



SCREENING  
CPN22-HM-006  
1950 Roland Clarke Place

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Address/Tax Map Parcels: 1950 Roland Clarke Place  
Tax Map Parcels 17-4 ((14)) (1A) 2A

Nominator: Amanda Williams and Mark Looney, Cooley LLP

Supervisor District: Hunter Mill  
Planning Area: Area III  
Planning District: Greater Reston, UP-5, Wiehle-Reston East Transit Station Area (TSA)  
Acreage: 3.5 acres

Current Plan Map/Text: Base: Office use up to 0.35 floor area ratio (FAR) or residential use up to 30 dwelling units per acre (du/ac) Option: Residential mixed-use up to 3.55 floor to area ratio (FAR), 75 percent residential and 25 percent non-residential use.

[Nomination:](#) Residential mixed-use up to 3.55 FAR, modify the mix of uses to residential use with public use.

Comprehensive Plan Considerations:

The subject site is developed with a 90,548 square foot five-story office building constructed in the early 1980s. The site is bounded by the Dulles Toll Road to the north, a mid-rise residential building to the east, townhouses to the south, and the Reston Heights mixed-use development to the west. The site is in the South Subdistrict of the Wiehle Station Transit Oriented Development (TOD) District and designated for Residential Mixed Use, which recommends a mix of uses up to 1.5 FAR, of which 75 percent should be residential. The site is approved for office and retail uses up to a 3.55 FAR with a Plan redevelopment option for a mix of uses including office, retail, hotel, and residential at its approved intensity with a minimum of 50 percent of the FAR as residential.

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. The site is located in the South Subdistrict of the Wiehle Station TOD District within the Wiehle-Reston East TSA. The South Subdistrict is planned at the base level for office use up to 0.35 FAR or residential use up to 30 dwelling units per acre (DU/AC) at the base level. 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 nomination proposes to modify the Residential Mixed Use designation of the property to permit the redevelopment of the subject site for primarily residential use with a public use to satisfy the non-residential component of the Residential Mixed Use designation. A concept plan submitted with the nomination envisions a multifamily building with structured parking, public open space, and an indoor public facility for a sports court or other active uses. The 3.55 FAR recommended under the adopted plan, which is higher than in similarly planned areas within the Residential Mixed Use designation, is predicated on the achievement of a mix of uses on the subject site and the adjacent parcel, which was recently developed with a residential building. However, the nominator has stated that developing non-residential uses, such as office, is challenging because the site is nearly a half-mile from the Wiehle-Reston East Metrorail Station, and on the end of a cul-de-sac behind townhouses along Sunrise Valley Drive, resulting in poor visibility and limited access. Alternative uses, whether for residential use or the proposed public

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.

