



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-HM-010
Supervisor District	Hunter Mill
Parcel ID Number(s)	18-3 ((6)) 7A, 7B, 7C, and 8B
Parcel Address(es)	1810, 1825, 1850 Samuel Morse Drive, and 11111 Sunset Hills Road Reston, VA 20190
Nominator	Pulte Home Company LLC (Agent: Brian Winterhalter of DLA Piper LLP (US))
Plan Map Designation	Mixed Uses
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	Residential
Summary of Proposed Comprehensive Plan Change	This area includes low-rise office buildings and surface parking lots located east of Samuel Morse Drive and west of the proposed South Lakes overpass. The existing site is located adjacent to approved, mixed-use development in the Wiehle Station East TOD area. The redevelopment with residential uses up to 1.0 FAR should be permitted, and it must provide harmony with the adjacent mixed-use, TOD area. The redevelopment criteria must include connection to Reston Station Boulevard, maximum tree canopy, updated stormwater management, and orientation of buildings to complete streets instead of alleys. Setbacks and dedication of a portion of Sunset Hills Road are necessary. Dedication of land and construction of a portion of the extension of South Lakes Drive must be provided if adjoining the selected site. The area located east of the extension of South Lakes Drive will remain industrial.

Lofts II
Site Specific Plan Amendment
Statement of Justification

October 24, 2022

I. Introduction

Pulte Home Company, LLC (the “Nominator”) supports a change to the current Comprehensive Plan recommendations for an assemblage of approximately 6.4 acres of land in the Wiehle-Reston East Transit Station Area (“TSA”) to allow for residential development comprised of multi-family residential buildings and stacked townhouses as recommended by the Reston Comprehensive Plan Task Force. The property subject to this Site-Specific Plan Amendment nomination consists of four parcels, which are identified on the Fairfax County Tax Map as 18-3 ((6)) 7A, 7B, 7C, and a portion of 8B (collectively, the “Property”).

This nomination provides an important opportunity for a transition in the northeast quadrant of the Wiehle-Reston East Transit Station Area from an existing low-rise, suburban office environment to the emerging urban neighborhood that has begun to take shape in this TSA. The proposed nomination will allow for the replacement of three outdated buildings with attractive, high-quality residential buildings and facilitate the planned grid of streets for the TSA. In addition, this nomination presents an opportunity to create additional, for-sale attainably priced housing in accordance with Reston’s planning principles, and to do so with development that is compatible with the pedestrian-scaled urban neighborhood in area.

II. Background and Existing Conditions

The Property is located south of Sunset Hills Road, east of Michael Faraday Drive, and north of Reston Station Boulevard, immediately adjacent to the Loft’s at Reston Station site (RZ 2015-HM-005) and Reston Section 911 Block 8 (RZ/FDP 2017-HM-006) that were recently completed. The Wiehle-Reston East Metro Station (the “Metro Station”) is approximately one-half mile to the west across Wiehle Avenue. The area surrounding the Property to the west and south will be developed with a mix of multi-family residential units, single-family attached residential units, and an office building. The area surrounding the Property to the east is developed with low- and mid-rise office buildings.

Currently, Parcels 7A, 7B, and 7C are zoned I-4, Medium Intensity Industrial District, and Parcel 8B is zoned PDC, Planned Development Commercial District. The Property is developed with three low-rise office buildings, which were constructed in 1982. Collectively, these three existing buildings total approximately 48,000 square feet of development. The existing buildings range from single to two stories in height and are served by surface parking. The Property has very little landscaping, minimal open space, and few pedestrian improvements.

Parcels 7A, 7B, and 7C are served by Samuel Morse Drive and are not well-integrated with respect to vehicular access and pedestrian connections to the surrounding urban development. Parcel 8B is served by Reston Station Boulevard, although without the proposed nomination and redevelopment of the Property, it is not possible to complete the on-street parking, landscape amenity panel, and sidewalk planned for the north side of Reston Station Boulevard.

III. Current and Proposed Comprehensive Plan Recommendations

The Property is within the Wiehle-Reston East Transit Station Area under the current Comprehensive Plan. However, it is located in the Wiehle East Non-TOD Sub-District north of the Dulles Toll Road. The current

Comprehensive Plan recommends development of the Property with office and light industrial uses up to a 0.50 FAR.

Over the past two years, the Reston Comprehensive Plan Task Force has analyzed and evaluated the current Comprehensive Plan and drafted recommendations for changes to the Comprehensive Plan. With respect to the Property, those changes include the following recommendation:

"This area includes low-rise office buildings and surface parking lots located east of Samuel Morse Drive and west of the proposed South Lakes overpass. The existing site is located adjacent to approved, mixed-use development in the Wiehle Station East TOD area. The redevelopment with residential uses up to 1.0 FAR should be permitted, and it must provide harmony with the adjacent mixed-use, TOD area. The redevelopment criteria must include connection to Reston Station Boulevard, maximum tree canopy, updated stormwater management, and orientation of buildings to complete streets instead of alleys. Setbacks and dedication of a portion of Sunset Hills Road are necessary. Dedication of land and construction of a portion of the extension of South Lakes Drive must be provided if adjoining the selected site. The area located east of the extension of South Lakes Drive will remain industrial."

These recommendations acknowledge the beneficial and compatible use of the Property for appropriately scaled residential buildings that provide significant transportation, housing, and placemaking benefits for the Metro Station area. The recommendations also acknowledge that the Property is no longer a strong location for significant office redevelopment as previously envisioned in the Comprehensive Plan and, as a result, alternative uses of the Property would be appropriate for this location approximately one-half mile from the Metro Station.

Although the Property has good pedestrian access to the Metro Station, it is a real challenge for the existing office buildings to compete with newer, larger office buildings at the Metro station that provide better amenities, better visibility, more usable office space configurations, and easier access to Metro for office employees (who tend to not be willing to walk as far as residents to transit). For example, the four major developments at each corner of the intersection of the Dulles Toll Road and Wiehle Avenue (Midline, Campus Commons, Commerce Metro Center, and Reston Station/Reston Promenade) collectively contain over 3,000,000 square feet of existing or approved office space. These office buildings are in integrated, mixed-use developments with significant retail, park spaces, and other amenities. Further, the future of the office market continues to remain uncertain with respect to the impact of hybrid/work-from-home models on office demand. As a result, there is relatively little interest in the existing office space at the Property and a competitive environment that makes the future of office quite challenging for the Property.

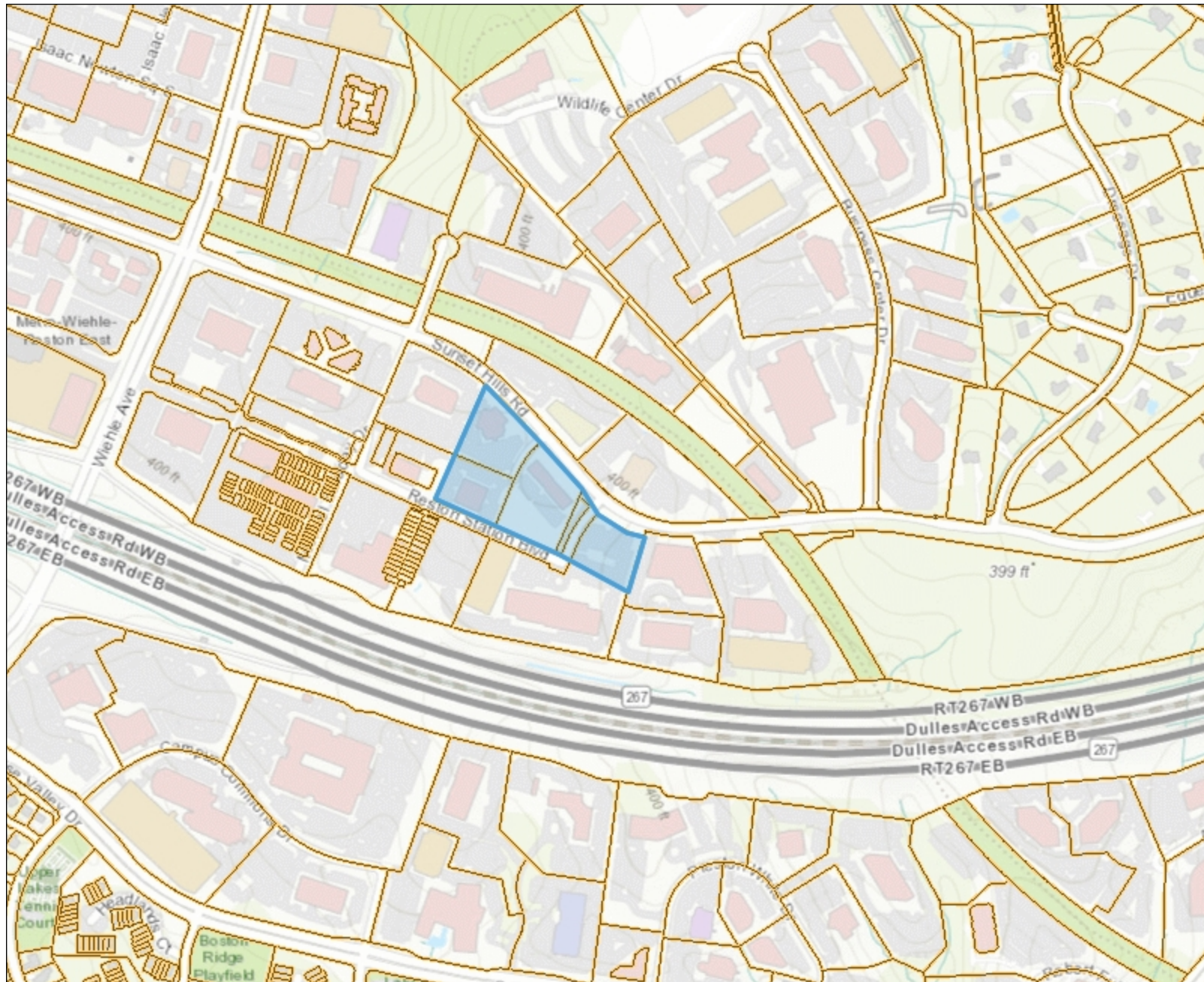
The proposed nomination supports the County's efforts to fulfill the Community-Wide Housing Strategic Plan goals by providing the potential for additional market-rate, affordable, and workforce dwelling units in an ideal location with access to transit and amenities. In order for the County to meet the 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 Property is within an area that has both pedestrian and bicycle connections to the Metro Station.

IV. Conclusion

The proposed nomination will allow the Property to build upon the foundation for redevelopment that has occurred within this quadrant of the Wiehle-Reston East TSA by providing additional, compatible, and much-needed housing. Further, the Nominator would like to proceed with a concurrent rezoning application for the contemplated development in the event of favorable consideration of the proposed Comprehensive Plan amendment.



Samuel Morse Drive SSPA



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: 10/25/2022



MICHAEL FARADAY DRIVE

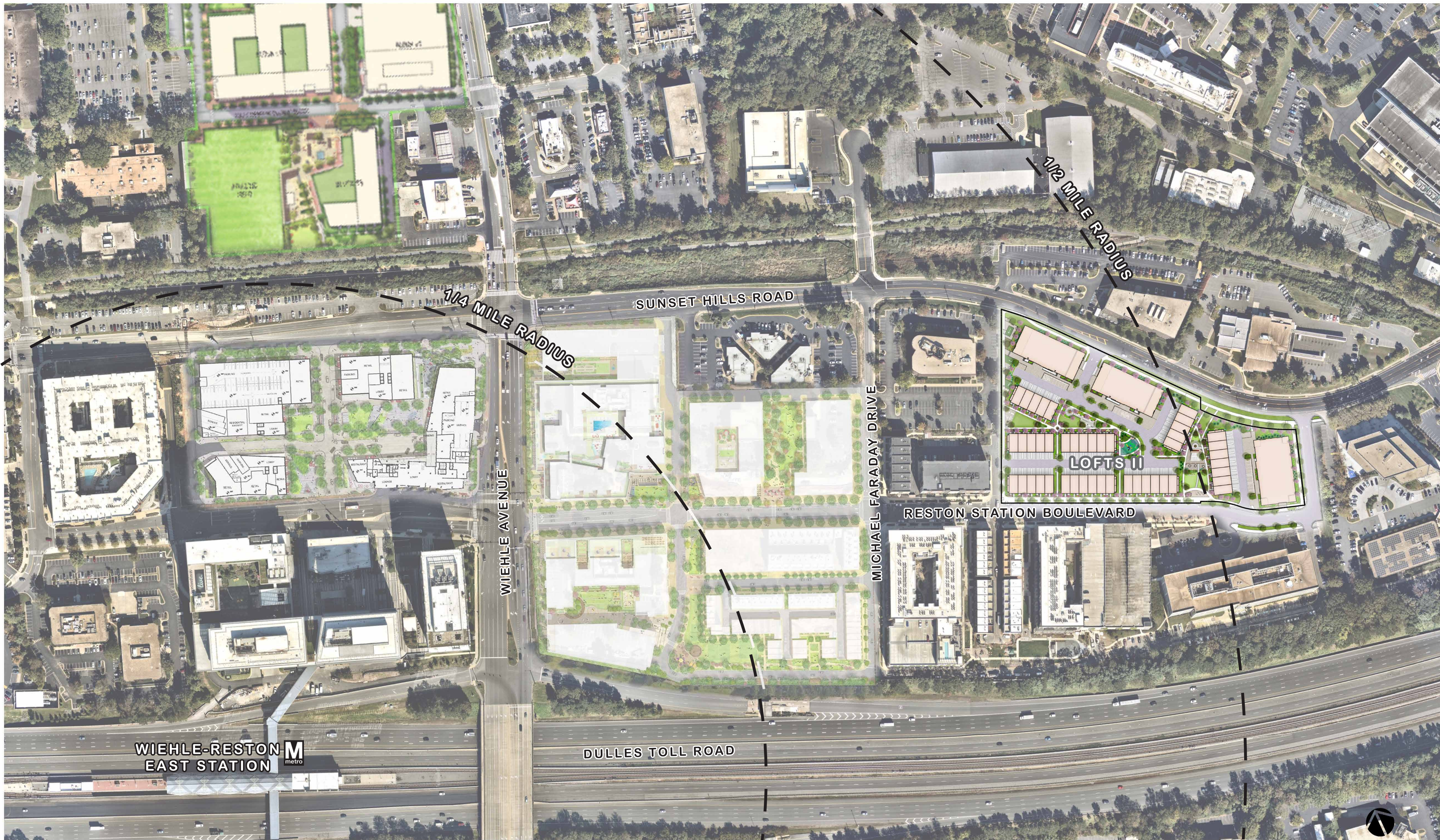
EASTERLY ROAD

SUNSET HILLS ROAD

RESTON STATION BOULEVARD

Lofts II at Reston Station
Color Illustrative | 10.17.22

FAIRFAX COUNTY, VA



Lofts II at Reston Station
Contextual Exhibit | 10.17.22



STACKED TOWNHOUSE - FRONT ELEVATION

N.T.S.



32 UNIT BUILDING - FRONT ELEVATION

N.T.S.



36 UNIT BUILDING - FRONT ELEVATION

N.T.S.

NOTE:

1. ARCHITECTURAL ILLUSTRATIONS PROVIDED HEREIN ARE FOR ILLUSTRATIVE PURPOSES AND FOR INFORMATION ONLY AND SUBJECT TO CHANGE WITH FINAL ENGINEERED SITE PLAN.
2. MINOR ARCHITECTURAL VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN INCLUDING, BUT NOT LIMITED TO THE POTENTIAL OF ROOFTOP TERRACE FOR THE STACKED TOWNHOUSE UNITS.

Agent Authorization Letter

October 24, 2022

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

RE: SSPA Nomination for: 1810, 1825, 1850 Samuel Morse Drive and 11111 Sunset Hills Road
Reston, VA 20190

To Whom it May Concern,

Pulte Home Company, LLC is the Nominator for a Comprehensive Plan land use change as part of the 2022-2023 Site-Specific Plan Amendment Process for Tax Map Parcel 018-3 ((06)) 0007A, 0007B, 0007C, and 0008B (the "Properties"). On behalf of Pulte Home Company, 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,

Pulte Home Company, LLC

By: 

Name: Christopher Spahr

Title: Division Vice President of Land Planning and Development

Mailing: 9302 Lee Hwy, Suite 1000, Fairfax, VA 22031

Email Address: Chris.Spahr@pultegroup.com

Phone Number: 703-383-7795

Current Comprehensive Plan Language

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 Comprehensive Plan Language

This area includes low-rise office buildings and surface parking lots located east of Samuel Morse Drive and west of the proposed South Lakes overpass. The existing site is located adjacent to approved, mixed-use development in the Wiehle Station East TOD area. The redevelopment with residential uses up to 1.0 FAR should be permitted, and it must provide harmony with the adjacent mixed-use, TOD area. The redevelopment criteria must include connection to Reston Station Boulevard, maximum tree canopy, updated stormwater management, and orientation of buildings to complete streets instead of alleys. Setbacks and dedication of a portion of Sunset Hills Road are necessary. Dedication of land and construction of a portion of the extension of South Lakes Drive must be provided if adjoining the selected site. The area located east of the extension of South Lakes Drive will remain industrial.