



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-HM-005
Supervisor District	Hunter Mill
Parcel ID Number(s)	17-3 ((8)) (4) 1, 2, 3, and 17-3 ((1)) 26
Parcel Address(es)	12001, 12003, and 12005 Sunrise Valley Drive, Reston, VA 20191
Nominator	Reston Corner Virginia, LLC (Agent: DLA Piper LLP (US))
Plan Map Designation	Office, Public Facilities
Comprehensive Plan Recommendation for Nominated Property	The area west of the USGS and south of Sunrise Valley Drive is planned for light industrial use up to .35 FAR, while office use up to .50 FAR is appropriate for the balance of the district
Proposed Land Use	MixedUse
Summary of Proposed Comprehensive Plan Change	Update the land use recommendation to include a residential option with a FAR up to 1.5 and for the recommended land use to be updated to "residential mixed-use"

**Reston Corner
Site Specific Plan Amendment Nomination
Statement of Justification**

October 24, 2022

I. Introduction

Reston Corner Virginia, LLC (the “Nominator”) proposes a refinement to the current Reston Comprehensive Plan land use recommendations for an assemblage of 14.08 acres in the Reston Town Center Transit Station Area (“TSA”) to allow for mixed-use development. The property subject to this nomination consists of three parcels, which are identified as Fairfax County Tax Map parcels 017-3 ((08)) (04) 0001 (“Parcel 1”), 0002 (“Parcel 2”), and 0003 (“Parcel 3”) and 017-3 ((01)) 0026 (“Parcel 26”) (collectively, the “Property” and/or the “Reston Corner”).

The Property is located on the southwest corner of Reston Parkway and Sunrise Valley Drive. The site is currently developed with three (3) office buildings totaling 296,765 square feet and an entitled and unbuilt residential building of 174,642 SF (up to 145 apartments). The Property is split zoned between the Medium Intensity Industrial (“I-4”) and Planned Residential Mixed Use (“PRM”) zoning districts.

II. Current Comprehensive Plan Recommendation

The Reston Corner Site is located within the Reston Town Center Transit Station Area of the Reston Comprehensive Plan and is subject to the Central Sunrise Valley subdistrict recommendations. The current recommendation for the site is for office use up to 0.50 FAR.

As currently drafted, the proposed Reston Comprehensive Plan recently released by the Reston Task Force calls for the Reston Corner Site to be developed with “office” use up to 0.50 FAR. This use is defined as “areas planned for office uses, including research and development (R & D) uses, flex space, medical space and industrial space. Supporting retail and service uses, such as hotels and restaurants, are also encouraged in these areas.”

III. Current Entitlements

Reston Corner is currently subject to two previous approvals. RZ 2018-HM-004 and SE 2018-HM-004 were approved concurrently by the Fairfax County Board of Supervisors on December 4th, 2018, after a recommendation of approval by the Fairfax County Planning Commission on October 18th, 2018.

RZ 2018-HM-004 requested a change of zone for the northwest section of the Reston Corner Site from the I-4 zoning district to the PRM zoning district. This request was to allow for 145 multi-family units to be located on 4.31 acres.

SE 2018-HM-004 requested an increase of maximum FAR on the remainder of the I-4 zoning from 0.50 FAR to 0.70 FAR to make up the 4.31 acres of land area removed from the I-4 District and rezoned to PRM with RZ 2018-HM-004.

IV. Nomination Justification

For the reasons enumerated, the Nominator respectfully submits this Site Specific Plan Amendment (“SSPA”) nomination to update the land use recommendation to include a residential option with a FAR up to 1.5 and for the recommended land use to be updated to “residential mixed-use”.

Previous Entitlement

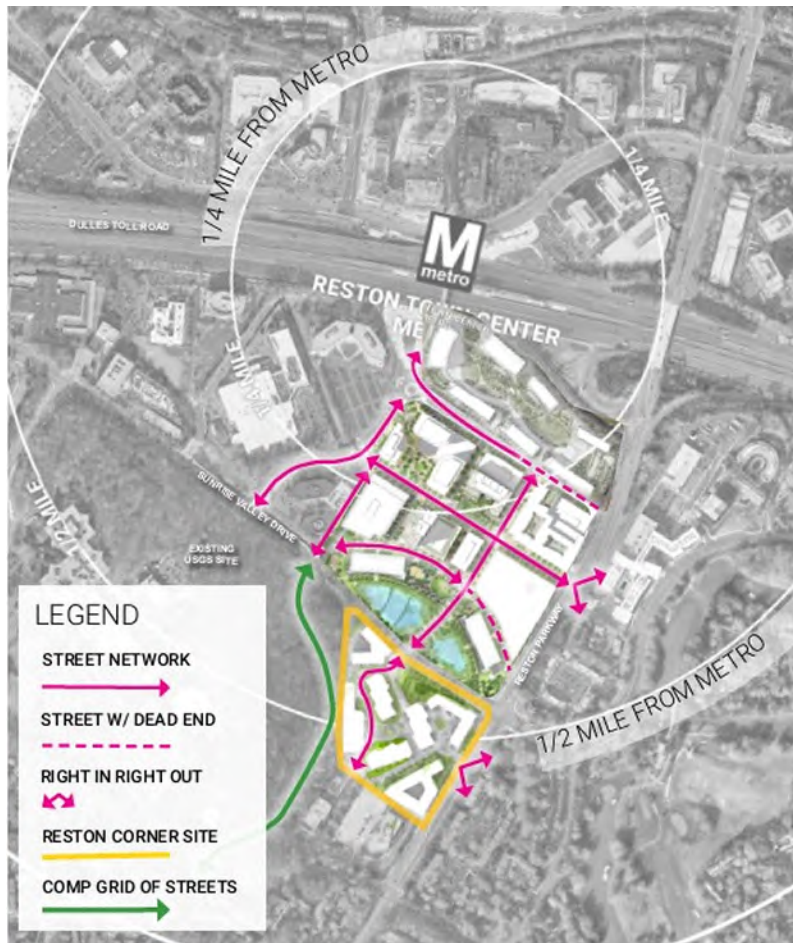
This recommendation is consistent with the recent approval of RZ 2018-HM-004 on Parcel 2. The 145 multi-family units approved on 4.31 acres results in 29.69 units/acre inclusive of bonus density. As this site is already entitled for mixed-use development, approval of this SSPA nomination would align the Comprehensive Plan with the Property’s current zoning.

Grid of Streets

The Reston grid of streets as laid out in the Reston Comprehensive Plan currently shows a local road connecting Sunrise Valley Drive to South Lakes Drive through the neighboring United States Geological Survey ("USGS") site. This local road is shown on federal land through a stream valley that will likely never be obtainable or possible.

As a more plausible option, the Nominator proposes - as part of their ultimate development plan - to work with the County and FCDOT to create a 2-lane local road (with no parallel parking) through the Reston Corner Site that can connect Sunrise Valley Drive to the southern portion of the Property. This alternative proposal would provide most of the north-south connection from Sunrise Valley Drive to South Lakes Drive that the grid of streets seeks to obtain.

In addition to the north-south connection, the Nominator proposes a right in/right out on Reston Parkway which would provide an additional east-west connector to the Property and the proposed 2-lane, local road.



Office Support & Viability

The Property is located on the fringe of office development within the Reston Town Center Transit Station Area. As newer office buildings continue to be developed within the TSA closer to the Metro, it creates more competition for the existing office located on Reston Corner Site. By supporting a residential option on the Property, the County provides an opportunity for residents to work in close proximity to where they live.

Additionally, with office rent prices skyrocketing in the Reston area, Reston Corner is able to provide a more affordable rental opportunity for smaller businesses looking to enter the Reston market. All office users are not of the size to afford “Reston Town Center rents” and having a diversity of office buildings and rental rates supports the County’s and Reston’s economic objectives, tenants, users and smaller businesses. Allowing additional residential development on the site will allow the property owner to diversify the economic cashflow on the site; that helps support the Nominator’s efforts continue to improve upon and efficiently operate the three existing office buildings.

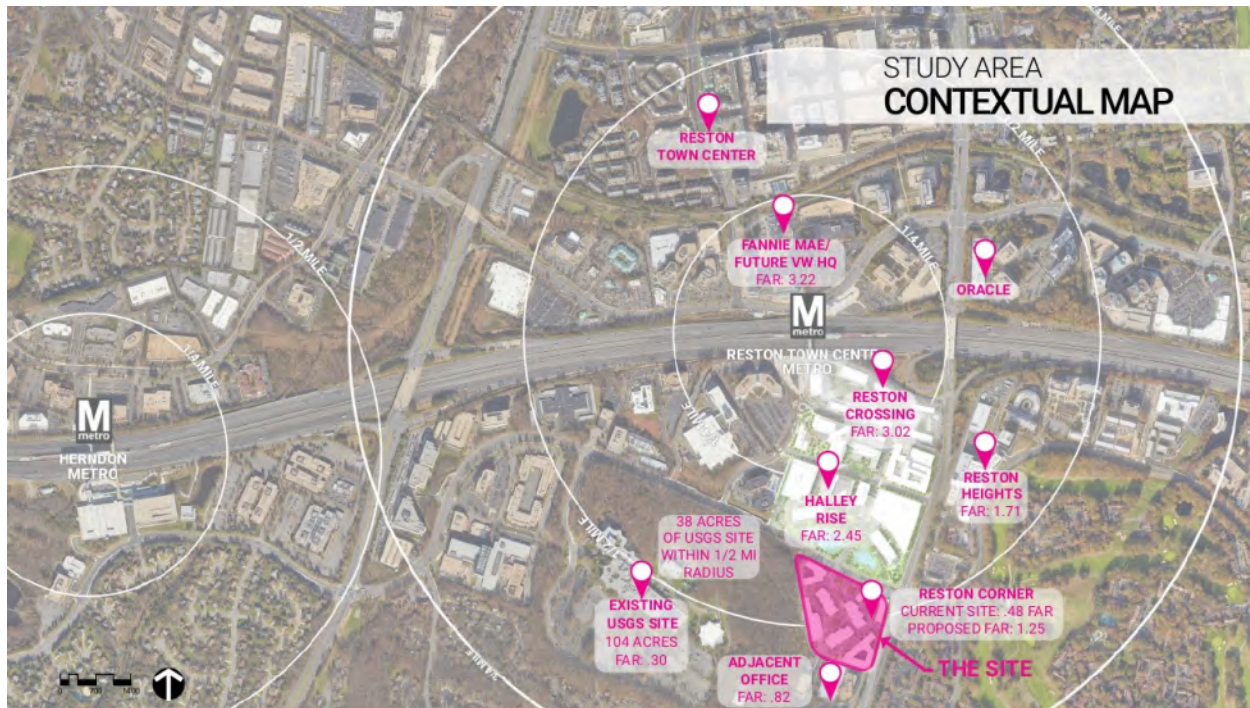
Lastly, with the additional economic cashflow that would result from incorporating residential to the site, the Nominator can pursue upgrading the existing office buildings to Fitwel certification levels.

Nearby Development

Directly to the north across Sunrise Valley Drive sits the Halley Rise development under construction. RZ 2016-HM-007 was approved in 2018 by the Fairfax County Board of Supervisors for 1,721 residential units, 1.9 million square feet of office, 380,000 square feet of retail and a hotel.

The development of Reston Corner Site, as proposed in this nomination, complements the approved Halley Rise development and would serve as an effective transition between Halley Rise and the surrounding area. Taken together, Halley Rise and Reston Corner would provide both essential affordable housing and workforce needs to the Reston community.

Additionally, as proposed, the site would provide a gradual and consistent transition of density to the south away from the Reston Town Center Metro Station. As shown on page 10 of the attached exhibit, Reston Crossing, directly adjacent to the Metro Station, has a FAR of 3.02 transitioning into the Halley Rise development with a 2.45 FAR. Reston Corner would provide the continual gradual decline in density with the proposed 1.25 FAR followed by the adjacent office to the south of 0.82 FAR.



One-Half Mile Radius

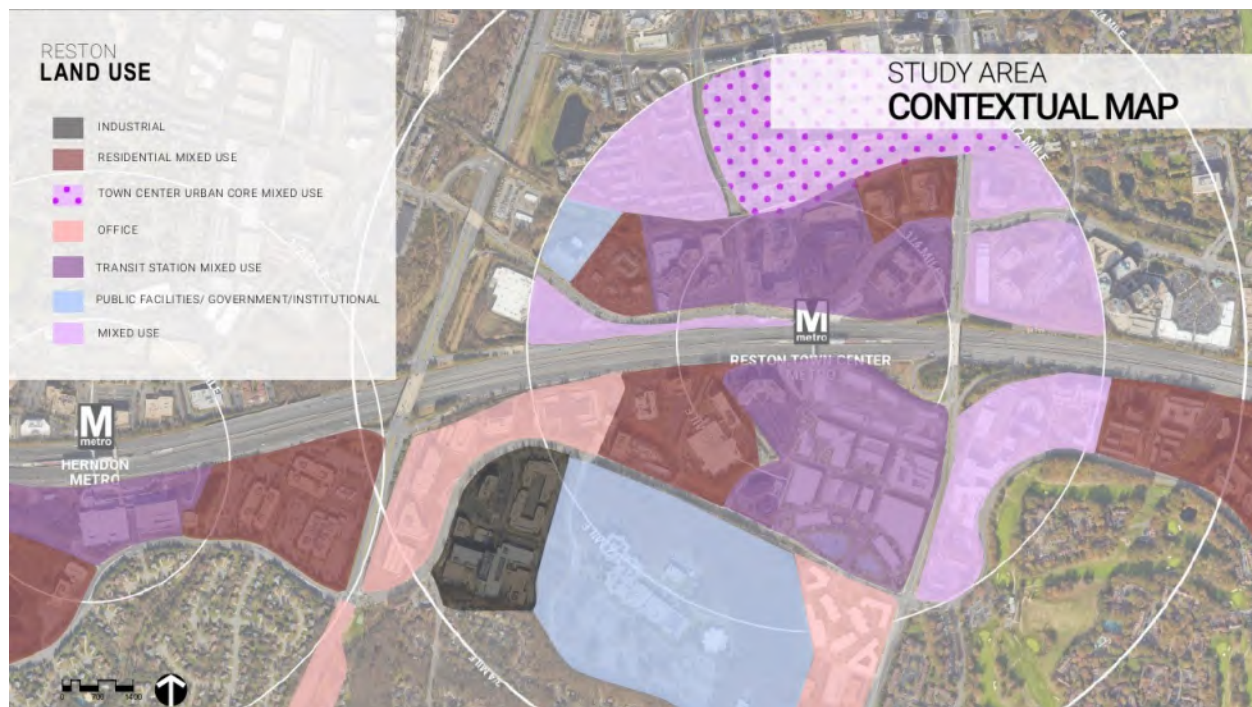
The ½ mile radius from a Metro station is a quintessential distance for transit-related mixed-use development. A ½ mile walk takes approximately 6-8 minutes; ideal for commuting to work or from place of residence. The Nominator puts a strong emphasis on young professionals that like to walk and bike instead of just auto-dependency. As outlined in Section V below, this is where County policy calls for additional residential units. Approximately 8.5 acres of the Reston Corner site is located with the ½ mile radius of the Reston Town Center Metro platform. This totals some 60% of the site.

Additionally, directly to the west of the Reston Corner Site lies the United States Geological Survey (“USGS”) headquarters. Approximately 38 acres of the USGS site is also located within the ½ mile radius of the Metro platform. As this land is unlikely to ever be developed, USGS removes valuable land from developing in the Reston Town Center TSA. The Comprehensive Plan should be flexible enough to make up for a least some portion of this unused density nearby and within the Reston Town Center TSA.

The Comprehensive Plan already anticipates and encourages development in line with this SSPA nomination, as the Plan currently defines “residential mixed-use” as:

“...areas within a 1/4 - 1/2 mile of the Metro stations. In some instances, the areas in this category may be slightly further than 1/2 mile from a Metro station. These areas are planned primarily for a mix of existing office uses with residential uses and commercial uses. The long-term goal is for each Residential Mixed-Use area to achieve 75 percent residential and 25% commercial uses based on approved square footage.”

As shown on page 12 of the attached exhibit, almost all properties besides the Reston Corner Site located within the ½ mile radius of the Reston Town Center Metro station are planned for mixed-use development with a designation of "Residential Mixed-Use" or "Transit Station Mixed-Use". This nominated site presents an excellent opportunity for mixed-use development with a step down in intensity and natural transition from the adjoining developments north of this site and directly south of the Metro station.



Silver Line Ridership

The Silver Line provides much needed public transportation to northern Virginia and Fairfax County. With three stations existing within the Reston Comprehensive Plan Area, enhancing rail connectivity and ridership is essential.

Across Northern Virginia, development has occurred around Metro platforms for almost a half century. Areas such as Arlington and Alexandria rely heavily on Metro transportation. However, the Silver Line, envisioned to serve the areas of Tysons, Reston, Herndon and as far west as Ashburn, has not yet met its ridership expectations. Since the new line officially opened for passenger service in 2013, Silver Line ridership numbers have been much lower than anticipated. By providing responsible development in the vicinity of the Silver Line, the County can help support much-needed demand for Metro and mass transit. The Reston Corner Site provides an ideal opportunity for responsible development that contributes to Silver Line ridership.

V. Consistency with Countywide Policies

This nomination provides a prime opportunity to implement a number of critical Countywide policies.

Fairfax County Strategic Plan

Mobility and Transportation #1: Promote further dense, transit-oriented and mixed-use development within existing urban areas and in other areas of the county, where appropriate, to allow residents and employees more opportunities to walk, bike, and use transit, and reduce auto dependency, to meet their daily goals.

By creating a mixed-use development on this site, it can help many of the goals as laid out in the Mobility and Transportation goal above. With the soon to be opened Reston Town Center Metro Station only ½ mile north, a proposed bike lane on Sunrise Valley Drive and on-site and nearby retail, it allows residents and employees to reduce their auto-dependency and use alternative methods of transportation.

Economic Opportunity #12: Focus land development efforts on creating a variety of vibrant, transit-connected, walkable mixed-use destinations throughout the county that meet the needs of residents, employees and the workforce

This nomination provides an opportunity for a vibrant, mixed-use development within ½ mile of the Reston Town Center Metro station. Coordination with nearby developments will further enhance the transit-connectivity of the entire area south of the Dulles Toll Road at the Reston Town Center Metro station.

Communitywide Housing Strategic Plan

This nomination supports the County's efforts to fulfill the Community-Wide Housing Strategic Plan goals by providing a number of long-term, committed workforce dwelling units in an ideal location with access to transit and amenities. The Property is conveniently walkable to transit with a direct pedestrian connection to the Reston Town Center Metro Station. The Property is served by bus routes as well. In addition, the proposed residential buildings will be consistent and compatible with the scale of the existing residential buildings on the Property.

In order for the County to meet the projected housing gap by 2032, 4,146 new units each year will need to be produced. This is unlikely to be met as the highest single year growth was in 2004 and only 3,720 units were produced during that year. Many of these units should be produced in close proximity to multi-modal transportation facilities similar to Reston Corner.

One Fairfax Policy

As noted above, the soon-to-open Reston Town Center Metro station is within a ½ mile of most of the site, with multiple bus routes serving the area. By proposing housing for those who want to live in an area that is accessible to multiple modes of transportation, this nomination also supports the County's efforts to embrace its growing and diverse population.

VI. Next Steps

The Nominator plans to reach out to local stakeholders including nearby homeowner associations as well as local developments for their input and review of this request.

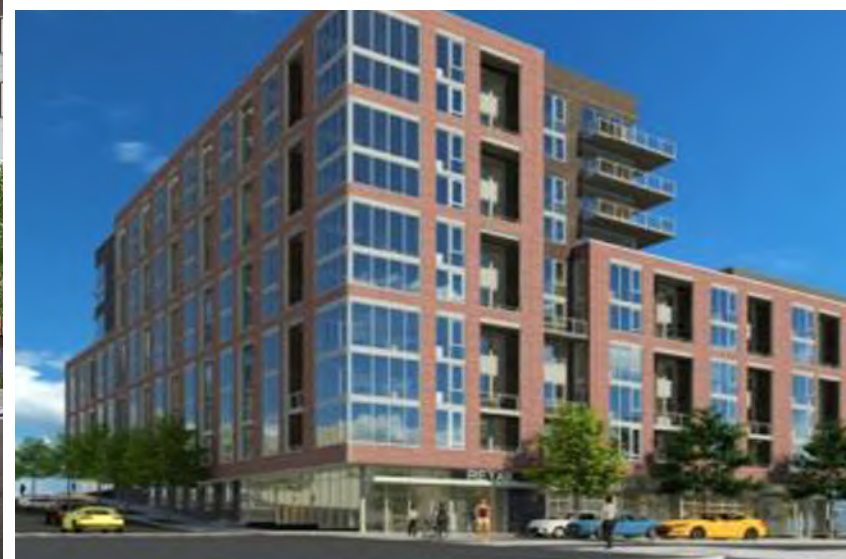
Should the County view this nomination favorably and allow for a change in the Comprehensive Plan for residential mixed-use development, the Nominator plans to file rezoning and proffered condition amendment applications in 2023 to facilitate the development of multi-family residential on this well-located site.

VII. Conclusion

If approved, this SSPA nomination will position the Reston Corner Site to contribute to the County's economic development. affordable housing, road grid and land use planning priorities We respectfully submit that the Reston Corner Site should be considered for mixed-use development.

Exhibit Index

1. Reston Corner Overview
2. Link Apartments Locations
3. Link Apartments Portfolio
4. Link Apartments Overview
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6. Montford Park Overview
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8. Proposed Reston Corner Plan
9. Project Purpose
10. Contextual Map - FAR
11. Contextual Map – Comprehensive Plan Designation
12. What's the Context?
13. Existing Halley Rise Park Experience
14. Reston Corner Parks Experience
15. Reston Bike Routes
16. Entitled Reston Corner
17. Proposed Reston Corner Master Plan
18. What is the Overall Experience?
19. Reston Corner Layout Overview
20. Grid of Streets Comparison



RESTON CORNER

SSPA PACKAGE

• OCTOBER 2022 •



GRUBB PROPERTIES

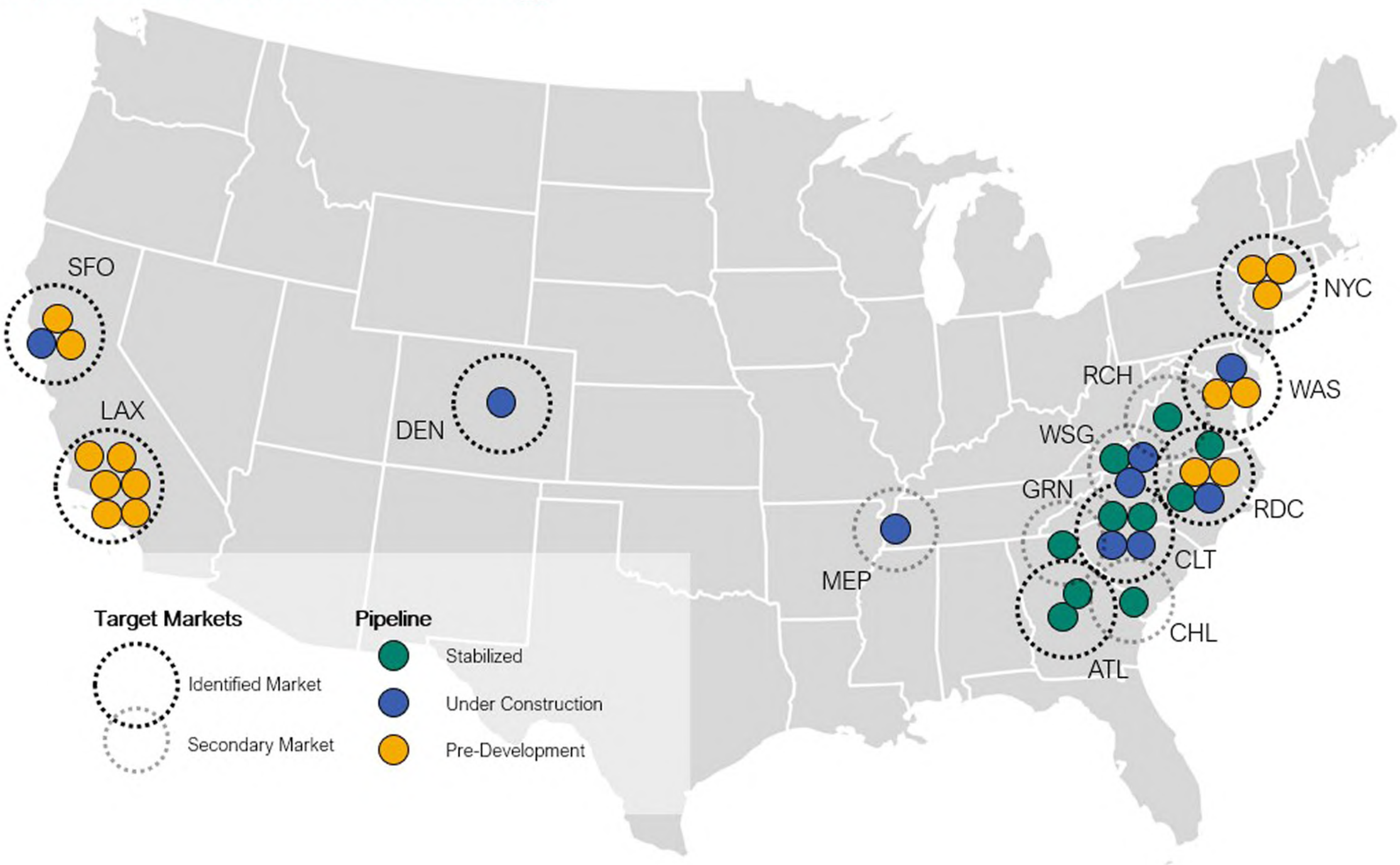


WELLS + ASSOCIATES

LandDesign.

Link ApartmentsSM Locations

Resilient and Growth Market Strategy



LINK APARTMENTS® **PORTFOLIO** (SELECT EXAMPLES)

PRECEDENT PROJECTS

EXISTING LINK APARTMENTS®

806 Rhode Island | Washington, D.C.



Montford | Charlotte, NC



1701 H Street NE | Washington, DC



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LINK APARTMENTS®

MAIN AUDIENCES ARE FIRST TIME RENTERS & YOUNG PROFESSIONALS

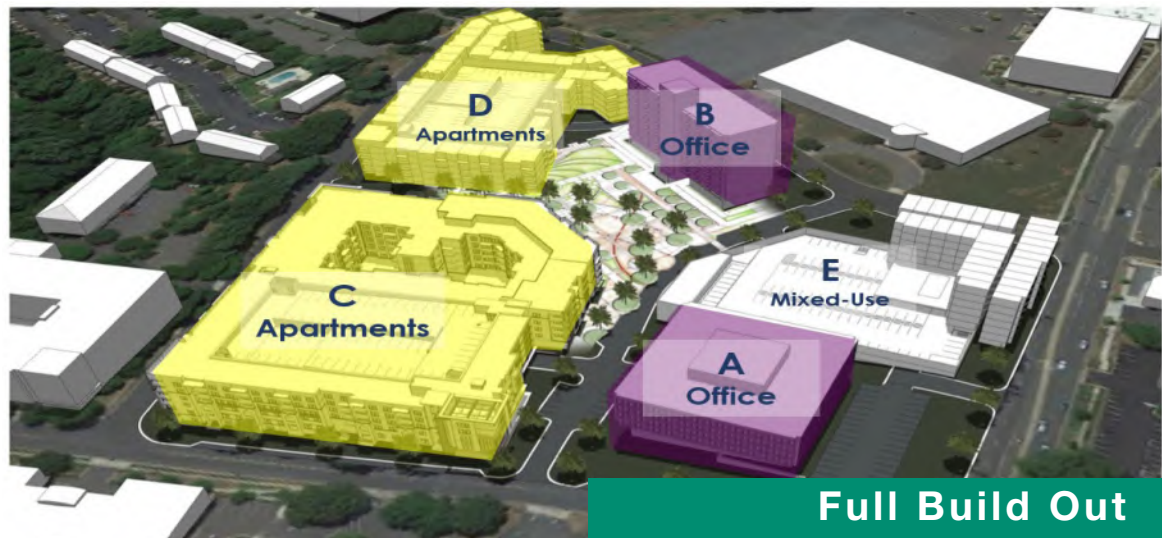
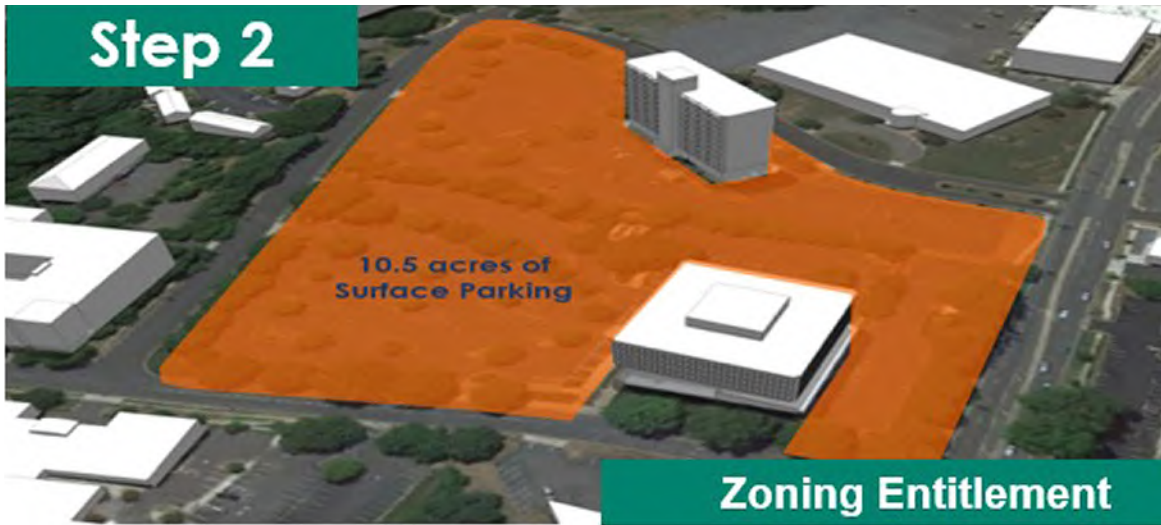
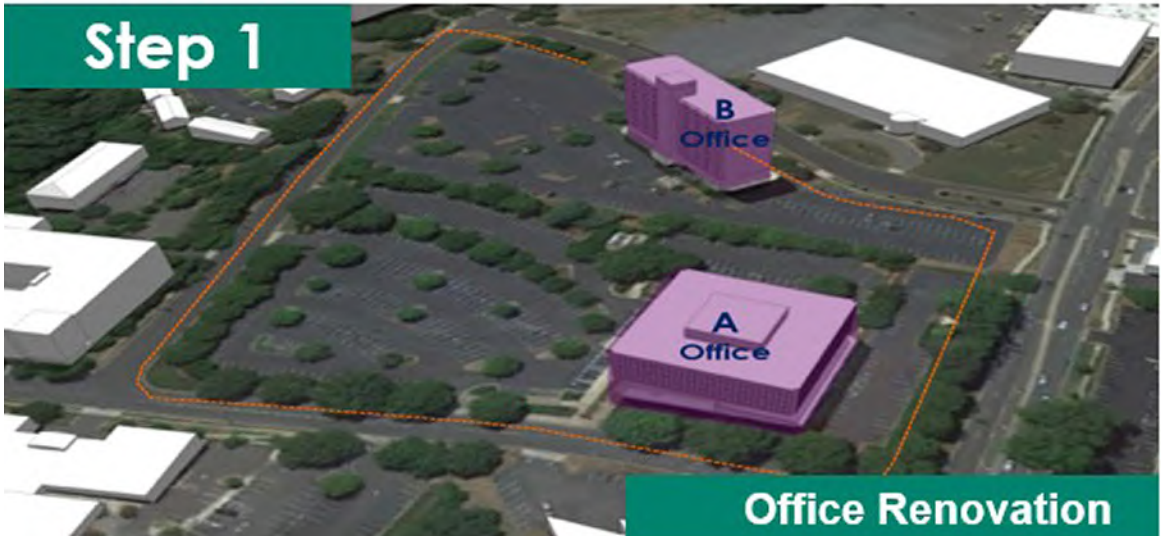
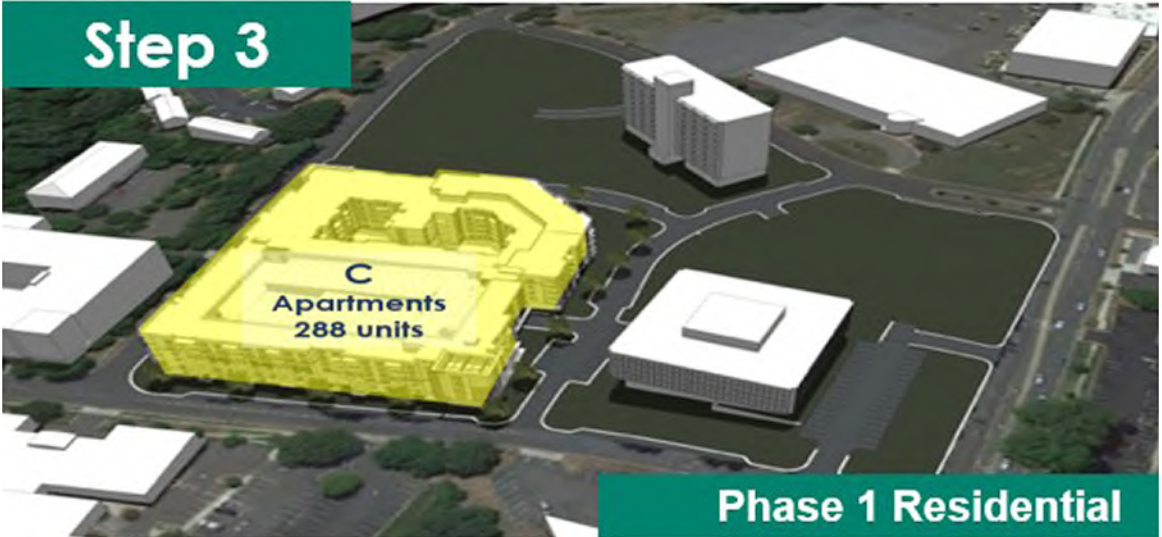
- Average unit size of 675 SF
- 20% studios
- 60% 1-bedrooms
- 20% 2-bedrooms

AMENITIES

- Fitness Center
- Cycle Center
- Resort Style Pool
- Walking Trail
- Nature Preserve/Courtyard
- Co-working Space

SHARED PARKING MODEL

Link Apartments® Montford Park Case Study:



Case Study – Montford Park

Link ApartmentsSM Montford – Charlotte, NC

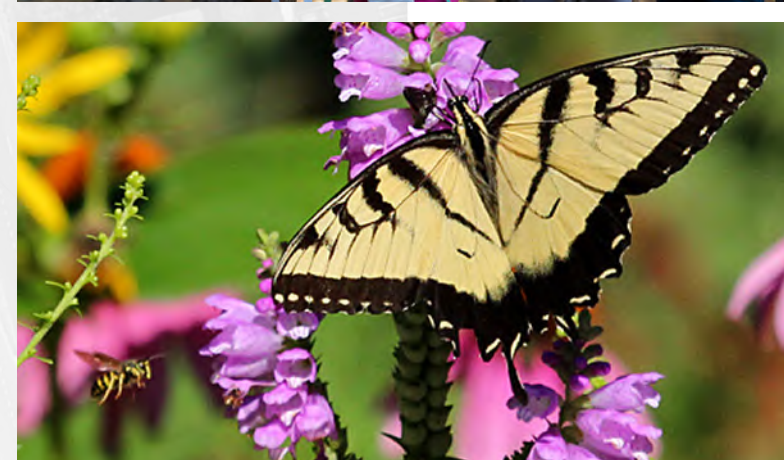


Link Apartments® Reston Corner

Grubb Properties acquired Reston Corner in March 2022.

- Reston Corner was acquired due to its proximity to the metro stop, adjacency to retail, and the opportunity to add value to the office park.
- We will activate the office park with **residential communities** and promote sustainability through **Fitwell certification of the office buildings** and a **shared parking model**.





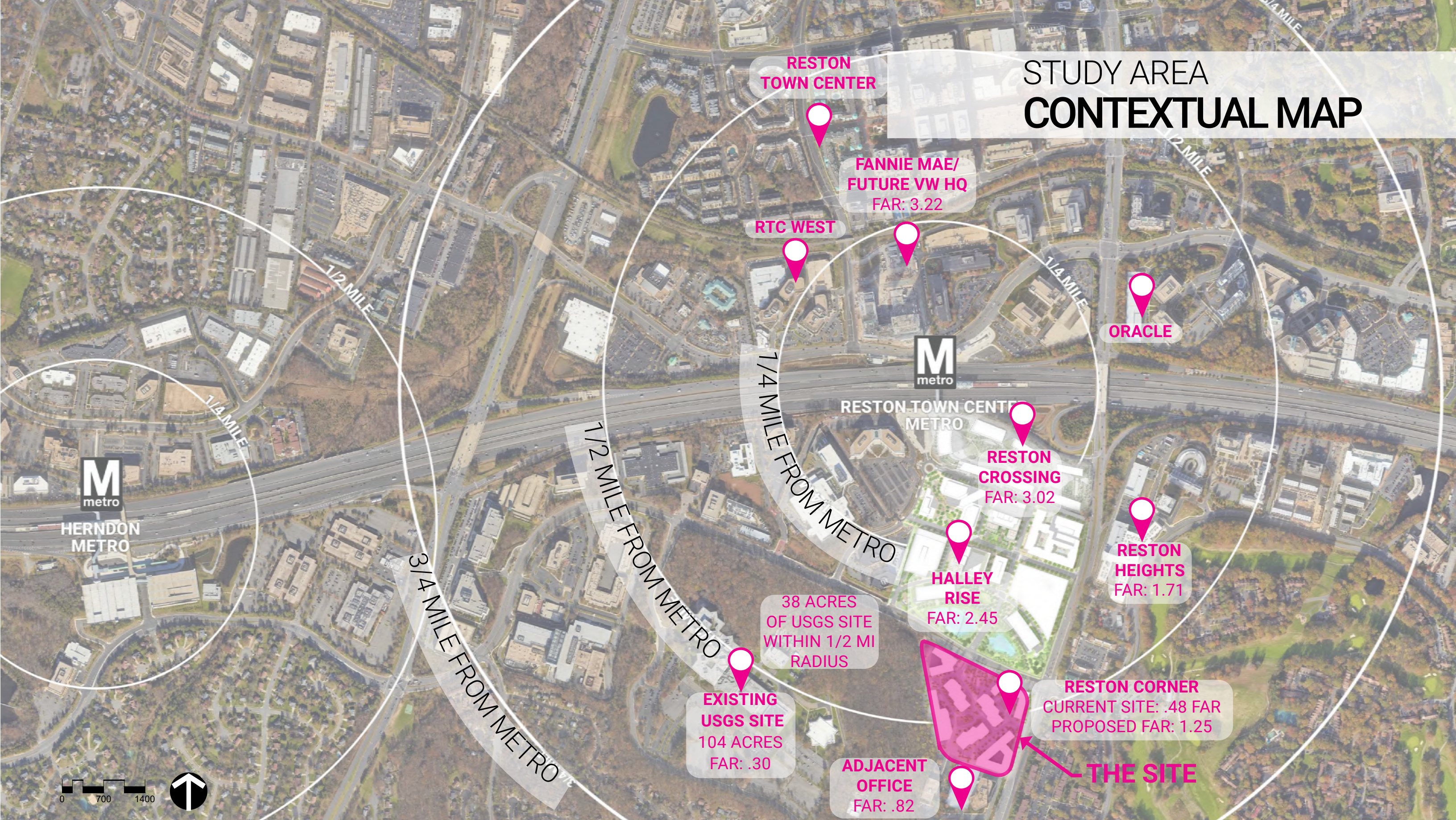


PROJECT PURPOSE

The project location promotes walkability and provides a new residential community that will activate the preserved office park. Amenities promote sustainability with a focus on mobility, connectivity, and green spaces that provide a rich habitat to support diverse pollinators. Existing office buildings will benefit from Fitwell certification and a shared parking model. Link Apartments Reston® will provide essential housing for young professionals working in and around Reston Corner. It's proximity to metro and other adjacent developments positions Link Apartments® to be a successful addition to this growing area.



STUDY AREA CONTEXTUAL MAP

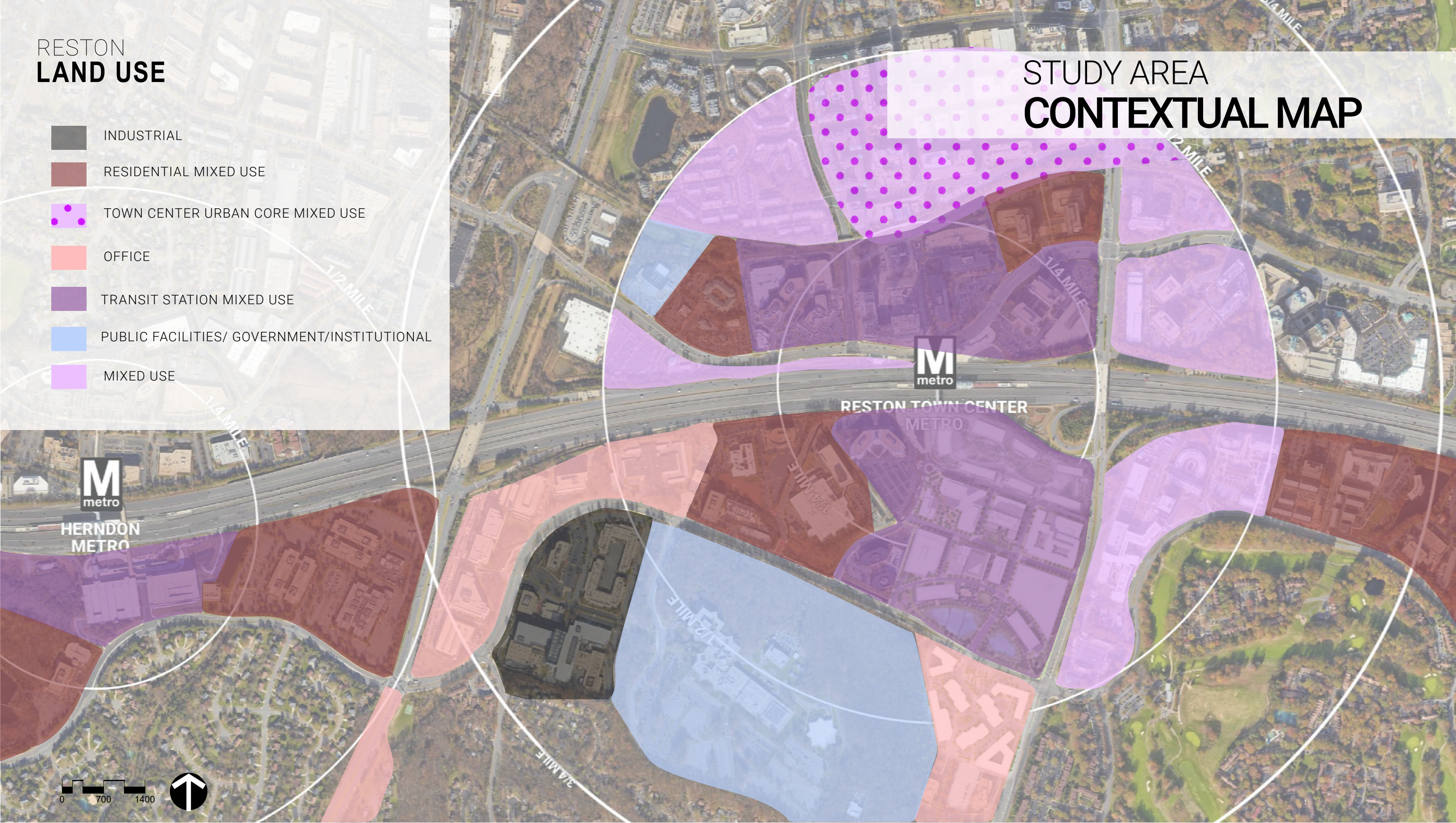


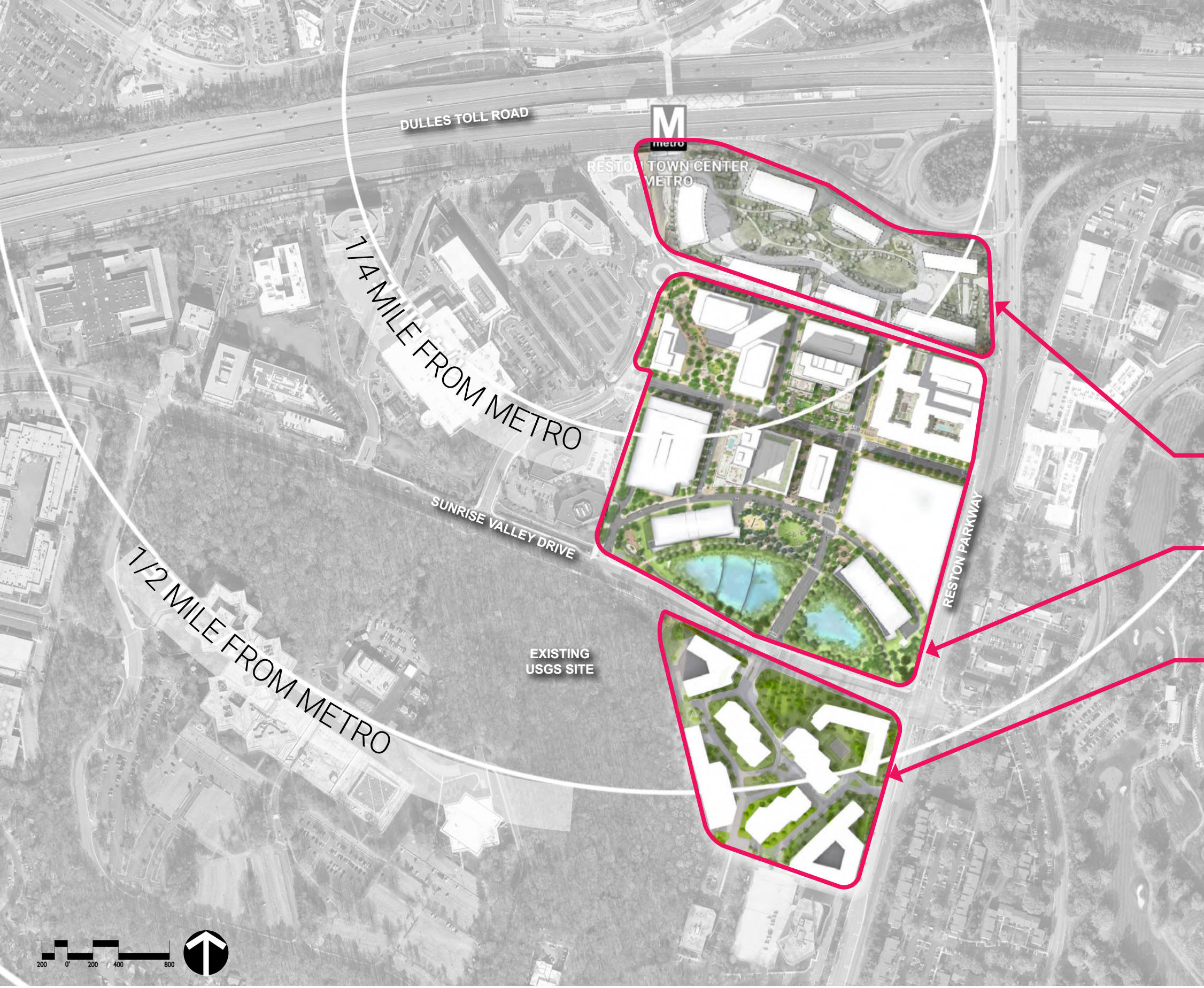
* FAR may increase with bonus density

RESTON
LAND USE

- INDUSTRIAL
- RESIDENTIAL MIXED USE
- TOWN CENTER URBAN CORE MIXED USE
- OFFICE
- TRANSIT STATION MIXED USE
- PUBLIC FACILITIES/ GOVERNMENT/INSTITUTIONAL
- MIXED USE

STUDY AREA
CONTEXTUAL MAP





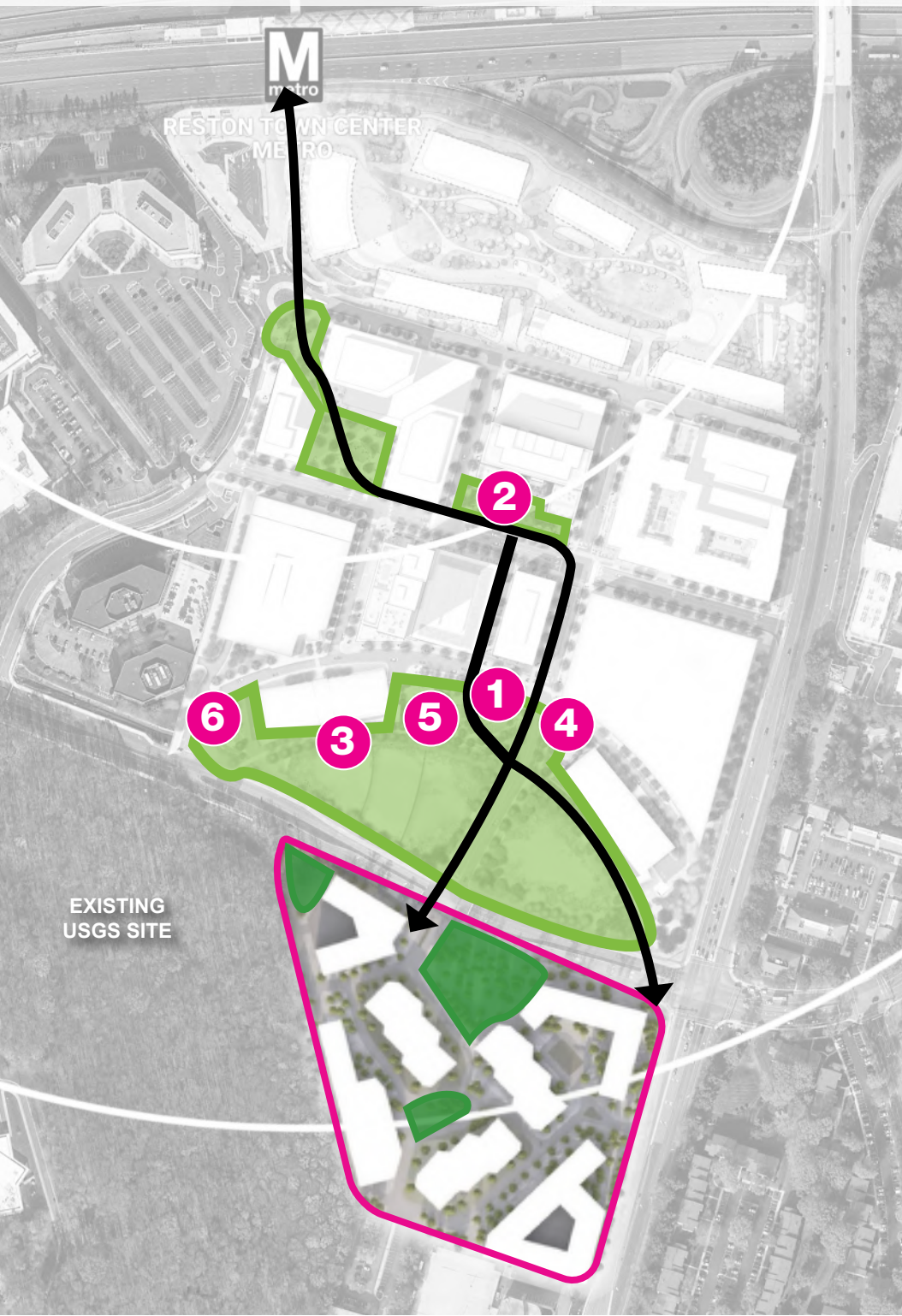
WHAT'S THE CONTEXT?

RESTON CROSSING
FAR: 3.02

HALLEY RISE
FAR: 2.45

THE SITE
CURRENT FAR: .48
PROPOSED FAR: 1.25

EXISTING HALLEY RISE PARK EXPERIENCE



1 CENTRAL PARK GREEN



4 FITNESS PARK



2 URBAN POCKET PARKS



5 NATURAL PLAYGROUND

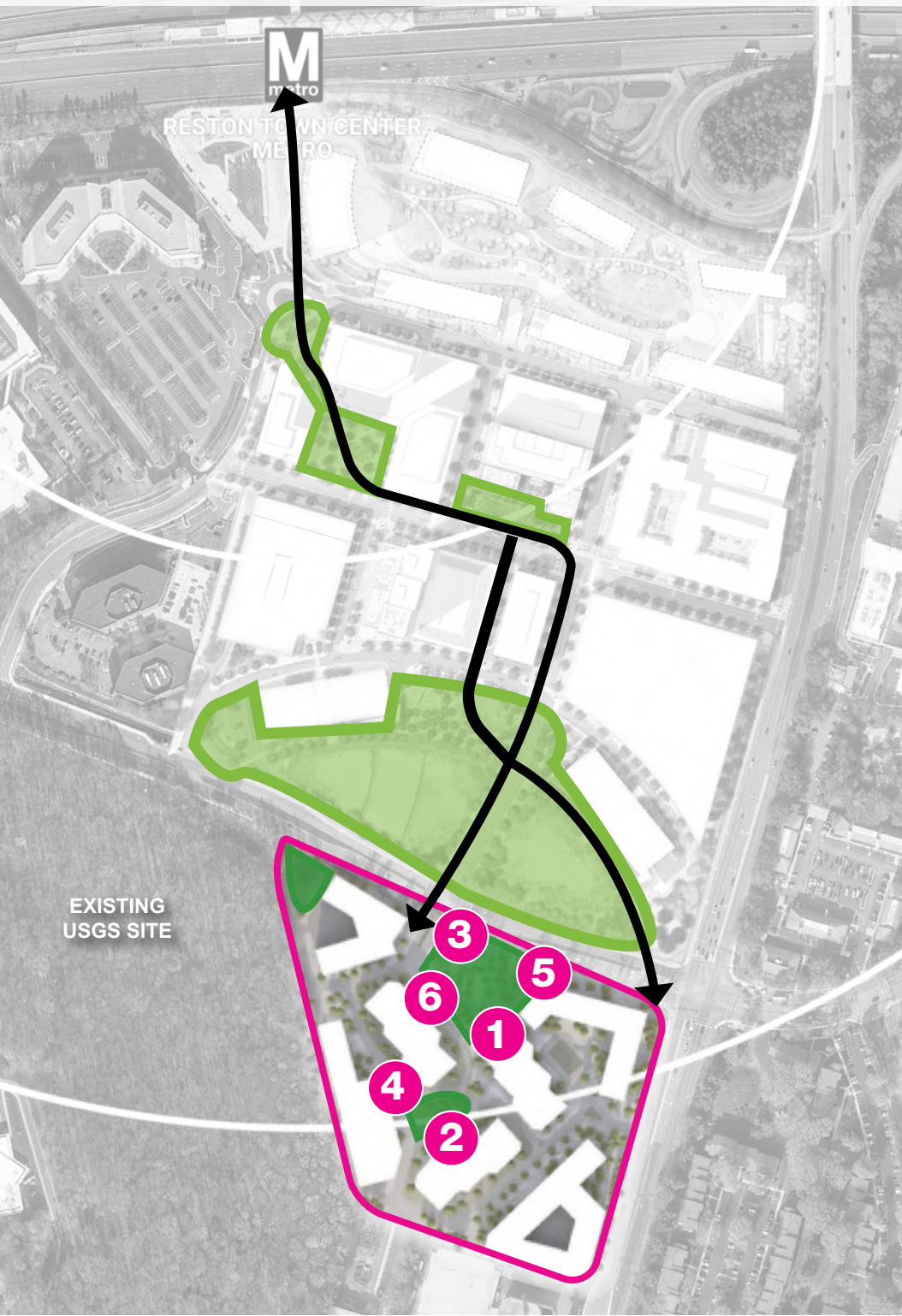


3 WATERFRONT CORNICHE



6 DOG PARK

RESTON CORNER PARKS EXPERIENCE



1 STORMWATER AS A PUBLIC AMENITY



4 OUTDOOR WORK AREAS



2 FOOD TRUCKS AND POP UP EVENTS



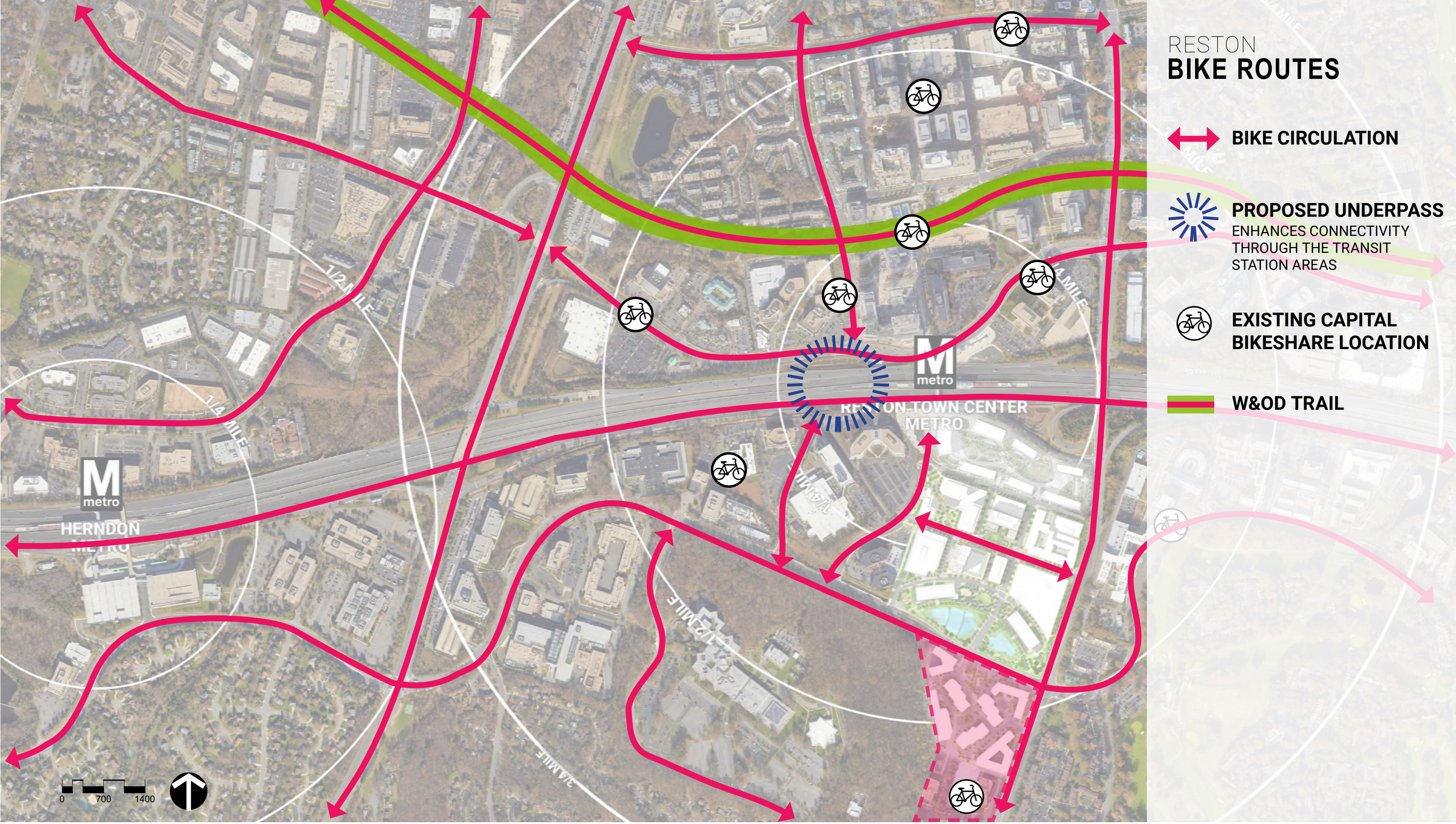
5 FLEXIBLE GATHERING SPACES



3 SOCIAL GATHERING AREAS



6 OUTDOOR RECREATION





RESTON CORNER
ENTITLED BLDGS



FLOOR AREA
RATIO

**PROPOSED FLOOR AREA
RATIO (FAR) =
1.25* (768,497 / 613,208)**

RESTON CORNER
MASTER PLAN

** FAR is approximate and is subject to change
based on final building configurations*



CYCLE CENTER



EXTERIOR AMENITIES



COURTYARDS & TERRACES



DAYCARE



PARKS & OPEN SPACE



WHAT IS THE OVERALL EXPERIENCE?

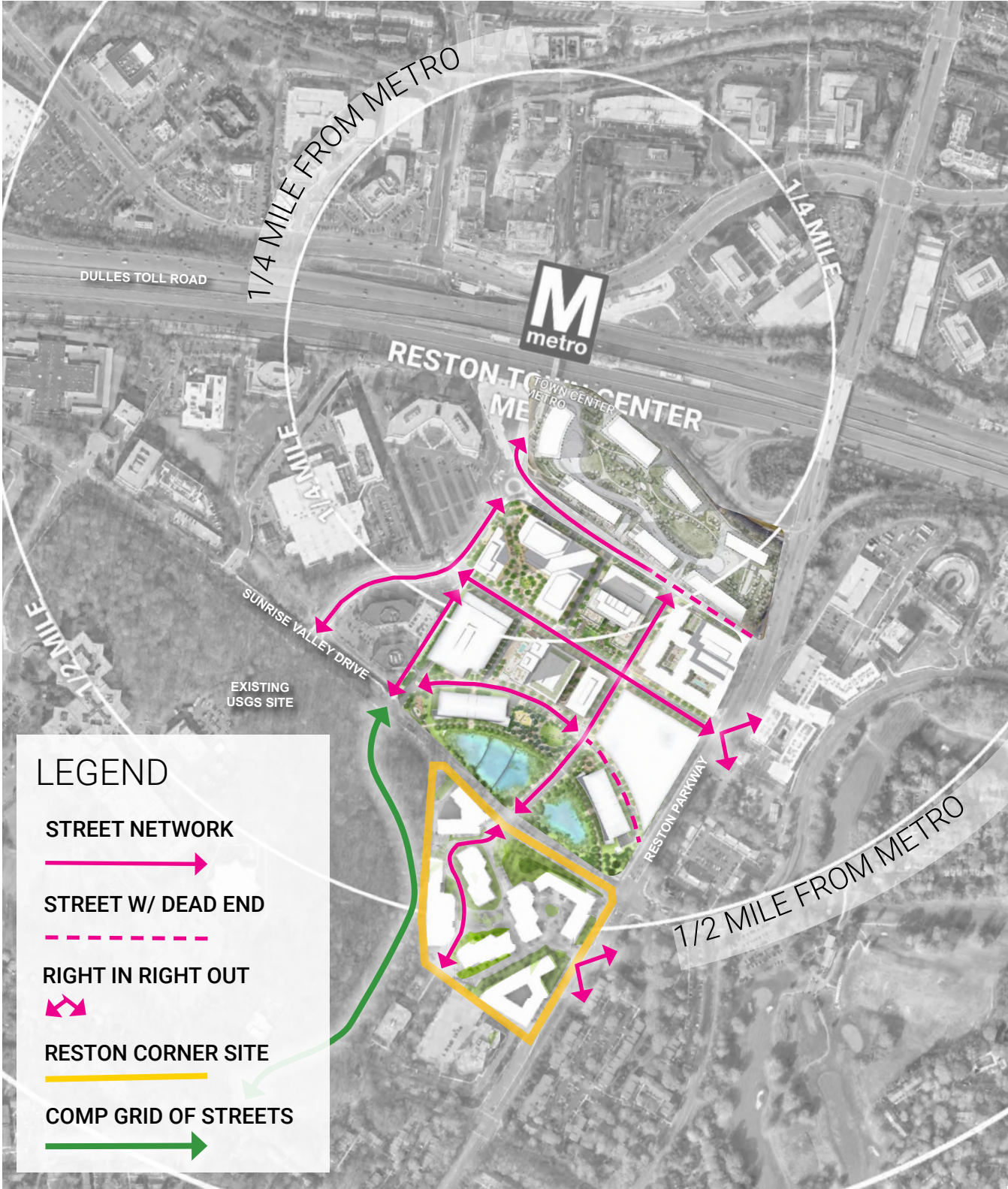


GRID OF STREETS COMPARISON

CURRENT COMP PLAN GRID OF STREETS

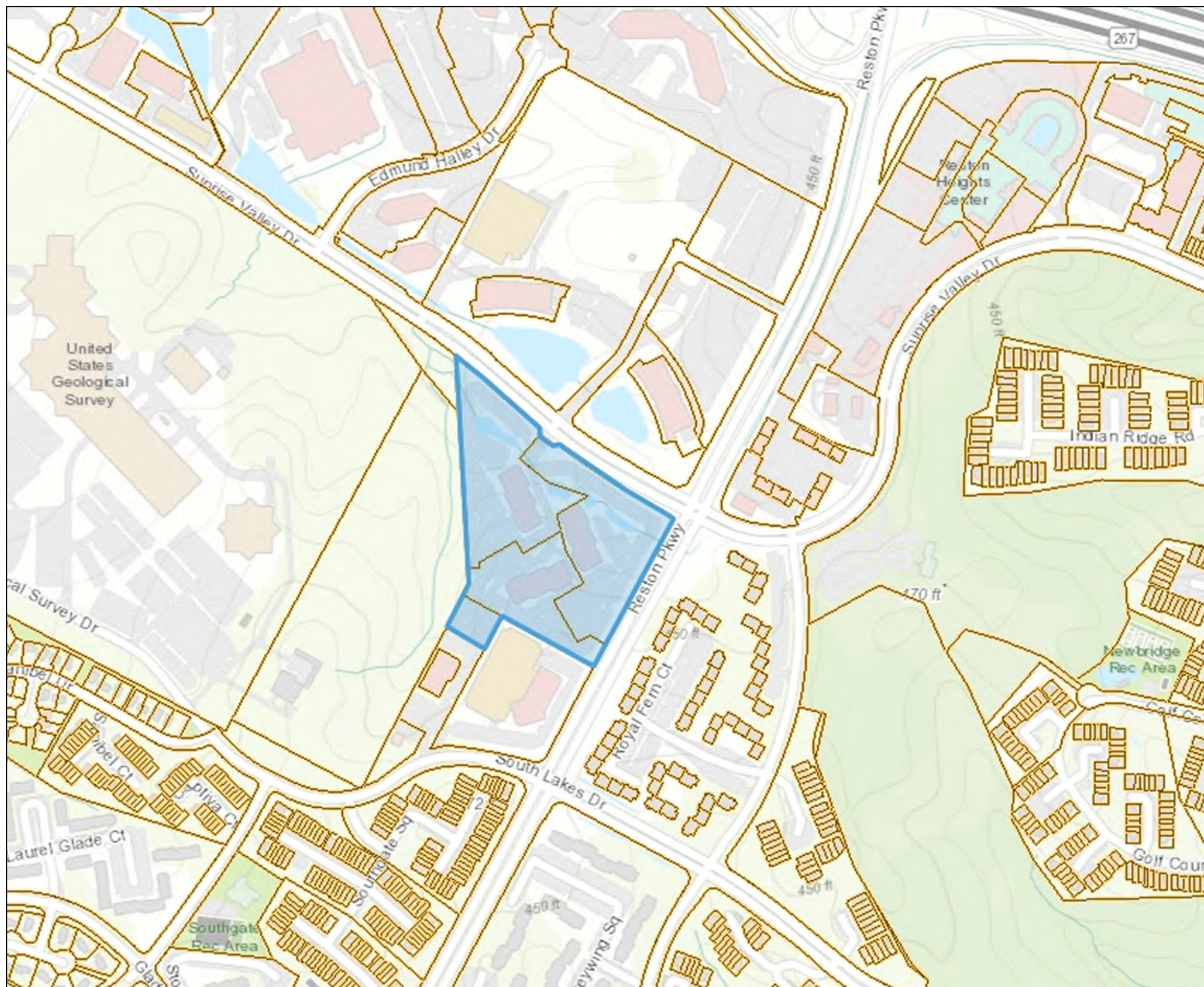


PROPOSED GRID OF STREETS





Reston Corner SSPA Nomination



0 0.28 0.6 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: 10/26/2022



Property Owner Consent Letter

September 14, 2022

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

RE: SSPA Nomination for 12001, 12003, and 12005 Sunrise Valley Drive Reston, VA 20191

To Whom it May Concern,

I am the owner of the property located at 12001, 12003, and 12005 Sunrise Valley Drive, Reston, VA 20191 ("the Property") also known as tax map numbers 017-3 ((08)) (04) 0001, 0002, and 0003, which is being nominated for a Comprehensive Plan land use changes as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the 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.

The Owner also authorizes Antonio J. Calabrese, Brian J. Winterhalter, Hawwi Edao, Brian J. Clifford, Jennifer L. Garcia, Nicholas A. Torrance, Veronica R. Merrill and DLA Piper LLP (US) to act as agents on behalf of the Owner in any and all matters related to the nomination.

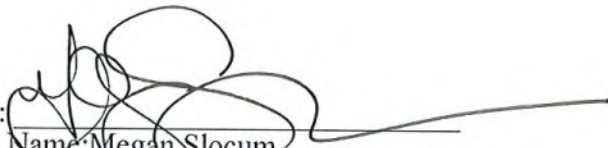
Sincerely,

RESTON CORNER VIRGINIA, LLC, a Delaware limited liability company

By: Grubb Fund Management, LLC, a North Carolina limited liability company,
Manager

By: Grubb Management, LLC, a North Carolina limited liability company, Manager

By:


Name: Megan Slocum

Title: Executive Managing Director

Mailing Address: 4601 Park Road Suite 450, Charlotte, NC 28209

Email Address: Kcasper@grubbproperties.com

Phone Number: 919-801-1605



RESTON CORNER

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• OCTOBER 2022 •



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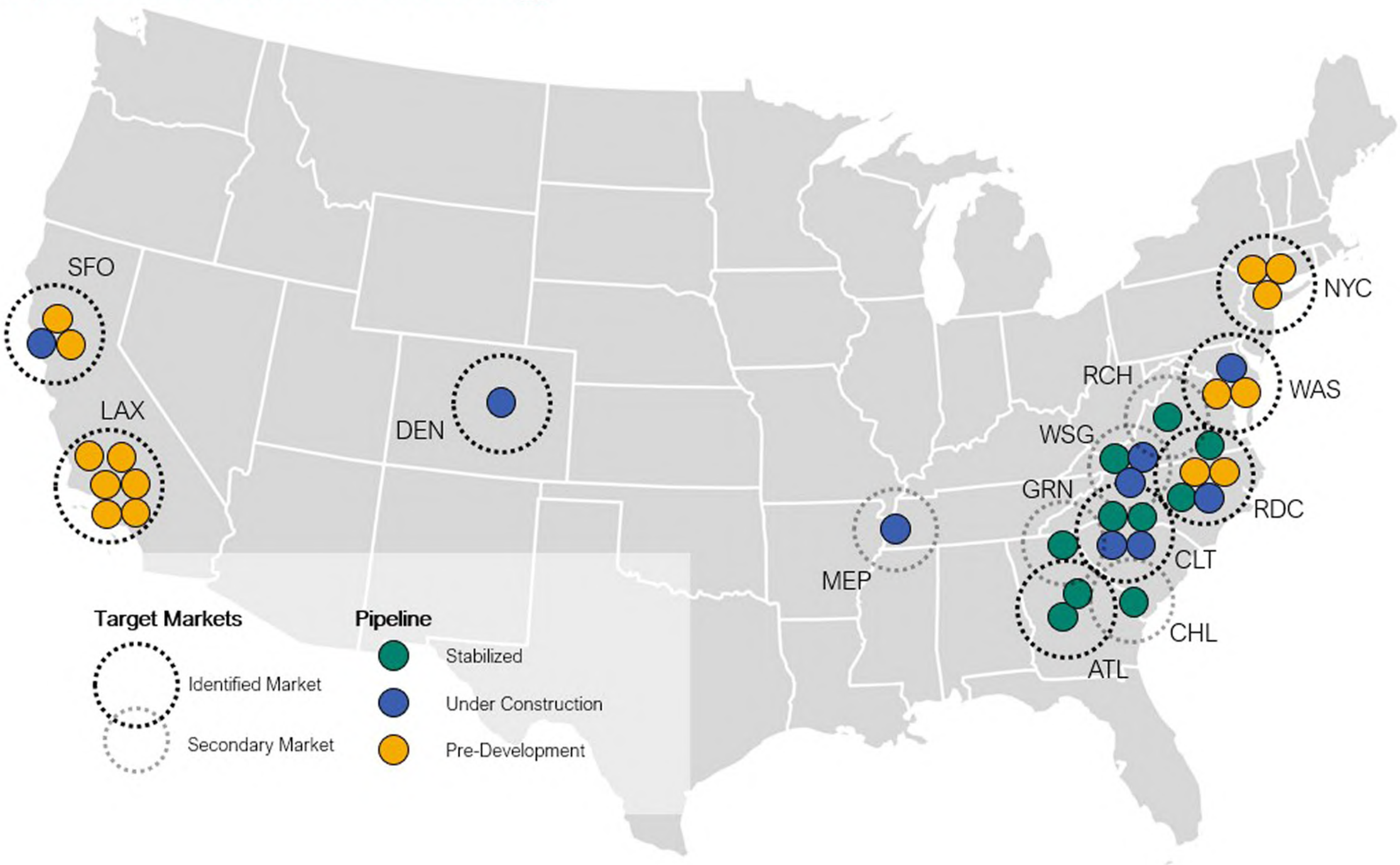


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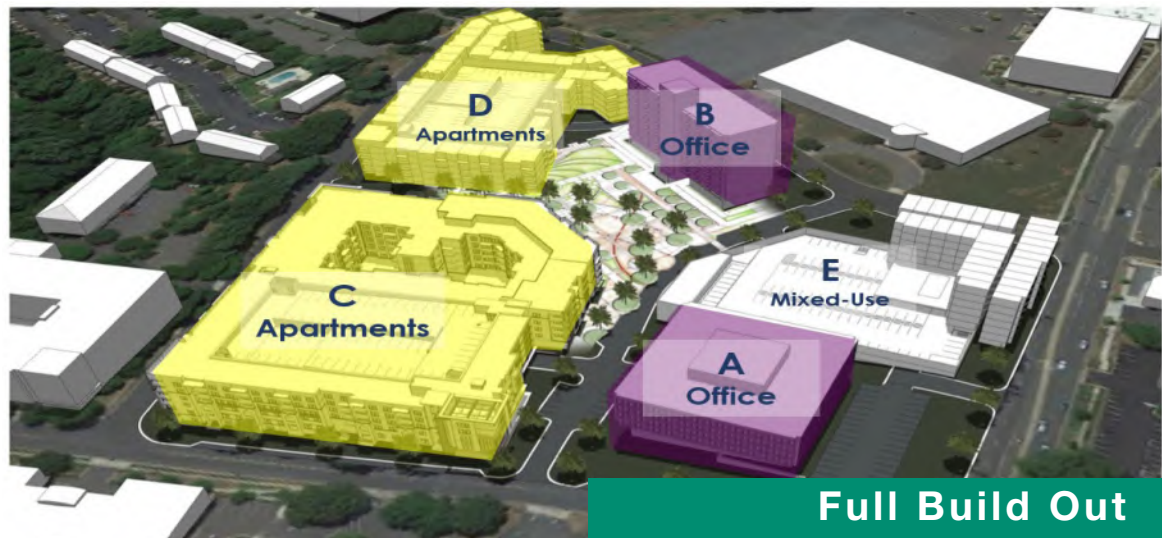
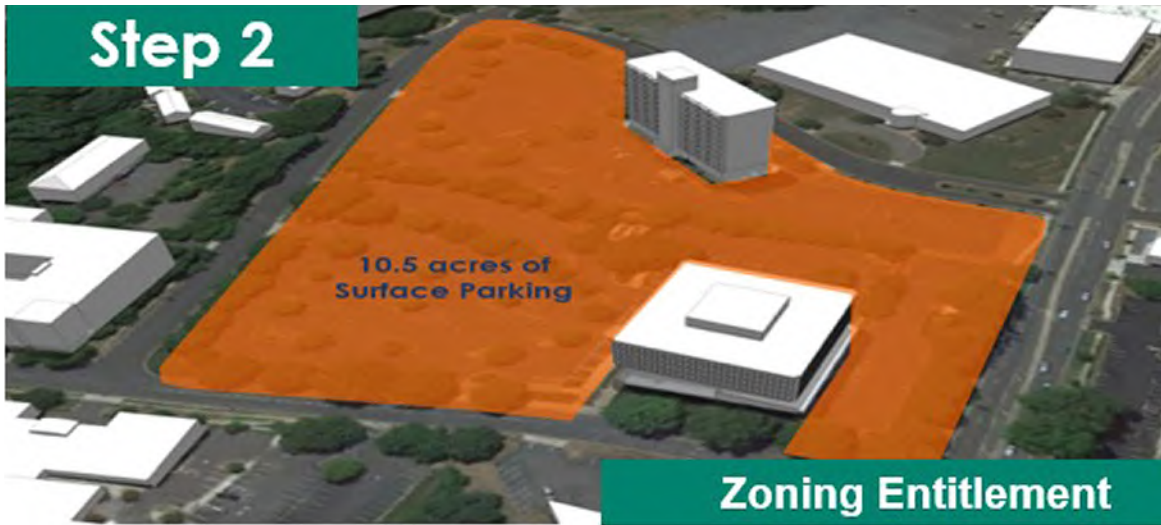
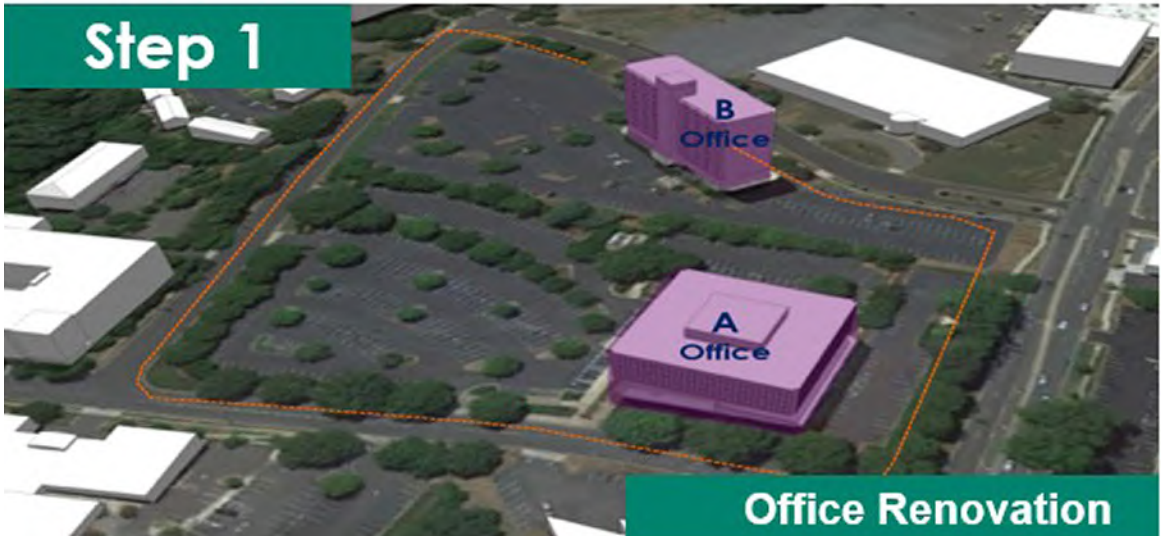
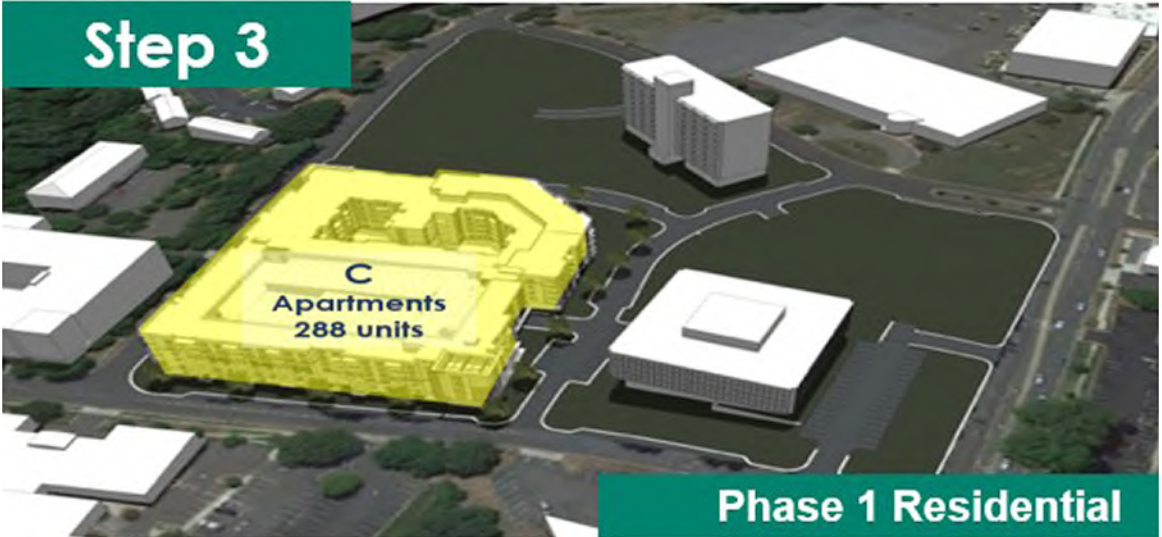
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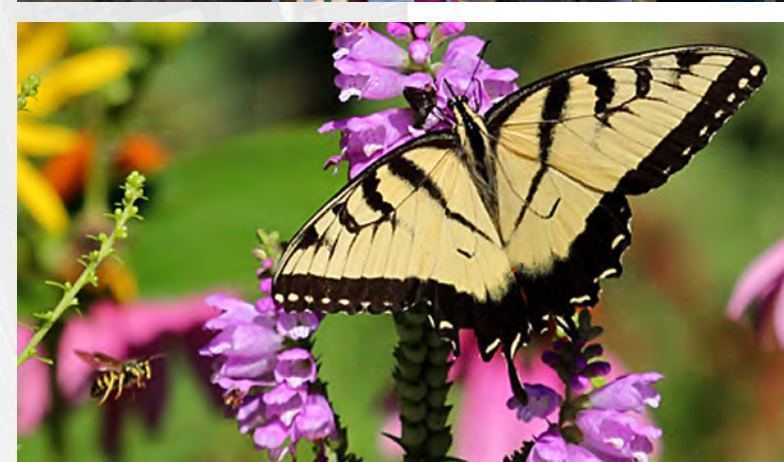


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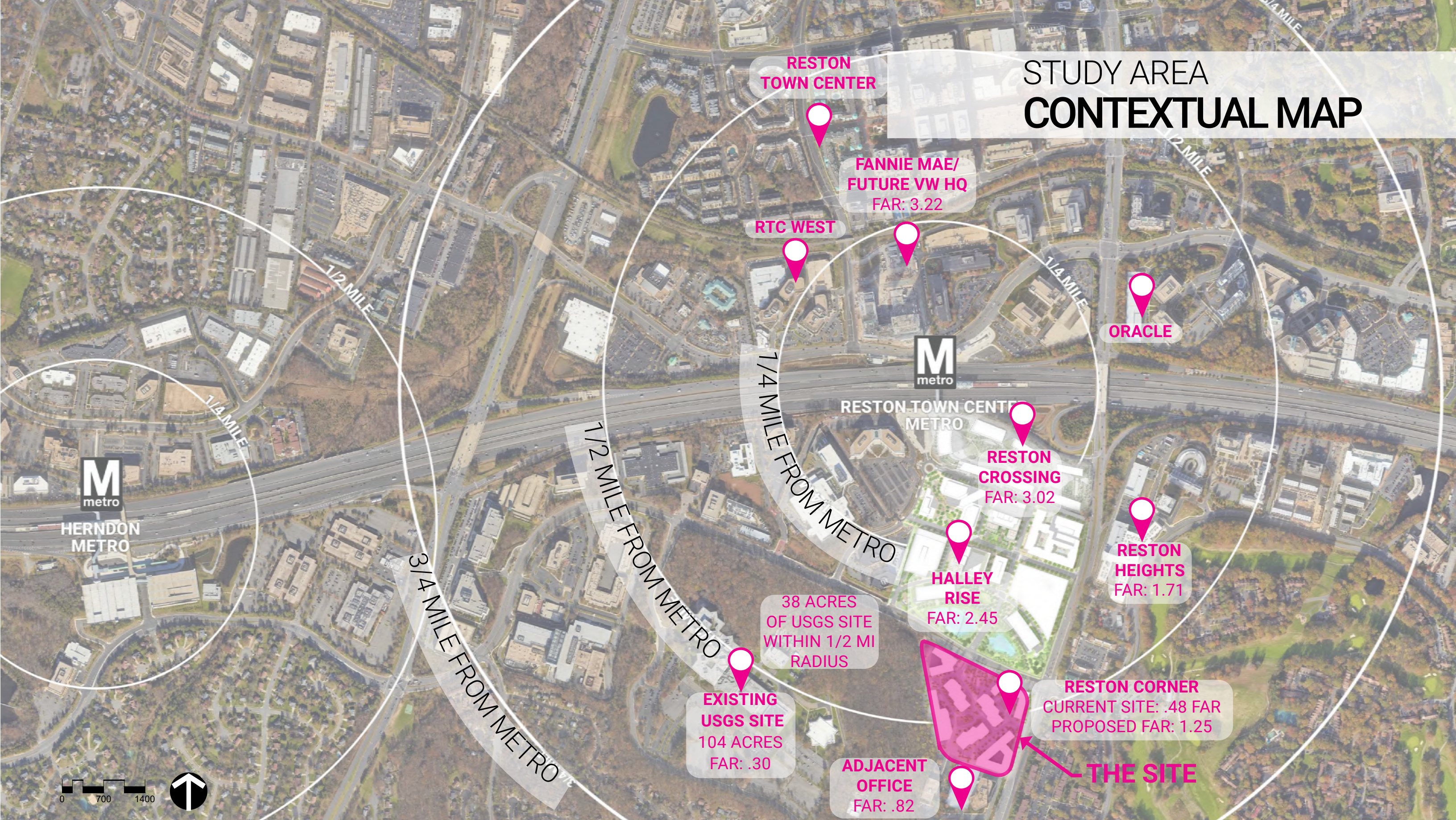




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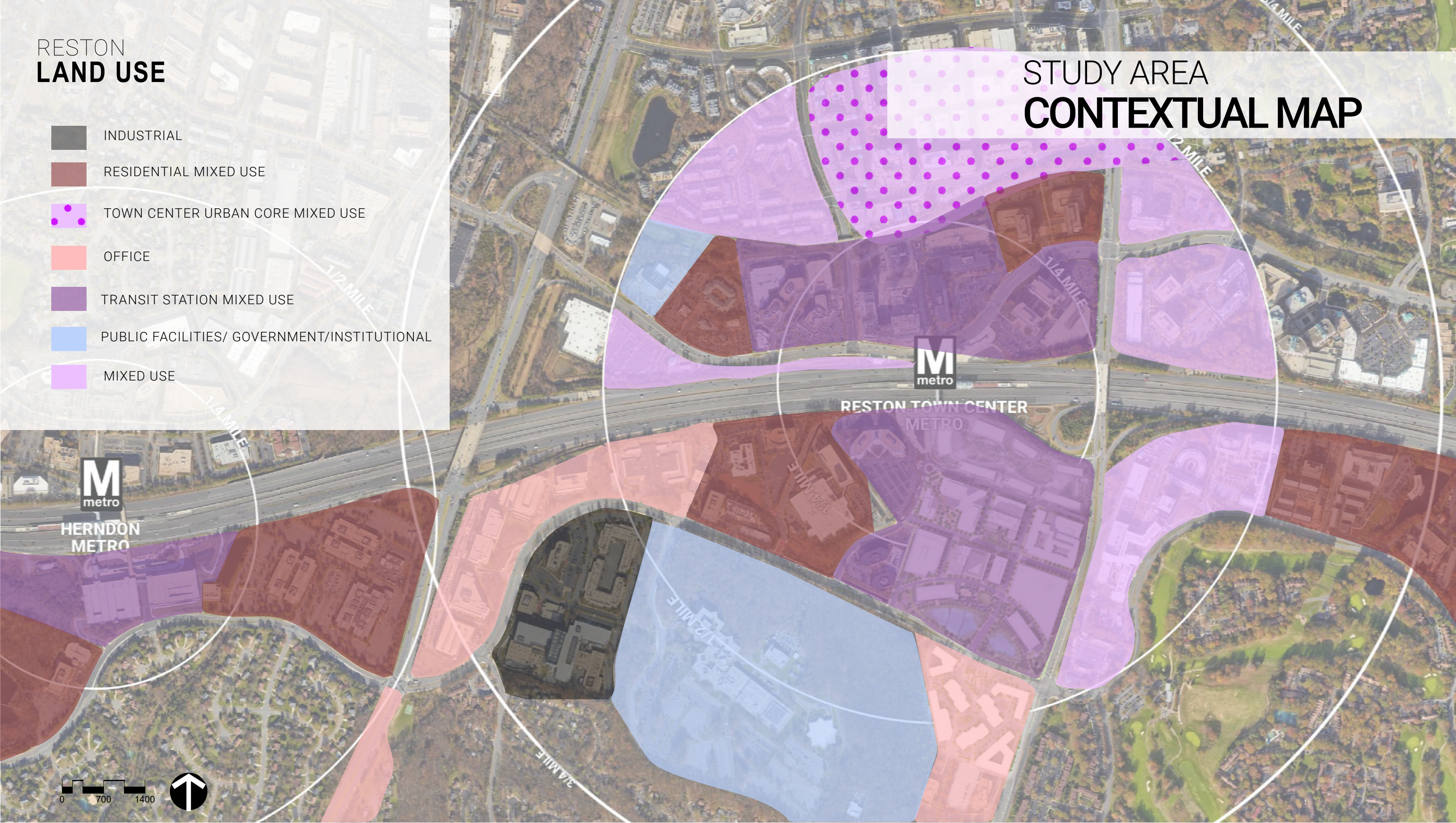


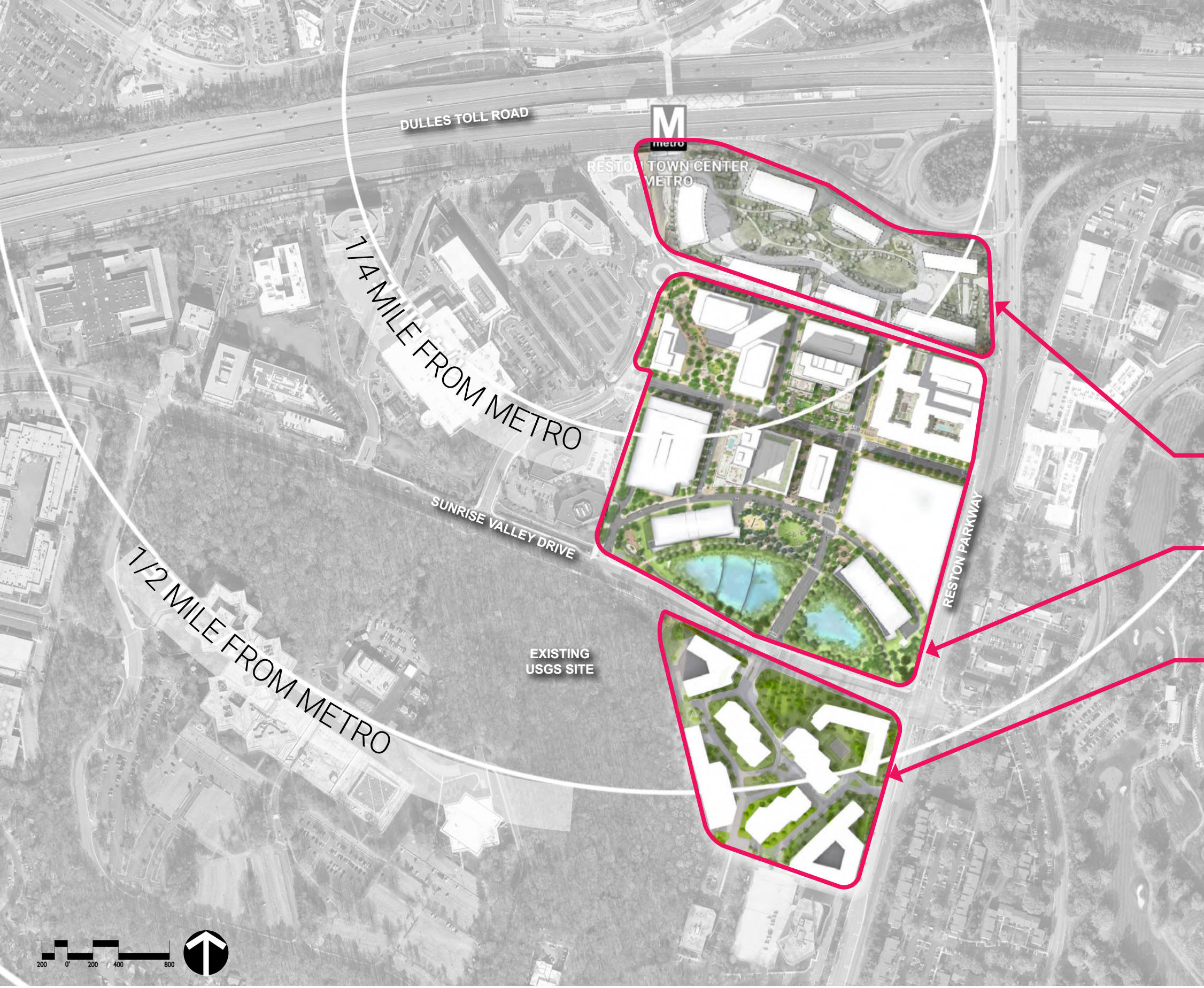
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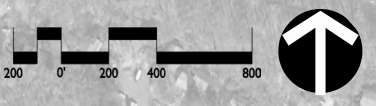


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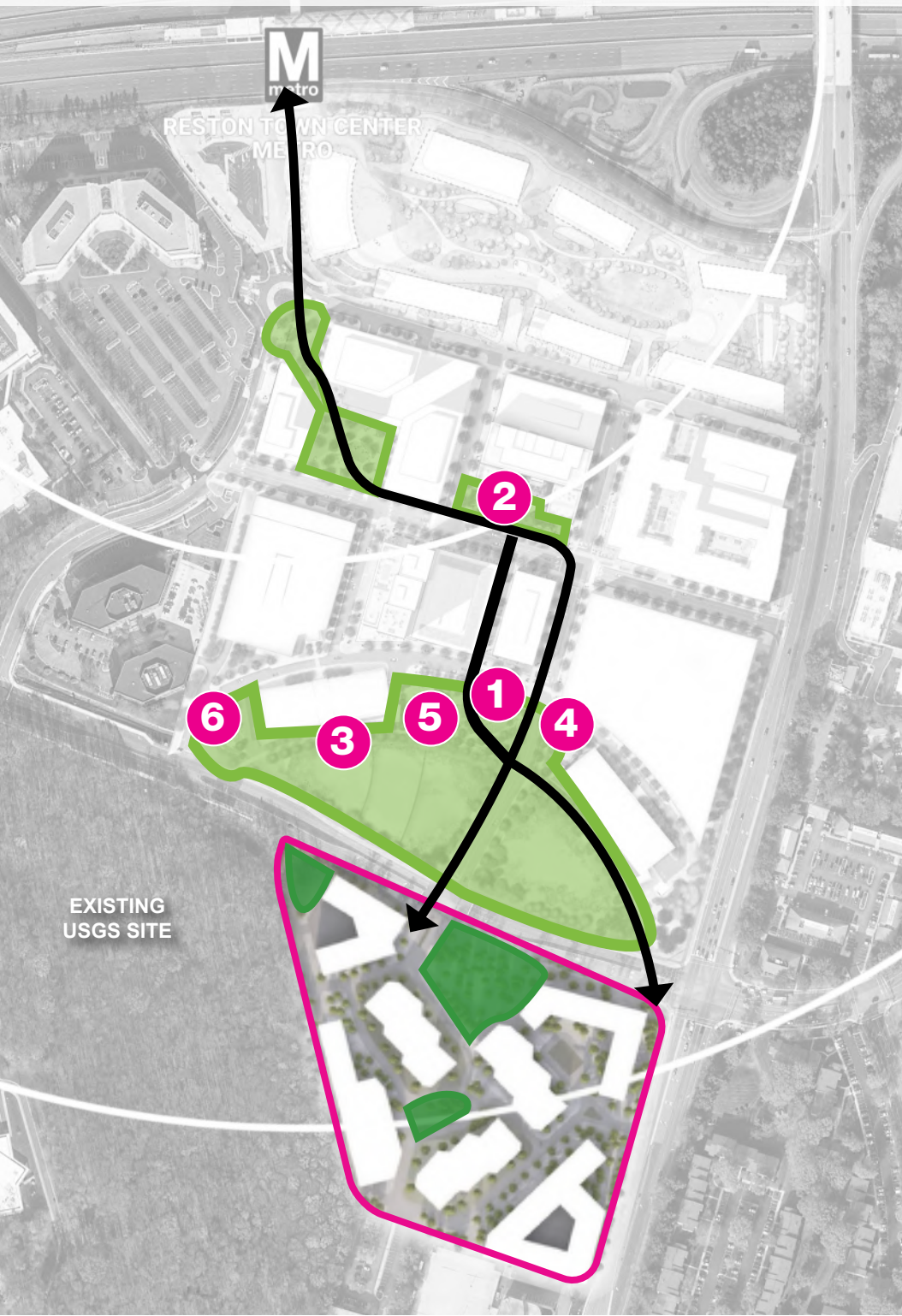
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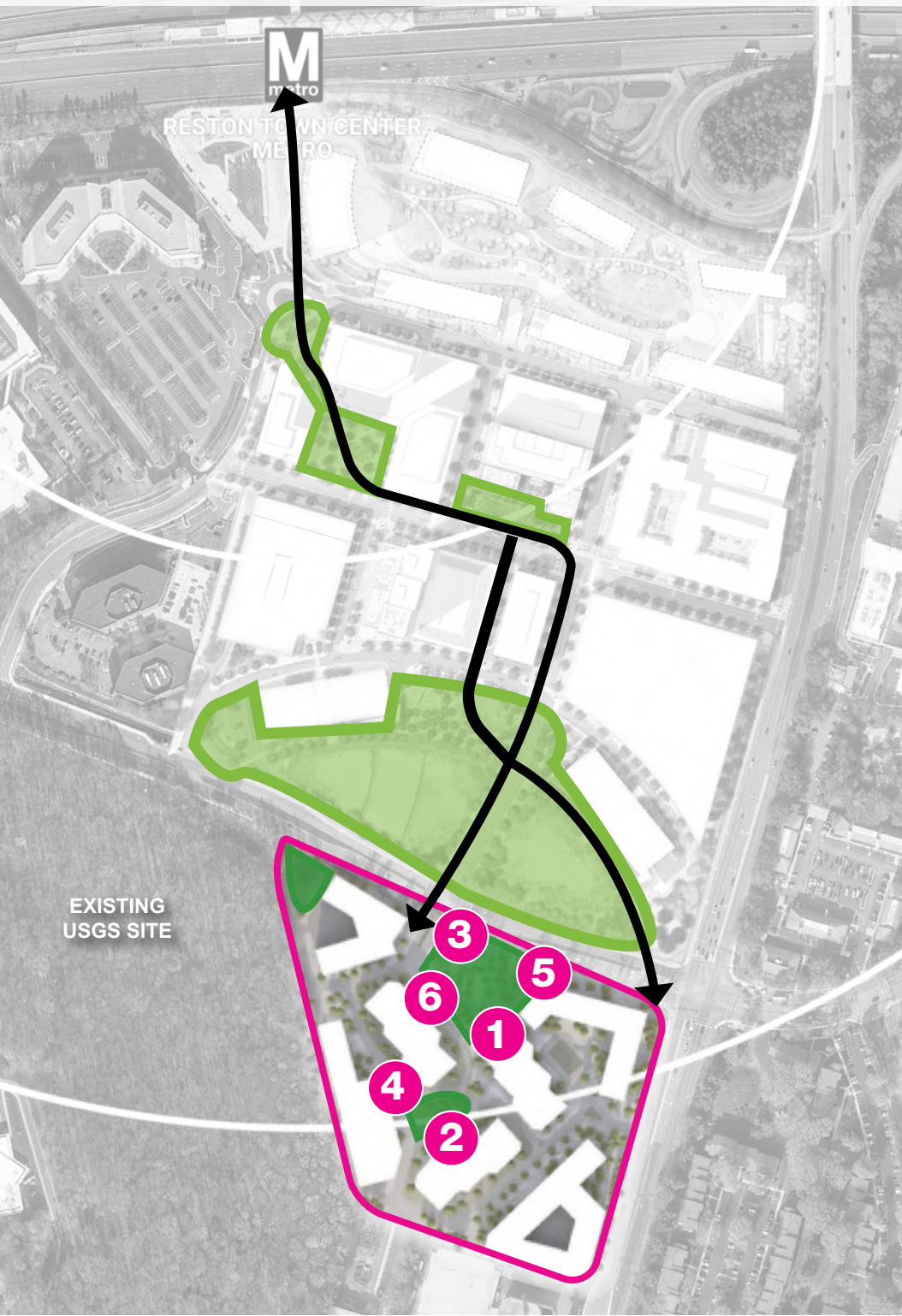


3 WATERFRONT CORNICHE



6 DOG PARK

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4 OUTDOOR WORK AREAS



2 FOOD TRUCKS AND POP UP EVENTS



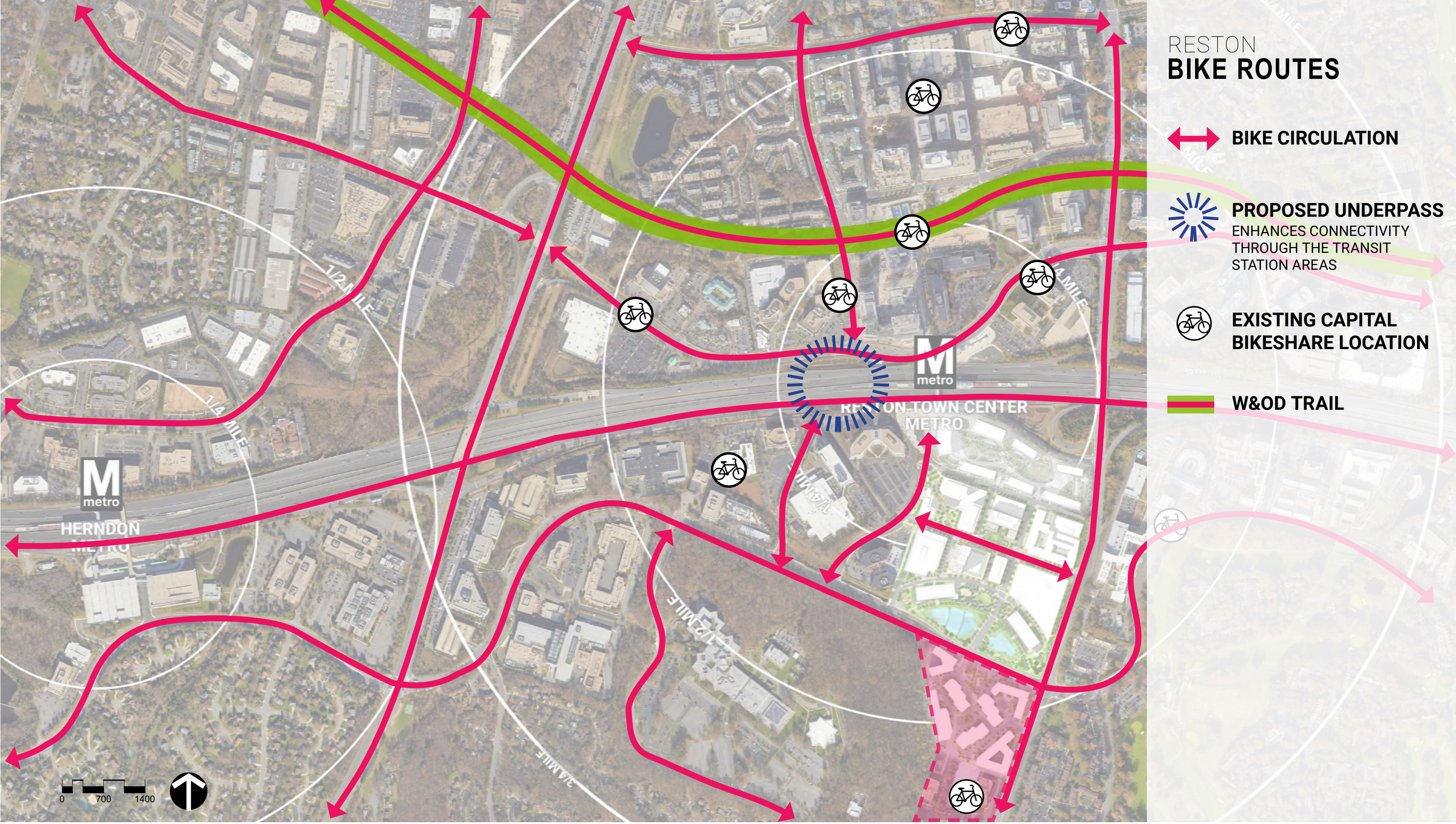
5 FLEXIBLE GATHERING SPACES



3 SOCIAL GATHERING AREAS




6 OUTDOOR RECREATION



RESTON BIKE ROUTES

↔ **BIKE CIRCULATION**

 **PROPOSED UNDERPASS**
ENHANCES CONNECTIVITY
THROUGH THE TRANSIT
STATION AREAS

 **EXISTING CAPITAL
BIKESHARE LOCATION**

 **W&OD TRAIL**



RESTON CORNER
ENTITLED BLDGS



RESTON CORNER
MASTER PLAN

FLOOR AREA
RATIO

**PROPOSED FLOOR AREA
RATIO (FAR) =
1.25* (768,497 / 613,208)**

EXISTING OFFICE BLDGS GFA
296,765 SF

** FAR is approximate and is subject to change
based on final building configurations*



CYCLE CENTER



**EXTERIOR
AMENITIES**



COURTYARDS & TERRACES



DAYCARE



**PARKS &
OPEN SPACE**



**WHAT IS THE OVERALL
EXPERIENCE?**



GRID OF STREETS COMPARISON

CURRENT COMP PLAN GRID OF STREETS



PROPOSED GRID OF STREETS

