

SREENING
CPN22-HM-009
Association Drive

Address/Tax Map Parcels:	1900, 1920, 1904, 1906, 1910, 1912, and 1914 Association Drive Tax Map Parcels 17-4 ((12)) 1, 2, 4A, 5A, 7, 8, and 9
Nominator:	Brian Winterhalter, JLB Realty, LLC
Supervisor District:	Hunter Mill
Planning Area:	Area III
Planning District:	Greater Reston, UP-5, Wiehle-Reston East Transit Station Area (TSA)
Acreage:	17.7 acres
Current Plan Map/Text:	Base Plan: 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 1.5 FAR ("Eastern" parcels 1, 2, and 4A); Transit Station Mixed Use up to 2.5 FAR ("Western" parcels 5A, 7, 8, and 9)
<u>Nomination:</u>	Eastern and western parcels: Allow up to 100% residential component. Eastern parcels only: Redesignate the parcels planned for Transit Station Mixed Use to Residential Mixed Use, while retaining the 2.5 FAR maximum development potential under the adopted Transit Station Mixed Use designation.

Comprehensive Plan Considerations:

The subject site is located on seven parcels totaling 17.7 acres and developed with seven low-rise office buildings totaling 207,000 square feet, along Association Drive in an office campus known as the Center for Associations and Educational Institutions Associations, north of Sunrise Valley Drive and south of the Dulles Toll Road. The Reston Center for Associations and Educational Institutions (RCAEI) office park complex ((Tax Map Parcels 17-4 ((12)) 01, 02, 03, 04A, 05A, 06, 07, 09, 10), was determined eligible for listing in the National Register of Historic Places in 2019 as a district, given its significance in community planning and development as part of Robert Simon's original plan for Reston. Three additional parcels and their associated office buildings within the Center for Associations and Educational Institutions Associations are not part of this nomination. To the east of the subject property is a recently constructed six-story residential building, Russell at Reston Station, and Commerce Metro Center (subject of [CPN22-HM-003](#)), which is currently developed with office use and planned for redevelopment with a mix of residential and non-residential uses. The area to the west is developed with an office building, and the area to the south, across Sunrise Valley Drive, is developed with retail, an assisted living facility, and townhouses. The eastern portion of the site is less than ½ mile from the Wiehle Reston East Metro Station, while the western portion is slightly over ½ mile.

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 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 South Subdistrict contains two mixed use land use categories, Residential Mixed Use and Transit Station Mixed Use, which bisect the eastern and western portions of the site respectively. The eastern portion of the site (Tax Map 17-4 ((12)) 5A, 7, 8, and 9) is designated as Transit Station Mixed Use, which is a land use category generally located within ¼ mile from the Metrorail Station and is planned

for a mix of 50 percent non-residential and 50 percent residential uses up to 2.5 FAR. The western portion (Tax Map 17-4 ((12)) 1, 2, and 4A) is designated as Residential Mixed Use, which is a land use category generally located within ¼ to ½ mile of the Metrorail station, and is planned for a mix of 75 percent residential and 25 percent non-residential uses up to a 1.5 FAR. An extension of Soapstone Drive connecting Sunrise Valley Drive to Sunset Hills Road, across the Dulles Toll Road, is planned for the western side of the subject property.

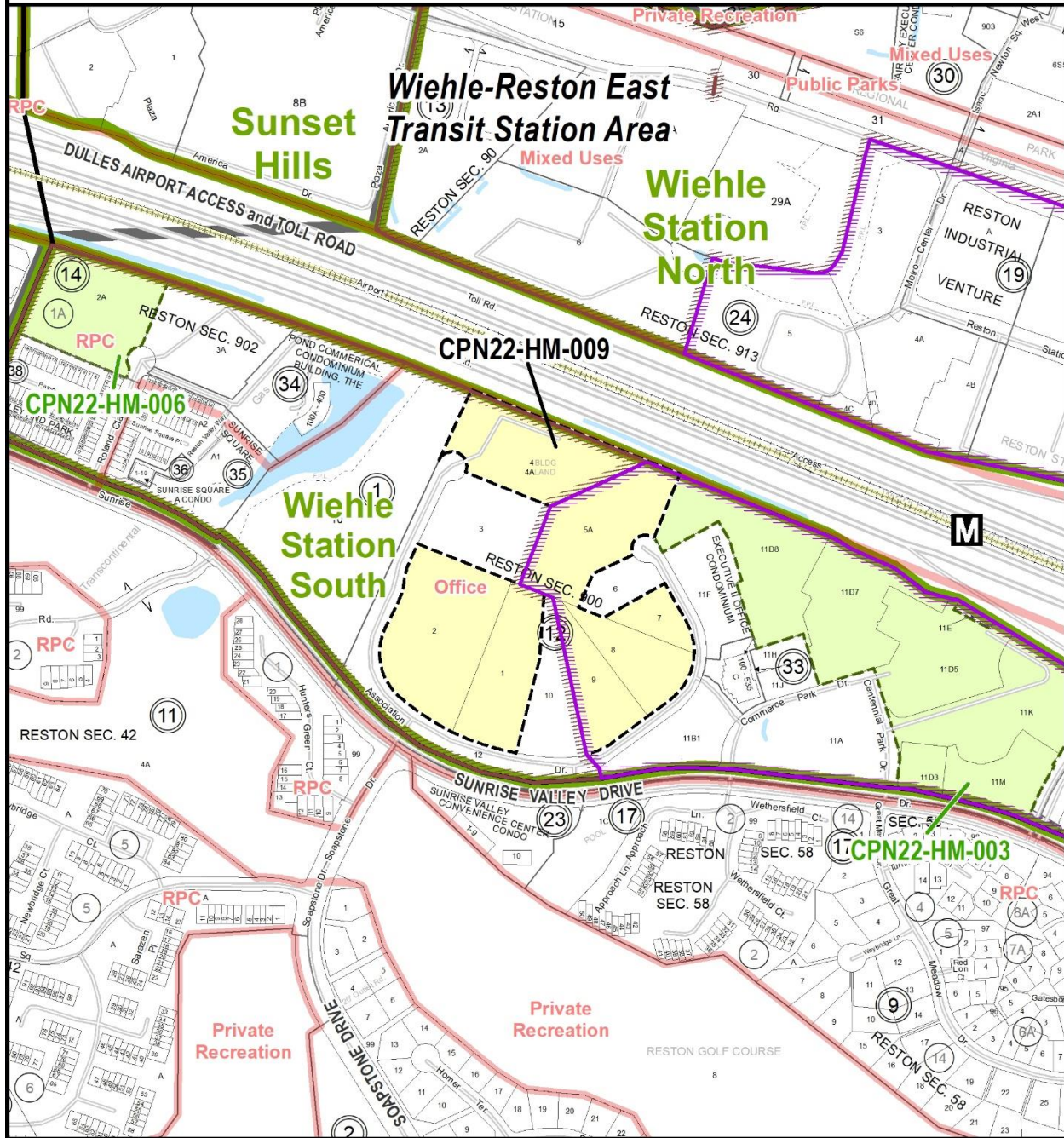
The nomination proposes to redesignate the eastern parcels, currently designated as Transit Station Mixed Use, to Residential Mixed Use, which would allow greater flexibility for residential infill, within the maximum 2.5 FAR development potential under the Transit Station Mixed Use category. The western parcels currently designated Residential Mixed Use are proposed to retain a maximum 1.5 FAR, but the nomination proposes to modify the mix of uses within the site for the Residential Mixed Use area from 75 percent residential and 25 percent non-residential, to a range from 75 percent to 100 percent residential, or allow 100 percent residential uses if other developments in the area, such as the adjacent Commerce Metro Center, are redeveloped with a mix of uses that contain more office than currently recommended by the Comprehensive Plan. The nomination for the Commerce Metro Center, immediately adjacent to the west, proposes a modification to the TSMU land use mix to enable a greater proportion of office use, along with an increase in the development potential to support both residential infill and additional office use.

Coordinated study of these two nomination sites, as well as others within the South Subdistrict, may be needed to consider the mix of uses and development potential at the appropriate geography, consider opportunities to improve the planned grid of streets to support an urban block pattern, the planned extension of Soapstone Drive across the Dulles Toll Road, and impacts to heritage resources, among other factors.

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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Association Drive



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO OCTOBER 2022

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