



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-HM-013
Supervisor District	Hunter Mill
Parcel ID Number(s)	18-3 ((3)) 2A, 3A, 18-4 ((1)) 22, 26B1, 18-4 ((8)) 1A, 2, 3, 18-3 ((2)) 1, 2A, 4, 4A, 6, 18-3 ((1)) 4, and 5
Parcel Address(es)	1620, 1621, 1628, 1627, 1624, 1630 Hunter Mill Road, 1631, 1627, 1623 Crowell Road, 10718, 10800, 10728, 10700, and 10736 Sunset Hills Road, Reston, VA 20190
Nominator	Mark Looney
Plan Map Designation	.2-.5 dwelling units per acre
Comprehensive Plan Recommendation for Nominated Property	Site Specific Text Provided as Attachment. Upper Potomac Planning District, Greater Reston Community Planning Sector, pg 68.
Proposed Land Use	Residential
Summary of Proposed Comprehensive Plan Change	The Nomination proposes to allow for a predominately residential community consisting of a range of single-family detached and single-family attached and/or stacked dwelling units, coordinated access and integrated open space throughout the SSPA Area. Key features of the Nomination include (a) potential dedication of right-of-way for and construction of relocated Sunset Hills Road through the SSPA Area consistent with the 2018 Plan Amendment, (b) the widening of Hunter Mill Road between Crowell Road and the Dulles Toll Road, (c) potential expansion and/or relocation of the Park Authority's athletic field facility currently planned for the east side of Hunter Mill Road, (e) potential development of additional recreational facilities west of Edlin School beyond those proposed by the Park Authority, and (f) potential convenience retail to serve the Property and surrounding communities, if desired and appropriate.



Mark C. Looney
T: +1 703 456 8652
mlooney@cooley.com

October 27, 2022

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

Re: Brookfield Washington LLC - Site Specific Plan Amendment Nomination

Dear Ms. O'Donnell:

This firm represents Brookfield Washington LLC (the "Applicant"), the applicant for a Site-Specific Plan Amendment (SSPA) to the Comprehensive Plan. This nomination (the "Nomination") to amend the Comprehensive Plan is proposed for 1620 Hunter Mill Road, 1621 Hunter Mill Road, 1631 Crowell Road, 1627 Crowell Road, 10736 Sunset Hills Road, 1628 Hunter Mill Road, 1627 Hunter Mill Road, 1623 Crowell Road, 1624 Hunter Mill Road, 1630 Hunter Mill Road, 10718 Sunset Hills Road, 10800 Sunset Hills Road, 10728 Sunset Hills Road, and 10700 Sunset Hills Road, further identified as Fairfax County Tax Map Numbers 18-3 ((03)) 0002A, 18-4 ((01)) 0022, 18-4 ((08)) 0001A, 18-4 ((08)) 0002, 18-3 ((02)) 0004, 18-3 ((01)) 0004, 18-4((01)) 0026B1, 18-4 ((08)) 0003, 18-3 ((03)) 0003A, 18-3 ((01)) 0005, 18-3 ((02)) 0002A, 18-3 ((02)) 0006, 18-3 ((02)) 0001, 18-3 ((02)) 0004A (the "Property"), within the Hunter Mill District.

Introduction

Brookfield Washington LLC (the "Applicant") requests approval of a Site-Specific Plan Amendment ("SSPA") to the Fairfax County Comprehensive Plan to facilitate construction of a series of regional road improvements near the interchange of the Dulles Toll Road and Hunter Mill Road in exchange for the opportunity to construct a largely residential development at a density greater than the current Comprehensive Plan designation permits. The subject property (the "SSPA Area" or "Property") is located along and near Hunter Mill Road and/or Sunset Hills Road in the Hunter Mill District and further identified on the nomination form. The SSPA will facilitate the realignment and expansion of Sunset Hills Road to a new roundabout at its intersection with Hunter Mill Road, in accordance with the Comprehensive Plan's existing transportation recommendations. The Nomination also includes approximately five (5) acres west of Edlin School that could be used to provide recreational amenities for area residents and/or to address other critical needs in the corridor. To fund these much-needed improvements using private sources, the Nomination proposes an increase in the allowable residential development for the SSPA Area in a compatible site layout and at an appropriate density that is oriented towards the Dulles Toll Road and Hunter Mill Road (the "Nomination").



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Existing Conditions

Built Environment

The SSPA Area consists of fourteen parcels located adjacent to or near the intersections of Hunter Mill Road and Sunset Hills Road to the west and Crowell Road to the east, all at the eastern edge of Reston. The SSPA Area is conveniently near the Dulles Toll Road and 1.5 miles from the Wiehle-Reston East Metro station. The SSPA Area is owned by three different property owners with varying objectives and development timelines. The Applicant has worked hard to secure purchase agreements with each owner in furtherance of a coordinated and integrated development. Absent approval of the Nomination, however, the SSPA Area likely will develop with disjointed and uncoordinated layouts and without providing the right-of-way for relocated Sunset Hills Road, resulting in the need for expensive right-of-way acquisition by Fairfax County and/or VDOT if the improvements are ever to be made.

The SSPA Area consists of properties that are currently used for single-family residential uses and private schools, along with vacant properties. Several of the surrounding and abutting properties are developed with institutional uses, including the Reston Presbyterian Church, the Church of Jesus Christ of Latter-Day Saints, and Edlin and Oakcrest Schools. Seven acres of land east of Hunter Mill Road recently were dedicated to the Fairfax County Park Authority for construction of a regional park to serve the broader Reston community and housing one or more athletic fields and associated facilities. Of the approximately 8,000' Property perimeter, only about 1000' abuts a residential use (4 total homes). In addition to being located adjacent to the Dulles Toll Road, the SSPA Area is served by bus, offering a direct connection to the Wiehle-Reston East Metro station and employment destinations along Sunset Hills Road and Sunrise Valley Drive.

Although certain portions of the surrounding properties are developed with low-density residential uses, this land use pattern is reflective of the historical semi-rural environment within the Hunter Mill District prior to the development of Reston, the Dulles Toll Road and the Silver Line Metro extension. Indeed, this portion of the Hunter Mill District has evolved over the last several decades, with major land use and transportation developments in close vicinity to the Property affecting commuting patterns and bringing more residential, office and institutional development to the immediate area and beyond. For example, General Dynamics recently constructed its worldwide headquarters facility just west of the Property. The Wiehle-Reston East Metro station opened a decade ago, bringing millions of square feet of new, mixed-use developments that over time will add to the area's traffic and require multiple new crossings of the Dulles Toll Road, including the planned South Lakes Drive overpass just west of the SSPA Area. This Nomination recognizes the key role the Property has in promoting and sustaining the viability of the Silver Line Corridor through provision of needed transportation and park infrastructure to serve a growing region.

Existing Zoning

The Property is zoned to the Residential-Estate (R-E) district. The R-E zoning district allows single-family detached dwellings on large lots and allows other uses that are compatible with the



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open and rural character of the district. The minimum lot size in the R-E zoning district is 75,000 sf. with a maximum density of .5 dwelling units per acre.

Existing Comprehensive Plan

Land Use

The SSPA Area is located in the Upper Potomac Planning District, within both the Hickory Community Planning Sector and the Greater Reston Community Planning Sector. The Comprehensive Plan describes the character of the Upper Potomac Planning District as varying widely from the semi-rural area of Great Falls along the Potomac River to the urbanizing Reston Transit Station Areas and Dulles Suburban Center.

The Property is designated for .2-.5 dwelling units per acre; this plan designation extends from the Dulles Toll Road north towards Leesburg Pike and beyond, although as mentioned in the Comprehensive Plan preface, the context within these areas varies widely. The context surrounding the SSPA Area is much more analogous to the Suburban Neighborhoods located near Reston than the semi-rural area of Great Falls; moreover, much of the remaining reference to rural character regarding the Property is primarily due to such a large tract of land remaining undeveloped. Site-specific language for the portion of the Property located within the Hickory Community Planning Sector is as follows:

The area bounded by Hunter Mill Road, Colvin Run, Leesburg Pike, Difficult Run and the Dulles Airport Access Road is part of the Difficult Run watershed and is planned for low density residential development at .2-.5 dwelling units per acre as shown on the Plan map. Uses requiring special permit or special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area. The cumulative effect of special permit and special exception uses should be considered prior to allowing additional uses or the expansion of existing uses to determine if adding new uses or expanding existing uses will change the low density residential character of the area.

The portion of the Property west of Hunter Mill Road is located within the Greater Reston Community Planning Sector, which is designated primarily as Suburban Neighborhoods in the Concept for Future Development. Site Specific language for the portion of the Property located within the Greater Reston Community Planning Sector is as follows:

The area bounded by Hunter Mill Road, Lake Fairfax Park, Sunset Hills Road, and Lake Fairfax Business Park is planned for residential development at .2-.5 dwelling units per acre as shown on the Plan map. As an option, the southeastern portion of the area may also be appropriate for institutional or public uses if all adverse impacts are satisfactorily mitigated.

Uses requiring special permit or special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area. The



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cumulative effect of special permit and special exception uses should be considered prior to allowing additional uses of this type. The expansion of existing special permit and special exception uses should be considered on a case-by-case basis to determine if expanding the existing use will be in keeping with the low density residential character of the area.

Any improvement to Sunset Hills Road must be designed so as to not adversely impact the ability of the private school located on Tax Map 18-3((2))5 (formerly the Tara Reston Christian School) to operate at its authorized capacity (February 1988). Safe and convenient access for ingress and egress should be provided. Noise engineering studies should also accompany the corridor study which will have to be conducted for Sunset Hills Road in accordance with Transportation Policy 1b.

Transportation

In recognition of the monumental changes occurring in this part of the Hunter Mill District, in 2018 the Board of Supervisors adopted an amendment to the Comprehensive Plan calling for the relocation and expansion of Sunset Hills Road at its intersection with Hunter Mill Road to address decades-long congestion at the intersection of Hunter Mill Road and the Dulles Toll Road (the "2018 Plan Amendment"). In particular, the 2018 Plan Amendment recommends widening Sunset Hills Road from two lanes to four lanes and moving its intersection with Hunter Mill Road north to align with existing Crowell Road to provide greater distance between intersection of Sunset Hills Road and Hunter Mill Road and the entrance and exit to/from the Dulles Toll Road. A roundabout is planned where Sunset Hills, Hunter Mill and Crowell Roads would intersect. The 2018 Plan Amendment also recommends widening Hunter Mill Road from two lanes to four between the Crowell/Sunset Hills Road roundabout and the Dulles Toll Road. Taken together, these improvements would result in approximately \$70+ million worth of road and intersection improvements, although, to the best of the Applicant's knowledge, there are no public funds currently available to complete any of these planned improvements in the next decade and beyond.

Importantly, the 2018 Plan Amendment proposes to route relocated Sunset Hills Road through the SSPA Area, requiring the acquisition of +/- 14 acres of land for right-of-way along with additional acreage for temporary and permanent easements for construction, stormwater management and related needs. As discussed further below, the Nomination proposes to accelerate the regional road improvements adopted in the 2018 Plan Amendment using private funding and right-of-way dedicated as part of the development and redevelopment of the SSPA Area in exchange for the right to develop the SSPA Area at densities higher than the current Plan and zoning otherwise permit. Such an arrangement would allow the County to prioritize other infrastructure needs in the Dulles Toll Road corridor and beyond while leveraging private sector investment to complete the Sunset Hills Road relocation decades ahead of when it otherwise could be completed using public dollars.

Proposal



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While the existing Comprehensive Plan guidance promotes low-density residential uses, as reviewed above, the character of the SSPA Area will be transformed whenever relocated Sunset Hills Road is constructed. In recognition of this fact and as generally represented on the attached concept plans, the Nomination proposes to allow for a predominately residential community consisting of a range of single-family detached and single-family attached and/or stacked dwelling units, coordinated access and integrated open space throughout the SSPA Area. Key features of the Nomination include (a) potential dedication of right-of-way for and construction of relocated Sunset Hills Road through the SSPA Area consistent with the 2018 Plan Amendment, (b) the widening of Hunter Mill Road between Crowell Road and the Dulles Toll Road, (c) potential expansion and/or relocation of the Park Authority's athletic field facility currently planned for the east side of Hunter Mill Road, (e) potential development of additional recreational facilities west of Edlin School beyond those proposed by the Park Authority, and (f) potential convenience retail to serve the Property and surrounding communities, if desired and appropriate. A planned buffer along the northern edge of relocated Sunset Hills Road west of Hunter Mill Road will provide appropriate transitions to surrounding residential uses. Several streams and other natural features will be preserved as connected open spaces.

The Sunset Hills Road realignment will feature development of a new multi-use path to connect the SSPA Area, and existing surrounding uses, to Reston via the W&OD trail, allowing for safe and convenient bicycle access to employment and leisure opportunities in Reston Town Center and beyond. The trail connection also will facilitate connections to the Wiehle-Reston East Metro station, resulting in a net positive impact on transportation infrastructure through the contribution of both road and non-vehicular infrastructure. The Nomination will have a limited traffic impact on local roadways given the proximity to Dulles Toll Road to access community centers such as Reston and Tysons for major employment and leisure opportunities.

In addition to the regional transportation benefits, the Nomination also provides an option to relocate and/or expand the seven acres of land dedicated to the Park Authority for athletic fields to serve the greater Reston community. Notably, the Comprehensive Plan currently calls for development of at least twelve (12) athletic fields in Reston and the Silver Line corridor to accommodate the recreational needs of new residents living near the transit station areas. To date, the County has identified or secured ownership of only two athletic field sites, one at Isaac Newton Square and a second abutting the SSPA Area east of Hunter Mill Road (as depicted on the attached Concept Plan). One potential outcome of the Nomination is the expansion of the Park Authority's land at its present location east of Hunter Mill Road to provide additional space for a second athletic field and related improvements. Another potential outcome is the relocation of the Park Authority's land from the east side of Hunter Mill Road to the west side via land swap with the owner[s] of the SSPA Area. Such a relocation would place the athletic facility closer to the Reston residents it is intended to serve while acting as a buffer or transition between the existing development to the north and west. Such a relocation option is included in the Applicant's concept plan for discussion. The Nomination also includes approximately five acres west of Edlin School that could be added to the Park Authority's inventory and programmed to meet other recreation needs, such as sports courts, transitional passive recreation uses and the like.

Finally, the Nomination also will provide additional home ownership opportunities for persons in a broad range of income levels. Currently, more than 70% of Fairfax County's land area is



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planned and/or zoned for single family houses on lots one acre or greater in size. This artificial limitation on the supply of available housing drives up the cost of providing housing on the remaining 30% of available land, making it harder for young professionals and new families to secure home ownership opportunities. In turn, traditionally under-represented populations are squeezed out of the ownership market by higher-income purchasers who can afford the limited supply of new homes constructed in the County each year. To help address this disconnect, the Nomination proposes a range of housing types at multiple price points, including options for small-lot single family homes, attached/stacked townhouses and patio-style homes, all placing home ownership in reach of a segment of the housing market that frequently is forced to rent rather than own their home.

Relationship to Existing Policies and Objectives

The Nomination achieves the applicable “Major Objectives” listed for the Upper Potomac Planning District such as (i) “[l]imit[ing] redevelopment of...residential areas to intensities which will, upon redevelopment, result in acceptable levels of service and have minimal impact on stable residential areas, village centers, and other centers that serve villages or neighborhoods”; (ii) “[p]reserv[ing] stable residential areas through infill development of a character and intensity/density that is compatible with existing residential uses; and (iii) “creat[ing] additional parks, open space and recreation areas and acquire additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program”. The Nomination will provide compatible residential development that offers contiguous open spaces, whereas these open spaces would otherwise be unavailable through uncoordinated development within the SSPA Area.

Further, the Nomination advances the objectives of the County’s Policy Plan, most notably by offering a proposal that is in a location that is supported by the availability of transportation and public facilities (Comprehensive Plan Land Use Objective 1.b) and is consistent with the Plan’s Residential Development Criteria. More specifically, the site design features consolidation of several properties, a logical layout incorporating new road construction and appropriate relationships between yards, open space, and infrastructure, and amenities dispersed across the community (Residential Development Criteria 1.a-e).

The Nomination further promotes appropriate transitions to abutting and adjacent uses, offers similar setbacks and bulk/mass compared to surrounding uses, contains new transportation connections in and throughout the development, and uses the existing topography and preserves vegetative cover (Residential Development Criteria 2; Land Use Policy 8.a, 14.c). The Nomination respects the environment by protecting water features and accompanying Resource Protection Areas and will provide stormwater management in an area that presently has no such facilities (Residential Development Criteria 3,4).

A critical element of the Nomination is the construction of infrastructure and transportation improvements to include the realigned Sunset Hills Road and Hunter Mill Road intersection, which is identified in the Comprehensive Plan but unfunded. The Nomination also will include a multi-use path along Sunset Hills Road to provide non-vehicular connectivity within the SSPA Area (Residential Development Criteria 5; Land Use Objective 13.a; Comprehensive Plan



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Transportation Objectives 1.a, 1.b, 1.e, 4.a, 4.b, 4.d, 8.c). The impact on public facilities will be minimal given the superior location of the SSPA Area, although impacts will be evaluated during the development review process (Residential Development Criteria 6). Affordable housing will be provided in the Nomination (Residential Development Criteria 7), and Heritage Resources are not expected on the Property, although the Applicant acknowledges that Hunter Mill Road is designated as a Virginia Byway and development along this frontage will be sensitive to this designation (Residential Development Criteria 8).

The Comprehensive Plan acknowledges that land use patterns should increase transportation efficiency, enhance opportunities for county residents to live in proximity to their workplace, and maintain stability in established residential neighborhoods (Land Use Objective 6, 12.a). This Nomination achieves each of these goals as it offers modest residential development near a major transportation network and employment center, and development can capitalize on this transportation advantage (Land Use Objective 12.a). Currently, the Property is planned and zoned for the lowest level of density in the County despite being located within 1–1.5 miles of Metro, adjacent to bus service, and located next to an interstate-style highway. The Comprehensive Plan Land Use Policy Plan acknowledges that transit has not proven a viable alternative for a major portion of County commuters because the housing and employment areas not only are spatially separated from each other but developed at low densities. Thus, transit service is inherently less efficient and productive than would be likely in more concentrated, mixed-use settings containing 'missing middle housing, such as what the Nomination proposes for the SSPA Area.

As acknowledged the Comprehensive Plan Housing Policy Plan, there continues to be an insufficient supply of price-appropriate rental and for-sale housing in Fairfax County for all income levels, and higher densities can help to support housing affordability as the prices of new homes and the rents of new apartments are directly related to allowable density. Housing is needed, and even a modest amount of housing – greater than the lowest density planned in the County - will help achieve this goal, and particularly when these housing opportunities are near Mixed-Use Centers (Comprehensive Plan Housing Objective 2.a; Land Use Objective 3, 4a). The Nomination advances the Housing Strategic Plan by advancing strategy B.7 by allowing for "Missing Middle" housing types, as noted on page 15.

The Nomination provides considerable transportation benefits to the County chiefly by contributing a significant, unfunded regional road realignment for Sunset Hills that will otherwise go unachieved (Transportation Policy Plan 1.a, 1.b, 8.c). The Nomination would provide several secondary transportation benefits, supporting non-vehicular travel through the contribution of a multi-use path along Sunset Hills Road and facilitating non-vehicular travel by offering a modest increase in residential density adjacent to a bus line and within two miles of a Metro station (Transportation Policy Plan 1.e, 4.a, 4.d, 11.a), and consolidating driveway and private road accesses through coordinated development (Transportation Policy Plan 10.b). Public facilities will be supported through additional tax revenue, and public facility impacts will be evaluated and offset through the rezoning processes.

The Nomination is also in accordance with the applicable priorities in the County Strategic Plan, Housing Strategic Plan, and Economic Success Plan. The Nomination advances the goals of the



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County Strategic Plan in several ways. The Nomination will advance the Key Themes of Placemaking and the Community Outcome of Economic Opportunity (Strategic Plan, pg. 8,9) by responding to market demand and regional need for housing and creating a transit-accessible place where members of the community want to gather (Strategic Plan EO 4, pg. 17; EO 12, pg. 18; H 2, pg. 31). The Nomination advances the Key Theme of Sustainability by offering new residents access to nature and recreational amenities and experiences, while preserving tree canopy and stream corridors (Strategic Plan, pg. 14; HNL 22, pg. 35; E.7, pg. 28). The Property's proximity to transit and employment, combined with proposed connectivity improvements will increase transportation options for future residents and promote non-vehicular transportation options (Strategic Plan E.2, pg. 28; H 2, pg. 31; HNL 22, pg. 35; MT 1, MT 2, MT 5, MT 9, pg. 42). The Nomination responds to a county-wide shortage of housing and provides different types and affordability of housing near transit (HNL 1, 3, pg. 34).

The Nomination is consistent with the Economic Success Plan as it will advance the goals to "Create Places Where People Want to Be" through a vibrant and conveniently located community, and "Invest in Natural and Physical Infrastructure" through creating new transportation connections and open spaces. The Nomination specifically addresses Priority 2.2 on page 27 to "expand creation of livable, walkable communities that are aligned with transportation infrastructure" and to support the County's transit and multi-modal systems (Priorities 4.8, 4.10).

Conclusion

The Nomination presents a vision to provide smart growth in an area that has a transportation advantage, allowing for modest increases in density that will maintain compatibility with adjacent residences while offering a net gain in infrastructure and recreational contributions that would otherwise not be realized. The surrounding area has experienced changes in circumstances over the past several years, but with those changes come opportunity, and this Nomination responds to make better use of the land in a manner that is consistent with the adopted goals of varying County plans. The consolidation available in the SSPA presents a regionally significant opportunity to add housing where it is needed most. The Nomination has the consent of the participating property owners, and timing for implementation will be phased over approximately 5 to 10 years.

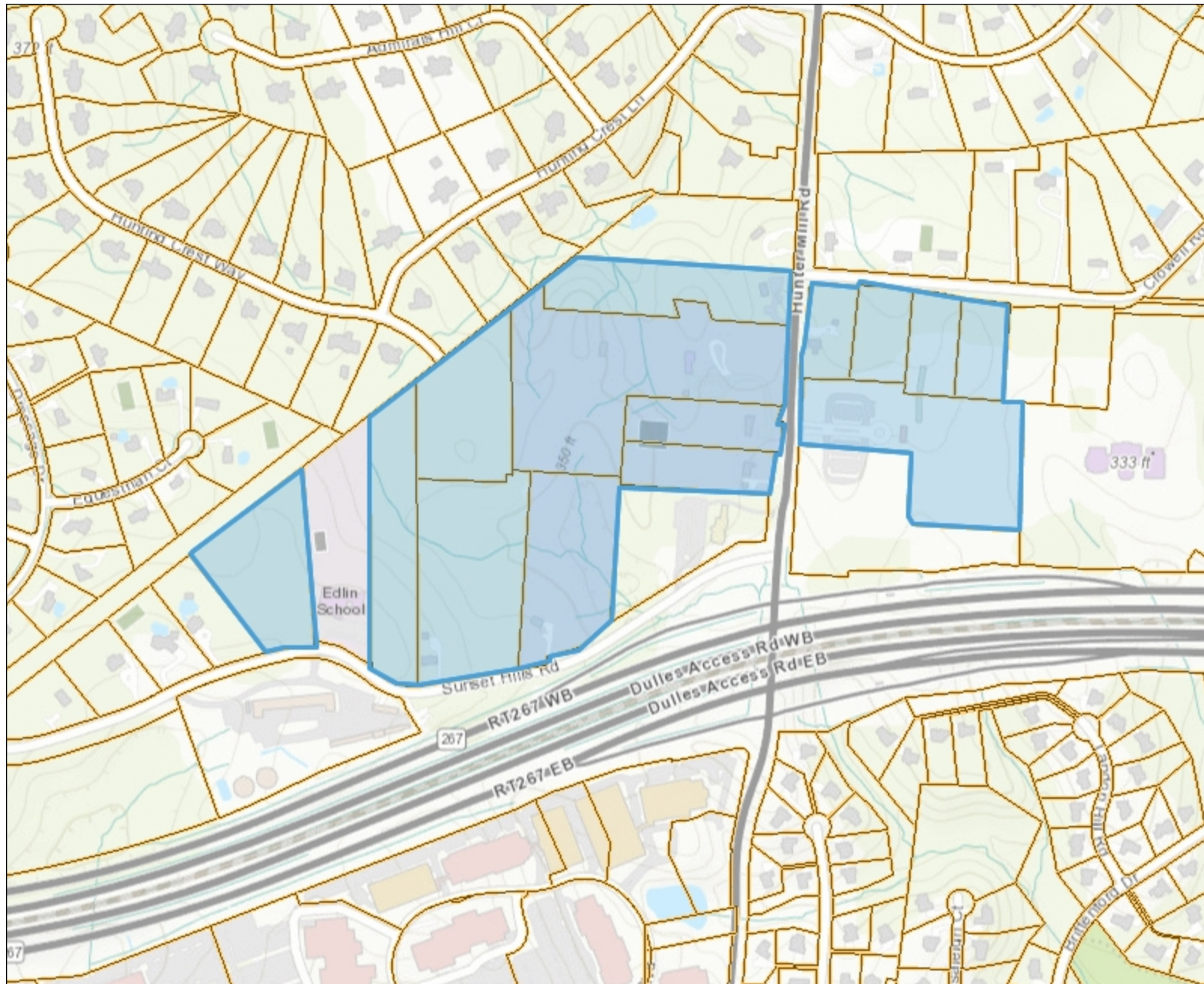
Sincerely

Mark C. Looney

MCL



Brookfield Washington SSPA Area



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: 10/27/2022

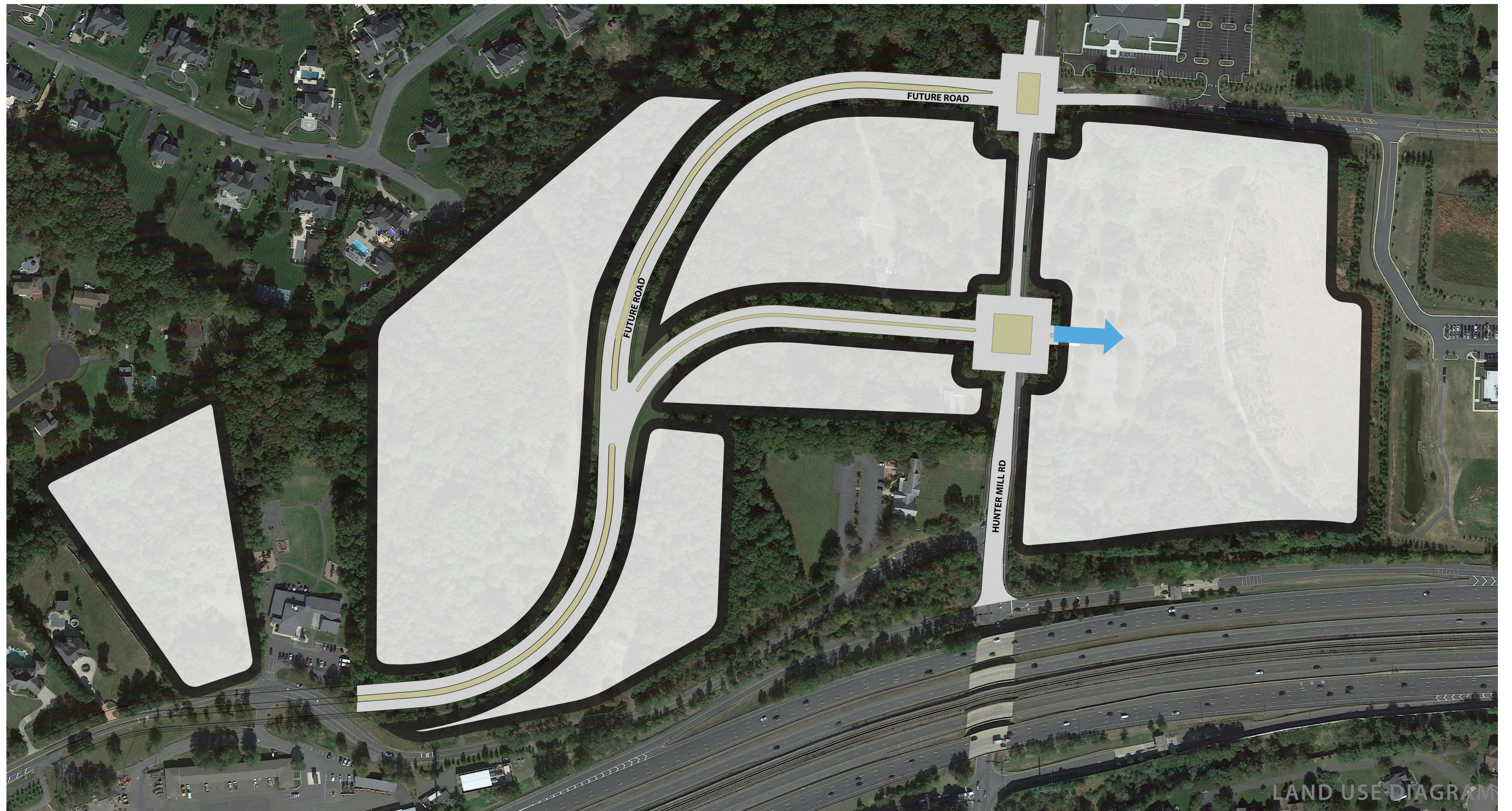
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FAIRFAX COUNTY, VIRGINIA

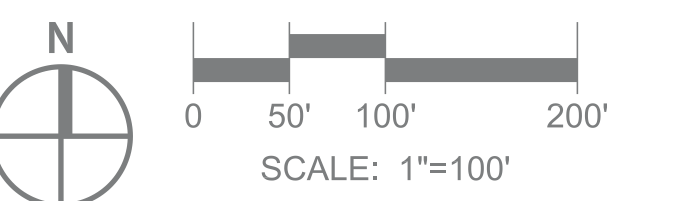
Brookfield
Residential

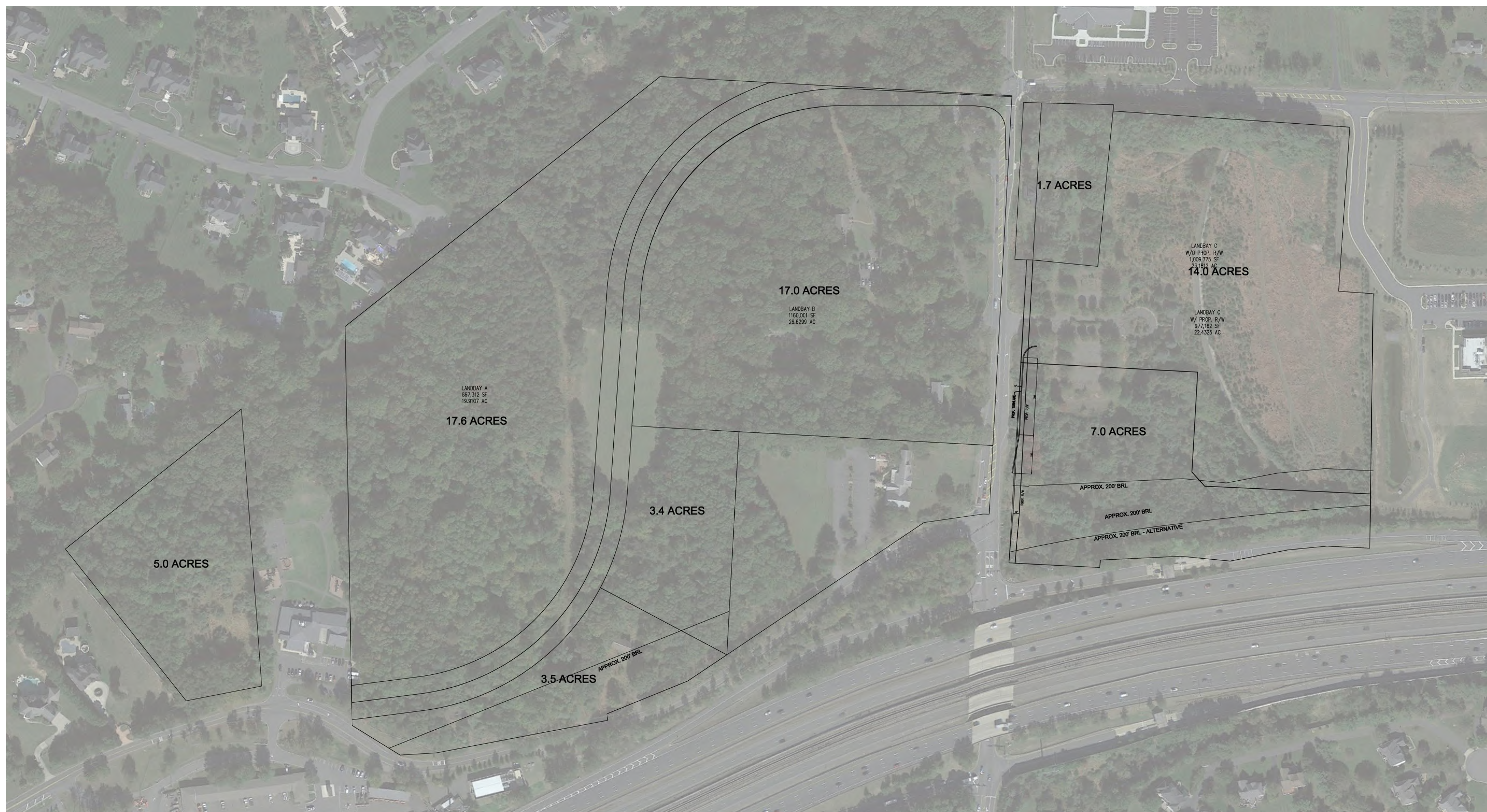
PROJECT NUMBER 22097.01 10/27/2022



HUNTER MILL

FAIRFAX COUNTY, VIRGINIA
ITERATION NO. 2





LAND USE DIAGRAM

HUNTER MILL
FAIRFAX COUNTY, VIRGINIA
ITERATION NO. 2











HUNTER MILL

FAIRFAX COUNTY, VIRGINIA
ITERATION NO. 2

SCHEME IV



Brookfield
Residential

22097 01 10/27/2022

October 24, 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**

To Whom it May Concern:

Hunter Mill Vista II LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((03)) 0002A, further referred to as 1620 Hunter Mill Road, Vienna, VA 22182 (the "Property").

Hunter Mill Vista II LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Hunter Mill Vista II LLC

By: Edward T. Laios

Name: EDWARD T. LAIOS

Title: MANAGING MEMBER

Telephone Number: 202 582 6299

Email Address: GILA@VISTAFUNDUSA.COM

Mailing Address: PO Box 10500, WASH DC 20020

October 24, 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**

To Whom it May Concern:

Hunter Mill Vista LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-4 ((01)) 0022 further referred to as 1621 Hunter Mill Road, Vienna, VA 22182 (the "Property").

Hunter Mill Vista LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Hunter Mill Vista LLC

By: Edward T. Laios

Name: EDWARD T LAIOS

Title: MANAGING MEMBER

Telephone Number: 202 582 6299

Email Address: GILA@VISTAFUND USA.COM

Mailing Address: PO Box 10500 WASH DC 20020

October 24, 2022

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12055 Government Center Parkway, Suite 700
Fairfax, Virginia 22035

Re: **Owner Consent for Site-Specific Plan Amendment**

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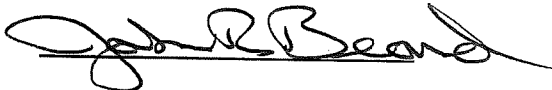
Catjen-HME LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-4 ((08)) 0001A further referred to as 1631 Crowell Road, Vienna, VA 22182 (the "Property").

Catjen-HME LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Catjen-HME LLC

By:



Name: John R Beard

Title: Manager

Telephone Number: 202-271-4144

Email Address: JRBeard@bdcfunding.com; HFBrandenstein@Venable.com

Mailing Address: Catjen LLC
c/o Henry F Brandenstein
Venable LLP
8010 Towers Crescent Drive
Tysons, VA 22183

October 24, 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**

To Whom it May Concern:

Catjen-HME LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-4 ((08)) 0002 further referred to as 1627 Crowell Road, Vienna, VA 22182 (the "Property").

Catjen-HME LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Catjen-HME LLC

By: 

Name: John R Beard

Title: Manager

Telephone Number: 202-271-4144

Email Address: JRBeard@bdcfunding.com; HFBrandenstein@Venable.com

Mailing Address: Catjen LLC
c/o Henry F Brandenstein
Venable LLP
8010 Towers Crescent Drive
Tysons, VA 22183

October 24, 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**

To Whom it May Concern:

Catjen LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((02)) 0004, further referred to as 10736 Sunset Hills Road, Reston, VA 20190 (the "Property").

Catjen LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Catjen LLC

By: 

Name: John R Beard

Title: Manager

Telephone Number: 202-271-4144

Email Address: JRBeard@bdcfunding.com; HFBrandenstein@Venable.com

Mailing Address: Catjen LLC
c/o Henry F Brandenstein
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Sincerely,

Catjen LLC

By: 

Name: John R Beard

Title: Manager

Telephone Number: 202-271-4144

Email Address: JRBeard@bdcfunding.com; HFBrandenstein@Venable.com

Mailing Address: Catjen LLC
c/o Henry F Brandenstein
Venable LLP
8010 Towers Crescent Drive
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12055 Government Center Parkway, Suite 700
Fairfax, Virginia 22035

Re: **Owner Consent for Site-Specific Plan Amendment**

To Whom it May Concern:

Catjen-HME LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-4 ((01)) 0026B1, further referred to as 1627 Hunter Mill Road, Vienna, VA 22182 (the "Property").

Catjen-HME LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Catjen-HME LLC

By: 

Name: John R Beard

Title: Manager

Telephone Number: 202-271-4144

Email Address: JRBeard@bdcfunding.com; HFBrandenstein@Venable.com

Mailing Address: Catjen LLC
c/o Henry F Brandenstein
Venable LLP
8010 Towers Crescent Drive
Tysons, VA 22183

October 24, 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**

To Whom it May Concern:

Catjen-HME LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-4 ((08)) 0003 further referred to as 1623 Crowell Road, Vienna, VA 22182 (the "Property").

Catjen-HME LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Catjen-HME LLC

By: 

Name: John R Beard

Title: Manager

Telephone Number: 202-271-4144

Email Address: JRBeard@bdcfunding.com; HFBrandenstein@Venable.com

Mailing Address: Catjen LLC
c/o Henry F Brandenstein
Venable LLP
8010 Towers Crescent Drive
Tysons, VA 22183

October 24, 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**

To Whom it May Concern:

Catjen LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((03)) 0003A, further referred to as 1624 Hunter Mill Road, Vienna, VA 22182 (the "Property").

Catjen LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Catjen LLC

By: 

Name: John R Beard

Title: Manager

Telephone Number: 202-271-4144

Email Address: JRBeard@bdcfunding.com; HFBrandenstein@Venable.com

Mailing Address: Catjen LLC
c/o Henry F Brandenstein
Venable LLP
8010 Towers Crescent Drive
Tysons, VA 22183

October 24, 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**

To Whom it May Concern:

Catjen LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((01)) 0005 further referred to as 1630 Hunter Mill Road, Vienna, VA 22182 (the "Property").

Catjen LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

Catjen LLC

By: 

Name: John R Beard

Title: Manager

Telephone Number: 202-271-4144

Email Address: JRBeard@bdcfunding.com; HFBrandenstein@Venable.com

Mailing Address: Catjen LLC
c/o Henry F Brandenstein
Venable LLP
8010 Towers Crescent Drive
Tysons, VA 22183

October 18, 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**

To Whom it May Concern:

G G Reston LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((02)) 0002A, further referred to as 10718 Sunset Hills Road, Reston, VA 20190 (the "Property").

G G Reston LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

G G Reston LLC

By: 

Name: Michael Dyer

Title: COO, T3 Land Solutions, Manager, G&G, LLC, Managing member, GG Reston LLC

Telephone Number: 703-230-1900 Ext. 2

Email Address: mdyer@gandgland.com

Mailing Address: 1420 King Street, suite 411, Alexandria, VA 22314

October 18, 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

To Whom it May Concern:

G G Reston LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((02)) 0006, further referred to as 10800 Sunset Hills Road, Reston, VA 20190 (the "Property").

G G Reston LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

G G Reston 5 LLC

By: 

Name: Michael Dyer

Title: COO, T3 Land Solutions, Manager, G&G, LLC, Managing member, GG Reston 5 LLC

Telephone Number: 703-230-1900 Ext. 2

Email Address: mdyer@gandgland.com

Mailing Address: 1420 King Street, suite 411, Alexandria, VA 22314

October 18, 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

To Whom it May Concern:

G G Reston LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((02)) 0001, further referred to as 10728 Sunset Hills Road, Reston, VA 20190 (the "Property").

G G Reston LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

G G Reston LLC

By: 

Name: Michael Dyer

Title: COO, T3 Land Solutions, Manager, G&G, LLC, Managing member, GG Reston LLC

Telephone Number: 703-230-1900 Ext. 2

Email Address: mdyer@gandgland.com

Mailing Address: 1420 King Street, suite 411, Alexandria, VA 22314

October 18, 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

To Whom it May Concern:

G G Reston LLC is the owner of a parcel identified as Fairfax County Tax Map Number 18-3 ((02)) 0004A, further referred to as 10700 Sunset Hills Road, Reston, VA 20190 (the "Property").

G G Reston LLC hereby acknowledges that Brookfield Residential Properties and its representatives have included the Property in a Site-Specific Plan Amendment nomination submitted to Fairfax County's Department of Planning and Development. We are aware of the contents of the nomination and agree to participate in the County's review of the nomination to the extent required or appropriate.

Sincerely,

G G Reston LLC

By: 

Name: Michael Dyer

Title: COO, T3 Land Solutions, Manager, G&G, LLC, Managing member, GG Reston LLC

Telephone Number: 703-230-1900 Ext. 2

Email Address: mdyer@gandgland.com

Mailing Address: 1420 King Street, suite 411, Alexandria, VA 22314

included under Land Use Recommendation #10 for the Hickory Community Planning Sector (UP3).

Development within Land Unit B and Land Unit C is appropriate at the high end of the density range only if the following conditions are met:

- Substantial, if not complete, consolidation of all parcels within each land unit as noted above and provision of interparcel access, coordination of lot layouts, pathways and circulation system with adjoining properties;
 - Substantial buffers are provided along the frontages of Leesburg Pike, Baron Cameron Avenue, and Hunter Mill Road;
 - To maintain the low density residential character of Hunter Mill Road and Leesburg Pike, larger lots should be located near these roadway frontages;
 - No commercial development should occur;
 - Substantial buffers are provided along Lake Fairfax Drive and Lake Fairfax subdivision, and lots abutting Lake Fairfax Drive and Lake Fairfax subdivision should be at least 25,000 square feet in size to foster compatibility with the surrounding community;
 - The approximately 30 acres of the area known as the Reston Pet Farm is an area amenity that should be preserved and incorporated into the development or else maintained as perpetual open space or public parkland, should Pet Farm operations cease; and
 - Satisfactory transportation improvements as determined by the county.
5. The area bounded by Hunter Mill Road, Lake Fairfax Park, Sunset Hills Road, and Lake Fairfax Business Park is planned for residential development at .2-.5 dwelling units per acre as shown on the Plan map. As an option, the southeastern portion of the area may also be appropriate for institutional or public uses if all adverse impacts are satisfactorily mitigated.

Uses requiring special permit or special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area. The cumulative effect of special permit and special exception uses should be considered prior to allowing additional uses of this type. The expansion of existing special permit and special exception uses should be considered on a case-by-case basis to determine if expanding the existing use will be in keeping with the low density residential character of the area.

Any improvement to Sunset Hills Road must be designed so as to not adversely impact the ability of the private school located on Tax Map 18-3((2))5 (formerly the Tara Reston Christian School) to operate at its authorized capacity (February 1988). Safe and convenient access for ingress and egress should be provided. Noise engineering studies should also accompany the corridor study which will have to be conducted for Sunset Hills Road in accordance with Transportation Policy 1b.