



FAIRFAX COUNTY  
SITE-SPECIFIC PLAN AMENDMENT PROCESS  
COUNTYWIDE

<b>Nomination Number</b>	CPN22-HM-003
<b>Supervisor District</b>	Hunter Mill
<b>Parcel ID Number(s)</b>	17-4 ((12)) 11D3, 11D5, 11D7, 11D8, 11K, and 11M
<b>Parcel Address(es)</b>	1850 and 1900 Centennial Park Drive, 11400, 11440, and 11480 Commerce Park Drive, Reston, VA 20191
<b>Nominator</b>	CP Management Center, LC; Brian Winterhalter, DLA Piper LLP (Authorized Agent)
<b>Plan Map Designation</b>	1) 17-4 ((12)) 11D3 - Light Intensity Industrial District 2) 17-4 ((12)) 11D5 - Planned Development Commercial District 3) 17-4 ((12)) 11D7 - Planned Development Commercial District 4) 17-4 ((12)) 11D8 - Light Intensity Industrial District 5) 17-4 ((12)) 11K - Planned Development Commercial District 6) 17-4 ((12)) 11M - Planned Development Commercial District
<b>Comprehensive Plan Recommendation for Nominated Property</b>	Current Comprehensive Plan Recommendation provided in supplemental documents.
<b>Proposed Land Use</b>	MixedUse
<b>Summary of Proposed Comprehensive Plan Change</b>	The Nominator seeks to amend the Fairfax County Comprehensive Plan to: (1) increase the maximum development intensity for the Property from 2.5 FAR to 3.2 FAR, and (2) modify the recommended mix of uses to allow a greater proportion of office than currently contemplated under the Comprehensive Plan. Additional information regarding the proposed Comprehensive Plan changes is provided in supplemental documents.

# **COMMERCE METRO CENTER SITE-SPECIFIC PLAN AMENDMENT**

## **STATEMENT OF JUSTIFICATION**

**October 7, 2022**

CRS Commerce Center, LC, CRS Commerce Center VI, LC, and CRS Commerce Center UB, LC (collectively, the “Nominator”) are the owners of approximately 15.95 acres of land identified on the Fairfax County Tax Map as parcels 17-4 ((12)) 11D3, 11D5, 11D7, 11D8, 11K, and 11M (collectively, the “Property” or “Commerce Metro Center”). The Property is located south of the Dulles Toll Road, west of Wiehle Avenue, and north of Sunrise Valley Drive.

The Nominator seeks to amend the Fairfax County Comprehensive Plan to: (1) increase the maximum development intensity for the Property from 2.5 FAR to 3.2 FAR, and (2) modify the recommended mix of uses to allow a greater proportion of office than currently contemplated under the Comprehensive Plan. Given the Property’s proximity to the Wiehle-Reston East Metro Station and the economic benefits for the County, the Property is an ideal location for a significant concentration of high-quality office as a component of mixed-use development. The Nominator’s proposal supports the County’s essential economic development objectives and will maximize the region’s substantial investment in the Silver Line.

### **I. Current Comprehensive Plan Recommendations**

The Property is located within the South Subdistrict of the Wiehle-Reston East Transit Station Area (“TSA”) and is designated for mixed-use development under the Transit Station Mixed Use (“TSMU”) classification. The Comprehensive Plan anticipates that each TSMU region will eventually be around 50 percent residential and 50 percent non-residential, while specifically emphasizing the difficulties of achieving this objective in Commerce Executive Park due to the large quantity of existing office space in the area. Given the Property’s proximity to the Metro station, the Plan recommends a maximum intensity of 2.5 FAR.

In addition, the Comprehensive Plan currently provides opportunities for an additional 0.50 FAR in bonus density for achieving significant Comprehensive Plan goals, as provided on pages 108-109 of the Plan. The Reston Comprehensive Plan Task Force recommendations propose the elimination of these bonus density provisions, which were intended to encourage applicants to achieve parcel consolidation and substantial infrastructure improvements, among other objectives.

### **II. Proposed Comprehensive Plan Amendment**

The Nominator seeks to amend the Comprehensive Plan to increase the maximum development intensity for the Property to a 3.2 FAR and to increase the proportion of non-residential uses up to 80 percent, with up to 70 percent office, to allow a substantial concentration of office in furtherance of the County’s economic development objectives. The proposed amendment would facilitate the development of the Property in accordance with the Commerce Metro Center application (RZ/FDP 2022-HM-0004/SEA 94-H-49-3), which seeks to establish a mixed-use, transit-oriented community adjacent to the Wiehle-Reston East Metro Station.

### **III. Site-Specific Plan Amendment Justification**

The Comprehensive Plan acknowledges the significance of encouraging higher intensity development in transit-oriented districts, particularly when a development provides a substantial infrastructure enhancement that furthers County objectives. The Fairfax County Strategic Plan underscores that the focus on land development efforts should be placed on “creating a variety of vibrant, transit connected, walkable mixed-use destinations throughout the county that meet the needs of residents, employers and the workforce.”

The Nominator’s pending rezoning application accomplishes these important goals by demolishing an existing, revenue generating office building to create a new east-west mid-block road and to significantly improve pedestrian accessibility. The purpose of the demolition is to achieve a tremendously enhanced public realm with essentially at-grade pedestrian pathways to the Wiehle-Reston East Metro Station and a large, centrally located urban park/plaza area flanked by ground-floor retail uses. The grading changes also create an opportunity to include a substantial below-grade parking structure that will accommodate nearly all parking for the eastern portion of the Property hidden below the urban park/plaza, pedestrian pathways, and street-level retail spaces. In addition, the rezoning application also represents an extraordinary opportunity to consolidate parcels to create a well-designed, transit-oriented, and walkable place for the Reston community. The Nominator’s proposed increase in development intensity is intended to address the Task Force’s elimination of the bonus density provisions that support the Nominator’s ability to demolish an existing office building to achieve tremendous placemaking benefits.

The Comprehensive Plan emphasizes the goal of building strong, vibrant communities in the TSAs that are attractive to employers, residents, and retailers. The proposed amendment will ensure that the Nominator can accomplish these objectives by permitting greater-intensity mixed-use development in an area well-served by Metro. Additionally, the Nominator’s proposal to establish proportionally more office space on the Property will support economic development objectives while maintaining a balanced mix of uses for the overall Wiehle-Reston East TSA. Given other approvals and proposals, the TSA will have major developments with proportionally more residential uses. Consequently, the area will maintain a balanced mix of uses.

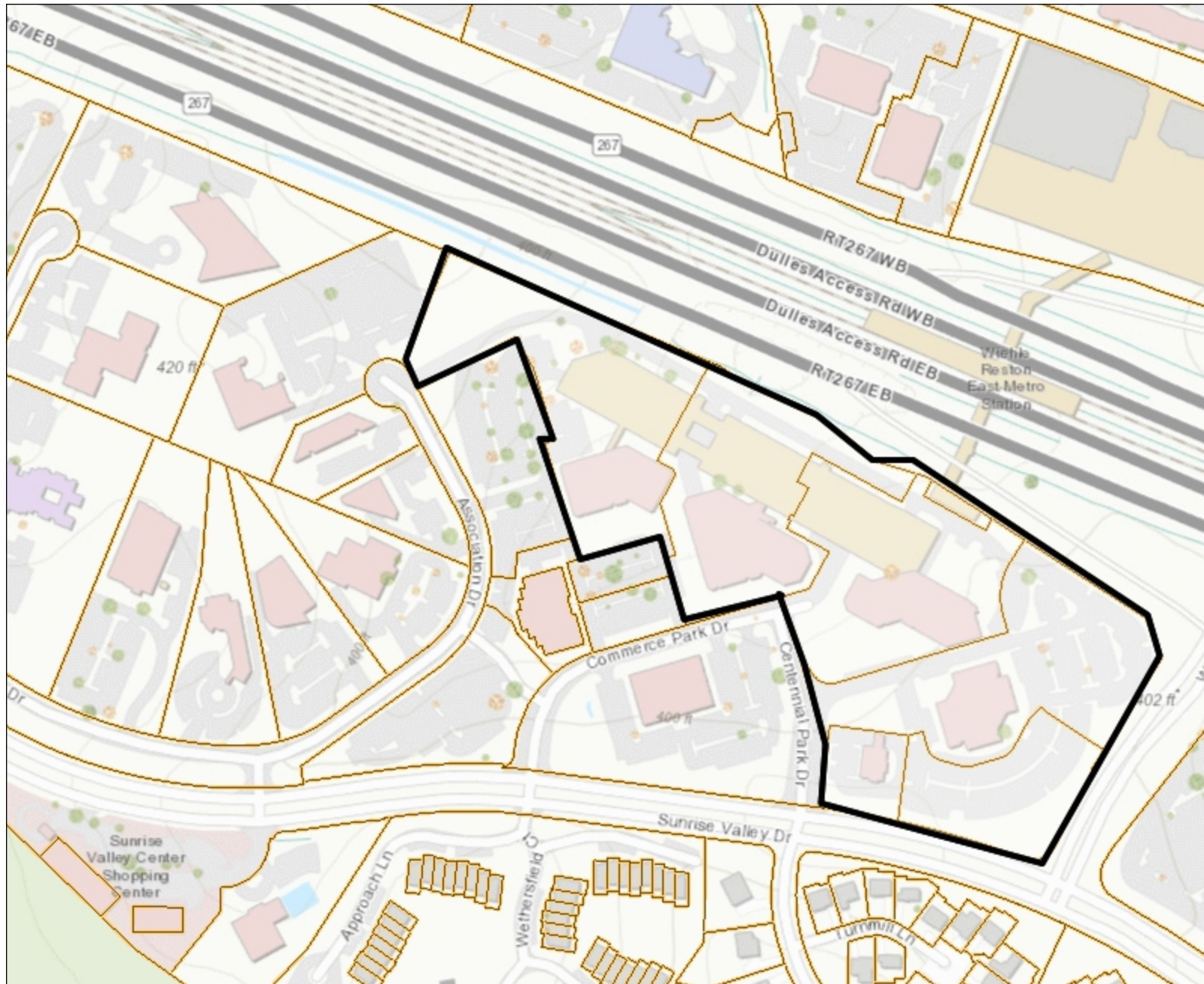
The Fairfax County Economic Success Plan supports an increase in office for the Property. More particularly, the Economic Success Plan emphasizes the need to support high-quality office locations and to “recognize that the quality and availability of our infrastructure is integral to the County’s success in attracting people and employment opportunities.” Given the opportunity for substantial office in an ideal location adjacent to Metro, the Nominator’s proposed amendment to the Comprehensive Plan would support the County’s objectives in the Economic Success Plan and continue Reston’s strength as a prime economic growth corridor in Fairfax County.

### **IV. Conclusion**

The Nominator’s proposed amendment to the Comprehensive Plan presents an attractive opportunity to advance the County’s economic objectives and encourage mixed-use development that integrates seamlessly with the Wiehle-Reston East Metro Station and the pedestrian-friendly, transit-oriented environment that will be created in the Wiehle-Reston East Transit Station Area.



Map Title



0 0.14 0.3 Miles

This map is intended for reference purposes only. Fairfax County does not provide any guarantee of the accuracy or completeness regarding the map information.



### Legend

Parcels

Notes:

Map produced: 10/24/2022





EXISTING  
CONDITIONS

+410





An aerial photograph of a campus. In the center, there are several large, light-colored buildings with flat roofs, some with unique shapes. These are surrounded by numerous parking lots filled with cars. Green trees and landscaped areas are interspersed between the buildings and parking lots. To the right, a multi-lane highway runs diagonally across the frame. In the bottom left, a large, white, angular building is visible. The overall scene depicts a well-developed institutional or commercial site.

# EXISTING CONDITIONS





DULLES TOLL ROAD

SUNRISE VALLEY DRIVE

WIEHLE AVENUE

Metro



CHILD  
CARE  
CENTER

COMMERCE 8  
OFFICE

PARKING  
GARAGE

EX. COMMERCE 6  
OFFICE

PARKING  
GARAGE

COMMERCE 7  
OFFICE

EX. COMMERCE 5  
OFFICE

EX. COMMERCE 4  
OFFICE

COMMERCE  
HOTEL

ONE  
COMMERCE  
OFFICE

BLVD  
COMMERCE PHII  
RESI

BLVD  
COMMERCE PHII  
RESI

DULLES TOLL ROAD

SUNRISE VALLEY DRIVE

WIEHLE AVENUE



WIEHLE-RESTON  
STATION

















**ATTACHMENT 1**  
**Agent Authorization Letter**

# COMSTOCK

## Property Owner Consent Letter

October 21, 2022

Fairfax County Department of Planning and Development  
Planning Division  
12055 Government Center Parkway, 7<sup>th</sup> Floor  
Fairfax, VA 22035

RE: SSPA Nomination for:

1900 Centennial Park Dr, Reston, VA 20191; Tax Map Parcel 17-4 ((12)) 11D3  
11400 Commerce Park Dr., Reston, VA 20191; Tax Map Parcel 17-4 ((12)) 11D5  
11440 Commerce Park Dr., Reston, VA 20191; Tax Map Parcel 17-4 ((12)) 11D7  
11480 Commerce Park Dr., Reston, VA 20191; Tax Map Parcel 17-4 ((12)) 11D8  
1850 Centennial Park Dr., Reston, VA 20191; Tax Map Parcel 17-4 ((12)) 11K  
Vacant Land, Reston, VA 20191; Tax Map Parcel 17-4 ((12)) 11M


To Whom it May Concern,

CRS Commerce Center, LC, CRS Commerce Center VI, LC, and CRS Commerce Center UB, LC are the owners of real property known as Tax Map Parcels 17-4 ((12)) 11D3, 11D5, 11D7, 11D8, 11K, and 11M (the "Property"), which are being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of the above-referenced owners, I have reviewed the subject nomination, consent to the Property being submitted for consideration, and understand the expectations for the process. I authorize DLA Piper LLP (US) and its employees to act as agents for the nomination, including participation in the review, analysis, and community engagement, as needed.

Sincerely,

CRS Commerce Center, LC  
CRS Commerce Center VI, LC  
CRS Commerce Center UB, LC

By: CP Management Services, LC  
their respective Manager

By:   
Printed Name: Christopher Clemente  
Title: Manager



Agent contact:

Brian Winterhalter, Esq.

Of Counsel

DLA Piper LLP (US)

11911 Freedom Drive, Suite 300

Reston, VA 20190

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Phone: (703) 773-4016



**ATTACHMENT 2**  
**Current Comprehensive Plan Recommendation**

### ***South Subdistrict***

The South TOD subdistrict includes approximately 116 acres and is bounded by the DAAR on the north, Upper Lake Drive on the east, Sunrise Valley on the south and the Reston Heights mixed-use development on the west. Wiehle Avenue is the primary north-south street in the subdistrict, as shown on Figure 51.

Existing development in the area is predominantly suburban office parks housing typical office uses with limited retail and support service uses located on the ground floor of several office buildings. The Association Drive office park is notable in that it consists of ten low-density office buildings built in the 1970s and early 1980s that are owned by various professional associations and represent a prime redevelopment opportunity.

#### **Base Plan**

The subdistrict is planned for office use at .35 FAR or residential use at up to 30 dwelling units per acre.

#### **Redevelopment Option**

The vision for this subdistrict is for significant redevelopment at higher intensities in a mix of mid-rise and high-rise buildings with more diverse land uses than currently exist and a wider array of support services.

Redevelopment proposals that include land to the east of Wiehle Avenue should provide improved pedestrian and bicycle crossings of this street that will increase pedestrian and bicyclists' safety, visibility and convenience. Crossings might include overpasses, underpasses or at-grade crossings. Each of these types of crossings can provide both benefits and drawbacks to creating a more hospitable pedestrian environment and depend upon the particular circumstances of each proposal.

Local-serving amenities including civic 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.

Existing manmade and natural features in the vicinity of Sunrise Valley Drive provide a particular opportunity to create small, semi-urban scale parks linked by trails and pedestrian facilities planned for the TSA. Opportunities to cluster amenities in nodes along existing natural and stormwater features should be used to form a connected park amenity.

The Transit Station Mixed Use area is planned for intensity within a 1.5 to 2.5 FAR. The planned zoning target for office development in this area of the subdistrict is 1.6 million square feet of existing, approved and new development. The planned zoning target for residential development is approximately 1,500 residential units. Development proposals should typically provide a mix of 50 percent non-residential use and 50 percent residential use. However, the existing amount of office development in Commerce Executive Park and a lack of vacant land in this subdistrict presents a challenge to realizing the desired goal of the Transit Station Mixed Use designation of 50 percent non-residential uses and 50 percent residential uses. Individual developments may have flexibility to build more office use if other developments are built or rezoned with a use mix that contains proportionally less office. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.

The Residential Mixed Use area is planned for intensity up to 1.5 FAR. The area is planned for predominantly residential uses (approximately 1,100 units) with a mix of other uses including office, hotel and supporting retail. Development proposals should typically be 75 percent residential use. The existing dispersed pattern of development and relatively low intensity along Association Drive represents an important opportunity to achieve the goal for Residential Mixed Use designated areas of 75 percent residential uses. Individual development may have flexibility to vary from the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the area designated for the Residential Mixed Use category. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.

The Residential Mixed Use area includes parcels along Roland Clarke Place that are zoned Planned Residential Community (PRC) and are designated on the Reston Master Plan as Convention/Conference Center uses. Two of the parcels (Tax Map 17-4((14))(1A)2 and 3) have an approval for office and retail uses at a 3.55 FAR. A third parcel (Tax Map 17-4((14))(1A)1) has an approval for office and retail uses at 3.02 FAR. Under the Redevelopment Option, they are planned for their approved intensities with a mix of uses to include office, retail, hotel and residential with a minimum of 50 percent of the FAR as residential. The remaining parcels along Roland Clarke Place are planned for office uses at .35 FAR or residential use with support retail at up to 1.0 FAR.

**ATTACHMENT 3**  
**Proposed Comprehensive Plan Changes**

## *South Subdistrict*

The South TOD subdistrict includes approximately 116 acres and is bounded by the DAAR on the north, Upper Lake Drive on the east, Sunrise Valley on the south and the Reston Heights mixed-use development on the west. Wiehle Avenue is the primary north-south street in the subdistrict, as shown on Figure 51.

Existing development in the area is predominantly suburban office parks housing typical office uses with limited retail and support service uses located on the ground floor of several office buildings. The Association Drive office park is notable in that it consists of ten low-density office buildings built in the 1970s and early 1980s that are owned by various professional associations and represent a prime redevelopment opportunity.

### Base Plan

The subdistrict is planned for office use at .35 FAR or residential use at up to 30 dwelling units per acre.

### Redevelopment Option

The vision for this subdistrict is for significant redevelopment at higher intensities in a mix of mid-rise and high-rise buildings with more diverse land uses than currently exist and a wider array of support services.

Redevelopment proposals that include land to the east of Wiehle Avenue should provide improved pedestrian and bicycle crossings of this street that will increase pedestrian and bicyclists' safety, visibility and convenience. Crossings might include overpasses, underpasses or at-grade crossings. Each of these types of crossings can provide both benefits and drawbacks to creating a more hospitable pedestrian environment and depend upon the particular circumstances of each proposal.

Local-serving amenities including civic 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.

Existing manmade and natural features in the vicinity of Sunrise Valley Drive provide a particular opportunity to create small, semi-urban scale parks linked by trails and pedestrian facilities planned for the TSA. Opportunities to cluster amenities in nodes along existing natural and stormwater features should be used to form a connected park amenity.

The Transit Station Mixed Use area is planned for intensity within a 1.5 to 2.5 FAR. For tax map parcels 17-4 ((12)) 11D3, 11D5, 11D7, 11D8, 11K, and 11M, development is planned for intensity up to a 3.2 FAR, inclusive of bonus density for affordable and/or workforce dwelling units. The planned zoning target for office development in this area of the subdistrict is ~~4.62.1~~ million square feet of existing, approved and new development. The planned zoning target for residential development is approximately 1,500 residential units. Development proposals should typically provide a mix of 50 percent non-residential use and 50 percent residential use. However, given the existing amount of office development in Commerce ~~Executive Park and Metro Center,~~ a lack of vacant land in this subdistrict ~~presents a challenge to realizing the desired goal of the Transit Station Mixed Use designation of 50, and the potential to achieve a substantial concentration of office adjacent to the Wiehle-Reston East Metro Station, tax map parcels 17-4 ((12)) 11D3, 11D5, 11D7, 11D8, 11K, and 11M may be developed with up to 80~~ percent non-residential uses ~~and 50, including up to 70~~ percent office, and approximately 20 percent residential uses. Individual developments may have flexibility to build more office use if other developments are built or rezoned with a use mix that contains proportionally less office. Ground level retail and



support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.

The Residential Mixed Use area is planned for intensity up to 1.5 FAR. The area is planned for predominantly residential uses (approximately 1,100 units) with a mix of other uses including office, hotel and supporting retail. Development proposals should typically be 75 percent residential use. The existing dispersed pattern of development and relatively low intensity along Association Drive represents an important opportunity to achieve the goal for Residential Mixed Use designated areas of 75 percent residential uses. Individual development may have flexibility to vary from the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the area designated for the Residential Mixed Use category. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.

The Residential Mixed Use area includes parcels along Roland Clarke Place that are zoned Planned Residential Community (PRC) and are designated on the Reston Master Plan as Convention/Conference Center uses. Two of the parcels (Tax Map 17-4((14))(1A)2 and 3) have an approval for office and retail uses at a 3.55 FAR. A third parcel (Tax Map 17-4((14))(1A)1) has an approval for office and retail uses at 3.02 FAR. Under the Redevelopment Option, they are planned for their approved intensities with a mix of uses to include office, retail, hotel and residential with a minimum of 50 percent of the FAR as residential. The remaining parcels along Roland Clarke Place are planned for office uses at .35 FAR or residential use with support retail at up to 1.0 FAR.