



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-HM-002
Supervisor District	Hunter Mill
Parcel ID Number(s)	18-3 ((5)) F, G, 7, 7A, and 8B
Parcel Address(es)	1805 Michael Faraday Court, Reston, VA 20190
Nominator	Breckenridge, LLC (Andrew A. Painter, attorney/agent)
Plan Map Designation	Mixed Use
Comprehensive Plan Recommendation for Nominated Property	The western portion of the Properties (Tax Map ##18-3 ((5)) 7 and 7a) are planned for a Residential-Mixed Use designation up to a 1.5 FAR. The eastern portion of the Properties (Tax Map ##18-3 ((5)) 8B, G, and F) are located in the Reston East District and are planned to retain their employment activity focus up to an intensity of a 0.50 FAR. The Plan recommends a redevelopment option for the eastern portion of the Properties with residential uses up to a 1.0 FAR with conditions: (1) full consolidation with adjacent parcels Tax Map #18-3 ((5)) 6, 8C, and 9); and (2) the Skatequest Ice Rink located on Tax Map #18-3 ((5)) 9 is preserved as a private community recreational facility.
Proposed Land Use	Other
Summary of Proposed Comprehensive Plan Change	Remove the lot consolidation requirement. Retain existing land use mix recommendation.



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

**WALSH COLUCCI
LUBELEY & WALSH PC**

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: Breckenridge, LLC
Property: Tax Map ##18-3 ((5)) F, G, 7, 7A, and 8B (the "Properties")

Dear Ms. O'Donnell:

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

Location & Background

The Properties comprise approximately 5.58 acres in aggregate located north of Sunset Hills Road at the terminus of Michael Faraday Court. The Properties are undeveloped, zoned to the I-5 (General Industrial) zoning district as per subsection 2104.5 of the Zoning Ordinance of Fairfax County, Virginia, and are surrounded by various light industrial and office properties.

Existing Comprehensive Plan Text

The Properties are split-planned. The western portion of the Properties (Tax Map ##18-3 ((5)) 7 and 7a) are planned for a Residential-Mixed Use designation up to a 1.5 FAR. The eastern portion of the Properties (Tax Map ##18-3 ((5)) 8B, G, and F) are located in the Reston East District and, as such, are planned to retain their employment activity focus up to an intensity of a 0.50 FAR.

The Plan recommends a redevelopment option for the eastern portion of the Properties with residential uses up to a 1.0 FAR; however, that option is only available if, among other things: (1) there is full consolidation with adjacent parcels owned by Reston Self Storage, LLC and Novus,

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LLC (Tax Map #18-3 ((5)) 6, 8C, and 9); and (2) the Skatequest Ice Rink located on Tax Map #18-3 ((5)) 9 is preserved as a private community recreational facility.

Proposed Nomination

Breckenridge recognizes the importance of lot consolidation and developing this quadrant to the Wiehle-Reston East Transit Station Area in a unified fashion. Indeed, it spent several years consolidating the Properties under unified ownership with the intent of rezoning the Properties and developing an urban walkable mixed-use neighborhood.

The existing Comprehensive Plan language, unfortunately, works against this goal and frustrates attempts to realize the tangible planning benefits which can accrue through a unified redevelopment of the Properties. This is due to the fact that it may prove a functional impossibility to both assemble the entirety of the Plan's listed parcels into a single zoning application and guarantee the continued operation of a private business in perpetuity, the latter of which exists as a somewhat novel recommendation in the Comprehensive Plan.

Additionally, having a sizable split-planned tract under single ownership—in which half is planned for transit-oriented development (west of Michael Faraday Court), and the other half is planned for conventional, low-density flex-industrial development (east of Michael Faraday Court) encourages piecemeal by-right I-5 development without the provision of longstanding community benefits contemplated by the Comprehensive Plan.

This reality was recognized by the Reston Study Task Force's (the "Task Force") in its September 8, 2022 recommendation for the Michael Faraday Court parcels (inclusive of the Properties), which removed the lot consolidation requirement. Breckenridge supports adoption of the Task Force's recommendation as written. The Task Force's draft Comprehensive Plan updates, however, are not scheduled to be heard by the Fairfax County Board of Supervisors (the "Board") until after the conclusion of the SSPA nomination period.

Breckenridge, therefore, is requesting separate consideration of the Task Force's recommended text through this SSPA nomination. In the event the Board adopts the Task Force's recommendation, Breckenridge would withdraw this SSPA nomination. For your convenience, the Task Force's recommended September 8th edits are contained below, identified with underlines and strikethroughs. Breckenridge has modified the draft Task Force language for grammatic clarity:

Reston East Non-TOD District – Reston East Sub-District North of the Dulles Toll Road – Non-TOD (Office, Industrial, Hotel, and Retail)

*Michael Faraday Court Section:
(Industrial up to 0.5 FAR to Mixed-Use up to 1.0 FAR)*

The ~~northern~~ northeastern portion of Michael Faraday Court has older, low-rise buildings that are potential redevelopment sites. ~~Preserve~~ Preservation of the SkateQuest ice rink, an important private community recreation facility, should be considered with ~~in~~ any redevelopment proposal of this area. To provide an incentive for this facility to continue operation after redevelopment of this area, a redevelopment option of residential use up to a 1.0 FAR is planned provided these parcels provide convenient and safe pedestrian access to Lake Fairfax Park, the W&OD trail, and to the pedestrian network for the TOD and Non-TOD Districts. Vehicular access ~~will~~ should be provided in a safe and interconnected grid of streets.

Justification

The purposes of retaining the Comprehensive Plan's existing lot consolidation requirement is outweighed by the tangible planning and transportation benefits that can be realized through a unified and consolidated redevelopment of the Properties.

The Properties are pivotal to realizing many of the Comprehensive Plan's goals as they are located at the confluence of several planned road connections, including a planned extension of Michael Faraday Court northward to Business Center Drive, as well as an extension of Roger Bacon Drive eastward to Michael Faraday Court. Additionally, the Properties serve as a critical link between the future residents residing in the Wiehle-Reston East Transit Station Area and the southern entrance to Lake Fairfax Park.

The proposed nomination does not seek any increase in density beyond that which is contemplated by the existing Comprehensive Plan. It also does not seek any increase in density beyond the maximum permitted under the Properties' I-5 zoning. The proposed nomination would encourage Breckenridge to redevelop its Properties in an integrated manner and ensure consistent architecture and massing, as well as streetscape elements (e.g., lighting, trees, benches, etc.), which are critical for pedestrian safety, comfort, and creating a unified public realm.

Of critical importance, removal of the lot consolidation requirement would encourage a development that can deliver key missing links in the street grid, which is something particularly important given the Properties' location at the apex/confluence of several planned streets. An integrated development of the Properties would also invariably result in a more safe, functional, and dignified southern entrance to Lake Fairfax Park – one that encourages residents of the Wiehle-Reston East Transit Station Area to access and utilize the park.

Any sort of unified development of the Properties would, of course, require a rezoning through which any development proposal would be subject to substantial community and staff review. Breckenridge would be expected to offer a series of proffered architectural, transportation, affordable housing, and building sustainability commitments – something that would not be provided if the Properties were to develop as a matter of right under their existing I-5 zoning.

I would appreciate it if you would provide this information to the Reston Comprehensive Plan Study Task Force for consideration in its deliberations. For your review, I have enclosed a vicinity map of the Properties, and Breckenridge's endorsement of the SSPA nomination. Breckenridge anticipates filing a zoning application in 2023, should the Board authorize the requested nomination for consideration. As noted above, if the draft Reston Study Task Force recommendations are adopted by the Board prior to the Comprehensive Plan Amendment Work Program update, then the Breckenridge will request withdrawal of this nomination from 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.

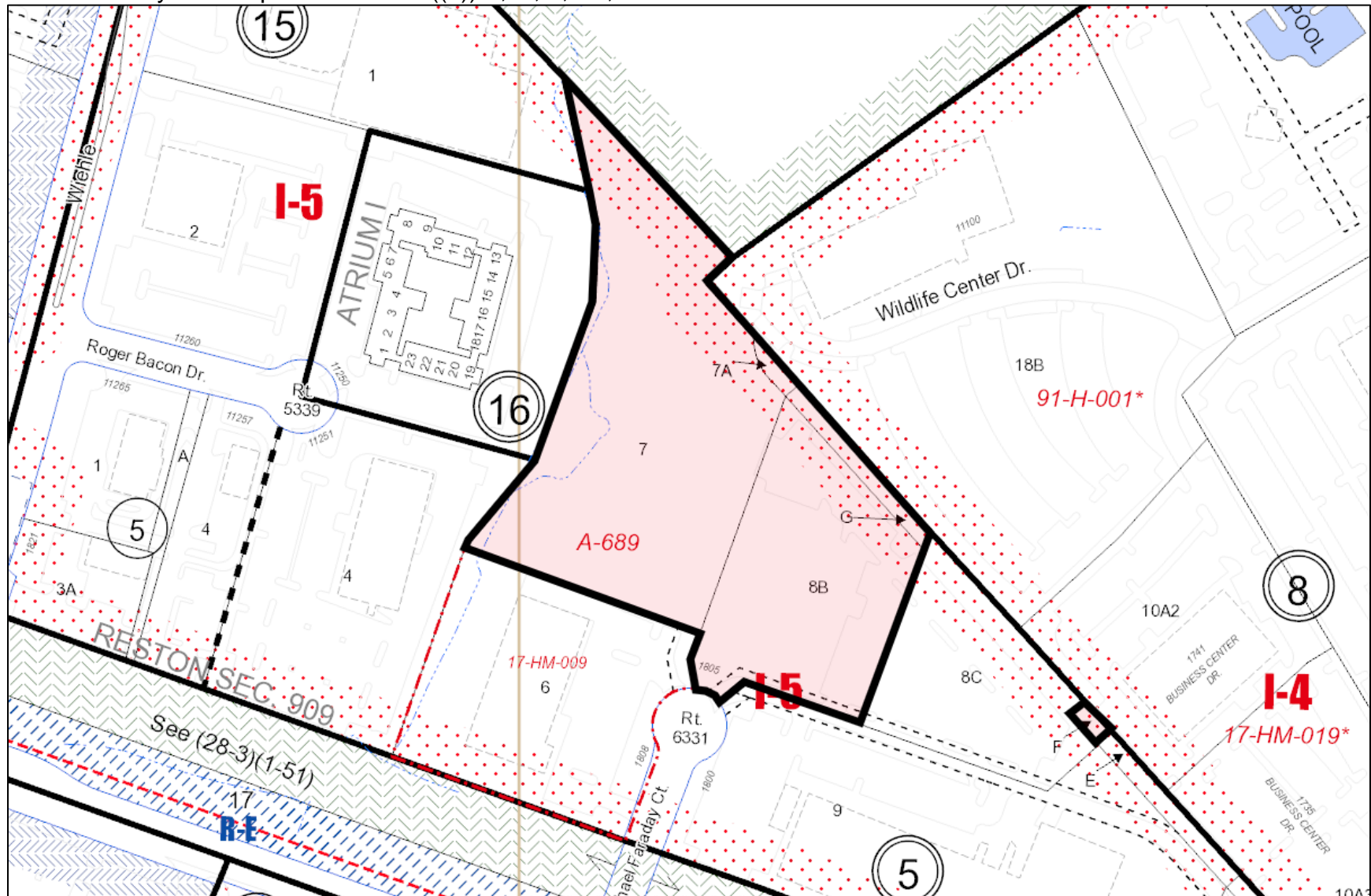


Andrew A. Painter

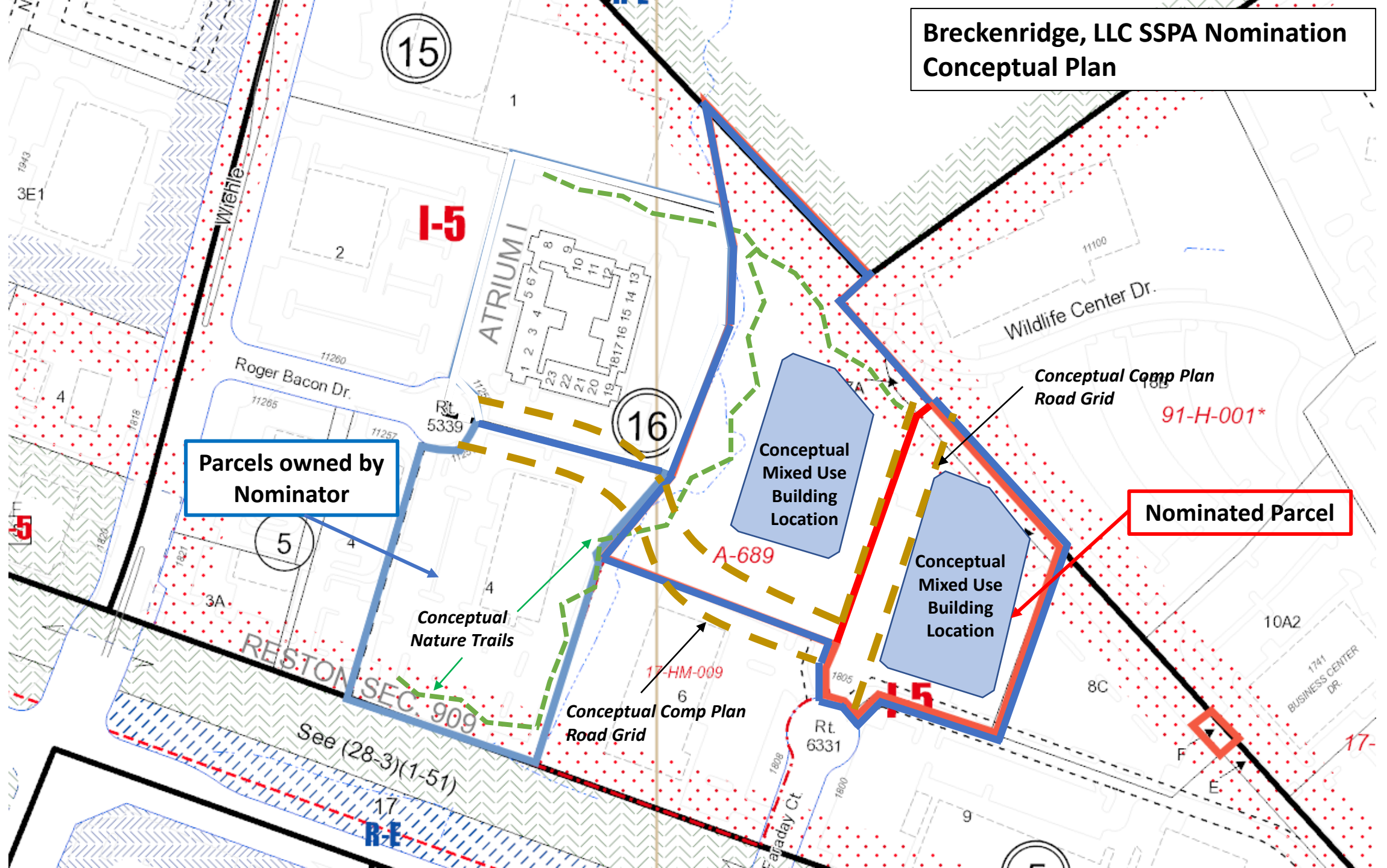
Enclosures

Cc: The Honorable Walter Alcorn, Hunter Mill District Supervisor
The Honorable John A. Carter, Hunter Mill District Planning Commissioner
Mr. Shan Jalla, Breckenridge, LLC
Mr. Rocco DeLeonardis, Breckenridge, LLC
Mr. Bernard S. Suchicital, Walsh Colucci

Breckenridge, LLC SSPA Nomination
Fairfax County Tax Map Parcels 18-3 ((5)) F, G, 7, 7A, and 8B



Breckenridge, LLC SSPA Nomination Conceptual Plan



Statement of Consent by Property Owner

October 5, 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 Parcels 18-3 ((5)) F, G, 7, 7A, and 8B
Nominator: Breckenridge, LLC

Dear Ms. O'Donnell,

I am an authorized representative of the title owner and nominator of the properties located north of Sunset Hills Road at the terminus of Michael Faraday Court in Reston, Tax Map Parcels 18-3 ((5)) F, G, 7, 7A, and 8B (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,

BRECKENRIDGE, LLC



Maharaj K. Jalla
Managing Member

Breckenridge, LLC
11250 Roger Bacon Dr, Suite 19
Reston, VA 20190
Contact: Shan Jalla (ssjalla@sugarlandpark.com)
(703) 598-0551

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

Nominated Property Information

A. Parcel ID Number(s)

18-3 ((5)) F

18-3 ((5)) G

18-3 ((5)) 7

18-3 ((5)) 7A

18-3 ((5)) 8B

B. Parcel Address(es)

1805 Michael Faraday Court

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:

Breckenridge, 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):

Breckenridge, LLC / Maharaj K. Jalla (Managing Member)

B. Property Owner Address(es):

11250 Roger Bacon Drive, Suite 19, Reston, VA 20190

C. Property Owner Email(s):
ssjalla@sugarlandpark.com

D. Property Owner Phone Number(s):
[703-598-0551](tel:703-598-0551)

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 western portion of the Properties (Tax Map ##18-3 ((5)) 7 and 7a) are planned for a Residential-Mixed Use designation up to a 1.5 FAR. The eastern portion of the Properties (Tax Map ##18-3 ((5)) 8B, G, and F) are located in the Reston East District and are planned to retain their employment activity focus up to an intensity of a 0.50 FAR. The Plan recommends a redevelopment option for the eastern portion of the Properties with residential uses up to a 1.0 FAR with conditions: (1) full consolidation with adjacent parcels Tax Map #18-3 ((5)) 6, 8C, and 9); and (2) the Skatequest Ice Rink located on Tax Map #18-3 ((5)) 9 is preserved as a private community recreational facility.

B. Current Plan Map Designation:

[Mixed Use](#)

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
- Retail and Other Commercial Uses
- Other (Specify in Section D) **X**

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.

[Remove the lot consolidation requirement.](#)

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.