



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-HM-009
Supervisor District	Hunter Mill
Parcel ID Number(s)	17-4 ((12)) 1, 2, 4A, 5B, 7, 8, and 9
Parcel Address(es)	1900, 1920, 1904, 1906, 1912, 1914, and 1910 Association Drive, Reston, VA 20191
Nominator	JLB Realty LLC (Authorized Agent: DLA Piper LLP)
Plan Map Designation	Office
Comprehensive Plan Recommendation for Nominated Property	See attached documents.
Proposed Land Use	MixedUse,Residential
Summary of Proposed Comprehensive Plan Change	Bring the entirety of the Property into the RMU designation, provide additional flexibility in the mix of uses, affirm the need for the grid of streets to create developable blocks, and provide for recognition of the historic character of the exiting office buildings through alternative measures to preservation.

**ASSOCIATION DRIVE
SITE-SPECIFIC PLAN AMENDMENT
STATEMENT OF JUSTIFICATION**

October 27, 2022

I. Introduction

JLB Realty LLC (the “Nominator”) is the contract purchaser of approximately 6.74 acres of land located at 1900 and 1920 Association Drive and identified on the Fairfax County Tax Map as parcels 17-4 ((12)) 4A and 5A (the “JLB Parcels”). The Nominator and its partner for this project, Toll Brothers, also are coordinating with the owners of approximately 10.98 acres of land located at 1904, 1906, 1910, 1912, and 1914 Association Drive and identified on the Fairfax County Tax Map as parcels 17-4 ((12)) 1, 2, 7, 8, and 9 (the “Additional Parcels” and collectively with the JLB Parcels, the “Property”). The Association Drive area is comprised of ten low-rise, suburban-style office buildings that are part of a landowner’s association known as the Center for Educational Associations (“CEA”). The Nominator submits this Site-Specific Plan Amendment with the consent of the owners of seven of the ten parcels within the CEA.

The Comprehensive Plan contemplates the redevelopment of the Property in accordance with the recommendations for the Transit Station Mixed Use (“TSMU”) designation and the Residential Mixed Use (“RMU”) designation. The Nominator supports the Comprehensive Plan goals for redevelopment of the Property and submits that modifications to the current recommendations are necessary to achieve the Comprehensive Plan’s objectives and to support emerging community needs. The Nominator seeks an amendment to the Comprehensive Plan to bring the entirety of the Property into the RMU designation, provide additional flexibility in the mix of uses, affirm the need for the grid of streets to create developable blocks, and provide for recognition of the historic character of the exiting office buildings through alternative measures to preservation.

II. Comprehensive Plan Recommendations

The Property is located within the South Subdistrict of the Wiehle-Reston East Transit Station Area (“TSA”). The base recommendation for the Property under the Comprehensive Plan is office use at 0.35 FAR or residential use up to 30 dwelling units per acre. Of the ten parcels in the CEA, the Comprehensive Plan’s redevelopment option recommends five parcels for redevelopment under the TSMU designation and five parcels for redevelopment under the RMU designation. The TSMU area is planned for a 1.5 – 2.5 FAR with a mix of 50 percent non-residential uses and 50 percent residential uses. The RMU area is planned for a 1.5 FAR with a mix of 75 percent residential uses and 25 percent non-residential uses.

The Comprehensive Plan further states that the CEA “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.”

III. Site-Specific Plan Amendment

A. Residential Mixed-Use Recommendations

The Nominator seeks to bring the Property entirely into the RMU area to advance the County's goal of providing more housing options to Fairfax County residents. With respect to development intensity, the Nominator proposes that tax map parcels 17-4 ((12)) 5A, 6, 7, 8, and 9 (which are currently designated TSMU at a 1.5 to 2.5 FAR) be designated RMU and continue to be planned for a 1.5 to 2.5 FAR, while the remaining parcels in the RMU area continue to be planned for a 1.5 FAR. The Nominator proposes to modify the RMU recommendations for the Property to allow development proposals to be between 75 percent and 100 percent residential use and specifically to allow up to 100 percent residential use if other developments in the area, such as Commerce Metro Center, are built or rezoned with a use mix that contains proportionally more office.

The Nominator's proposed amendment to the Comprehensive Plan is consistent with Fairfax County's Community-Wide Housing Strategic Plan (the "Strategic Plan"), which identifies a clear dearth of affordable housing supply. The Strategic Plan encourages a creative use of land, specifically referencing a desire to use "land currently zoned for commercial uses" to provide housing (Community-Wide Housing Strategic Plan Strategy B.2). In the years since the County adopted the Strategic Plan, the COVID-19 pandemic accelerated the need for a greater supply of housing in Fairfax County and dramatically changed the utilization of existing office space through hybrid/work-from-home models adopted by many businesses. This major shift in office utilization has led many businesses to reduce, and in some cases eliminate, their office square footage. The significant decrease in demand for office space is negatively affecting older office buildings particularly hard, given that they generally have outdated interior layouts, fewer amenities, and less opportunity to respond to post-pandemic design imperatives from prospective tenants.

The changes in the County's increased need for housing opportunities and decreased need for office space, especially existing older office buildings, should result in a shift in land use patterns toward greater residential use in the RMU portions of TSAs. With respect to the CEA, increasing the RMU area will allow for increased housing opportunities without significant change to the character of the overall area. As stated in the Comprehensive Plan, the Wiehle Transit Station Area "should include a robust residential component." Designating the Property for RMU development with up to 100 percent residential use will advance the County's objectives for the Wiehle-Reston East TSA while addressing the County's clear need for additional housing options.

B. Grid-of-Streets Recommendations

The Comprehensive Plan calls for "the introduction of new streets to provide a more grid-like pattern to the road network that will enhance pedestrian and vehicular circulation." Importantly, the Property includes the planned Soapstone Connector and segments of the planned grid of streets. The Nominator supports the grid of streets currently identified in the Comprehensive Plan.

The Reston Comprehensive Plan Task Force recommended modifications to the grid of streets that could preclude the redevelopment of certain parcels in the CEA in accordance with the Comprehensive Plan's land use recommendations. As a result, the Nominator proposes to affirm

in the Comprehensive Plan that a major objective for the area is the establishment of a grid of streets that creates developable building blocks and one or more connections to the Soapstone Connector. Reasonable building blocks that are conducive to appropriately scaled development are essential to the County's goal of achieving a robust residential component in the Wiehle-Reston East TSA.

C. Historic District Recommendations

Fairfax County designated nine of the ten parcels in the CEA as the Association Drive Historic District. The Reston Comprehensive Plan Task Force's land use recommendations for Association Drive state that "One or more existing association buildings and their respective landscape features may be candidates for historic preservation through rehabilitation or adaptive reuse and eligible for the National Register for Historic Places."

The Task Force's heritage resources recommendations for Association Drive state that "preservation or adaptive reuse should be considered with any redevelopment proposal, particularly given the opportunity for tax credits at the State and Federal level" and that "If preservation is not feasible, the impact on buildings and cultural landscape should first pursue measures for incorporating the resources in the design of the new development, or if minimization is not feasible through documentation and other interpretive measures in consultation with County Heritage Resources staff and relevant BACs."

The Task Force's recommendations for consideration of preservation or adaptive reuse potentially conflict with the land use recommendations for redevelopment, especially given the statement in the Comprehensive Plan that Association Drive represents a prime redevelopment opportunity. In the event Fairfax County adopts the Reston Comprehensive Plan Task Force recommendations noted above, the Nominator proposes to modify the language to state that "if preservation is not feasible or desired by the property owners, the buildings should be thoroughly documented and recognized in the design of the redevelopment or through other interpretative/educational measures in collaboration with County Heritage Resources staff and relevant BACs." The Nominator's proposal will ensure recognition of the historic resources while providing for additional housing opportunities in the Wiehle-Reston East TSA.

IV. Conclusion

The Nominator respectfully requests favorable consideration of the proposed amendment to the Comprehensive Plan, which will provide for the redevelopment of outdated, under-utilized office buildings with much-needed housing opportunities near the Wiehle-Reston East Metro Station. Further, the Nominator requests the ability to proceed with a concurrent rezoning application for the contemplated development and would commence such an application as soon as possible if permitted by the County.

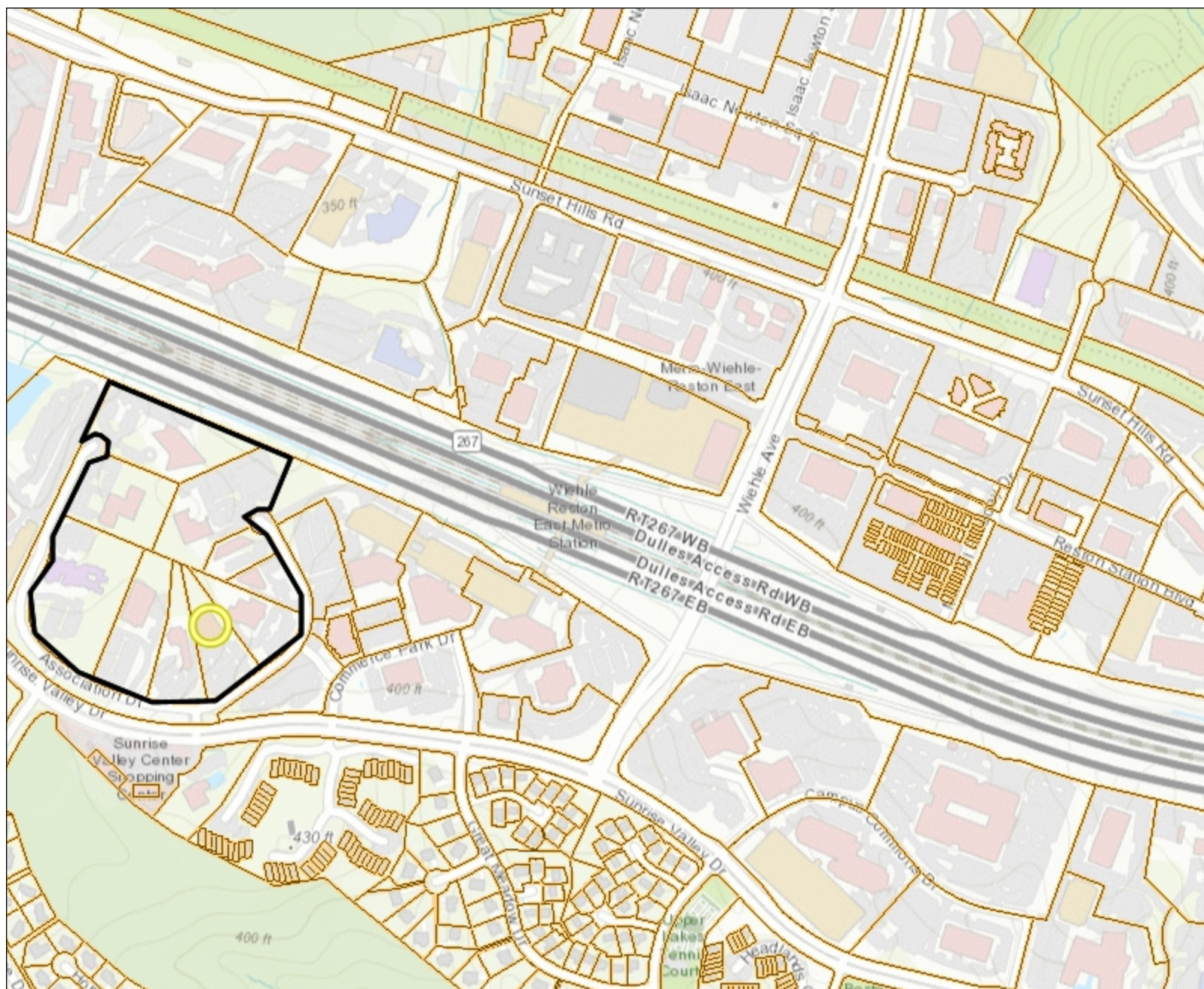


Legend

Parcels

Notes:

Map produced: 10/27/2022



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.

OVERALL ILLUSTRATIVE CONCEPT PLAN



NOTE: LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE

ASSOCIATION DRIVE



NORTH
(VCS 83)

GRAPHIC SCALE

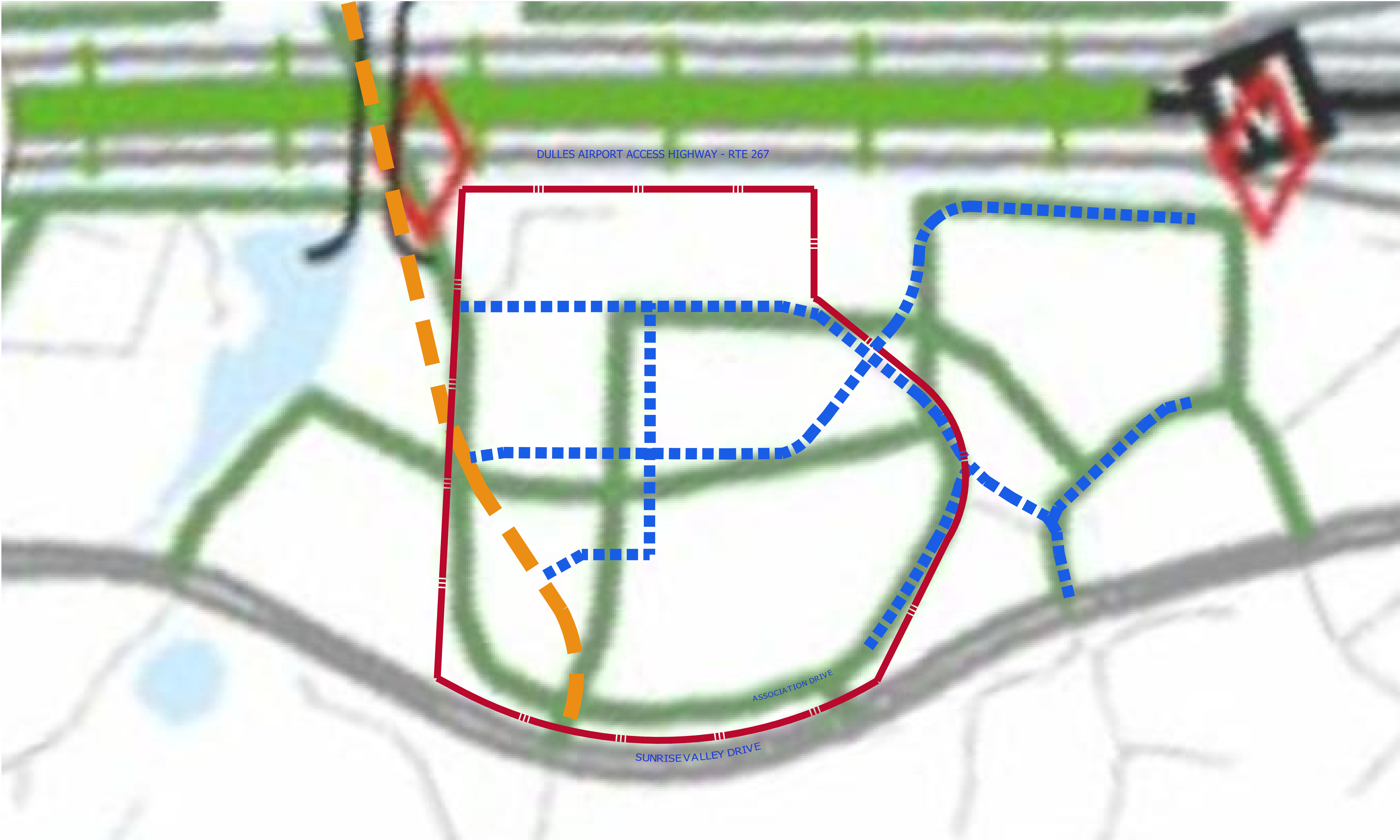


(IN FEET)

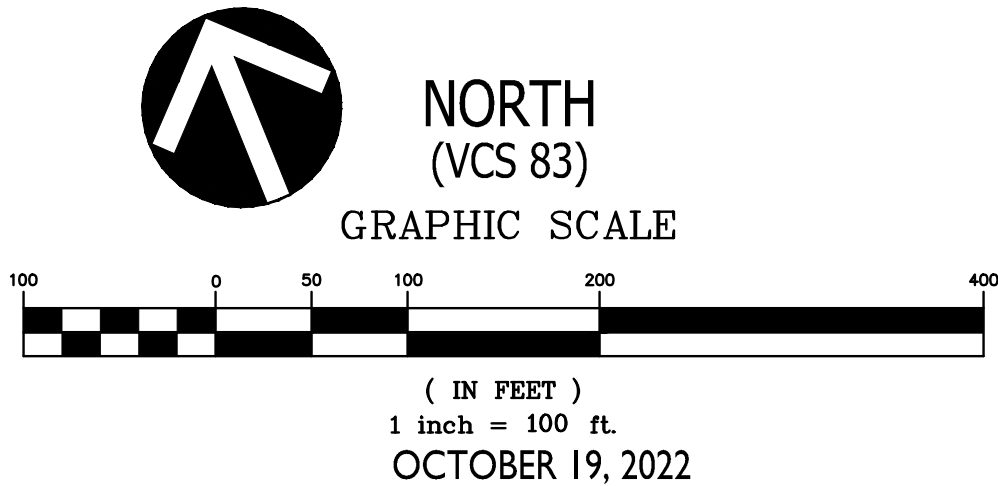
1 inch = 80 ft.

OCTOBER 19, 2022

COMPREHENSIVE PLAN ROADS OVERLAY EXHIBIT



ASSOCIATION DRIVE



OVERALL CONCEPT PLAN W/ PROPOSED ROADS



ASSOCIATION DRIVE



NORTH
(VCS 83)

GRAPHIC SCALE



(IN FEET)

1 inch = 80 ft.

OCTOBER 19, 2022

JLB Architectural Precedent



NORTH FACADE

Westfields | JLB | Design Update 04.30.2021

hord | coplan | macht

JLB Architectural Precedent



CORNER SE

Westfields | JLB | Design Update 04.30.2021

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Toll Architectural Precedent



TYP. FRONT STRIP ELEVATION

Agent Authorization Letter

October 27, 2022

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

RE: SSPA Nomination for: Tax Map Parcels 17-4 ((12)) 4A and 5A

To Whom it May Concern,

JLB Realty LLC is the contract purchaser of real property known as Tax Map Parcel 17-4 ((12)) 4A and 5A (collectively the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. On behalf of JLB Realty LLC, I have reviewed the subject nomination, consent to the Properties 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,

JLB Realty LLC

By: 

Name: J. Graham Brock

Title: Senior Vice President

Mailing: 8120 Woodmont Avenue #960, Bethesda, MD 20814

Email Address: gbrock@jlbpartners.com

Phone Number : (240) 223-5350

Agent contact:

Brian J. Winterhalter

DLA Piper LLP (US)

11911 Freedom Drive, Suite 300

Reston, VA 20190

Email: brian.winterhalter@us.dlapiper.com

Phone: (703) 773-4016

Property Owner Consent Letter

October 7, 2022

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

RE: SSPA Nomination for the Association Drive Office Park

To Whom it May Concern,

The National Association of Secondary School Principals is the owner of real property known as Tax Map Parcels 17-4 ((12)) 2 (the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the 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.

Sincerely,

By: Noah A. Raskin

Name: Noah A. Raskin

Title: CFO

National Association of Secondary School Principals
1904 Association Drive
Reston, VA 20191-1502

Property Owner Consent Letter

October 25, 2022

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

RE: SSPA Nomination for the Association Drive Office Park

To Whom it May Concern,

National Council of Teachers of Mathematics the owner of real property known as Tax Map Parcels 17-4 ((12)) 1 (the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the 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.

Sincerely,

National Council of Teachers of Mathematics, Inc.

By: 

Name: Ken Krehbiel,

Title: Executive Director

NCTM Headquarters Office
1906 Association Drive
Reston, VA 20191-1502
Attn: Ken Krehbiel,
Executive Director

Property Owner Consent Letter

October 25, 2022

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

RE: SSPA Nomination for the Association Drive Office Park

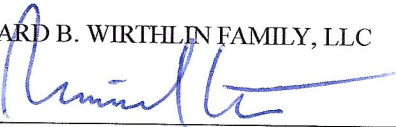
To Whom it May Concern,

RICHARD B. WIRTHLIN FAMILY, LLC is the owner of real property known as Tax Map Parcels 17-4 ((12)) 5A (the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the 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.

Sincerely,

RICHARD B. WIRTHLIN FAMILY, LLC

By:


Richard L. Wirthlin,
Administrative Manager

RICHARD B. WIRTHLIN FAMILY, LLC
PO BOX 8158
Reston, VA 20195

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Property Owner Consent Letter

October 26, 2022


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

RE: SSPA Nomination for the Association Drive Office Park

To Whom it May Concern,

1910 Association Dr LLC is the owner of real property known as Tax Map Parcels 17-4 ((12)) 7, 8 & 9 (collectively the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the 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.

Sincerely,

By: _____

Name: David Muller

Title: Manager

1910 Association Dr LLC
400 N Washington St Fl 3
Falls Church, VA, 22046 - 3452

Property Owner Consent Letter

October 25, 2022

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

RE: SSPA Nomination for the Association Drive Office Park

To Whom it May Concern,

The Society of Health And Physical Educators (formerly known as American Association for Health, Physical Education and Recreation) is the owner of real property known as Tax Map Parcels 17-4 ((12)) 4A (the "Property"), which is being nominated for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process. I have reviewed the subject nomination and consent to the 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.

Sincerely,

Society of Health And Physical Educators (formerly known as American Association for Health, Physical Education and Recreation)

By: 
Stephanie A. Morris,
CEO

Society of Health And Physical Educators (formerly known as American Association for Health, Physical Education and Recreation)
P.O. Box 225
Annapolis Junction, MD 20701
ATTN: Stephanie A. Morris, CEO