



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

SCREENING  
CPN22-HM-003  
Commerce Metro Center

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Address/Tax Map Parcels:	1850 and 1900 Centennial Park Drive, 11400, 11440, and 11480 Commerce Park Drive / Tax Map Parcels 17-4 ((12)) 11D3, 11D5, 11D7, 11D8, 11K, and 11M
Nominator:	Brian Winterhalter, CP Management Center
Supervisor District:	Hunter Mill
Planning Area:	Area III
Planning District:	Greater Reston, UP-5, Wiehle-Reston East Transit Station Area (TSA)
Acreage:	16 acres
Current Plan Map/Text:	Base Plan: Office use at 0.35 floor area ratio (FAR) or residential use up to 30 dwelling units per acre (du/ac). Redevelopment Option: Transit Station Mixed Use (TSMU) up to 2.5 floor area ratio (FAR) with 50 percent residential and 50 percent non-residential use mix
<a href="#">Nomination:</a>	Mix of uses up to 3.2 FAR and modify the mix of uses to allow a greater portion of office than currently recommended by the Comprehensive Plan (80 percent non-residential and 20 percent residential)

Comprehensive Plan Considerations:

The subject site is located directly south of the Wiehle-Reston East Metrorail Station and the Dulles Toll Road and is developed with four six-story office buildings totaling 575,000 square feet, a 3,185 square foot one-story building containing a bank, and structured and surface parking. The site is bounded by Wiehle Avenue to the east, Sunrise Valley Drive to the south, and a mix of low-rise office buildings (including a site subject to nomination ([CPN22-HM-009](#)) and a mid-rise residential building to the west. The area south of Sunrise Valley Drive is planned and developed with detached residential uses.

The Comprehensive Plan designates the subject site and surrounding parcels to the east and west as the South Subdistrict of the Wiehle Station Transit Oriented Development (TOD) District within the Wiehle-Reston East TSA. The Concept for Future Development notes that TSAs are areas directly influenced by the presence of access points to the Metrorail System. Transit station areas should 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 redevelopment option for the South Subdistrict envisions a mix of residential and non-residential uses at higher intensities in mid-rise and high-rise buildings, with support retail uses located in office, hotel, or residential buildings that allows residents and employees to minimize daily automobile use. The site is designated as Transit Station Mixed Use which is planned for an intensity within a range of 1.5 to 2.5 FAR, and with a recommended land use mix of 50 percent residential and 50 percent non-residential uses. The Comprehensive Plan acknowledges that it may be a challenge to realize the Transit Station Mixed Use's 50/50 land use mix because of the amount of existing office development and lack of vacant land. Therefore, individual developments may have flexibility to build more office use if other developments are built or rezoned with a mix that contains proportionally less office.

The nomination proposes to increase the maximum development intensity for the property from 2.5 FAR to 3.2 FAR, inclusive of Workforce Dwelling Units (WDU), and increase the proportion of non-residential uses to 80 percent (by including 70 percent office use). The proposal includes a mix of office, residential, and hotel uses, with a centrally located urban park/plaza surrounded by active ground floor uses. Uniquely, the nomination is one of only two in the 2023 Countywide SSPA process seeking additional office development potential amongst the 70 accepted SSPA nominations. The nomination indicates that additional development potential is requested due to the Reston Task

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.

