



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

SCREENING
CPN22-HM-010
Samuel Morse Drive

Address/Tax Map Parcels: 1810, 1825, and 1850 Samuel Morse Drive and 11111 Sunset Hills Road
Tax Map Parcels 18-3 ((6)) 7A, 7B, 7C, and 8B

Nominator: Brian Winterhalter, DLA Piper

Supervisor District: Hunter Mill
Planning Area: Area III
Planning District: Greater Reston, UP-5, Wiehle-Reston East Transit Station Area (TSA)
Acreage: 6.4 acres

Current Plan Map/Text: Office, light industrial, and research and development (R&D) use up to 0.50 Floor Area Ratio (FAR)

[Nomination:](#) Residential Use up to 1.0 FAR

Comprehensive Plan Considerations:

The subject site is located south of Sunset Hills Road, east of Michael Faraday Drive, and north of Reston Station Boulevard, and is approximately ½ mile from the Wiehle-Reston East Metrorail Station. The site is developed with three low-rise office buildings constructed in 1982. The areas to the west and south are developed with a mix of multi-family residential, single-family attached residential, and office uses. The areas to the east and north are developed with low-rise office uses and a United States Post Office facility. The site is located in the Reston East Non-Transit Oriented Development (TOD) District of the Wiehle-Reston East TSA, and the Comprehensive Plan (Plan) recommends office, light industrial, institutional, and research and development uses up to 0.50 FAR. The area immediately to the west is located in the Wiehle-Station TOD district and is planned for residential mixed use up to 1.5 FAR.

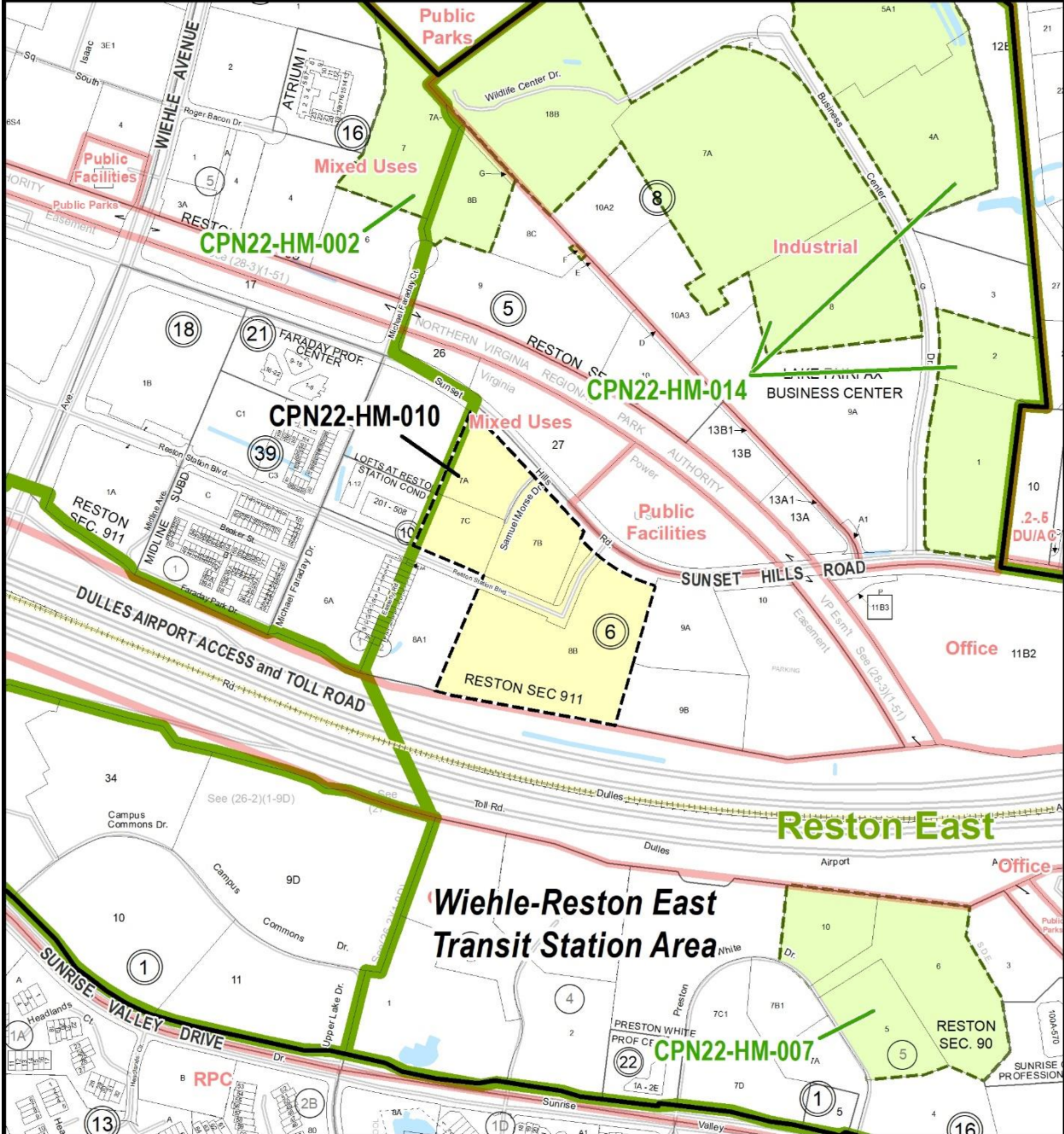
The Plan's Concept for Future Development notes that TSAs are areas directly influenced by the presence of access points to the Metrorail System. TSAs promote a land use pattern that supports Metrorail by encouraging a mix of uses in a compact, pedestrian-friendly form within walking distance of the rail station. As a non-TOD district, the Reston East District is generally planned for existing and approved uses and intensities and to retain its employment activity focus. 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 residential uses up to 1.0 FAR with a mix of single-family attached and multifamily residential units. The proposal introduces residential uses to an area planned to retain an employment activity focus. The site is approximately ½ mile of the Metrorail station and surrounded by residential development of similar scale as depicted in the submitted illustrative concept. The nomination's statement of justification indicates that it is a challenge for older office buildings to compete with newer buildings closer to Metrorail Stations. Residential use could be compatible with the existing residential uses to the south and west if the site design is integrated with the surrounding residential development and the planned grid of streets for the TSA can be successfully accommodated. Moreover, residential use would also provide additional opportunities for housing within walking distance of the Wiehle-Reston East Metrorail Station.

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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 CPN22-HM-010
 Land Unit
 Adjacent SSPA Nominations
 Baseline Plan Recommendation