



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-HM-002
Michael Faraday Court

Address/Tax Map Parcels:	1805 Michael Faraday Court Tax Map Parcels 18-3 ((5)) F, G, 7, 7A, and 8B
Nominator:	Andrew Painter, Breckenridge, LLC
Supervisor District:	Hunter Mill
Planning Area:	Area III
Planning District:	Greater Reston, UP-5, Wiehle-Reston East Transit Station Area (TSA)
Acreage:	5.6 acres
Current Plan Map/Text:	Parcels 18-3 ((5)) 7 and 7A: Base Plan for office use up to 0.50 Floor Area Ratio (FAR) or residential use up to 30 dwelling units per acre (du/ac); Redevelopment Option: Residential Mixed Use up to 1.5 FAR; Parcels 18-3 ((5)) 8B, F and G: Base Plan for office, light industrial, institutional, and research and development up to 0.50 FAR; Redevelopment Option: Residential up to 1.0 FAR with consolidation.
<u>Nomination:</u>	Remove parcel consolidation recommendation

Comprehensive Plan Considerations:

The subject site is located on Michael Faraday Court, north of Sunset Hills Road and the Washington and Old Dominion (W&OD) Trail, and contains undeveloped wooded land and a surface parking lot associated with the adjacent SkateQuest ice rink. The site is surrounded to the north by Lake Fairfax Park; to the northeast by Lake Fairfax Business Center, a campus of office and other non-residential uses planned at 0.5 FAR (portions of which are subject of [CPN22-HM-014](#)); to the west by low-rise office buildings along Roger Bacon Drive planned for residential mixed use up to 1.5 FAR; and to the south and southeast by a self-storage facility and the SkateQuest ice rink, the latter of which is identified by the Comprehensive Plan as an important private community recreation facility and recommended to remain if this area is redeveloped .

The western portion of the nomination (Tax Map 18-3 ((5)) 7 and 7A) is located in the North Subdistrict of the Wiehle Station Transit-Oriented Development (TOD) District, and the eastern portion (Tax Map 18-3 ((5)) 8B, F and G) is located in the Reston East Non-TOD District. The Wiehle Station TOD District is envisioned as an educationally focused urban neighborhood with residential areas that are well-connected to transit via multiple new pedestrian-oriented streets. The parcels within the TOD District are planned for residential mixed use up to 1.5 FAR and new development should typically consist of 75 percent residential use. The Reston East Non-TOD District is planned to retain its employment activity focus, including office, light industrial, institutional, and research and development up to 0.50 FAR. The subject parcels in the Non-TOD district include a redevelopment option for residential uses up to a 1.0 FAR with full consolidation with adjacent parcels (Tax Map 18-3 ((5)) 6, 7, 8, and 9), which include one of the nominated parcels within the TOD District, as well as Self-storage Plus and SkateQuest ice rink, which are not subject to the nomination.

Both the Wiehle Station TOD and Reston East Non-TOD Districts are located in the Wiehle-Reston East TSA. The Plan's Concept for Future Development notes that TSAs are activity centers directly influenced by the presence of access points to the Metrorail System TSAs promote a land use pattern that supports Metrorail by encouraging a mix of uses in a compact, pedestrian-friendly form within walking distance of the rail station.

The nomination proposes to remove the Plan's consolidation recommendation for the nominated parcels with the Self-storage Plus (Tax Map 18-3 ((5)) 6) and Skatequest ice rink (Tax Map 18-3 ((5)) 9) parcels. The nominator has stated the consolidation recommendation effectively preclude the redevelopment of the nomination parcels. No changes to the mix of uses or intensity are proposed by the nomination. If the nomination is added to the work program for formal review, consideration should be given to ensuring the grid of streets for the TSA can be accommodated with development on the unconsolidated lots.

Please note that this nomination is currently being screened to determine if it should be added to the 2023 Comprehensive Plan Amendment Work Program. A detailed analysis of the proposal has not yet been conducted.

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Michael Faraday Court

