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WALSH COLUCCI
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February 12, 2015

Via Email & First Class Mail

Mr. Richard Lambert
Mr. Faheem Darab
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5505

Re: Reston Master Plan Special Study Phase II Working Draft: Baron Cameron Retail Area Redevelopment Policies

Dear Mr. Lambert and Mr. Darab:

On behalf of **Harvey C. Antigone, Trustee ("Antigone"),** the owner of Fairfax County Tax Map ##17-1 ((1)) 7 4A, 4C2, and 4E1 (the "Antigone Properties"), I write to offer language concerning the Baron Cameron Retail Area for inclusion in the Reston Master Plan Special Study Phase II comprehensive plan amendment Working Draft text (the "Working Draft").

As you are aware, the Baron Cameron Retail Area is generally located in the northwest quadrant of Baron Cameron Avenue (Route 606) and Reston Parkway (Route 602) and largely consists of single-use strip and pad site development. The Antigone Properties comprise approximately 1.39 acres located along Baron Cameron Avenue and Bracknell Drive (Route 7401) and are zoned to the Planned Residential Community zoning district pursuant to § 6-300 et seq. of the Zoning Ordinance of Fairfax County, Virginia.

Despite its visibility along two prominent transportation corridors, the Baron Cameron Retail Area is developed and planned for conventional suburban retail uses. The Working Draft text recommends maintenance of its existing character, but includes text permitting residential redevelopment. We suggest expanding the Working Draft's contemplated "Option for Redevelopment" to permit commercial, hotel, and office uses in addition to residential, so long as the primary retail intent of the area is met with the provision of neighborhood-serving ground-floor retail uses.

The Baron Cameron Retail Area is a gateway location for Reston, and allowing mixed-use redevelopment that includes residential and commercial uses, rather than emphasizing the single-use redevelopment of any one land use category, will ensure that quality urban design and planning outcomes are achieved. Mixed-use redevelopment of the retail area's suburban-style pad sites can also help bridge the gaps between the urbanized mixed-use core to the south and

less-dense residential neighborhoods to the north and provide critical pedestrian and bicycle connections.

The flexibility afforded by mixed-use development can also provide the recommended community-serving retail uses while also providing appropriate scale transitions, improved pedestrian facilities, resource and land conservation, lot consolidation, as well as additional community benefits which may not be possible with a lower density, single-use development. Accordingly, I propose the following language for your consideration:

Option for Residential Development

It is recognized that circumstances may arise that merit consideration for redevelopment of this retail area. Under such circumstances, the Board of Supervisors may consider proposals to amend the Comprehensive Plan and/or past zoning actions in conformance with the Comprehensive Plan to allow for redevelopment if the criteria specified below are met:

1. *Any redevelopment proposal seeking to incorporate residential uses should preserve any current affordable housing and contribute additional affordable housing as described in the Communitywide section.*

2. *Any mixed-use redevelopment proposal should meet the community-serving intent of the existing retail area and provide ground-level retail uses. Hotel, office, or residential uses may be permitted above the ground floor retail for a total maximum allowable FAR of 2.5.*

3. *Any redevelopment must be consistent with the Reston Planning Principles and demonstrate that it furthers relevant County goals and objectives as set forth in the Comprehensive Plan.*

I would appreciate it if you would provide this information to staff for consideration in its deliberations. Please feel free to contact me directly at (571) 209-5775 if I may answer any questions. As always, we thank you for your consideration as well as for the opportunity to participate in the Comprehensive Plan review process.

Thank you for your kind attention to this matter.

Very truly yours,

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

Andrew A. Painter

Cc: Mr. H. Christopher Antigone
Mr. Logan Antigone