



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-HM-007
Preston White Drive

Address/Tax Map Parcels: 1893, 1895, and 1897 Preston White Drive
Tax Map Parcels 27-1 ((16)) (5) 5, 6, and 10

Nominator: Nick Torrance, DLA Piper

Supervisor District: Hunter Mill
Planning Area: Area III
Planning District: Greater Reston, UP-5, Wiehle-Reston East Transit Station Area (TSA)
Acreage: 9.1 acres

Current Plan Map/Text: Office use up to 0.50 floor area ratio (FAR)

[Nomination:](#) Residential mixed-use up to 1.75 – 2.0 FAR

Comprehensive Plan Considerations:

The subject site is located in the Branches Office Park on Preston White Drive, north of Sunrise Valley Drive and south of the Dulles Toll Road, and is developed with three low-rise office buildings constructed during the 1980s. It is located within a ¾ mile radius and approximately 1.1 miles walking distance of the Wiehle-Reston East Metrorail Station. The subject nomination is located in the Reston East Non-TOD (Transit Oriented Development) District of the Wiehle-Reston East TSA. The Plan recommends this district retain its employment activity focus, including office, light industrial, institutional, and research and development uses up to 0.50 FAR, reflecting existing conditions on the nominated site and in the immediate surrounding area. The area south of Sunrise Valley Drive, located outside of the Wiehle-Reston East TSA, is planned for and developed with single family residential uses at 5-12 dwelling units per acre.

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. As a non-TOD district, the Reston East District is generally planned for existing and approved uses and intensities, and serves as a transition to low-density residential neighborhoods to the south of Sunrise Valley Drive. Local-serving amenities including plazas, other urban parks, trails, and public art should be provided throughout the subdistrict to serve local leisure and recreation needs.

The nomination proposes a mixed-use redevelopment option for the subject parcels up to 1.75-2.0 FAR, with a predominately residential use component. While not part of the nomination, the submitted concept and statement include a proposed land use plan for the broader Reston East District south of the Dulles Toll Road and east of the W&OD Trail, envisioning the 1.75-2.0 FAR mixed use proposal to areas nearest the Dulles Toll Road, and with a medium density, 1.0 FAR mixed use area along Sunrise Valley Drive. The concept includes the planned grid of streets, as well as a proposed trail connection to the W&OD trail through the nominated properties. If considering the nominated properties in isolation, the proposal would introduce residential use in an area that is planned to remain non-residential in character, raising concerns about the site-specific nature of the request in an area that may be experiencing similar changes in the office market, as well as opportunities for a viable and appropriate mix of uses. The submitted concept plan, with the broader geographic focus, proposes to address these issues. However, the requested intensity of 1.75-2.0 FAR along the northern portions of the proposed land use plan is greater than the

