



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-HM-006
Supervisor District	Hunter Mill
Parcel ID Number(s)	17-4 ((14)) (1A) 2A
Parcel Address(es)	1950 Roland Clarke Place, Reston, Virginia 20191
Nominator	Amanda Williams and Mark Looney, Cooley LLP (Property Owner's Agent and Attorney)
Plan Map Designation	Residential Planned Community
Comprehensive Plan Recommendation for Nominated Property	The Property is within the Transit-Oriented Development District within the south sub-district of the Wiehle TSA and is specifically designated for Residential Mixed Use ("RMU"). A copy of the site-specific guidance is included in the Supplemental Documents section of this form.
Proposed Land Use	Residential,Other
Summary of Proposed Comprehensive Plan Change	The Owner requests consideration of a Site-Specific Plan Amendment to the Fairfax County Comprehensive Plan to modify the current Residential Mixed-Use designation for the Property, which calls for redevelopment at a ratio of 75% residential and 25% non-residential, and permit instead primarily residential uses across the Property with the inclusion of a public use component.



Amanda R. Williams
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October 26, 2022

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

**Re: 1950 Roland Clarke Place – Statement of Justification
Site-Specific Plan Amendment Nomination**

Dear Ms. O'Donnell and County Staff:

On behalf of the 1950 RCP LLC, Four Grandkids LLC and Bird 1 Co. LLC (the "Owner"), we are pleased to submit a Site-Specific Plan Amendment ("SSPA") Nomination for property located at 1950 Roland Clarke Place in Reston (the "Property"). The Property includes 3.5 acres and is identified as Fairfax County Tax Map Number 017-4 ((14)) (1A) 2A.

The Owner requests consideration of a Site-Specific Plan Amendment ("SSPA") to the Fairfax County Comprehensive Plan (the "Comprehensive Plan") to modify the current Residential Mixed-Use designation for the Property, which calls for redevelopment at a ratio of 75% residential and 25% non-residential, and permit primarily residential uses across the Property with the inclusion of a public use component (the "Nomination"). The Nomination is in response to the waning useful life of the 1970s office building on the Property and the inability to redevelop the Property under the current Comprehensive Plan guidance given the market reaction to development surrounding the adjacent metro stations and the reality of the residential development now surrounding the Property on all sides.

I. Existing Zoning & Site Conditions

The Property and the immediately adjacent parcel, 1941 Roland Clarke Place (now 1925 Roland Clarke Place), were the subject of a combined zoning application, DPA HM-117-03, PRC Plan B-846-05 and PCA B-846-04, processed in partnership with Woodfield Development that was approved by the Board of Supervisors in 2018 to permit 308 apartments and various public open spaces on 1941 Roland Clarke Place (the "Zoning Approval"). These apartments are now developed as The Point at Reston. Initially, the project was intended to include two largely residential phases, a first phase at 1941 Roland Clarke Place and a second phase at 1950 Roland Clarke Place. However, because of the 75%/25% use mix requirement and the challenging market for non-residential uses in this location, the Owner was forced to drop the second residential phase on 1950 Roland Clarke Place entirely. Under the Zoning Approval, the approximately 80,000 square foot existing office building on the Property was to remain in the interim with the addition of a public park area to complement the multifamily units on 1941 Roland Clarke Place. South of these two properties towards Sunrise Valley Drive are two recently developed townhouse communities from Sekas and Toll Brothers. Now that The Point at Reston is successfully built out and leases in the office building



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on the Property are soon expiring (and the largest tenant is significantly shrinking its footprint), the Owner has been actively working to determine what redevelopment options are available.

II. Existing Comprehensive Plan

Today, under the existing Comprehensive Plan, the Property falls within the Transit-Oriented Development District within the south sub-district of the Wiehle TSA and is located within an area designated for Residential Mixed Use ("RMU"). The Comprehensive Plan language acknowledges the Property (together with 1925 Roland Clarke Place) has a site plan approval for office and retail uses at a 3.55 FAR and, therefore, the Property is specifically planned for redevelopment consistent with the RMU designation at this approved intensity. The RMU designation is largely for areas within $\frac{1}{4}$ mile – $\frac{1}{2}$ mile from the metro stations and planned for predominantly residential uses, with a mix of other uses including office, hotel and supporting retail. Importantly, the Property is on the furthest end of this $\frac{1}{4}$ - $\frac{1}{2}$ mile range.

The Comprehensive Plan specifies that development proposals within the RMU area should typically be 75% residential uses and 25% non-residential uses, with flexibility for individual developments to vary from the stated percentages to achieve a balance across the area. However, in practice and as mentioned above, this 75%/25% split has been strictly applied by County Staff on an application-by-application basis over the past several years. For the 3.5-acres at 1950 Roland Clarke Place, this equates to approximately 170,000 square feet of non-residential uses required in any redevelopment scenario (90,000 square feet more than the office use present on the Property today).¹ When originally drafted the 75%/25% mix was predicated on the assumption that existing office buildings would remain, and infill residential development would occur around them. What has actually happened on the ground is that office buildings are being torn down and replaced with multiphase developments if they are able to achieve the use mix. However, for small sites like 1950 Roland Clarke Place that is simply impossible to achieve, particularly given its distance from either metro station (i.e., the lack of passing foot traffic) and that the surrounding area has developed as a residential neighborhood.

III. Change in Circumstances: Challenging Market Conditions for Commercial Development

There are a variety of reasons that developing non-residential uses on the periphery of the TSAs is so challenging. The notable success of the quality, amenitized commercial spaces near the Wiehle Metro Station and Reston Town Center Metro Station is one of those challenges. Modern, larger office and retail buildings at the metro stations provide better facilities, good visibility, more usable office space configurations, and easier access to metro for office employees and retail users (who tend to not be willing to walk as far as residents to transit). Therefore, what has emerged is a concentration of commercial leasing surrounding those amenitized developments more immediately adjacent to metro and away from the more suburban office buildings further away from metro, evidenced by the recent relocation of the Volkswagen headquarters and Fannie Mae campus in Reston. While fortunate for Fairfax County in a lot of ways, this scenario presents significant challenges for areas like Roland Clarke Place that will likely never have strong demand for meaningful commercial development because they are not proximate enough to transit and not where the future of retail/office uses is headed.

¹ This estimated number was calculated by considering the development already present on 1941 Roland Clarke Place and redevelopment of 1950 Roland Clarke Place property together.



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Furthermore, irrespective of the market reaction to development around the metro stations, as mentioned, the Property is surrounded by residential development (the Mercer condos to the west, the Toll Brothers and Sekas Homes townhomes to the south, and The Point at Reston apartments to the east). Please refer to the concept plans enclosed with this Nomination that include an exhibit depicting the Property within the context of the surrounding neighborhood. This neighborhood fabric, coupled with the Property's specific location at the end of the Roland Clarke Place cul-de-sac at the back of this already existing neighborhood, present another significant barrier to the marketability of commercial uses. Retail or office uses even close to the level suggested under the Comprehensive Plan for this Property are not going to be viable tucked behind what is now an established residential community. New substantial non-residential development will also bring heavier traffic impacts to this neighborhood and put further strain on the overall transportation network within the Sunrise Valley Drive corridor.

The draft Reston Master Plan Task Force's recommendations for the Property double-down on the 75%/25% use mix split but do acknowledge public uses as an alternative to satisfying the 25% non-residential requirement. However, it is not clear in that draft language to what *extent* public uses may count towards the 25% threshold; the square footage requirement to strictly meet that threshold on this Property is simply not feasible, even for public uses. Follow-up conversations regarding this draft language with County Staff have also not yielded clarity on the extent to which public uses here, as an alternative to more traditional commercial uses, may satisfy the 25% non-residential threshold. This ambiguity created by the draft language would continue to be problematic for development on the Property. Additionally, given the uncertain status of the overall timeline and process for ultimately adopting new language for the Reston Master Plan, it is not clear if that language will remain in the draft or when it will ultimately be adopted if so.

The Owner has worked over many years to solve for these market challenges by reaching out and discussing with many active and experienced developers a variety of commercial uses for the Property, including hotel, senior housing, retail, and office. Overall, those developers confirmed the challenges described herein, such as the lack of drive-by traffic, buried nature of the Property, and its small size, as major hurdles that stalled any meaningful discussions. At this point, the office building on the Property is functionally obsolete and continuously diminishing in value, thereby eroding tax revenue for the County.

Therefore, the existing Comprehensive Plan is no longer fitting for the Property and a Site-Specific Plan Amendment provides an opportunity to redevelop an aging office building to align the Property with broader County goals to permit better utilization of the Property with respect to use, design and to contribute directly to the surrounding community.

IV. SSPPA Proposal

Accordingly, the Owner proposes to modify the Residential Mixed Use designation for the Property that currently calls for the 75% residential/25% non-residential breakdown and instead permit redevelopment of the Property with primarily residential uses, to include a public use component serving the Reston community. The Nomination envisions development of a multifamily residential building with structured parking that incorporates a meaningful indoor public facility and outdoor public open space. The residential building will complement the existing neighborhood and the public use component will help complete the existing neighborhood by bringing much needed amenities to the residents in both the adjacent apartment building and surrounding townhouse developments. Access would be provided off of Roland Clarke Place,



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mirroring access for the building at 1925 Roland Clarke Place. Pedestrian connections will be provided to the residential uses immediately adjacent to the Property and to the west connecting to existing walkways and paths that will allow the residents of Reston Heights and visitors to the surrounding commercial area to easily access the public facilities on the Property.

As shown in more detail on the enclosed concept plans, the Nomination includes a significant amount of outdoor public open space. Based on recent discussions with and guidance from the Fairfax County Park Authority ("FCPA"), the Owner is considering designing this open space as a destination playground or programmed linear park. The location of the public open space is intentionally situated on the south side of the site and connecting at the Roland Clarke Place cul-de-sac to provide a transition from the adjacent townhouse development as well as ease of access for surrounding residents to this public amenity.

The indoor public use is positioned directly adjacent to this outdoor space and off of Roland Clarke Place such that the indoor and outdoor elements will tie together nicely to create a cohesive public amenity. The indoor public facility could be developed with a sport court or other active use that would meet the recreation needs of the surrounding community. The Owner has analyzed the needs in this area as identified by the County and so far, has specifically considered pickle-ball, tennis, and an elevated walking track (or a combination of these uses). As mentioned, discussions have already begun with FCPA regarding the specific public facilities and/or amenities that may be most appropriate in this location for both the indoor and outdoor elements. The Owner looks forward to continuing those discussions with FCPA, County Staff and the adjacent communities.

V. Relationship to Existing County Policies and Objectives

Reston Area Plan

The Nomination advances the objectives of the overall Reston Area Plan in a variety of ways. The Planning Principles for Reston include, in part, (i) providing housing for a variety of income levels (ii) providing quality public open spaces that are in easy walking distance for area residents and (iii) strengthening connectivity and mobility to link the residential community and resident workers with activity centers, employment, open spaces, parks, schools, and civic, cultural and recreational facilities. The Nomination clearly upholds these principles with the addition of needed housing options, quality pedestrian connections and a meaningful public facility/public use component. This area of Reston is specifically lacking walkable/easily accessible public facilities or quality public open spaces for the residents within the surrounding townhouse, apartment, and condominium units. A programmed linear park and dedicated sport courts (or other public use desired by the County and the community) would directly benefit the surrounding neighborhood and help fulfill the general planning principles within the Reston Area Plan. Importantly, the Nomination will provide pedestrian connections not only to the immediately adjacent residential uses but also further west to the Reston Heights development allowing those residents and visitors of the commercial areas in that location to easily access the public facilities offered at the Property.

Furthermore, the Nomination will continue to meet the general goals of the RMU designation, which calls for residential-heavy redevelopment, paired with non-residential uses that add vibrancy and enhance the pedestrian environment. The Nomination still incorporates a non-residential component (via the public uses proposed) that will create activity and connection for pedestrians and residents in the area, but in a way that is economically viable and results in a tangible benefit to the community.



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The Nomination also advances some of the County's broader planning goals found in the Strategic Plan, Housing Strategic Plan and Economic Success Plan.

Strategic Plan

In accordance with the County's Strategic Plan, the Nomination specifically advances goals outlined for "housing and neighborhood livability" and "cultural and recreational opportunity." The Strategic Plan identifies success for "housing and neighborhood livability" as providing (i) access to more affordable housing, (ii) access to amenities that promote healthy neighborhoods and (iii) flexibility and adaptability of land use rules. These elements support the Nomination, which would allow the Property to adapt to market changes in order to facilitate smart redevelopment that results in high-quality, affordable rental options within a development that provides desirable public spaces, all of which directly foster a healthy neighborhood dynamic.

Housing Strategic Plan

The Nomination also fulfills the Housing Strategic Plan by advancing strategy B.2, which calls for repurposing land zoned for commercial uses to create more opportunities for mixed-income housing. The Nomination will allow an underutilized property currently zoned for commercial uses, but adjacent to two townhouse communities, to redevelop and offer additional multifamily residential units and quality public facilities to the neighborhood. More specifically, the Nomination will directly fulfill strategy B.5 of the Housing Strategic Plan to co-locate housing with new public facilities as an effective way to create a variety of housing types in more mixed-use settings.

Economic Success Plan

The Nomination is similarly consistent with the County's Economic Success Plan as it will advance the goals to "further diversify our economy" by revitalizing an underutilized commercially zoned parcel with a vibrant, pedestrian friendly development that will bring new tax revenue to the County. As a result, the Nomination will also advance the overall goal in the Economic Success Plan of "creating places people want to be" with the addition of open spaces and public uses that will provide connection and excitement to the surrounding neighborhoods.

VI. Implementation and Conclusion

The Owner is actively working with an engaged developer who has been involved in discussions with Supervisor Walter Alcorn, Commissioner John Carter and County Staff on the options for redevelopment of this Property since 2016. If included in the 2023 Site-Specific Plan Amendment Work Program the Owner is prepared to file a concurrent rezoning application to facilitate the development envisioned with this Nomination. Additionally, the Owner expects to participate in engagement with the surrounding residents and other stakeholders, such as FCPA to determine the ideal public facilities that could be included with redevelopment of the Property.

For the reasons discussed herein, we submit that the existing Comprehensive Plan designation for the Property ignores the reality of the market reaction to development surrounding the adjacent metro stations



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and the impact that has on the viability of commercial uses in this location and, therefore, the designation no longer contributes to the overall principles of the Reston Area Plan. Furthermore, a Plan Amendment will provide long-desired clarity in what the development options are for the Property and allow the Property to develop consistent with its surroundings, bring increased tax revenue to the County, and contribute a much-needed public amenity to the neighborhood.

Accordingly, we respectfully request that the Nomination is accepted into the SSPA work program and is fully evaluated by Staff, the Planning Commission, and the Board of Supervisors. We appreciate your consideration and are available to discuss any questions that you may have.

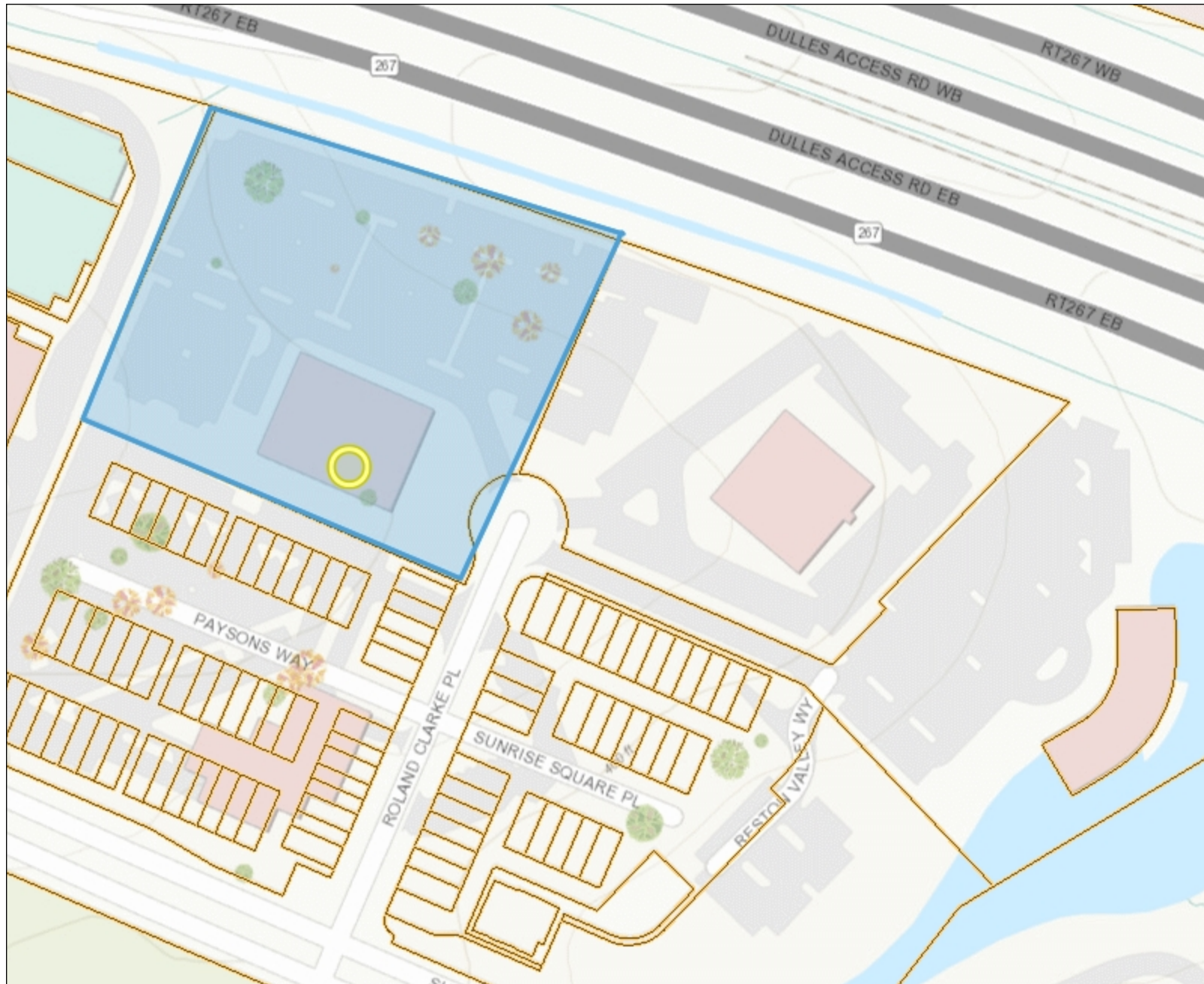
Sincerely,

Amanda R. Williams

cc: Bruce Bernstein, Co-President of 1950 RCP LLC
Neil Greenblum, Co-President of 1950 RCP LLC
Mark Looney, Cooley LLP



1950 RCP SSPA Nomination - Property map



0 0.07 0.1 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

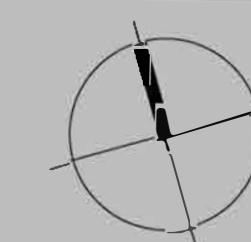


1950 Roland Clarke Place

Fairfax County, VA

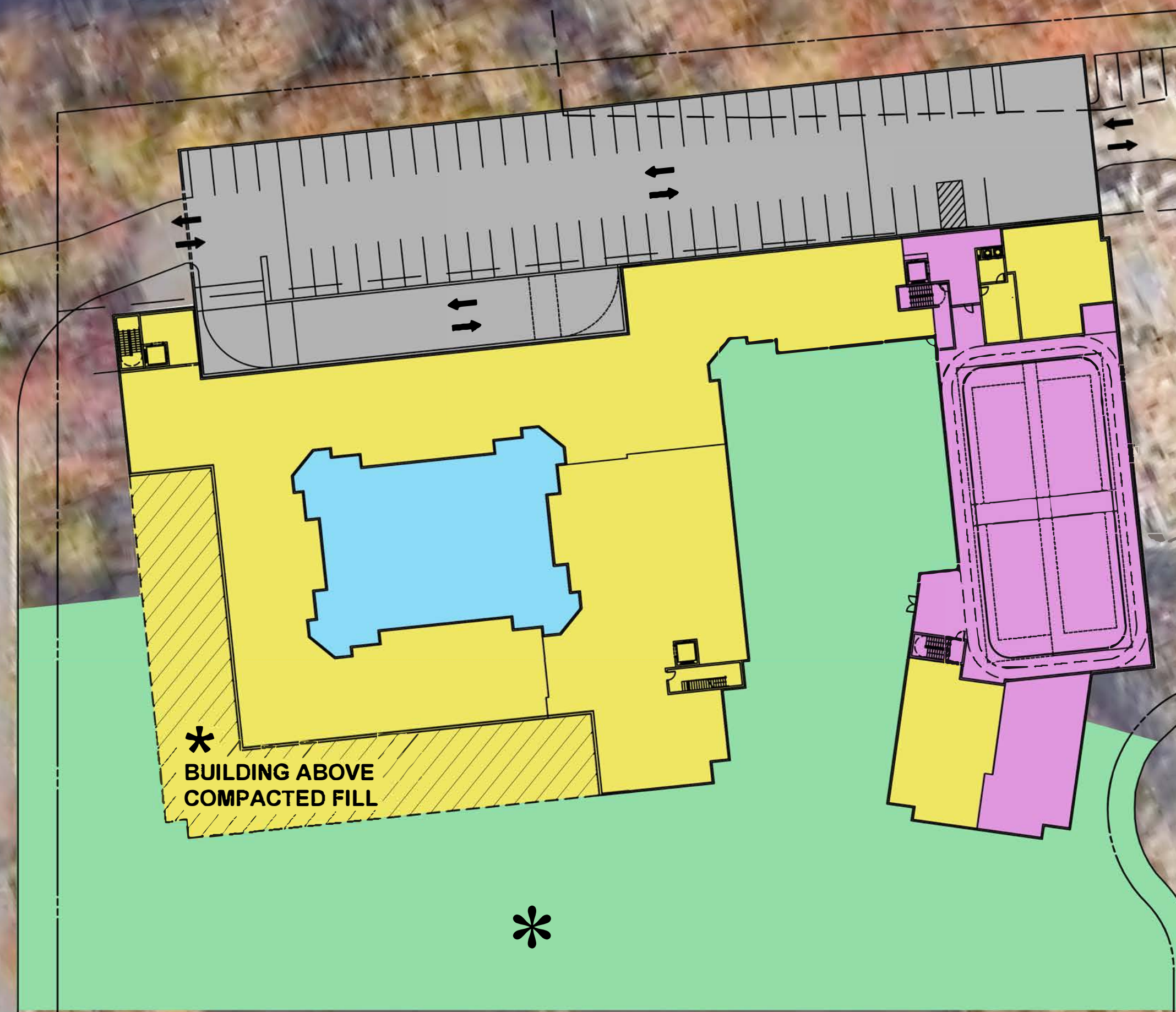
ILLUSTRATIVE CONCEPT PLAN

0 20' 40'
1" = 20'



10.25.22

DULLES TOLL ROAD



*
BUILDING ABOVE
COMPACTED FILL

PAYSONS WY






ROLAND CLARKE PLACE

SUNRISE SQUARE PL.

RESTON VLY WY

SUNRISE VALLEY DRIVE

USE TYPES:

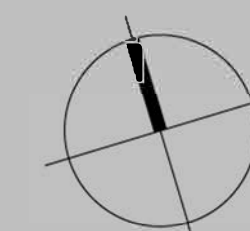
-  PUBLIC OUTDOOR AMENITY
-  PRIVATE OUTDOOR AMENITY
-  RESIDENTIAL
-  PUBLIC INDOOR AMENITY
-  PARKING GARAGE

* to be programmed with play equipment and other recreational amenities in coordination with FCPA and County Staff

1950 Roland Clarke Place
Fairfax County, VA

ILLUSTRATIVE CONCEPT PLAN

0 20' 40' 80'
1" = 40'



10.25.22

dcs
DESIGN
DAVIS
CARTER
SCOTT LLC

October 19, 2022

Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 700
Fairfax, Virginia 22035

Re: **Owner Consent for Site-Specific Plan Amendment, 1950 Roland Clarke Place**

To Whom it May Concern:

1950 RCP LLC, Four Grandkids LLC and Bird 1 Co. LLC (the "Owners") are co-owners of the parcel identified as Fairfax County Tax Map Number 017-4 ((14)) (1A) 2A (the "Property"), which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment Process. 1950 RCP LLC, on behalf of itself and as managing member of Four Grandkids LLC and Bird 1 Co. LLC, hereby consents to the Property being submitted for consideration and hereby authorizes Cooley LLP and its employees to act as agent on behalf of the Owners for the filing of the nomination. We are aware of the contents of the nomination and agree to participate in Fairfax County's review of the nomination to the extent required or appropriate.

Sincerely,

1950 RCP LLC


By: Bruce H. Bernstein, Co-President

By: Neil F. Greenblum, Co-President

Telephone Number: _____

Email Address: Jumboboy 24 e outlook.com

Mailing Address: Suite 100

1950 ROLAND CLARKE PLACE

RESTON, VA. ~~HIP~~ 20191
D10

October 19, 2022

Fairfax County Department of Planning and Development
12055 Government Center Parkway, Suite 700
Fairfax, Virginia 22035

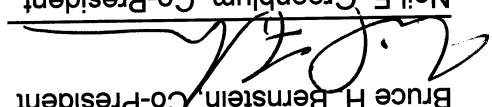
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Sincerely,

1950 RCP LLC

By: Bruce H. Bernstein, Co-President

By: Neil F. Greenblum, Co-President

Telephone Number: 703-962-8781

Email Address: NGREENBLUM@gmail.com

Mailing Address: God Island House Road

Bethany Beach, DE 19930

Fairfax County Comprehensive Plan, 2017 Edition
Reston, Amended through 7-31-2018
Excerpt of pages 158-159 pertaining to 1950 Roland Clarke Place

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.