



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-HM-007
Supervisor District	Hunter Mill
Parcel ID Number(s)	27-1 ((16)) (5) 5 and 10
Parcel Address(es)	1893 and 1897 Preston White Drive, Reston, VA 20191
Nominator	1897 Preston White, LLC and Beta Investments, LLC (Agent: DLA Piper LLP (US))
Plan Map Designation	Office
Comprehensive Plan Recommendation for Nominated Property	This district is planned to retain its employment activity focus, including office, light industrial, institutional and research and development (R&D) uses up to .50 FAR.
Proposed Land Use	MixedUse
Summary of Proposed Comprehensive Plan Change	The Nominators respectfully submit to update the land use recommendation for the site (and this noted area) to allow for 60-85% residential, 5-10% local serving office, 5-10% retail, and up to 5% hotel uses. The Nominators believe this can be achieved as shown on the "Proposed Plan" by having the "higher density residential mixed-use" development be in the range of 1.75-2.0 FAR while the medium density, transitional mixed-use development is in the range of 1.0 FAR

**Preston White Drive
Site Specific Plan Amendment Nomination
Statement of Justification**

October 25, 2022

I. Introduction

1897 Preston White, LLC and Beta Investments, LLC (the “Nominators”) propose an important and timely update to the current Reston Comprehensive Plan land use recommendations for approximately 4.5 acres of land in the Wiehle-Reston East Center Transit Station Area (“TSA”) to allow for mixed-use development. The properties subject to this nomination are identified on the Fairfax County Tax Map as parcels 027-1 ((16)) (05) 0005 (“Parcel 5”) and 0010 (“Parcel 10”) (collectively, the “Properties” and/or the “Preston White Drive Sites”). These Nominators respectfully encourage County to evaluate this quadrant bounded by the Dulles Toll Road to the north, Sunrise Valley Drive to the south and the W&OD Trail to the east.

The Properties are located on the east side of Preston White Drive north of Sunrise Valley Drive. Each site is currently developed with an approximately 31,000 square foot, three-story office building with an FAR of approximately 0.35 and both parcels are currently zoned to the Light Intensity Industrial (“I-3”) zoning district.

II. Current Comprehensive Plan Recommendation

The Preston White Drive Sites are located within the Wiehle-Reston East Transit Station Area of the Reston Comprehensive Plan and are subject to the Reston East 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 also calls for the Properties 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. Nomination Justification

For the reason numerated below, the Nominators respectfully submit this Site-Specific Plan Amendment (“SSPA”) to update the land use recommendation for the site (and this noted area) to allow for 60-85% residential, 5-10% local serving office, 5-10% retail, and up to 5% hotel uses.

Existing Conditions

The office buildings located on the Properties were built in 1985 and 1986 and are showing their age both in physical and architectural terms, as well as their place in the modern office market. With a Fairfax County vacancy rate currently around 15%, and the Reston submarket around 20%, older office buildings are struggling to survive in their current state, highlighted by Parcel 10 which has been 100% vacant since 2014. These vacancy issues aren't only limited to the Nominator's properties as evidenced by the adjacent property on Preston White Drive which sits on approximately four acres of land with 60,000 square feet of office space, as this too has been

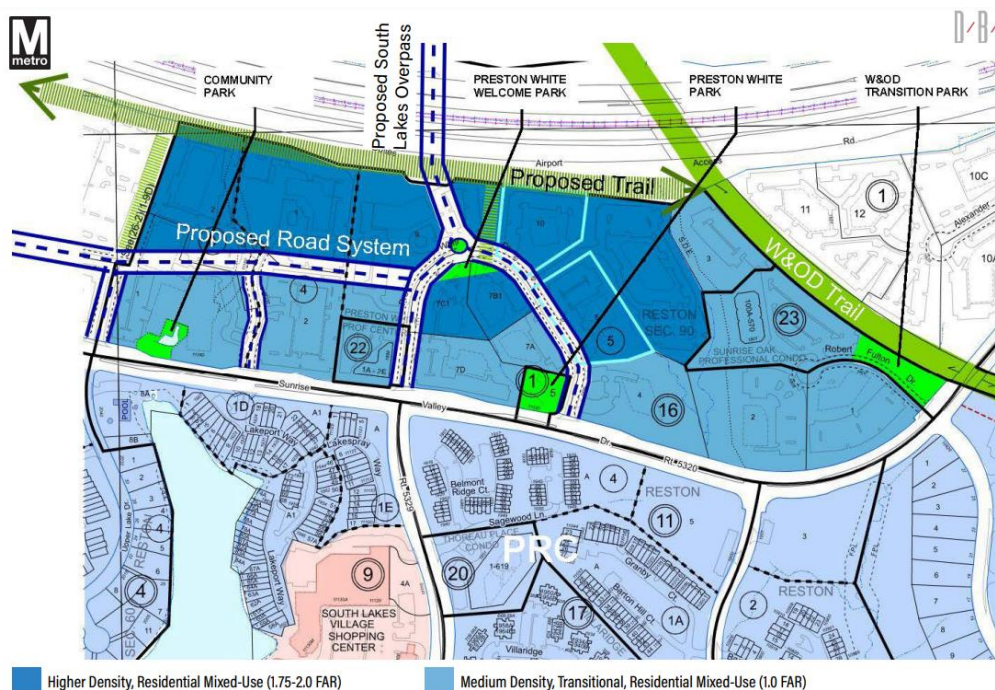
underutilized and mostly vacant for many years. As is common for office parks of this vintage, the buildings are each surrounded by and separated from each other by vast surface parking lots, and there are no nearby walkable amenities for the employees. This places the site at severe disadvantage when it comes to attracting new tenants, as compared to the newer offices springing up closer to the Metro Stations in the TSAs. Moreover, this abundance of surface parking also provides little incentive for the employees to use public transportation to access the Properties.

The site represents a missed opportunity for Fairfax County in terms of tax revenue, as each of the Properties has had their assessed value decline by almost 25% since 2013 as result of the deteriorating office market and factors outlined above, translating into lost real estate tax revenue for Fairfax County. Providing the Nominators with redevelopment options for these Properties will create an opportunity for new tax revenue to be generated for the County.

Responsible and Coordinated Development

This proposal for mixed-use development can be done in a responsible and coordinated manner as shown on the attached exhibit, with much of the higher density predominately located along the Dulles Airport Access Road while medium density, transitional mixed-use could be located along Sunrise Valley Drive as well as fronting and embracing the W&OD Trail, providing a natural transition of density. By appropriate planning for these sites, new affordable and workforce housing in close proximity to Metro could replace an aging office park and address the worsening housing crisis, all while still maintaining control over urban sprawl.

The Nominators believe this can be achieved as shown below by having the "higher density residential mixed-use" development be in the range of 1.75-2.0 FAR while the medium density, transitional mixed-use development is in the range of 1.0 FAR. With the addition of this added density, numerous public parks including a new community park and a welcome area from the new South Lakes Overpass could be added to this older area heavily covered in surface parking providing a very inviting atmosphere.



Grid of Streets

The proposed Reston grid of streets shows two new roads intersecting on Preston White Drive. The proposed South Lakes Overpass crossing the Dulles Airport Access Road will connect from Sunset Hills on the north to Preston White Drive on the south before connecting to South Lakes Drive. This critical new overpass can alleviate the current congestion on both Wiehle Avenue and Hunter Mill Road.

Additionally, the Reston grid of streets proposes the connection of Preston White Drive to Campus Commons Drive. Until and unless the properties throughout this quadrant (and as shown on the included exhibits and plans) redevelop, it is unlikely that these key infrastructure connections will come to fruition.

If there is a downside to the exciting and appropriate development of modern, urban mixed-use office projects coming online near the Metro Stations in Reston, it's that older, struggling sites such as these along Preston White Drive will have an increasingly difficult time attracting tenants, making it highly unlikely that they will redevelop under the only option available to them per the Comprehensive Plan's current recommendations – office up to a 0.5 FAR. In order for these important road improvements to become a reality, the property owners in this quadrant must be incentivized to redevelop with a mix of uses that reflect the current economic reality and give the owners some optionality.



Washington and Old Dominion Trail

Directly to the east of the Properties lies the Washington and Old Dominion Trail ("W&OD Trail"). This nomination presents a perfect opportunity for new development to be located within close proximity to a key public amenity within Reston.

IV. 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.*

The nomination satisfies all the goals as laid out in the Mobility and Transportation strategy. With the Wiehle-Reston East Metro Station located 0.7 mile west and ample bus service in the area, this nomination would help provide much-needed ridership for the Silver Line, as well as encourage residents and employees to reduce their auto-dependency and reduce the need for so much surface parking

Economic Opportunity #2: *Focus efforts on removing barriers such as lack of affordable housing, childcare and transportation that limit participation in the workforce and employment-related programs*

This nomination provides a perfect opportunity for affordable housing in close proximity to the Wiehle-Reston East Metro Station. As seen on the Properties today, the office market is not sustainable in this area; however, this vibrant Reston Community provides an ideal location to for new, amenity rich, conveniently located workforce and market rate housing.

Economic Opportunity #4: *Implement transparent and flexible land development policies, regulations, and processes that keep pace with market conditions and technological innovations.*

The market conditions have been difficult for these older office buildings on the fringe of the TSA. In order for the Nominators to keep pace with the current market conditions, the flexibility to provide a mixed-use development on the Properties will allow them to keep up the booming Reston market.

Environment #2: *Reduce greenhouse gas emissions and vehicle miles traveled by incentivizing walkable, bikeable and transit-oriented development patterns, adding more mass transit and on-demand travel options and discouraging single occupancy automobile use.*

As the Properties are located in close proximity to the Wiehle-Reston East Metro station, this site could be accessed by the Silver Line. However, due to the large surface parking lots located at the office buildings, employees are not incentivized to use public transportation. Higher density development will reduce vehicle access and traffic to the site while employees take advantage of County-backed, alternative transportation options.

Communitywide Housing Strategic Plan

This nomination supports the County's efforts to fulfill the Community-Wide Housing Strategic Plan goals by providing the potential for additional affordable and workforce dwelling units in an ideal location with access to transit and amenities. 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. Much of the housing should be strategically located around public transportation and the Properties in this nomination are located in an area with both pedestrian and bicycle connections to the Wiehle-Reston East Metro Station as well as access to the W&OD Trail.

Economic Success Plan

As part of the County's Economic Success Plan, it lays out the keys to achieve its vision. One key is to "acknowledge that redevelopment has unique challenges and requires new approaches with a significant portion being the redevelopment of existing uses." The Preston White Drive sites provide an excellent opportunity for redevelopment of older uses to provide new economic development within the Reston area.

2.1 Continue to focus planning and development activities around the creation of mixed-use communities. These should be primarily in identified activity centers served by multi-modal transportation options, which contain employment opportunities, a mix of housing types and price points, as well as vibrant retail and entertainment options.

This nomination provides an excellent opportunity for a new mixed-use development accessed by multi-modal transportation options as well as continued employment opportunities in one of the hottest markets in the country. By County policy, residential development on the site would provide new units at multiple price points for access to many; particularly many of the newest employees that want to populate Reston Station, the burgeoning Office towers in the Reston Town Center and proximate to this area. If Fairfax County doesn't provide these housing options for this robust work force proximate to these offices, many employees will simply move to Loudoun County and use Fairfax County Roads for commuting in during the am peak and out during the pm rush

2.5 Support efforts by businesses and community organizations to enliven places by the creation of unique and energized public spaces in activity centers.

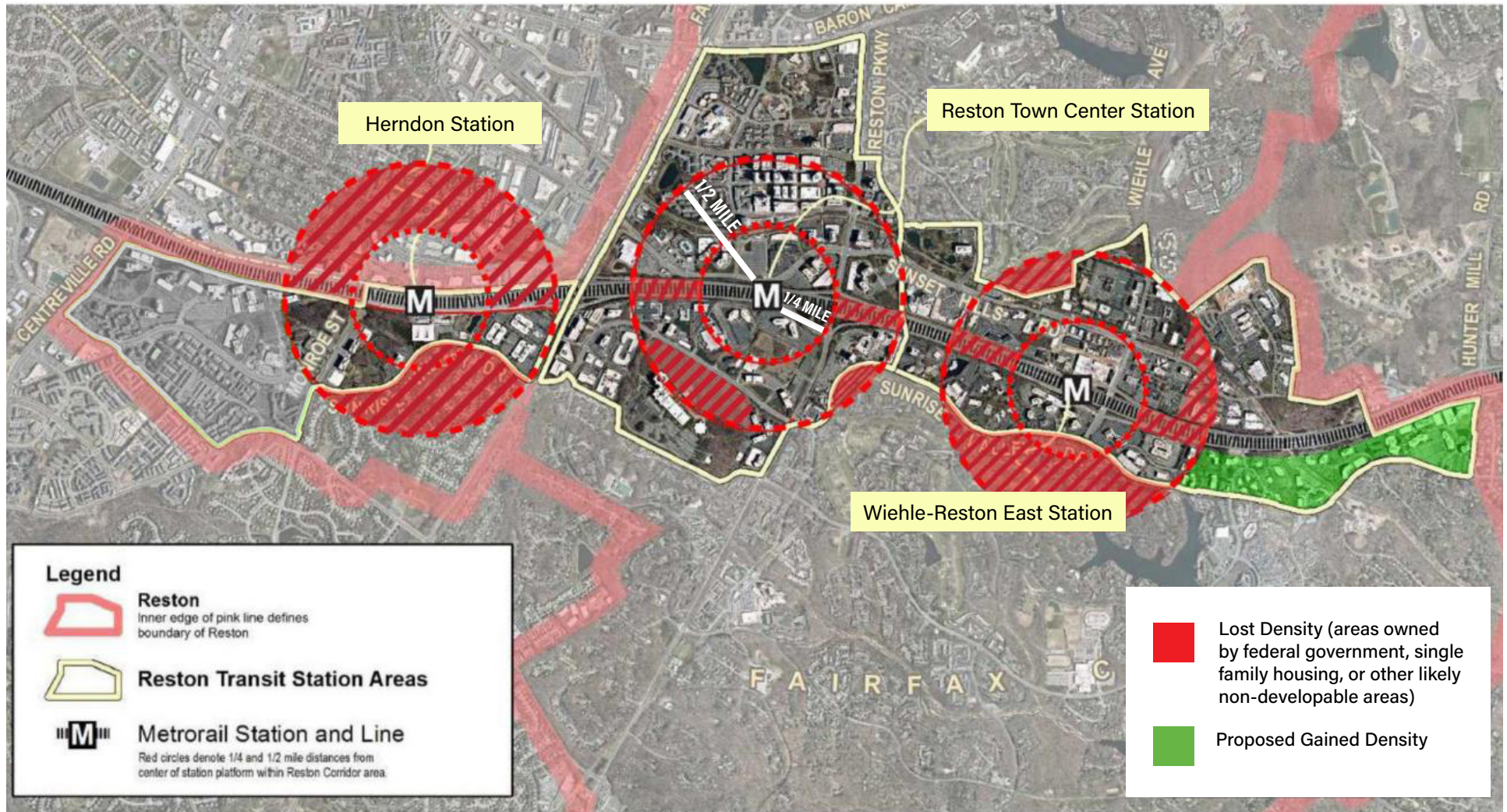
This older office park has an ideal opportunity to provide new public spaces for residents and employees. With support for this nomination, new park space will be added to the Properties while also providing new development to be built adjacent to the W&OD trail.

V. Conclusion

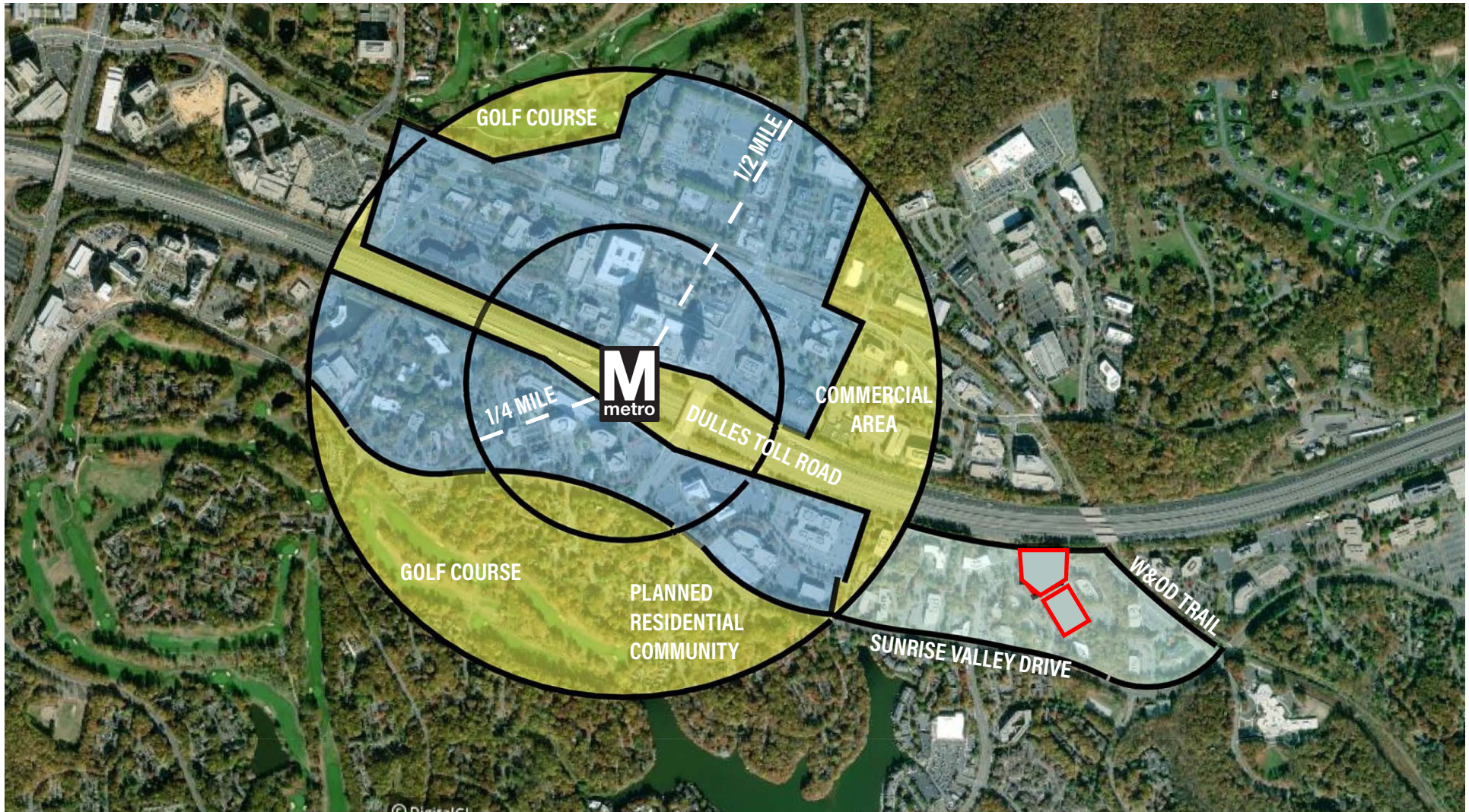
If embraced, this SSPA nomination will position Preston White Drive to contribute meaningfully to the County's economic development and land use planning priorities over the coming decades. We respectfully submit that Preston White Drive should be considered for a mixed-use development option. The Nominators thank you for your time and consideration.

Exhibit Index

1. Reston Density Study
2. Wiehle-Reston East Metro Station Density Study
3. Preston White Drive Proposed Plan
4. Higher Density Mixed-Use Character Imagery
5. Medium Density Mixed-Use Character Imagery
6. Trails and Public Parks Character Imagery
7. Preston White Welcome Park Character Imagery



PRESTON WHITE DRIVE AREA / RESTON, VA / DENSITY STUDY



1/4 - 1/2 MILE RADIUS = 500 ACRES

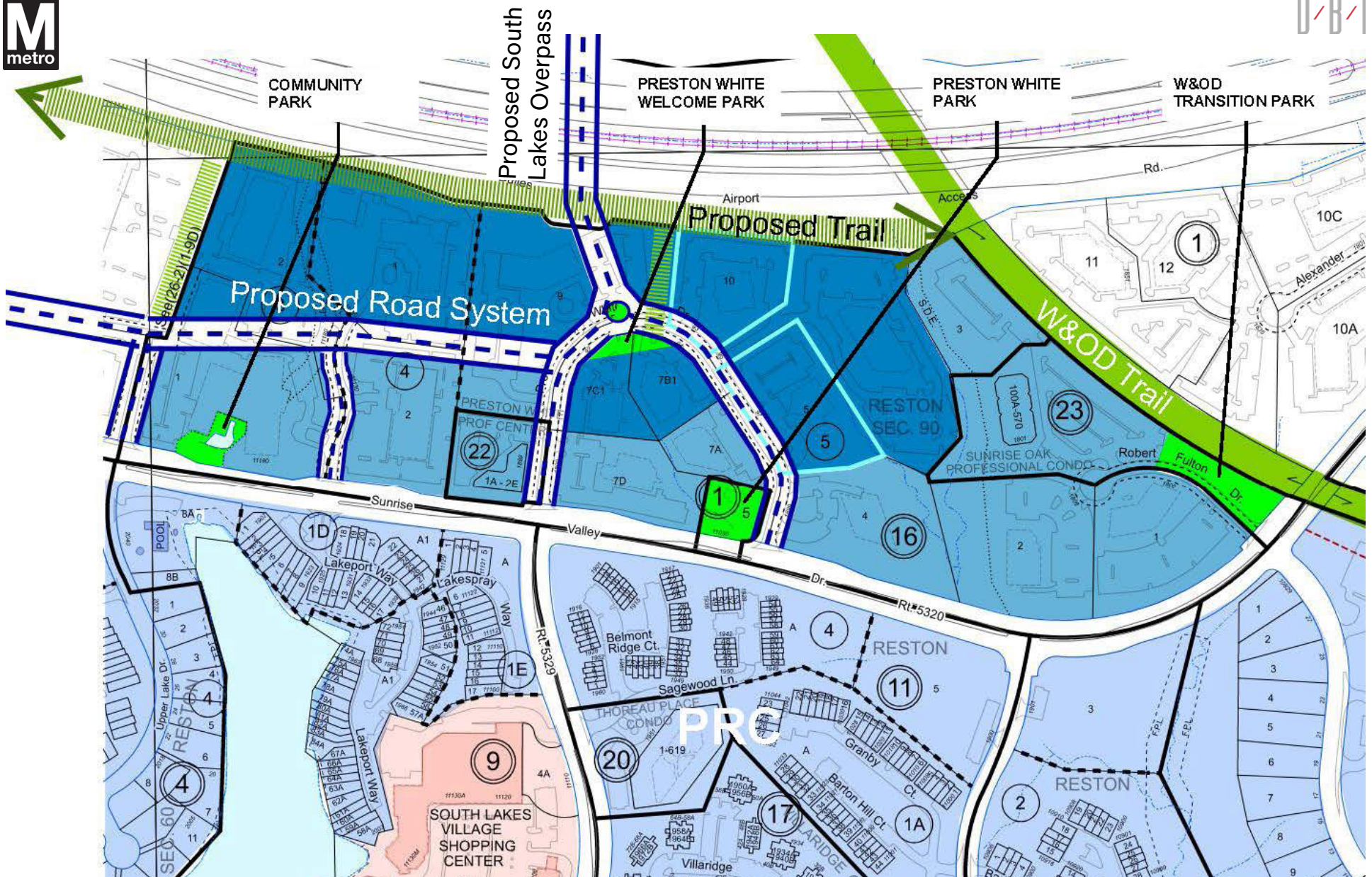


Transit Station/Residential Mixed-Use = 270 Acres
Lost Mixed-Use Density = 230 Acres
Proposed Mixed-Use Gain Density = 50 Acres



1893 and 1897 Preston White Drive

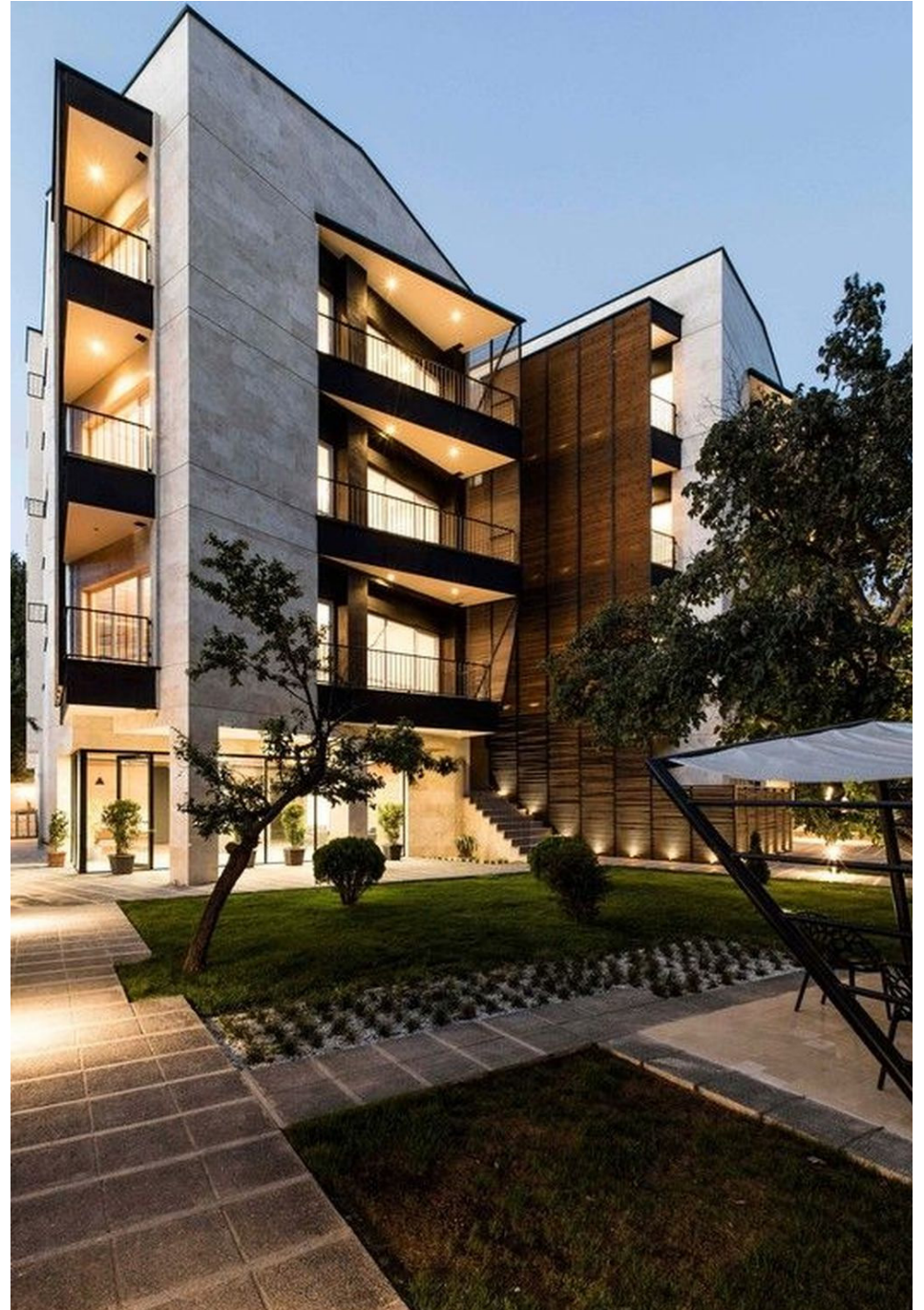
PRESTON WHITE DRIVE AREA / RESTON, VA / DENSITY STUDY



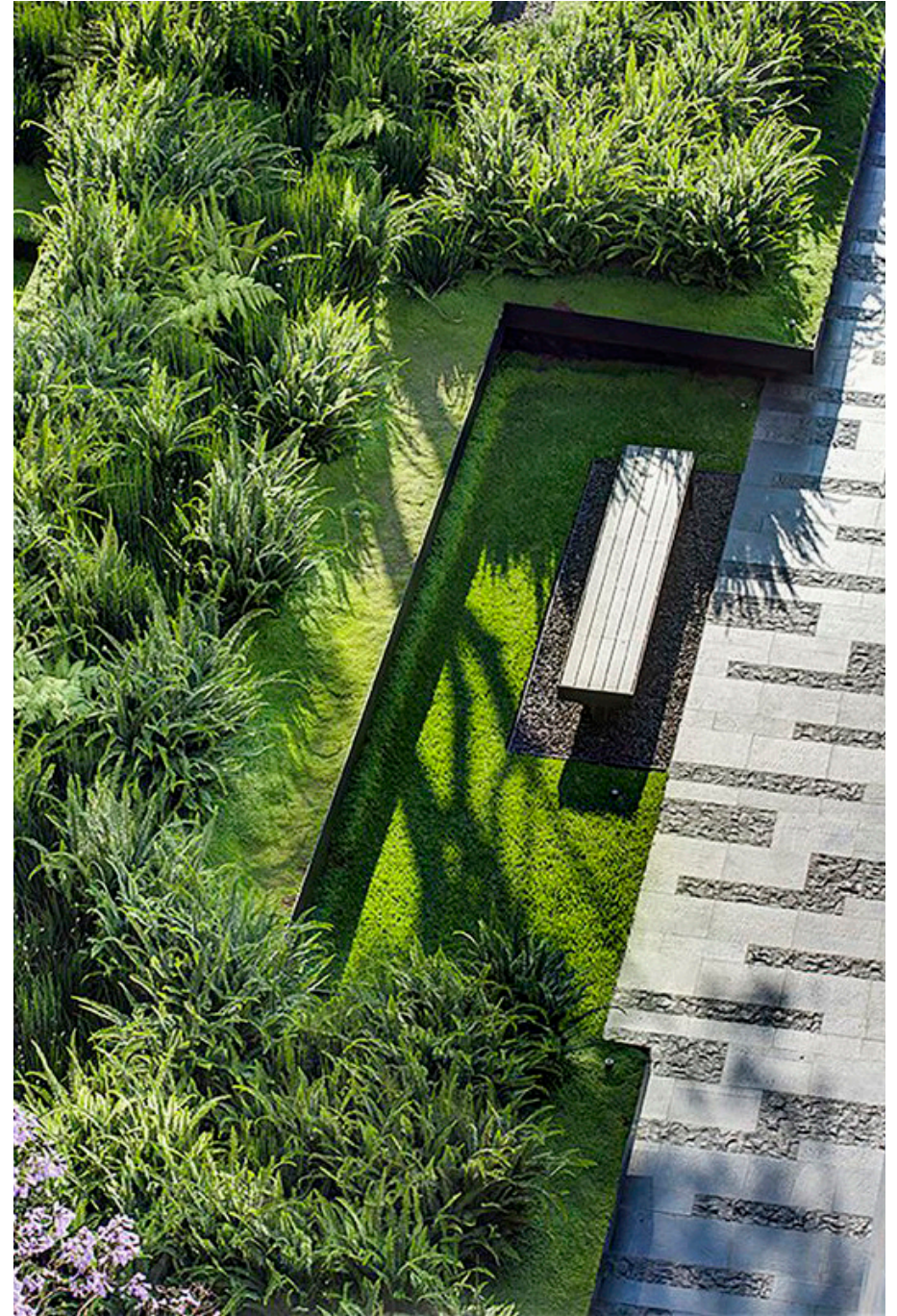
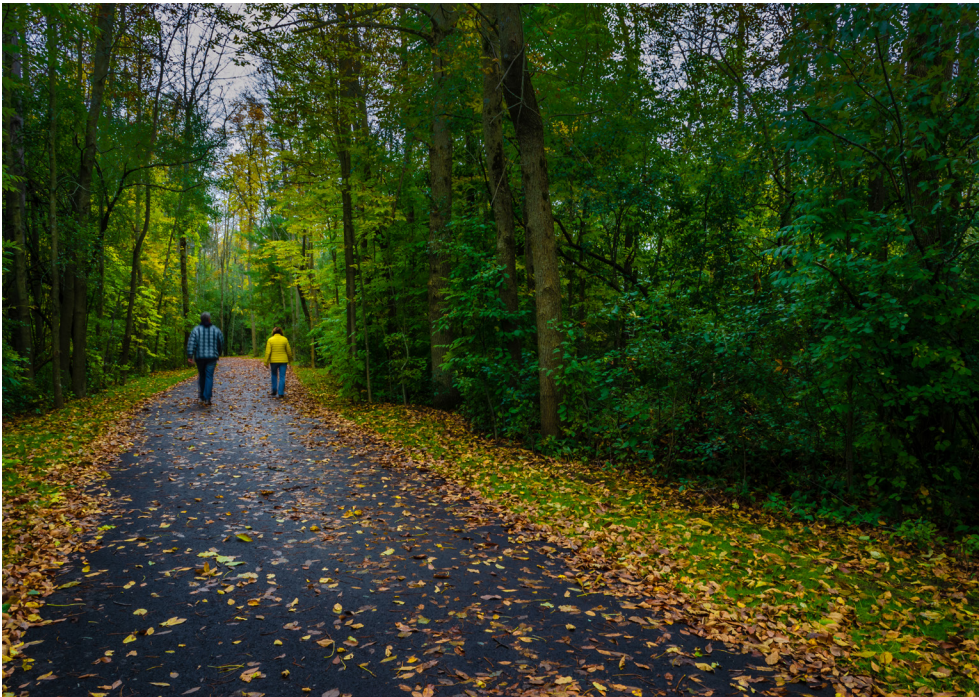
PRESTON WHITE DRIVE AREA / RESTON, VA / PROPOSED PLAN



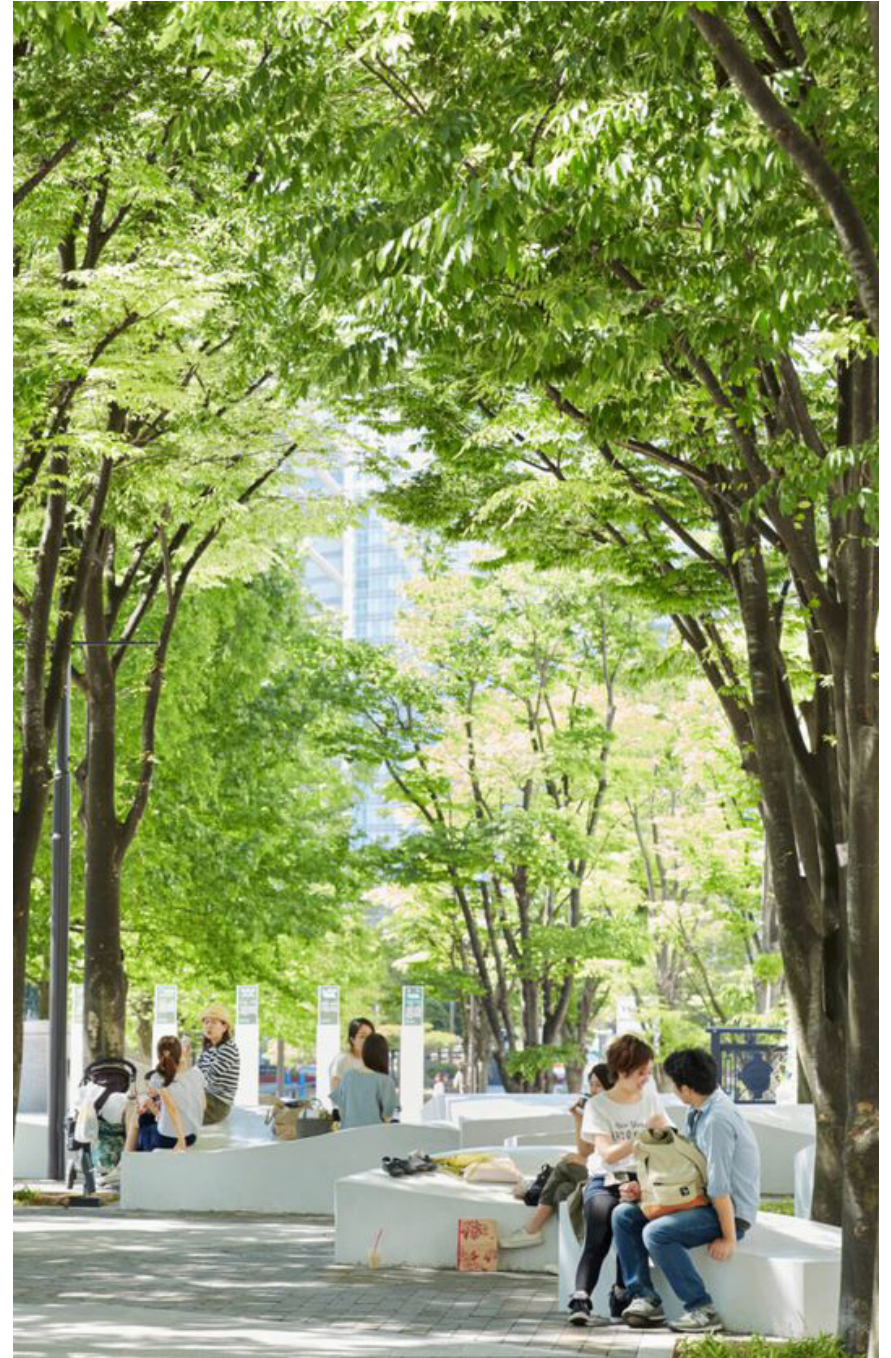
PRESTON WHITE DRIVE AREA / INSPIRATION / HIGHER DENSITY RESIDENTIAL MIXED-USE



PRESTON WHITE DRIVE AREA / INSPIRATION / TRANSITIONAL MEDIUM DENSITY RESIDENTIAL MIXED-USE



PRESTON WHITE DRIVE AREA / INSPIRATION / TRAILS AND PUBLIC PARKS



PRESTON WHITE DRIVE AREA / INSPIRATION / PRESTON WHITE WELCOME PARK



Preston White Drive 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.

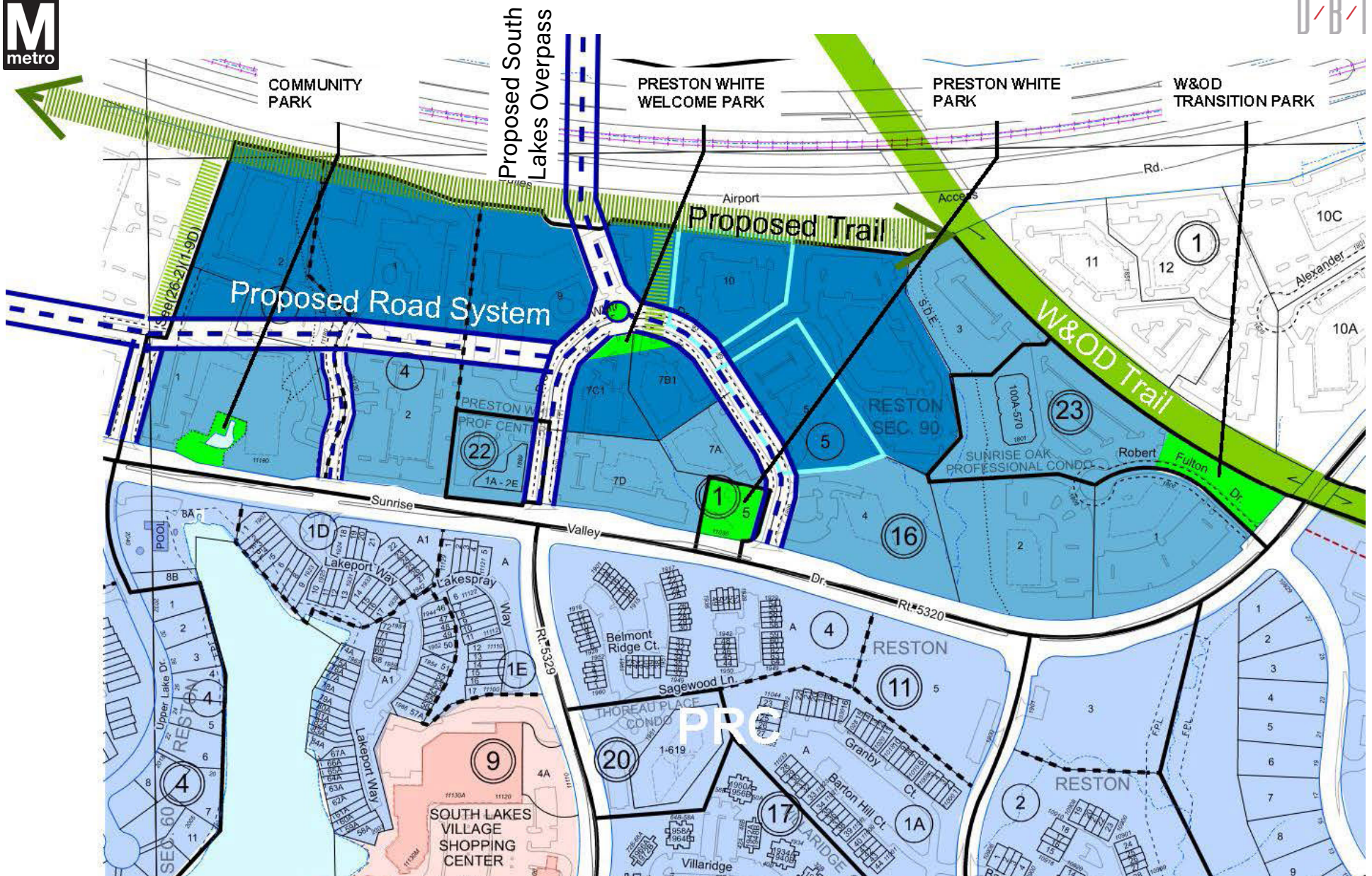


Legend

 Parcels

Notes:

Map produced: 10/26/2022



PRESTON WHITE DRIVE AREA / RESTON, VA / PROPOSED PLAN

Property Owner Consent Letter

September 26th, 2022

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

RE: SSPA Nomination for 1893 Preston White Drive, Reston, VA 20191

To Whom it May Concern,

I am the owner of the property located at 1893 Preston White Drive, Reston, VA 20191 ("the Property") also known as tax map number 027-1 ((16)) (05) 0010 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,

Beta Investments LLC

By: ABBAS YAZDANI
Managing Partner

Signature: Abbas Yazdani

Mailing Address: 11990 Market Street #1012 Reston, VA 20190

Email Address: Yazdani1958@gmail.com

Phone Number: 703 407-0452

Property Owner Consent Letter

September 26th, 2022

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

RE: SSPA Nomination for 1897 Preston White Drive, Reston, VA 20191

To Whom it May Concern,

I am the owner of the property located at 1897 Preston White Drive, Reston, VA 20191 ("the Property") also known as tax map number 027-1 ((16)) (05) 0005 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,

1897 Preston White LLC

By: Brian R. Lang, Authorized Signatory

Signature: _____

Mailing Address: 6000 Executive Blvd., Suite 400, North Bethesda, MD 20852

Email Address: blang@guardianrealty.com

Phone Number: 301-770-5933