County of Fairfax, Virginia
Planning Commission Meeting
April 29, 2026
Planning Commission Action

SSPA 2023-III-11UP (PA 2023-00047)– SAMUEL MORSE DRIVE
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On April 29, 2026, the Planning Commission voted 8-0 (Commissioners Clarke, Cortina, Hancock and Thomas were absent from the meeting) to recommend that the Board of Supervisors adopt the Planning Commission alternative for SSPA 2023-III-11UP Samuel Morse Drive, as shown on the handout dated April 29, 2026.

ATTACHED DOCUMENTS:
Handout dated April 29, 2026

MJ

**PLANNING COMMISSION ALTERNATIVE: April 29, 2026**

**MODIFY:** Fairfax County Comprehensive Plan, 2026 Edition, Area III, Reston, as amended through September 10, 2024, Land Use and Design for the Transit Station Areas, Wiehle Transit Station Area:

**"Eastern Section between the TOD and the Proposed Extension of South Lakes Drive and North of the DAAR: (Office, Industrial, Institutional and Mixed-Use, 0.5 to 1.0 FAR)**

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 surrounded by approved, mixed-use development in the Wiehle Station East TOD area. See Figure 6: Wiehle Transit Station Area, Reston East located North and South of the DAAR.

As an option for Tax Map parcels 18-3 ((6)) 7A, 7B, and 7C located on Samuel Morse Drive, these parcels may be appropriate for residential redevelopment up to a 1.4 FAR with the following conditions:

- Provide vehicular access to the west, to improve circulation and connect to surrounding residential developments of similar scale.
- Establish a cohesive network of onsite urban parks in accordance with the Urban Parks Framework. Create high quality, meaningful and usable park space that serves the neighborhood and surrounding community.
- Extend Easterly Road from Reston Station Boulevard to Sunset Hills Road to provide a new road connection to the north, continuing the street grid. Once Easterly Road is completed including access for the parcels to the east, the existing Samuel Morse Drive access on Sunset Hills Road should be evaluated to consolidate access points.
- Provide a marked crosswalk on Sunset Hills Road at the intersection of Reston Station Boulevard.
- Encourage active transportation networks providing safe, comfortable and low stress connections. Provide an east-west pedestrian path along Sunset Hills Road, to create safe pedestrian connections to and from the Metrorail station to the west and the W&OD Trail to the east.
- Ensure street and streetscape design is cohesive with adjacent properties."

**COMPREHENSIVE LAND USE PLAN MAP:**

The Comprehensive Land Use Plan Map will not change.

**TRANSPORTATION PLAN MAP:**

The Countywide Transportation Plan Map will not change.