate use Office Retail Government/Institutional
 Industrial Open Space
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: up to 3.5 TOTAL Gross Square Feet: up to 3,227,796*
with provision of Metro parking with provision of Metro parking

Categories	Percent of Total FAR	Square feet
Office, Hotel, Educational	25% - 70%	806,949 - 2,259,457
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	30% - 75%	968,338 - 2,420,847
TOTAL	100%	

*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage. To be decided with final percentage of residential development.

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

- .1 - .2 du/ac (5-10 acre lots) 5 - 8 du/ac
- .2 - .5 du/ac (2-5 acre lots) 8 - 12 du/ac
- .5 - 1 du/ac (1 - 2 acre lots) 12 - 16 du/ac
- 1 - 2 du/ac 16 - 20 du/ac
- 2 - 3 du/ac 20+ (specify 10 unit density range)
- 3 - 4 du/ac
- 4 - 5 du/ac

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)			
TOTAL:			

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:



Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size In Acres	Signature of Owner or Certified Receipt Number
0174-19-0001	11407 Sunset Hills Road	RPB and M, LLC	P.O. Box 8008 Reston, VA 20195	0.5	7004-2510-0006-9901-4303
0174-19-0002	No address listed	RPB and M, LLC	P.O. Box 8008 Reston, VA 20195	0.5	
0174-19-0003	11411 Sunset Hills Road	RPB and M, LLC	P.O. Box 8008 Reston, VA 20195	0.5	
0174-19-0004	No address listed	RPB and M, LLC	P.O. Box 8008 Reston, VA 20195	0.5	
0174-19-0005A	11401 Sunset Hills Road	RPB and M, LLC	P.O. Box 8008 Reston, VA 20195	1.24	
0174-19-0006A	11403 Sunset Hills Road	RPB and M, LLC	P.O. Box 8008 Reston, VA 20195	1.35	
0174-01-0017A	1860 Wiehle Avenue	Board of Supervisors Fairfax County	12000 Government Center Parkway, Suite 533 Fairfax, VA 22035	9.01	7004-2510-0006-9901-4310
0174-01-0017B	No address listed	Reston Investments, LLC	1856 Old Reston Avenue Reston, VA 22190	0.29	
0174-1-20	11301 Sunset Hills Road	Reston Investments, LLC	1856 Old Reston Avenue Reston, VA 20190	1.78	7004-2510-0006-9901-4327
0174-24-0004A	11419 Sunset Hills Road	Maximus Properties, LLC	11419 Sunset Hills Road Reston, VA 20190	2.77	7004-2510-0006-9901-4334

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size In Acres	Signature of Owner or Certified Receipt Number
0174-24-0004B	11417 Sunset Hills Road	Section 913, LP	c/o RH Hagner & Co., Inc. 102 Sheridan Ave., AAFMAA Arlington, VA 22211-1110	1.68	7004-2510-0006-9901-4341
0174-20A-0001	11367 Sunset Hills Road	BCCM, LLC	2261 Cedar Cove St., Reston, VA 20191	Condo Unit	7004-2510-0006-9901-4358
0174-20A-0002	11365 Sunset Hills Road	Beverly Patricia Sullins Miller Tr.	405 Walker Road Great Falls, VA 22066	Condo Unit	7004-2510-0006-9901-4365
0174-20A-0003	11363 Sunset Hills Road	BBLMT Associates	11363 Sunset Hills Road Suite 3 Reston, VA 20190	Condo Unit	7004-2510-0006-9901-4372
0174-20A-0004	11361 Sunset Hills Road	BBLMT Associates	11361 Sunset Hills Road Reston, VA 20190	Condo Unit	7004-2510-0006-9901-4389
0174-20B-0005	11351 Sunset Hills Road	John A. Mercantini Tr	2212 Spinnaker Ct. Reston, VA 20191	Condo Unit	7004-2510-0006-9901-4396
0174-20B-0006	11349 Sunset Hills Road	John D. Farrell, Jr., MD	25252 Planting Field Dr. Chantilly, VA 20152	Condo Unit	7004-2510-0006-9901-4402
0174-20B-0007	11347 Sunset Hills Road	Gil L. Blankespoor	2003 Lakeport Way Reston, VA 20191	Condo Unit	7004-2510-0006-9901-4419
0174-20B-0008	11345 Sunset Hills Road	Azure Sunset, LLC	11345 Sunset Hills Road Suite 8 Reston, VA 20190-5205	Condo Unit	7004-2510-0006-9901-4426
0174-20C-0009	11343 Sunset Hills Road	11343 Sunset Hills, LLC	557 Wingate Avenue Boulder, CO 80304	Condo Unit	7004-2510-0006-9901-4433
0174-20C-0010	11341 Sunset Hills Road	Reston Medical Leasing, LLC	11341 Sunset Hills Road Suite 10 Reston, VA 20190-5205	Condo Unit	7004-2510-0006-9901-4440
0174-20C-0011	11339 Sunset Hills Road	Muss Investments, LLC	10528 Wickens Road Vienna, VA 22181	Condo Unit	7004-2510-0006-9901-4457
0174-20C-0012	11337 Sunset Hills Road	KBG, LLC	626 Grant St., Unit D Herndon, VA 20170	Condo Unit	7004-2510-0006-9901-4464

* corrected 7-29-08 cab

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size In Acres	Signature of Owner or Certified Receipt Number
0174-20C-0013	11335 Sunset Hills Road	Lawrence Lammers & Jean C. Lammers	11134 Timberhead Lane Reston, VA 20191	Condo Unit	7004-2510-0006-9901-4471
0174-20C-0014	11333 Sunset Hills Road	Lawrence Lammers & Jean C. Lammers	11134 Timberhead Lane Reston, VA 20191	Condo Unit	
0174-20D-0015	11331 Sunset Hills Road	11331 Sunset Hills Road, LLC	557 Wingate Avenue Boulder, CO 80304	Condo Unit	7004-2510-0006-9901-4488
0174-20D-0016	11329 Sunset Hills Road	Sunset Hills Enterprises, Azure Properties III	626 D Grant St. Grant Business Center Herndon, VA 20170	Condo Unit	7004-2510-0006-9901-4495
0174-20D-0017	11327 Sunset Hills Road	Arthur J. Novick & Nancy E. Novick	11300 Stoneledge Ct. Reston, VA 20191	Condo Unit	7004-2510-0006-9901-4501
0174-20D-0018	11325 Sunset Hills Road	Arthur J. Novick & Nancy E. Novick	11325 Sunset Hills Road Suite 18 Reston, VA 20190	Condo Unit	7004-2510-0006-9901-4518
0174-20E-0019	11315 Sunset Hills Road	Robert W. Gurney	11315 Sunset Hills Road Suite 19 Reston, VA 20190	Condo Unit	7004-2510-0006-9901-4525
0174-20E-0020	11313 Sunset Hills Road	John Sullivan, TR	11500 Fairway Dr., Apt. 602 Reston, VA 20190	Condo Unit	7004-2510-0006-9901-4532
0174-20E-0021	11311 Sunset Hills Road	John Sullivan, TR	11500 Fairway Dr., Apt. 602 Reston, VA 20190	Condo Unit	
0174-20E-0022	11309 Sunset Hills Road	John Sullivan, TR	11500 Fairway Dr., Apt. 602 Reston, VA 20190	Condo Unit	
0174-20F-0023	11317 Sunset Hills Road	Sunhill Investment Partners	c/o Ken Hatfield 8112 Bright Meadows Lane Dunn Loring, VA 22027	Condo Unit	7004-2510-0006-9901-4549
0174-20F-0024	11319 Sunset Hills Road	Chirorunner, LLC	11319 Sunset Hills Road Suite 24 Reston, VA 20190-5205	Condo Unit	7004-2510-0006-9901-4556

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Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size In Acres	Signature of Owner or Certified Receipt Number
0174-20F-0025	11321 Sunset Hills Road	321 HMS, LLC	11321 Sunset Hills Road Suite 25 Reston, VA 20190	Condo Unit	7004-2510-0006-9901-4563
0174-20F-0026	11323 Sunset Hills Road	JCB Management Co., LLC	11323 Sunset Hills Road Suite 26 Reston, VA 20190	Condo Unit	7004-2510-0006-9901-4570
0174-20G0027	11353A Sunset Hills Road	Frederick N. Dibbs TR	11353A Sunset Hills Road Reston, VA 20190	Condo Unit	7004-2510-0006-9901-4587
0174-20G0028	11355 Sunset Hills Road	Howard M. Lando Revocable Trust	1900 Windmill Lane Alexandria, VA 22307	Condo Unit	7004-2510-0006-9901-4594
0174-20G0029	11357 Sunset Hills Road	Howard M. Lando Revocable Trust	1900 Windmill Lane Alexandria, VA 22307	Condo Unit	
0174-20G0030	11359 Sunset Hills Road	Sunset Hills Associates	11359 Sunset Hills Road Suite 30 Reston, VA 20190-5205	Condo Unit (entire condo parcel = 5.00)	7004-2510-0006-9901-4600

Part 4(a.): Current Comprehensive Plan Text

Sub-unit G-4 (part of Wiehle Avenue Transit Station Area)

Sub-unit G-4 is bounded by Sunset Hills Road on the north, Wiehle Avenue on the east and the Dulles Airport Access and Toll Road (DAAR) on the south. It is immediately adjacent to proposed location of the transit station platform for the Wiehle Avenue Transit Station. The uses in the sub-unit include office, a self-storage facility, a bank and a County-owned and operated park-and-ride facility.

This sub-unit is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

The Department of Transportation is conducting a feasibility study (to conclude in Spring 2001) of expanding the Reston East parking lot. It is preferred that this parking be provided through a joint use arrangement with adjacent transit-oriented development, rather than as a single, stand-alone parking structure. To implement this concept, consideration may be given to development proposals that utilize the existing Reston East parking lot as well as adjacent parcels, in order to concentrate transit-oriented development in close proximity to the station, while providing additional parking in Sub-unit G-4 to meet anticipated demand.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Non-residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a .70 FAR may be considered within Sub-unit G-4 provided that the mix of uses includes office, hotel, institutional and support retail. The office use may not exceed 70% of the total gross floor area and support retail, to be located in office or hotel buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.
- A second point of access (preferably to Sunset Hills Road) to this Sub-unit G-4 should be provided.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the

Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered within Sub-unit G-4 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.
- A second point of access (preferably to Sunset Hills Road) to this Sub-unit G-4 should be provided.

Rail-oriented Residential Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 2.5 FAR may be considered for the 17 acres within Sub-unit G-4 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 40% but no more than 75% of the total gross floor area of the development. Some combination of office, hotel, and support retail uses may comprise 25-50% of the total gross floor area of the development with the office component comprising no more than 40% of the total. In addition, the following conditions should be met:

- Substantial parcel consolidation within the sub-unit should be achieved.
- The site should be adjacent to the rail station and provide direct pedestrian access to the station or be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.
- Grade-separated pedestrian links to the rail station are encouraged.
- A quality site layout should be provided with consolidated vehicular access to the site, parking structures that do not front on pedestrian areas, and shared parking to the maximum extent possible.
- Building heights should be limited to 140 feet.
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.
- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.
- A second point of access (preferably to Sunset Hills Road) to this Sub-unit G-4 should be provided.

Part 4(d.): Proposed Comprehensive Plan Text

Sub-unit G-4 (part of Wiehle Avenue Transit Station Area)

Sub-unit G-4 is bounded by Sunset Hills Road on the north, Wiehle Avenue on the east and the Dulles Airport Access and Toll Road (DAAR) on the south. It is immediately adjacent to proposed location of the transit station platform for the Wiehle Avenue Transit Station. The uses in the sub-unit include office, a self-storage facility, a bank and a County-owned and operated park-and-ride facility.

This sub-unit is planned for office use at .50 FAR or residential use at up to 30 dwelling units per acre. In addition, the active recreation needs of the residents should be met either through provision of appropriate facilities on-site or a written agreement with another nearby residential development allowing use of their facilities.

The Department of Transportation is conducting a feasibility study (to conclude in Spring 2001) of expanding the Reston East parking lot. It is preferred that this parking be provided through a joint use arrangement with adjacent transit-oriented development, rather than as a single, stand-alone parking structure. To implement this concept, consideration may be given to development proposals that utilize the existing Reston East parking lot as well as adjacent parcels, in order to concentrate transit-oriented development in close proximity to the station, while providing additional parking in Sub-unit G-4 to meet anticipated demand.

For development in this sub-unit, including all baseline recommendations and options, pedestrian walkways should be provided to facilitate circulation throughout the land unit and should connect to walkways in adjacent land units and existing sidewalks or trails along major streets in or around the land unit. All proposed developments should be in conformance with the Urban Design Guidelines, located after the land unit recommendations.

Transit-oriented Non-residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a .70 FAR may be considered within Sub-unit G-4 provided that the mix of uses includes office, hotel, institutional and support retail. The support retail, to be located in office or hotel buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.
- A second point of access (preferably to Sunset Hills Road) to this Sub-unit G-4 should be provided.

Transit-oriented Residential Mixed-Use Option – At such time as a funding agreement for Bus Rapid Transit (BRT), as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 1.5 FAR may be considered within Sub-unit G-4 provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 35% but no more than 50% of the total gross floor area of the development. Office use may not exceed 50% of the total gross floor area and support retail, to be located in office, hotel or residential buildings may not exceed 15% of the total gross floor area. In addition, the following condition should be met:

- Retail uses located on the ground floor should have direct public access and display windows oriented to pedestrian walkways, and where appropriate to vehicular drives and/or streets.
- A second point of access (preferably to Sunset Hills Road) to this Sub-unit G-4 should be provided.

Rail-oriented Mixed-Use Option – At such time as a funding agreement for rail, as described in the Land Use section in the Suburban Center Areawide Recommendations, is reached, mixed-use development up to a 2.5 FAR may be considered for the 17 acres within Sub-unit G-4 located closest to the rail station, provided that the mix of uses includes a residential component and a non-residential component that includes office, hotel, and support retail. The residential component should be at least 30% but no more than 75% of the total gross floor area of the development. Some combination of office, hotel, educational and support retail uses may comprise 25-70% of the total gross floor area of the development with the office component comprising no more than 65% of the total. In addition, the following conditions should be met:

- Logical parcel consolidation within the sub-unit should be achieved.
- The site should be adjacent to the rail station and provide direct pedestrian access to the station or be a part of a larger project, approved under a consolidated site plan or as concurrent applications, that provides direct pedestrian access to the station.
- Where possible, grade-separated pedestrian links to the rail station are encouraged.
- A quality site layout should be provided with consolidated vehicular access to the site and shared parking to the maximum extent possible.
- Building heights should be limited to 175 feet.
- Transportation Demand Management measures as discussed on page 6 should be utilized to the maximum extent possible.
- Retail uses located on the ground floor should have direct public access.
- A second point of access (preferably to Sunset Hills Road) to this Sub-unit G-4 should be provided.
- In connection with Mixed-Use Option 2 provided for Sub-unit H-2, if a Park & Ride facility with a minimum of 1000 spaces is provided to serve the Metro station in Sub-unit H-2, a 3.5 FAR may be considered for the approximately

11.3 acres comprised of tax map parcels 17-4-((1))17A, 17B, and 20. Provision of 1000 Park & Ride spaces in Sub-unit H-2 may permit an increase in building height adjacent to the Metro station platform of up to 225 feet.

- Allow for parking reductions for office and residential uses.
- Full buildout of non-residential uses may be allowed notwithstanding the phasing provisions in the Comprehensive Plan.



Map No. 17-4
 This map is a part of the City of Reston, Virginia, and is subject to the provisions of the City Code, Chapter 17, which governs the zoning of property in the City of Reston, Virginia.

GENERAL NOTES

1. The zoning shown on this map is the zoning in effect as of the date of the adoption of this map by the Board of Aldermen.

2. The zoning shown on this map is subject to the provisions of the City Code, Chapter 17, which governs the zoning of property in the City of Reston, Virginia.

3. The zoning shown on this map is subject to the provisions of the City Code, Chapter 17, which governs the zoning of property in the City of Reston, Virginia.

4. The zoning shown on this map is subject to the provisions of the City Code, Chapter 17, which governs the zoning of property in the City of Reston, Virginia.

5. The zoning shown on this map is subject to the provisions of the City Code, Chapter 17, which governs the zoning of property in the City of Reston, Virginia.



ADMINISTRATIVE SHEETS

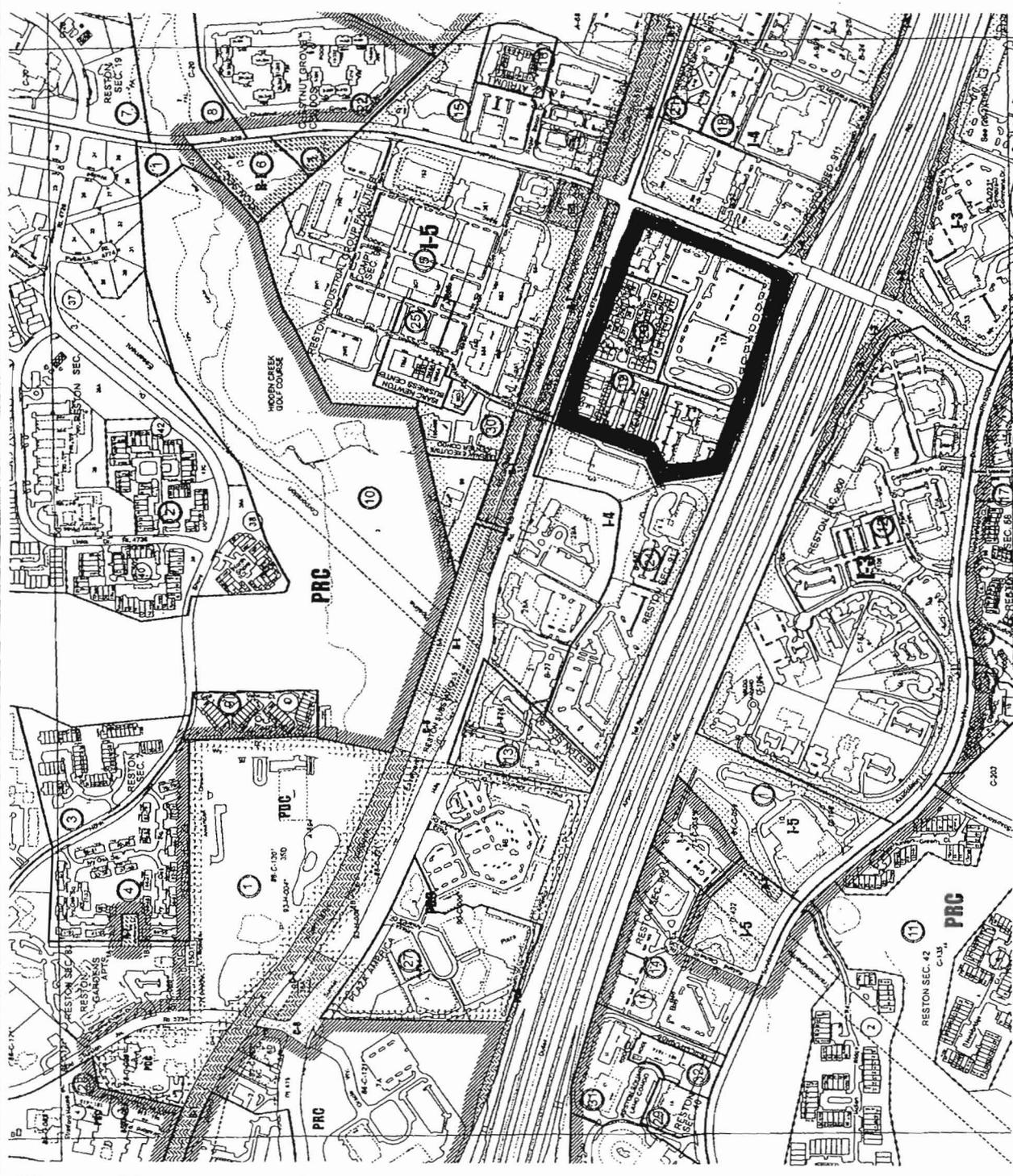
17-1	17-2	18-1
17-3	18-3	
26-1	26-2	27-1

SHEET INDEX

PROPERTY MAP ZONING
17-4

Revised to: 01 - 01 - 2007

Prepared by:
 Planning Department
 City of Reston, Virginia



Part 6: Justification

The nomination property is located on the north side of the DAAR and includes land that will be the future Wiehle Avenue Metrorail station and Metrorail parking. This nomination proposes to retain the current base Comprehensive Plan language and proposes an increased intensity under the existing rail-oriented mixed-use option from a 2.5 FAR up to potentially a 3.5 FAR under a scenario where 1,000 Metro parking are provided on the adjacent sub-unit, south of the DAAR (Sub-unit H-2).

In accordance with the County's adopted transit-oriented development guidance in the Policy Plan, this nomination proposes mixed-use development and increased density to be located at the future Wiehle Avenue Metrorail Station and in the immediately adjacent area. The nomination envisions coordinated, pedestrian-oriented development with public open space and signature buildings up to 225 feet in height to be located closest to the Metro platform. The proposed scenario under which a 3.5 FAR would be permitted with the provision of 1,000 Metro parking spaces are developed in the adjacent sub-unit, will encourage pedestrian movement between the rail station and land areas both north and south of the DAAR. This additional density is the factor which will allow for the economic factors that can generate the transit-oriented, mixed-use which include the required Metro station elements, such as a County Metro garage, to be realized.

The proposed additional density provides an opportunity for development consistent with the widely recognized principles of "smart-growth" in a location where direct pedestrian and bicycle access to mass transit can be achieved. Additionally, the inclusion all of Sub-unit G-4, in this planning effort will provide for flexibility and creativity in site layout and urban design which will create a lively mixed-use community at a future Metrorail location in the County. We look forward to working with Staff on this APR nomination and hope that the attached proposed Comprehensive Plan language will be helpful in the review of this nomination. Please do not hesitate to call me if you have any questions or require additional information concerning this nomination.