

# Reston Comprehensive Plan Amendment

Plan Amendment 2020-III-UP1



PLANNING & DEVELOPMENT



# Reston Comprehensive Plan Amendment Community Meeting

- |          |   |             |
|----------|---|-------------|
| <b>1</b> | Welcome and Introductions   | <b>5:00</b> |
| <b>2</b> | Staff Presentation <ul style="list-style-type: none"><li>- Background</li><li>- Task Force Recommendations</li><li>- Next Steps</li></ul> | <b>5:15</b> |
| <b>3</b> | Community Feedback and Q&A  | <b>5:45</b> |
| <b>4</b> | Conclusion  | <b>6:30</b> |

# WebEx Instructions

Questions and feedback will be monitored and relayed by staff in the order received and answered at the end of the presentation.

## Chat Function (Recommended)

1. Type the question into the chat whenever you'd like.
2. Staff will read aloud and answer.

## Raise Hand to Speak

1. Use raise hand function to raise your hand during the Q&A.
2. Staff will unmute and call on you.
3. You will then have the floor to speak.
4. Select the hand icon again to lower your hand.

## Call-In Questions

1. Press \*3 to raise your hand.
2. Staff will unmute and call on you.
3. You will then have the floor to speak.
4. Press \*3 to lower your hand

tap More options

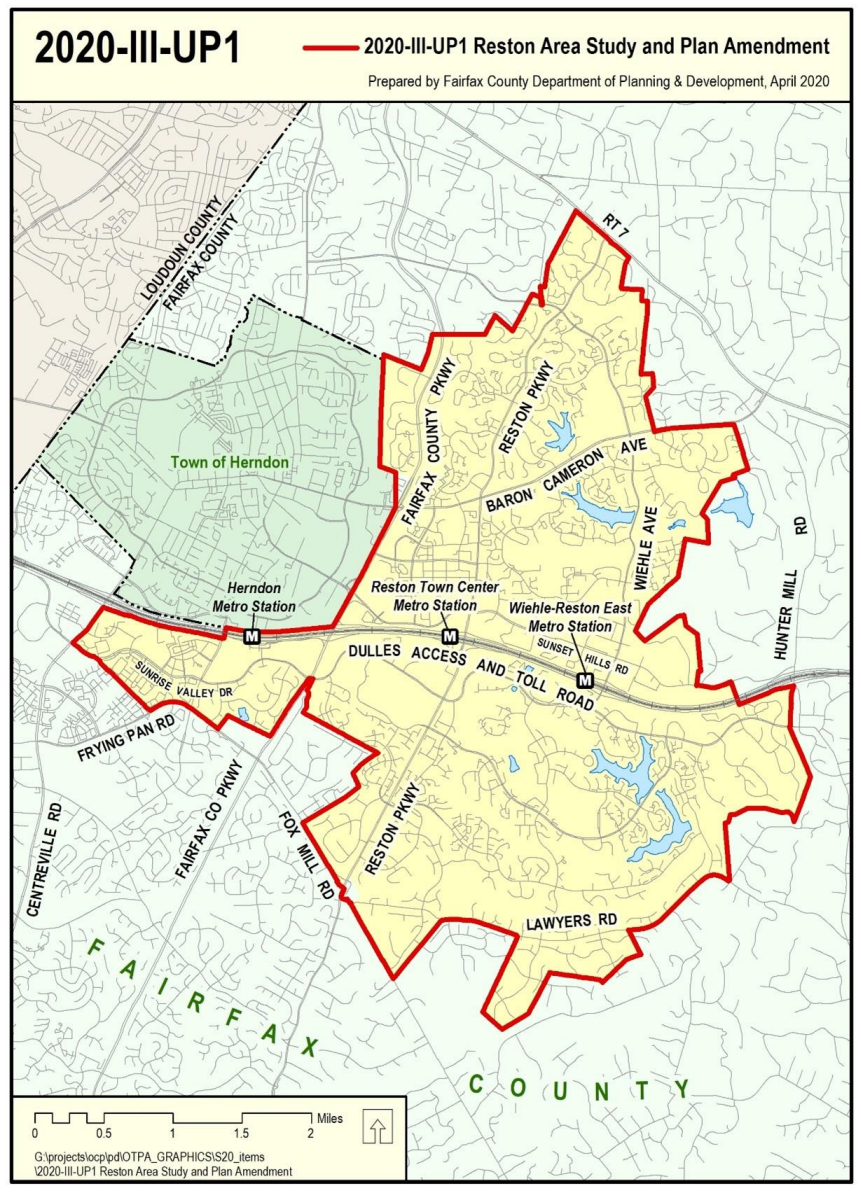


, then tap Raise hand



# Background

Jan. 14, 2020 – Fairfax County Board of Supervisors authorized a Plan Amendment to initiate a process for additional study and community input on the Comprehensive Plan for Reston.



# Comprehensive Plan Purpose

Includes long-term policies and recommendations for land development and preservation of resources.

## BOARD-ADOPTED GUIDANCE

used to make decisions about the county's built and natural environment.

## COMMUNITY- FOCUSED

reflects community's land use priorities, vision and goals.

## AMOUNT, TYPE, AND CHARACTER OF USES

geographic areas envisioned for growth, change, or to remain as is.

# Reston Study Task Force

- 31-member community task appointed and chaired by Supervisor Alcorn
- Due to the impacts of the COVID-19 pandemic all of the Task Force meetings were hosted on virtual platform
- Staff provided briefings on the Comprehensive Plan topics and provided resource support.
- The Task Force held 58 public meetings and dozens of working group meetings, most with staff between May 2020 and August 2022.
- The Task Force endorsed their proposed Comprehensive Plan language on August 22, 2022.

# Reston Study Task Force

- Task Force wrote/developed the proposed text, now available online for public feedback.
- Staff collaborated with the task force to further develop text for the Comprehensive Plan.
- Any differences between Task Force and staff recommendations will be highlighted in the staff report, published online this fall.



# Proposed Plan Amendment - Topics/Chapters

- **Revised language for these Plan topics:**

- Planning Principles
- Land Use
- Transportation
- Housing
- Parks and Open Space
- Environment
- Heritage Resources
- Public Facilities
- Public Art

- **New Plan language:**

- Community Health
- Equity
- Economic Development





# Planning Principles

The Planning Principles in the Adopted Comprehensive Plan were updated to ensure the principles will continue to guide Reston Development and result in developments that are harmonious with surrounding neighborhoods.

**The following Principles were added to address community health and equity in Reston:**

1. Health and wellness for all will be a high priority for the Reston community.
2. The dignity and worth of the individual will continue to be the focal point for Reston, creating opportunities to improve and enhance equity.

# Land Use Recommendations

Village Centers - Existing residential located adjacent to the non-residential areas will remain unchanged.

Proposals for new housing in the nonresidential areas will require an amendment to the Reston Comprehensive Plan before consideration.



# Land Use Recommendations

Recommendations for the Town Center North Non-TOD District; land area jointly owned by Fairfax County and INOVA

- Assigns all residential development to blocks 2, 4, and 6 (INOVA property).
- Recommends a maximum of 1,000 dwelling units (~ 20 dwelling units/acre) and 150,000 square feet of nonresidential development for Blocks 2, 4, and 6.
- Blocks 1, 3, 5, 7, 8, and 9 (County property) are reserved for civic uses with adequate ancillary retail.





# Land Use Recommendations

## Eastern Section between the TOD and the Proposed Extension of South Lakes Drive and North of the Dulles Toll Road:

- The proposed language adds a development option to permit redevelopment with residential uses up to 1.0 FAR.

## Roland Clarke Place Residential Mixed-Use Section:

- The proposed language would allow the provision of public uses to satisfy the required 25% non-residential uses required on the two parcels located South of the Dulles Toll Road, currently planned for residential-mixed use development with a total of 75% residential and 25% non-residential.



# Transportation Recommendations

The proposed updates to the Transportation recommendations for Reston include:

- Expanding the vision for a multimodal transportation system that provides safe, efficient, attractive, and dependable travel options in an equitable way for all current and future residents, employees, and visitors.
- Updating the active transportation and areawide public transportation guidance.
- Adding placemaking guidance and modifying the local street network in TSA areas.





# Transportation Recommendations

Adding community engagement recommendations for several existing improvement projects

Adding a tabular summary of roadway improvement recommendations and adding precedent and illustrative images.

The proposed changes include the addition of eight planning principles.



# Housing Recommendations

The proposed updates to the Housing Recommendations for Reston seek to advance the following goals:

- Maintain and preserve all existing market and committed-affordable housing, and
- Increase the production of new affordable housing units, especially in the mixed-use areas in the Transit Station Areas (TSAs).
- Affordable Housing for Vulnerable Populations
- Affordable Senior Housing
- The Task Force identified three follow-on motions to further Reston Housing goals.



# Housing Recommendations

Proposed update to Reston's Workforce Dwelling Unit recommendations:

- Outside of the Reston TSAs the proposed language remains consistent with the adopted Reston Plan recommendations and the Policy Plan Guidelines for the Provision of Workforce Dwelling Units (WDU).
- Within the Reston TSAs the proposed language recommends a minimum of 12 % of the residential units as affordable housing consisting of both ADUs and WDUs. For proposals at or above a 1.0 FAR, an increased proportion of affordable housing is expected to be provided as development intensities increase.



# Housing Recommendations

Average Median Income (AMI) targets for rental Workforce Dwelling Units within the Reston TSAs:

Income Tiers	Countywide Rental	Reston Rental TSA	Reston Rental Non-TSA
101-120%AMI			
81-100% AMI			
71-80% AMI	4% of total units	6% of total units	4% of total units
61-70% AMI	2% of total units	3% of total units	2% of total units
Up to 60% AMI	2% of total units	3% of total units	2% of total units
Total	8%	12%	8%

# Parks & Open Space Recommendations

The proposed updates to the Parks and Open Space Recommendations seek to advance the following goals:

- Preserve the natural features including forests, lakes and stream valleys.
- Provide consistent quality and quantity of parks, recreation and open space for all residents and employees in Reston, regardless of age, race and income levels.
- Plan for a variety of recreation experiences to serve all ages, backgrounds, interests and abilities to meet the needs of the culturally and economically diverse Reston community.



# Parks & Open Space Recommendations

Provide for indoor and outdoor cultural activities

Provide for community gathering spaces

Establish inclusive and equitable community engagement to inform and guide planning for parks, recreation and open spaces



# Parks & Open Space Recommendations

The Task Force recommendations propose the following amendments to the Adopted Reston Plan:

- Removes references to parks previously referenced in the Reston Plan (Lake Fairfax, Stratton Woods, and Fred Crabtree) because they are outside of Reston.
- Revises the athletic field guidance for Reston to recommend that based on the population needs as determined by the FCPA, at least 12 full athletic fields should be provided, including one in or nearby each of the three TSA's through development contributions of primarily land, new facilities, and improvements to increase capacity at existing facilities and secondarily, funds.



# Environmental Stewardship Recommendations

Specifies an environmentally related vision and planning principles expected to guide development in Reston

Introduces the concept of Biophilia and the certification of Reston as a Biophilic Community, emphasizing the benefits/necessity of human interaction with nature.

Offers insight into various environmental issues germane to the community, describes the challenges facing the community, and offers specific recommendations to address Reston's challenges.





# Environmental Stewardship Recommendations

The draft language addresses the following topics:

- Community design,
- Sustainable landscapes,
- Watersheds; water resources,
- Air and Climate, and
- Sustainability





# Heritage Resources Recommendations

The Task Force collaborated with staff to provide the following Heritage Resources updates to the Reston Area Comprehensive Plan:

- Language added regarding the reconnaissance-level architectural survey that was conducted by the Virginia Department of Historic Resources (VDHR) in 2019.
- The survey included buildings constructed between 1961 and 1978, which were the prime development years for Reston. In addition, a map was added in the text identifying the locations of previous survey efforts.



# Heritage Resources Recommendations

Language added regarding the recognition of Reston Center for Associations and Educational Institutions (RCAEI) Association Drive campus as a heritage resource, eligible for the National Register of Historic Places as determined by the National Park Service Keeper of the National Register.

The campus is significant in community planning and development as part of Robert Simon's original plan for Reston. Given the importance of the office park complex, the draft Plan recommends consideration of preservation and/or adaptive reuse with any potential development proposal.

# Heritage Resources Recommendations

Language added regarding the recognition of the Fairfax Hunt Club Property, which was previously recognized in a separate section of the Reston Plan.

The Inventory of Historic Sites map updated to include the United States Geological Survey (USGS) building, now listed on the National Register of Historic Places.



# Public Facilities Recommendations

The Task Force collaborated with staff to take an inventory of current and proposed public facilities for Reston to ensure the current and planned facilities will accommodate the development potential for Reston.

Language was added to ensure that the current and planned public facilities will adhere to the principles identified in this plan.



# Public Facilities Recommendations

The Public Facilities addressed in the Plan was expanded to include:

- Law Enforcement
- Libraries
- Health and Human Services
- Housing and Facilities for Homeless Population
- Public Recreational and Entertainment Facilities
- Water and Sewer
- Solid Waste and Recycling

# Public Art Recommendations

The Public Art recommendations in the Adopted Comprehensive Plan were updated to ensure:

- Developers coordinate public art projects with Public Art Reston early in the design process to assure they meet the Reston Public Art Master Plan criteria.
- Developers work with locally and nationally recognized artists and arts organizations early in the project design process to successfully integrate public art into proposed developments
- The Public Art Reston review process will remain transparent with public announcements for selections of public art projects, calls for artists and reviews of proposals.

# Community Health Recommendations

The Community Health Chapter is new to the Reston Comprehensive Plan.

The proposed recommendations aim to ensure that Planning and development in Reston prioritizes achieving health equity.

The objectives for the Community Health section of the plan are intended to benefit the health of everyone in Reston, regardless of race, income, age, immigration status, or any other measure.



# Community Health Recommendations

The objectives are provided in five interrelated sub-categories:

1. Health Care and Services
2. Active Living
3. Food Systems
4. Climate Health, Green Infrastructure, and Healthy Buildings
5. Social Cohesion



# Equity Recommendations

The Equity Chapter is new to the Reston Comprehensive Plan. The chapter builds on the concepts outlined in One Fairfax.

The proposed Equity recommendations are intended to continue Reston's long-standing commitment to removing barriers that perpetuate injustice in our society, and unite Reston around a shared set of goals for its future, and

To use planning to build a more inclusive economy and connect people to opportunity.

# Economic Development Recommendations

The Economic Development Chapter is new to the Reston Comprehensive Plan.

The Chapter is consistent with the current Fairfax County Policy Plan for Economic Development.

The Economic Development recommendations identified as necessary to support land use decisions in the Reston Comprehensive Plan are grouped together.

The recommendations identified as aspirational and apply to other Fairfax County organizations are also grouped together.

# Next Steps

## Community Engagement

Meetings & Public Comment period through October 28

## Staff Report

Published: September 2022

## Tentative Public Hearing Dates

Planning Commission: November 2, 2022

Board of Supervisors: December 6, 2022

**Visit & bookmark our webpage for the latest information:**

[fairfaxcounty.gov/planning-development/plan-amendments/  
reston-area-study](https://fairfaxcounty.gov/planning-development/plan-amendments/reston-area-study)



PLANNING & DEVELOPMENT

