

SCREENING  
CPN22-HM-014  
LAKE FAIRFAX  
BUSINESS PARK

Address/Tax Map Parcels: 11100 Wildlife Center Drive, 1759, 1760, 1761, 1768, 1769, and 1771 Business Center Drive  
Tax Map Parcels 18-3 ((3)) 1, 2, 4A, 5A1, 7A, 8, and 18B

Nominator: Mark Looney

Supervisor District: Hunter Mill  
Planning Area: Area III  
Planning District: Greater Reston, UP-5, Wiehle-Reston East Transit Station Area (TSA)  
Acreage: 42

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

**Nomination:** Mixed-use including multifamily and attached residential, retail, and office uses

Comprehensive Plan Considerations:

The subject site consists of seven parcels containing office buildings and surface and structured parking, located in the Lake Fairfax Business Park, north of Sunrise Valley Drive and south of Lake Fairfax Park. The Business Park is a suburban style office park constructed in the 1980s and 1990s, and accessed from Sunrise Valley Drive. The adopted plan recommends a second road connection through the extension of Michael Faraday Court, which would provide a convenient connection to the Wiehle-Reston Metrorail Station, which is between less than ½ mile to less than 1 mile radius from the Business Park. In addition to the nominated parcels, the Business Park also contains six additional parcels containing two additional office buildings, a gym, hotel, and data center, all of which were constructed in the 2000s. The Business Park is located in the Reston East Non-TOD (Transit Oriented Development) District of the Wiehle-Reston TSA and is planned for office, light industrial, institutional and research and development up to 0.50 FAR. The areas to the south and southwest are planned for the same use and intensities as the nomination parcels. The area to the west is located in the Wiehle Station TOD District and planned for residential mixed use up to 1.5 FAR. The area to the east outside of the Wiehle -Reston East TSA is planned for residential at 0.2 - 0.5 dwelling units per acre (du/ac) and developed with the Equestrian Park subdivision. Lake Fairfax Park is located to the north and outside of the Wiehle-Reston East TSA.

The Plan's Concept for Future Development notes that TSAs are activity centers 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 infill redevelopment of the Lake Fairfax Business Park into a village-style mixed use center by introducing residential and retail uses consisting of a mix of townhouse, stacked townhouse, and mid-rise multifamily residential with retail uses and the retention of some of the existing office and non-residential uses. The nomination proposes a near-term and long-term vision: the near-term concept plan, consisting of only the nominated parcels, proposes redevelopment of the office buildings, which are currently vacant; and the long-term concept plan proposes redevelopment of the entire Business Park, including parcels that are not part of this nomination, with the exception of the data center property. Both concepts propose a higher intensity, mixed use core area in the central

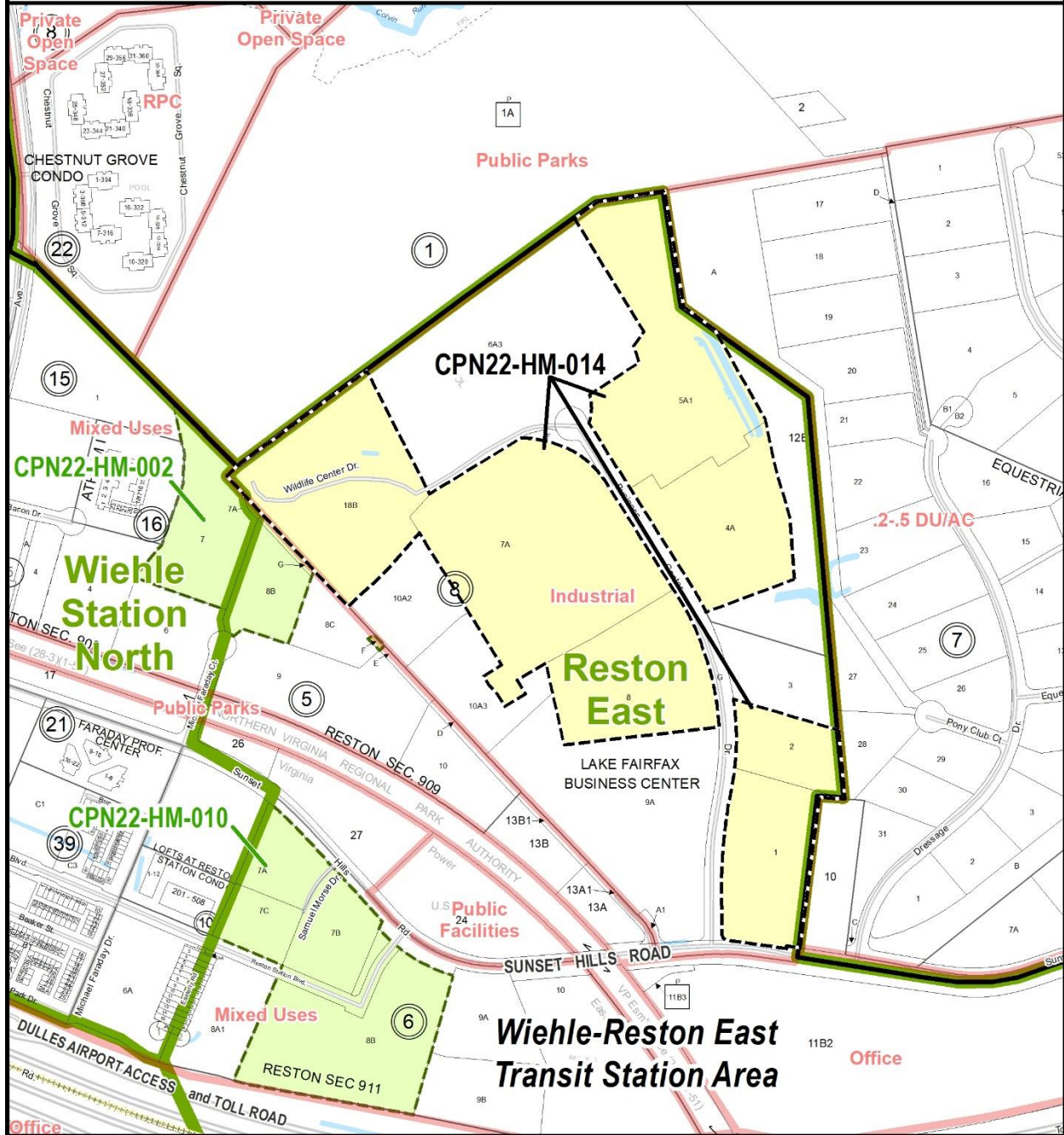
portion of the Business Park, with a transition to lower intensity toward the adjacent low density residential uses to the east. The concept plan proposes a central green space designed to connect with existing open space in the business park and enhancements to a tree preservation and a wildlife corridor along the eastern boundary of the property abutting the Equestrian Park subdivision. The nomination also proposes new pedestrian and vehicular connections throughout the Business Park, as well as accommodation of the planned connection to Michael Faraday Court. Nomination [CPN22-HM-002](#), directly to the southwest, also proposes to accommodate this planned connection.

The nomination's statement of justification indicates that 55 percent of the office park is currently vacant, including four buildings that are completely vacant. The nomination references recent trends in office space use such as prospective office tenants preference for newer buildings that are closer to Metrorail stations and the increase of remote work for office personnel. By adding residential use and retail to the Lake Fairfax Business Park, the proposal has the potential to create a mix of uses to complement the remaining non-residential uses and provide additional opportunities for housing within walking distance of the Metro station, including affordable housing, which is supported by countywide policies. If the nomination is added to the work program for formal review, consideration should be given to ensuring the compatibility of the uses with the surrounding area, which while currently developed with office and hotels, could redevelop with industrially oriented businesses under the current I-3 and I-4 Industrial Zoning Districts. Expansion of the study area from the nominated parcels to the entirety of the Business Park would ensure a logical planning area. Consideration should also be given to the appropriate level of development intensity and use mix, ensuring compatibility opportunities to enhance multimodal connections to the TSA, protection of on-site Resource Protection Areas, transitions in development intensity and buffering to the adjacent Equestrian Park subdivision.

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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## Lake Fairfax Business Park



500 FEET

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

OTPA\_GRAPHICS\IS22\_items\2022 Site Specific Plan Amendment Process\NOMINATIONS

