

**SCREENING
CPN22-HM-013
BROOKFIELD**

Address/Tax Map Parcels: 1620, 1621, 1624, 1627, 1628, 1630 Hunter Mill Road, 1623, 1627, 1631 Crowell Road, and 10700, 10718, 10728, 10736, 10800 Sunset Hills Road.
Tax Map Parcels 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A, 4, 4A, 6; 18-3 ((3)) 2A, 3A; 18-4 ((1)) 22, 26B1; 18-4 ((8)) 1A, 2, 3

Nominator: Mark Looney

Supervisor District: Hunter Mill
Planning Area: Area III
Planning District: Upper Potomac Planning District, UP3 & UP5 Greater Reston & Hickory Community Planning Sectors

Acreage: 69
Current Plan Map/Text: Residential up to 0.2 - 0.5 dwelling units per acre (du/ac)

Nomination: Detached and attached residential use and potential retail use

Comprehensive Plan Considerations:

The subject site consists of an assemblage of fourteen parcels located on or near Hunter Mill Road, Sunset Hills Road, or Crowell Road, approximately 1 to 1 ½ miles west of the Wiehle Reston Metro Station. The parcels include a variety of uses, including single-family detached residences, a private school, and vacant, wooded land. The site is surrounded by Reston Presbyterian Church, Sunset Hills Road, and the Dulles Toll Road to the south, detached residential uses to the west, Oakcrest School to the east, and the Church of Jesus Christ of Latter-Day Saints and single-family residences to the north. The Edlin School is located between two inconiguous nominated parcels.

The western portions of the site (west of Hunter Mill Road) are located within the Greater Reston Community Planning Sector, and the eastern portions of the site (east of Hunter Mill Road) are located within the Hickory Community Planning Sector. The areas to the west of Hunter Mill Road are designated as Suburban Neighborhoods in the Concept for Future Development, a classification that contains a broad mix of allowable residential densities, styles, parks and open space. The Greater Reston Community Sector text notes that the parcels northwest of Sunset Hills Road and Hunter Mill Road are planned for 0.2 - 0.5 du/ac, with an option for institutional or public uses in the southeastern portion of the area if adverse impacts are mitigated appropriately. The Comprehensive Plan states that transportation improvements to Sunset Hills Road should extend to Crowell Drive with a recommendation of a roundabout.

The Hickory Community Planning Sector indicates that this area is within the Difficult Run Watershed and recommends low density residential development at 0.2 - 0.5 du/ac. The Plan's Concept for Future Development designates this area as a Low Density Residential Area, a classification for areas that typically contain large lot single family detached housing, open space, and institutional or other neighborhood serving uses at a compatible scale and intensity. The primary purpose of the Plan classification is to ensure the preservation of environmental resources by limiting development primarily to low density, large lot residential and open space uses, as well as institutional and other neighborhood serving uses of a compatible scale and intensity. The Plan recommends that development in these areas should be minimized to protect water quality and minimize loss of natural habitat.

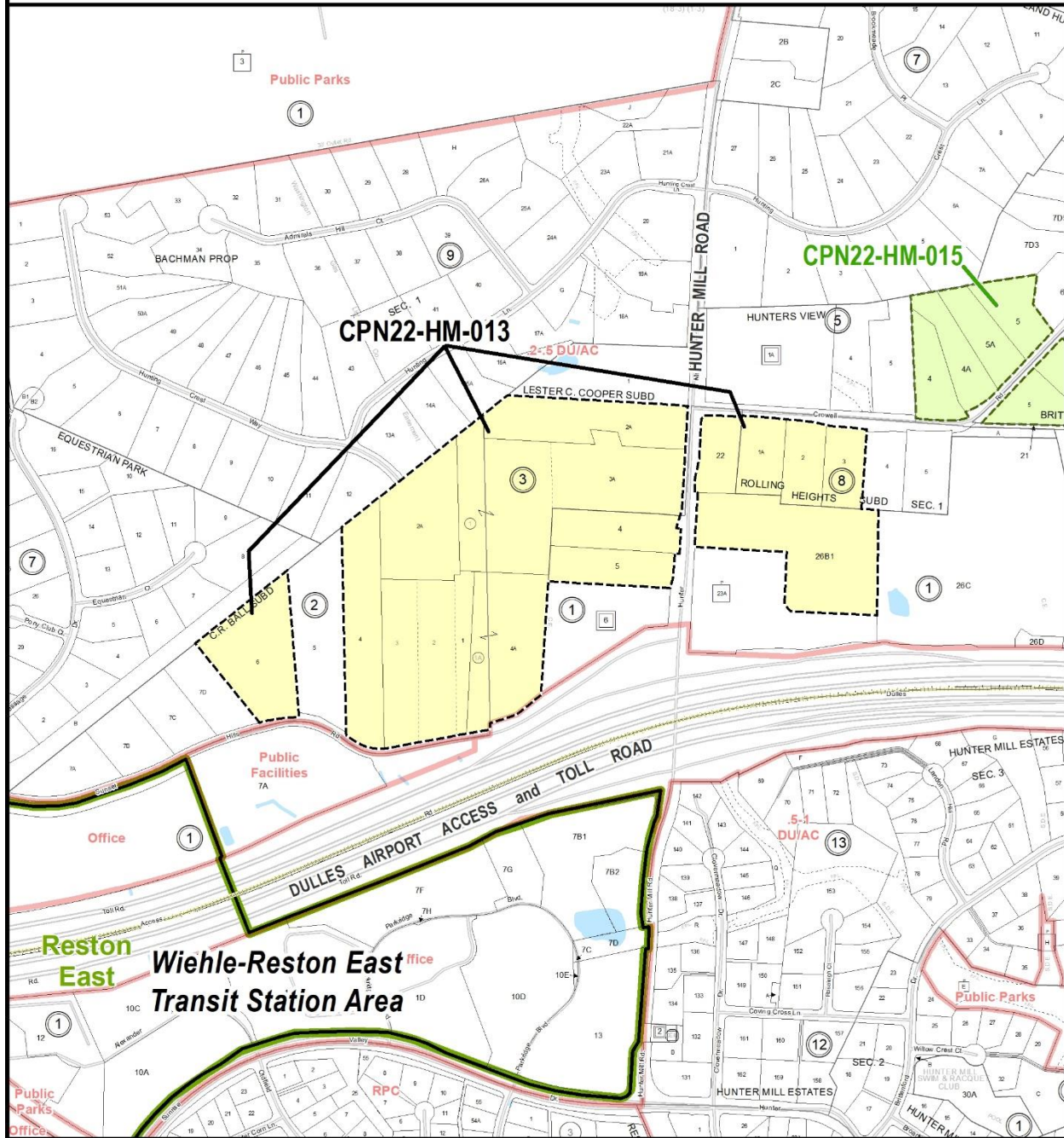
The nomination proposes residential uses with a range of single-family detached and single-family attached dwelling units and/or stacked townhomes, and potential convenience retail to serve the proposed development and surrounding community if deemed appropriate. The nomination proposes Sunset Hills Road relocation through the nominated area, the widening of Hunter Mill Road from Crowell Road to the Dulles Toll Road, potential expansion and/or relocation

of the athletic field facility currently planned by the Park Authority on the east side of Hunter Mill Road, and potential development of additional recreational facilities west of Edlin School. The nomination's statement of justification indicates that the roadway improvements proposed by this development will facilitate and accelerate the realignment and expansion of Sunset Hills Road with a new roundabout at the intersection of Hunter Mill Road and Crowell Road to address traffic concerns around the Dulles Toll Road and Hunter Mill Road area.

The site is directly north and east of, but outside, of the Reston Area boundary, which is planned for a broader mix of uses and densities. The nomination's large assemblage provides the potential to consider plan objectives such as the planned realignment of Sunset Hills Road and inclusionary affordable housing. If the nomination is added to the Work Program for formal review, consideration of the appropriate residential densities and intensity of any proposed retail use in the context of the lower-density planned uses should be a high priority and should ensure that building scale, screening and buffering, and environmental impacts are considered. Any future planning should also ensure that connectivity and circulation are prioritized to meet the needs for this area.

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.

Brookfield



CPN22-HM-013



Land Unit



Adjacent SSPA Nominations



Baseline Plan Recommendation

700 FEET

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

OTPA_GRAPHICS\S22_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

