



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-HM-005
Reston Corner

Address/Tax Map Parcels: 12001, 12003, and 12005 Sunrise Valley Drive
Tax Map Parcels 17-3 ((8)) (4) 1, 2, 3 and 17-3 ((1)) 26

Nominator: Nick Torrance, DLA Piper

Supervisor District: Hunter Mill
Planning Area: Area III
Planning District: Greater Reston, UP-5, Reston Town Center Transit Station Area (TSA)
Acreage: 14 acres

Current Plan Map/Text: Office use up to 0.50 Floor Area Ratio (FAR) and residential use up to 30 dwelling units per acre (du/ac) for area within ½ mile radius of Reston Town Center Metrorail Station platform.

Nomination: Add option for residential mixed use up to 1.5 FAR

Comprehensive Plan Considerations:

The subject site is located at the southwest corner of Reston Parkway and Sunrise Valley Drive and ½ -mile from the Reston Town Center Metro Station. The site is developed with three, four-story office buildings totaling approximately 300,000 square feet and associated surface parking.

The subject site is located in the Central Sunrise Valley Non-Transit Oriented Development (TOD) District of the Reston Town Center TSA. The Comprehensive Plan (Plan) recommends office use up to 0.50 FAR for this area with an option for residential use up to 30 dwelling units per acre within a ½ -mile radius of Reston Town Center Metro Station platform. Approximately 60 percent of the subject property is within a half-mile radius of the Reston Town Center Metro Station platform. The subject site is approved for (RZ 2018-HM-004) but not yet developed with a 175,000 square foot residential building with a maximum of 145 units and a free-standing parking garage.

The area to the south of the site is planned for and developed with office up to 0.50 FAR. The area to the west is planned for public facilities, governmental and institutional use, and is the location of the United States Geological Survey headquarters. The area to the east, across Reston Parkway, is planned for and developed with low density multifamily residential (13-20 dwelling units per acre). The area to the north, across Sunrise Valley Drive, is designated Transit Station Mixed Use, and planned for a mix of residential and non-residential uses at an intensity within a range of 2.0 to 3.0 FAR. This area includes the Halley Rise Development, which was approved by the Board of Supervisors in 2018 (RZ 2016-HM-007) for 1,721 residential units, 1.9 million square feet of office, 380,000 square feet of retail, and a hotel at a 2.62 FAR, and which is currently under construction.

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 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. Non-TOD districts, such as Central Sunrise Valley District, are generally planned for existing and approved uses and intensities. The nomination proposes adding an option to the Comprehensive Plan to change the land use designation to residential mixed use up to 1.5 FAR, in line with the adjacent Reston Town Center Station TOD District's Residential Mixed Use area to the northeast of the site across Sunrise Valley Drive. The conceptual plan shows three residential buildings (including the previously-approved residential building) on existing surface parking lots and a free-standing parking garage, while the three existing office buildings would remain. The adopted Reston plan notes that areas designated for Residential

