



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-HM-001
Supervisor District	Hunter Mill
Parcel ID Number(s)	17-1 ((1)) 2C
Parcel Address(es)	1760 Reston Parkway, Reston, VA 20190
Nominator	RTC Partnership, LLC (Andrew A. Painter, attorney/agent)
Plan Map Designation	Residential Planned Community
Comprehensive Plan Recommendation for Nominated Property	The Plan recommends development on the Property with approved uses and development intensities, specifically approved for mix of uses to include office, retail and/or eating establishments at an approved intensity of 4.08 FAR.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	Alternative redevelopment option for a high-rise multifamily residential building up to 4.08 FAR, with setbacks from Reston Parkway similar to that as approved with the adjacent Spectrum development, and publicly-accessible open space provided along Reston Parkway.



**WALSH COLUCCI
LUBELEY & WALSH PC**

Andrew A. Painter
(571) 209-5775
apainter@thelandlawyers.com

October 6, 2022

Via Electronic Submission

Ms. Leanna O'Donnell, Director
Planning Division
Fairfax County Department of Planning & Development
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

**Re: Site-Specific Plan Amendment Nomination Justification
Nominator: RTC Partnership, LLC
Property: 1760 Reston Parkway; Tax Map #17-1 ((1)) 2C**

Dear Ms. O'Donnell:

On behalf of the property owner, **RTC Partnership, LLC** ("RTC"), please accept the following as a statement of justification for a Site-Specific Plan Amendment ("SSPA") nomination for the above-referenced Property.

Location & Background

The Property comprises approximately 2.36 acres in the Town Center North area, one block north of the Reston Town Center "Urban Core." The Property is bordered to the east by Reston Parkway (Route 602) and on the north, south, and west by the approximately 24.29-acre Spectrum Shopping Center.

The Property is zoned to the Planned Residential Community ("PRC") zoning district per subsection 2105.3 *et seq.* of the Zoning Ordinance of Fairfax County, Virginia. The Board of Supervisors (the "Board") rezoned the Property to the RPC zoning district (later, the PRC zoning district) in 1978 (RZ 77-C-078), and the approved Development Plan (DP-121) shows the Property designated for "Town Center" uses without height or density limitations.

The Board subsequently approved a PRC Plan (PRC 77-C-076) for the Property on September 11, 2012 and, on June 7, 2016, the Board approved a PRC Plan Amendment (PRC 77-C-076). Together, the PRC Plan and PRC Plan Amendment permit the construction of a 330-foot

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

tall, 23-story office building on the Property containing 418,900 square feet with a 4.08 floor area ratio ("FAR").

Existing Comprehensive Plan Text

The Property is located within the East Fountain Drive Subdistrict of the Town Center North District of the Area III Plan. The Plan recommends development on the Property with approved uses and development intensities. The Property is specifically referenced as being approved for a mix of uses to include office, retail, and/or eating establishments at an approved intensity of 4.08 FAR. The Reston Land Use Map recommends the Property for "Mixed Use" development. Recommendations for the Town Center north District include a grid of pedestrian-oriented streets and an emphasis on residential uses.

Proposed Nomination

RTC has marketed the approved office building to prospective tenants for nearly 12 years. Over the past three years, RTC has evaluated the potential of introducing multifamily residential and retail uses on the site as an alternative. RTC envisions a building containing approximately 419,000 square feet of residential gross floor area ("GFA") with opportunities for ground floor retail.

As indicated in the enclosed conceptual illustrations, RTC's contemplated residential building could provide bulk and massing that is more complimentary of the surrounding Spectrum project (which is approved for building heights that range from 90 feet to 165 feet in height). The proposed concept would also result in a building height that is approximately 100 feet lower than the approved 330-foot tall office building. RTC also contemplates replacement of the currently-approved surface parking strip along Reston Parkway with a public-accessible urban linear park and plaza.

Given the forgoing, I have provided the following suggested edits to the Reston Comprehensive Plan, identified with underlines and strikethroughs, for your consideration:

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Reston, as amended through July 31, 2018, Page 171:

East Fountain Drive Subdistrict

This subdistrict is approximately 29 acres and comprised of a mixture of residential, office, hotel, and retail uses. The subdistrict has an approved Planned Residential Community (PRC) plan for significant redevelopment (up to 790,000 square feet of non-residential uses and approximately 1,440 residential units) in a combination of mid-rise and high-rise buildings and with a diverse mix of land uses, including office, hotel, retail and residential uses.

The subdistrict is planned for approved uses and development intensities. Two new developments are proposed for this sub-district. The Spectrum development is approved for a mix of uses to include office, residential, and retail at an approved intensity of .67 FAR. The office tower replacing the Town Center Office Building on Tax Map Parcel 17-1 ((1)) 2C is approved for a mix of uses to include office, retail and/or eating establishments at an approved intensity of 4.08 FAR.

As an alternative redevelopment option for the approved office tower on Tax Map Parcel 17-1 ((1)) 2C, a residential building up to a 4.08 FAR may be appropriate. Any such building should be set back from Reston Parkway in a manner similar to that as approved with the adjacent Spectrum development, and publicly-accessible open space should be provided along Reston Parkway between the building face and edge of curb and shall include plantings, landscaping, and hardscaping elements.

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 exact number of urban parks, their sizes and distribution will be determined by the amount and type of new development, in accordance with the Urban Parks Framework in the Policy Plan.”

Justification

The nomination serves to advance a number of the County's goals and objectives in the adopted Policy Plan and Comprehensive Plan. Redevelopment of the Property with residential uses would provide needed multifamily residential housing, alongside an associated increase of affordable housing stock, within close proximity to a mixed-use center. It will provide sorely-needed housing in an area of Reston planned for higher-density development and which can accommodate such housing. It will also improve Reston's economic vitality by helping drive the demand for retail and locally-serving office uses in the Town Center Urban Core. The proposed nomination would also provide a catalyst redevelopment project in the Town Center North area which would, hopefully, encourage adjacent owners to move forward with similar projects.

The proposed nomination does not contemplate any increase in development intensity over the existing Comprehensive Plan text. Introducing residential uses would result in a decrease in automobile trips, and could help address some of the key issues identified by the community and staff during the original 2012 PRC Plan approval (e.g., height, bulk, massing, access, and open space).

Introducing residential uses would also likely necessitate some manner of legislative approval by the Board, which can result in substantial public benefits. In the event a rezoning is required, for example, RTC would be expected to offer a series of proffered commitments that would not otherwise be provided by the Property's existing commercial PRC Plan (which predates many of the County's current plan and proffer policies).

I would appreciate it if you would consider the provided information in the 2023 Comprehensive Plan Amendment Work Program. For your review, I have enclosed a vicinity map of the Property, images from the prior PRC Plan and PRC Plan Amendment approvals, the proposed multifamily residential development concept, and RTC's endorsement of the SSPA nomination. It is RTC's intent to file a zoning application to Fairfax County for the Property to be reviewed concurrently with the Plan amendment, should the Board authorize the requested nomination for consideration.

Thank you for your time and consideration in this matter, and please feel free to call me directly at (571) 209-5775 should you have any questions.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



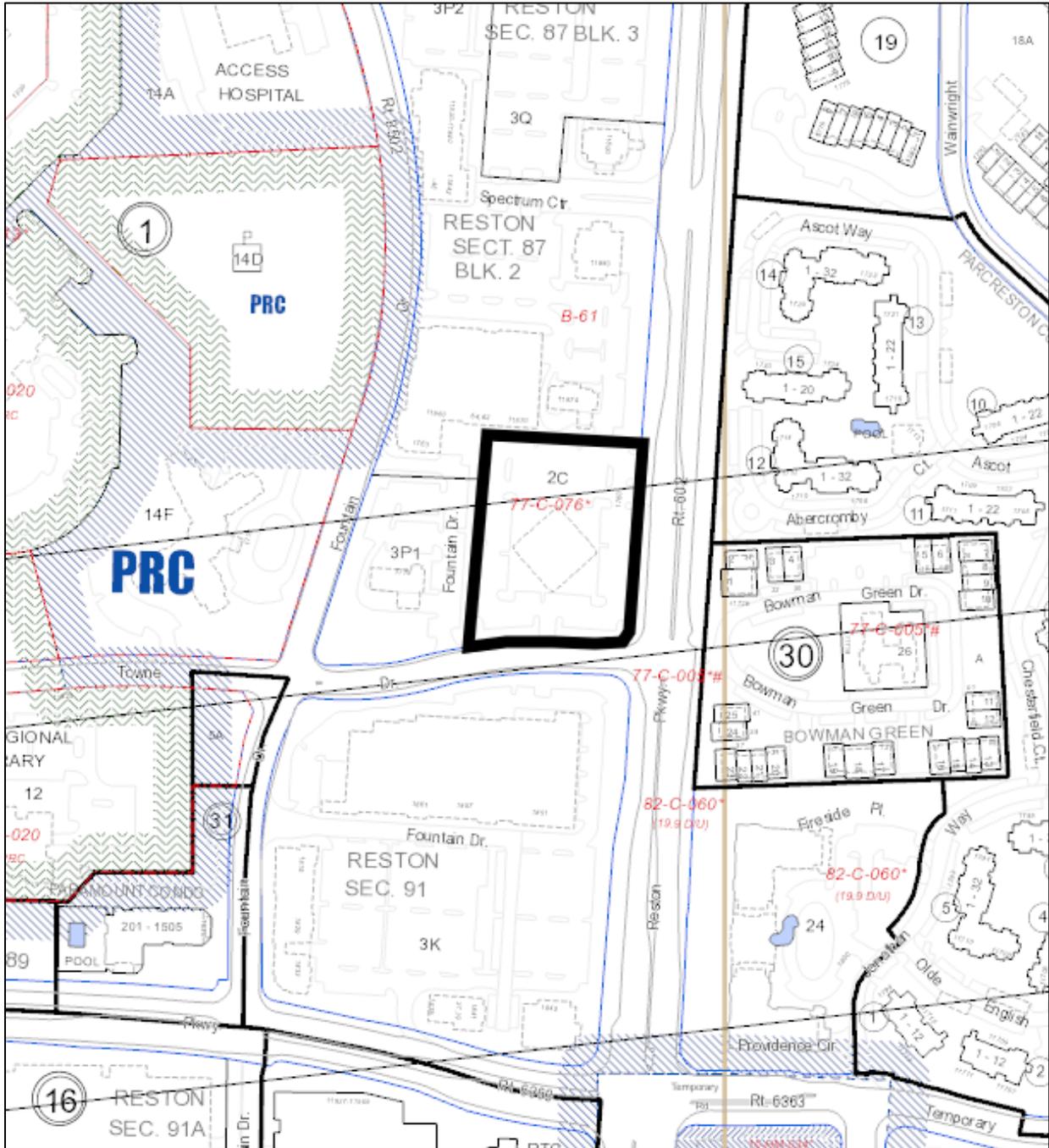
Andrew A. Painter

AAP/bss

Enclosures

Cc: The Honorable Walter Alcorn, Hunter Mill District Supervisor
The Honorable John A. Carter, Hunter Mill District Planning Commissioner
Mr. Richard Whealen, RTC Partnership, LLC
Mr. David F. Toney, Akridge
Mr. Bernard S. Suchicital, Walsh Colucci

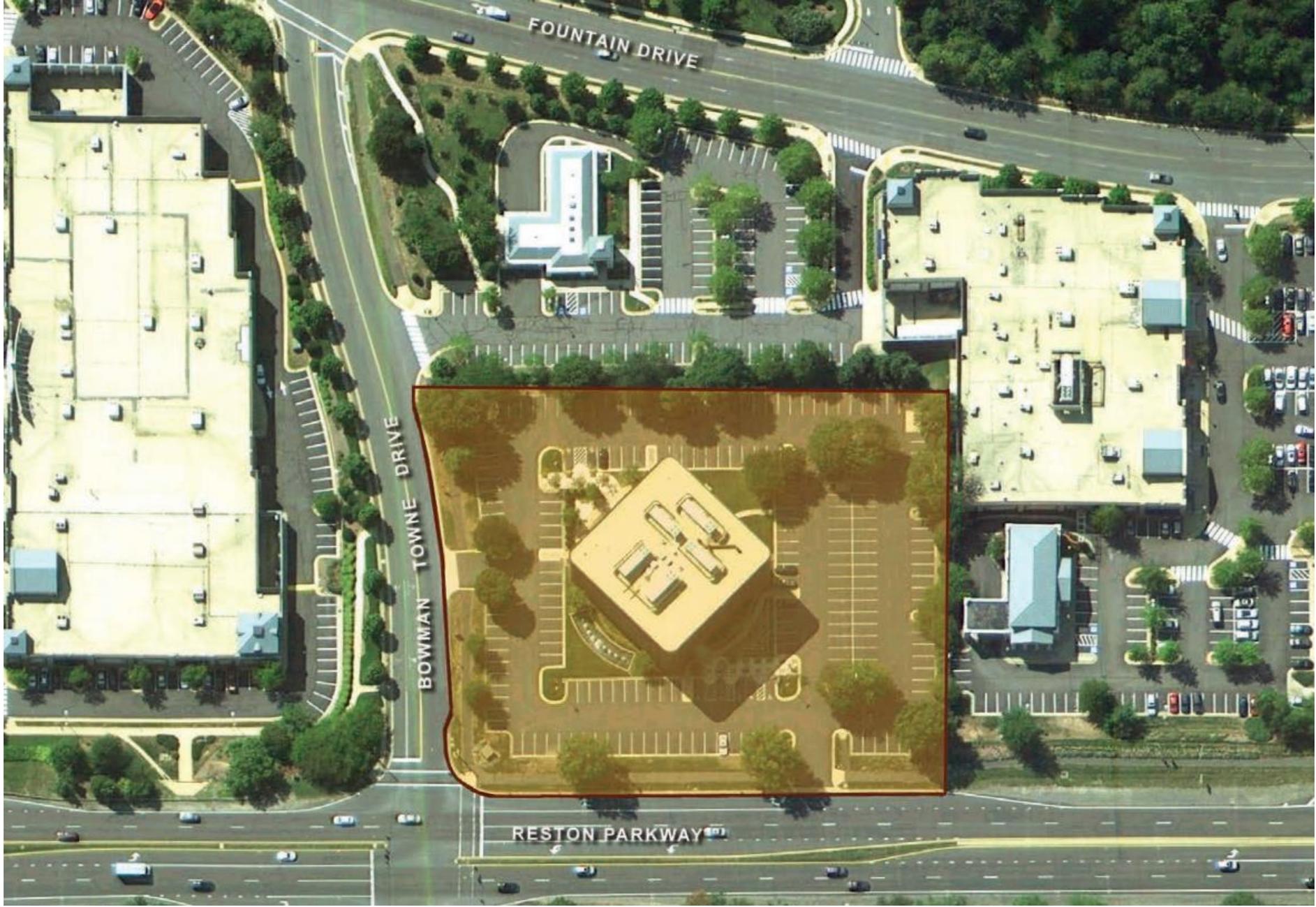
RTC Partnership, LLC SSPA Nomination
Fairfax County Tax Map Parcel 17-1 ((1)) 2C





1760 RESTON PARKWAY – Reston, VA
SSPA Nomination
October 3, 2022

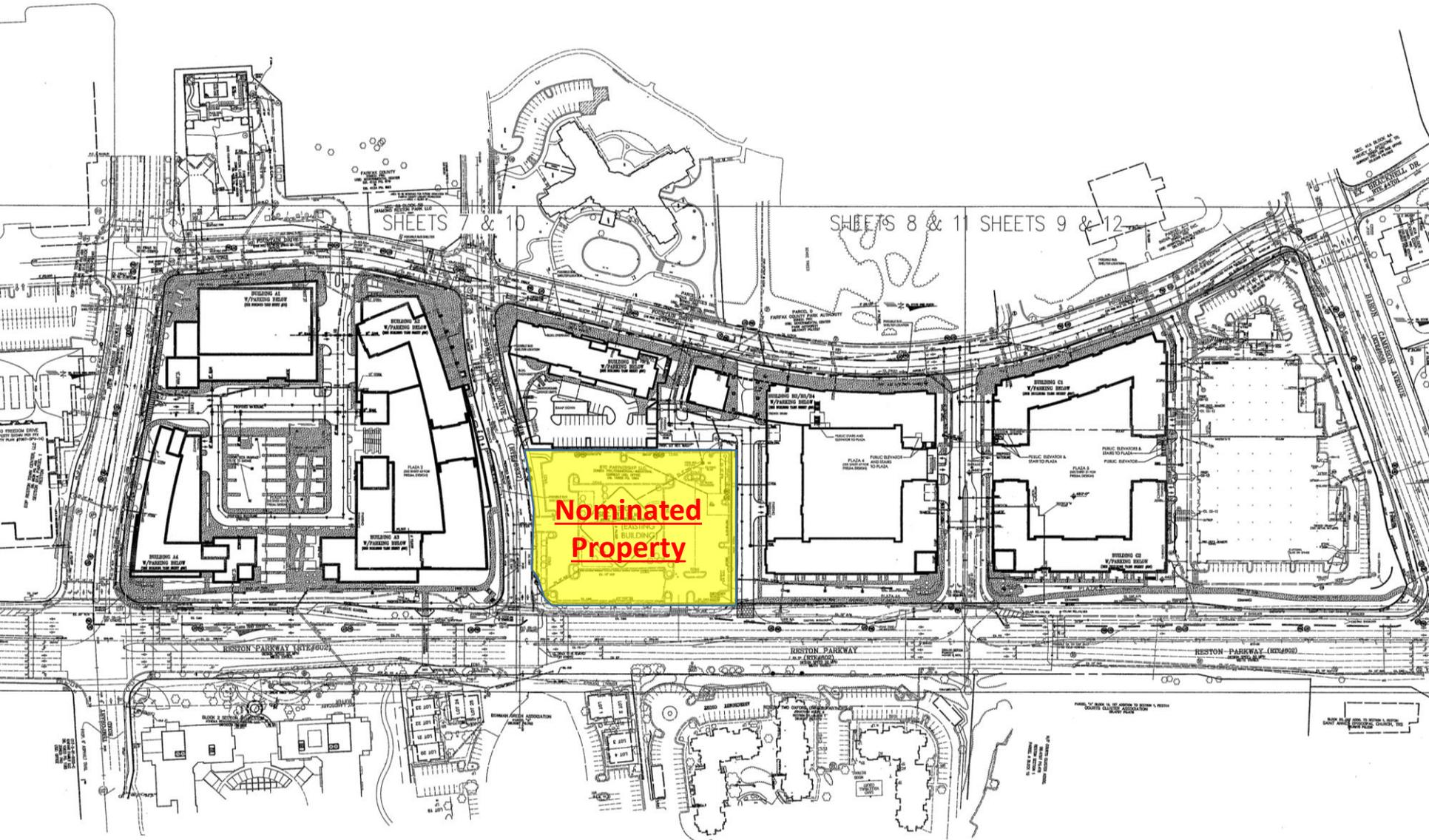
Nominator: RTC Partnership, LLC



1760 RESTON PARKWAY

Site Plan





**Nominated
Property**

SHEETS & 10

SHEETS 8 & 11 SHEETS 9 & 12

Application No PRC 86-C-121-04 Staff
Approved (SE) (SP) (PRC) PI
See Dev Conds dated Jan 2, 2013
Date of (BOS) (PC) Approval Jan 8, 2013



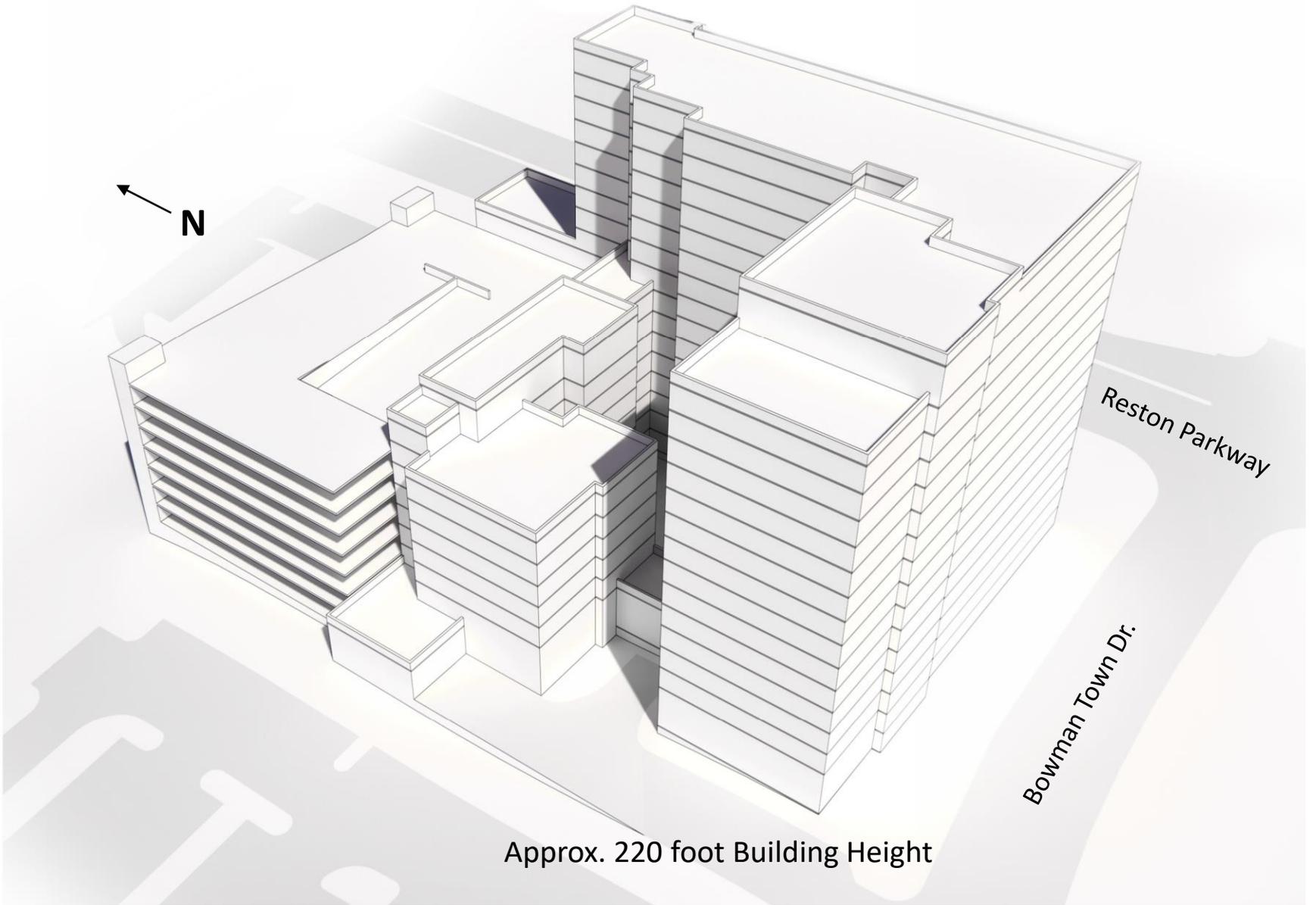
Nominated
Property



2012 Approved Design
330 foot Building Height



2016 Approved Design
330 foot Building Height





1760 RESTON PARKWAY

Proposed Conceptual Massing



1760 RESTON PARKWAY

Approved Massing



1760 RESTON PARKWAY

Proposed Conceptual Massing



1760 RESTON PARKWAY

Approved Massing



1760 RESTON PARKWAY

Proposed Conceptual Massing



1760 RESTON PARKWAY

Proposed Reston Parkway Public Space



1760 RESTON PARKWAY

Proposed Reston Parkway Public Space



1760 RESTON PARKWAY

Proposed Reston Parkway Public Space

Project Benefits

- Reduced building height
- Addition to workforce dwelling housing supply
- Reston Parkway open space/potential linear park
- Public Art
- Reduced traffic demand with proposed use
- Green Building/Sustainability
- Proffer Contributions:
 - Schools
 - Road fund
 - Athletic fields

Statement of Consent by Property Owner

October 3, 2022

Leanna O'Donnell, Director
Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Consent to File Nomination for Site-Specific Plan Amendment
Subject Property: Tax Map Parcel 17-1 ((1)) 2C
Nominator: RTC Partnership, LLC

Dear Ms. O'Donnell,

I am an authorized representative of the title owner and nominator of the property located at 1760 Reston Parkway, Reston, Tax Map Parcel 17-1 ((1)) 2C (the "Subject Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the Subject Property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in the review, analysis, and community engagement, as needed.

Very truly yours,

RTC PARTNERSHIP, LLC

Richard A. Whealen
Manager



RTC Partnership, LLC
3930 Pender Drive, Suite 160
Fairfax, Virginia 22030
rwhealan@gmail.com
(703) 728-8500

2022 - 2023 Site-Specific Plan Amendment (SSPA) Nomination Form

Nominated Property Information

- A. Parcel ID Number(s)
0171 01 0002C
- B. Parcel Address(es)
1760 Reston Parkway
- C. Supervisor District(s)
Hunter Mill
- D. Neighborhood Consolidation Proposal
Is the Nomination a proposal for Neighborhood Consolidation?
Yes/No NO

Nominator Contact Information

- A. Nominator Name:
RTC Partnership, LLC (Andrew A. Painter, attorney/agent)
- B. Nominator Address:
2200 Clarendon Blvd, Suite 1300, Arlington, VA 22201
- C. Nominator Email:
apainter@thelandlawyers.com
- D. Nominator Phone Number:
571-209-5775

Property Owner Contact Information

The property owner must be contacted in order to obtain their email address and phone number for this section of the form, as well as their consent to the nomination as an attachment in Section 4 below.

- A. Property Owner Name(s):
RTC Partnership, LLC / Richard A. Whealen (Manager)
- B. Property Owner Address(es):
3930 Pender Drive, Suite 160, Fairfax, VA 22030
- C. Property Owner Email(s):
rwhealan@gmail.com
- D. Property Owner Phone Number(s):
703-728-8500

Nomination Questions

A. Current Comprehensive Plan recommendation for Nominated Property:

Current Comprehensive Plan Text Recommendation for Nominated Property (if the property contains detailed site-specific guidance, include a copy of the relevant text in the "Supplemental Documents" section of this form).

The Plan recommends development on the Property with approved uses and development intensities, specifically approved for mix of uses to include office, retail and/or eating establishments at an approved intensity of 4.08 FAR.

B. Current Plan Map Designation:

Residential Planned Community

C. Proposed Land Use

Check the land use(s) proposed with the nomination:

- Hotel
- Institutional
- Industrial
- Mixed-Use (specify in Section D)
- Office
- Private Recreation/Open Space
- Residential **X**
- Retail and Other Commercial Uses
- Other (Specify in Section D)

D. Summary of Proposed Comprehensive Plan Change

Include information regarding the proposed land use type (e.g., residential, non-residential, and mixed uses) and building types (e.g., townhouses, mid-rise multifamily). If known include maximum density/intensity (Floor Area Ratio - FAR), density (dwelling units per acre - du/ac), average unit size, structured or surface parking, building heights, as applicable.

Alternative redevelopment option for a high-rise multifamily residential building up to 4.08 FAR, with setbacks from Reston Parkway similar to that as approved with the adjacent Spectrum development, and publicly-accessible open space provided along Reston Parkway.

Additional Submission Items

A. Statement of Justification Form Upload

Attach a written justification that explains how the nomination would meet the justification criteria, including a summary of the prospects for implementation (i.e. submission of a development application for rezoning and additional steps leading to construction) of the nomination, and any community stakeholders who have or are anticipated to be engaged in the review of the nomination. Nominations with near-term development prospects that clearly meet the justification criteria may be prioritized. The justification criteria can be found on page 9 of the SSPA Nominator Guide.

B. Illustrative Concept Plan Upload:

Attach an Illustrative Concept Plan, consisting of one or more sheets, that visually depicts how the proposed land use change could be physically arranged on the subject site. Fully designed or professional drawings are not required; however, the concept should generally show and label, as applicable, property lines and dimensions; streets, walkways, parking areas, and site access points; on-site structures and their proposed uses; off-site adjacent properties and structures; natural and environmentally sensitive areas (i.e. wooded areas, Resource Protection Areas, waterways, and/or areas of steep slopes; arrangement of on-site open space, parks, and recreation areas).

C. Property Map Upload:

*Attach a map of the nominated property, with the nominated area clearly outlined in **BLACK**.*

D. Property Owner Consent Letters:

*Attach a letter or email correspondence from the property owner for each parcel indicating their consent to the nomination. Nominations with multiple property owners and multiple property owner consent letters must be combined into a single document before uploading. **Please note that if the nominator is also the sole owner of the nominated property or properties, a consent letter is not required.***

E. Supplemental Documents:

Attach any supplemental documents to support the review of the proposed nomination.