

Reston Comprehensive Plan Amendment

Plan Amendment PA 2020-III-UP1

Hunter Mill Town Hall Meeting

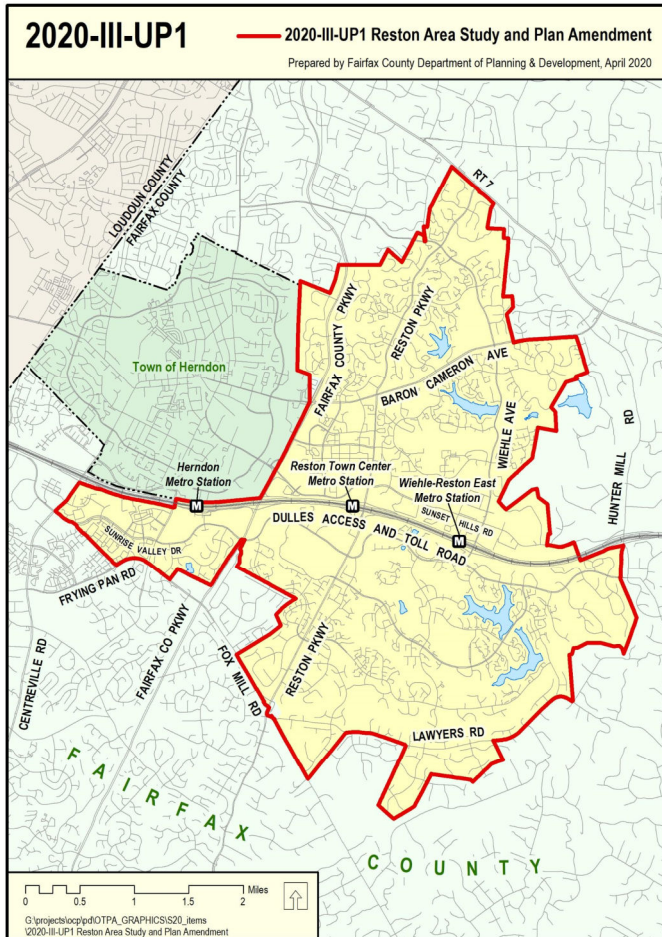
July 27, 2023



PLANNING & DEVELOPMENT



RESTON COMEPRHENSIVE PLAN AMENDMENT



The Reston area includes all the area within the planned community of Reston.

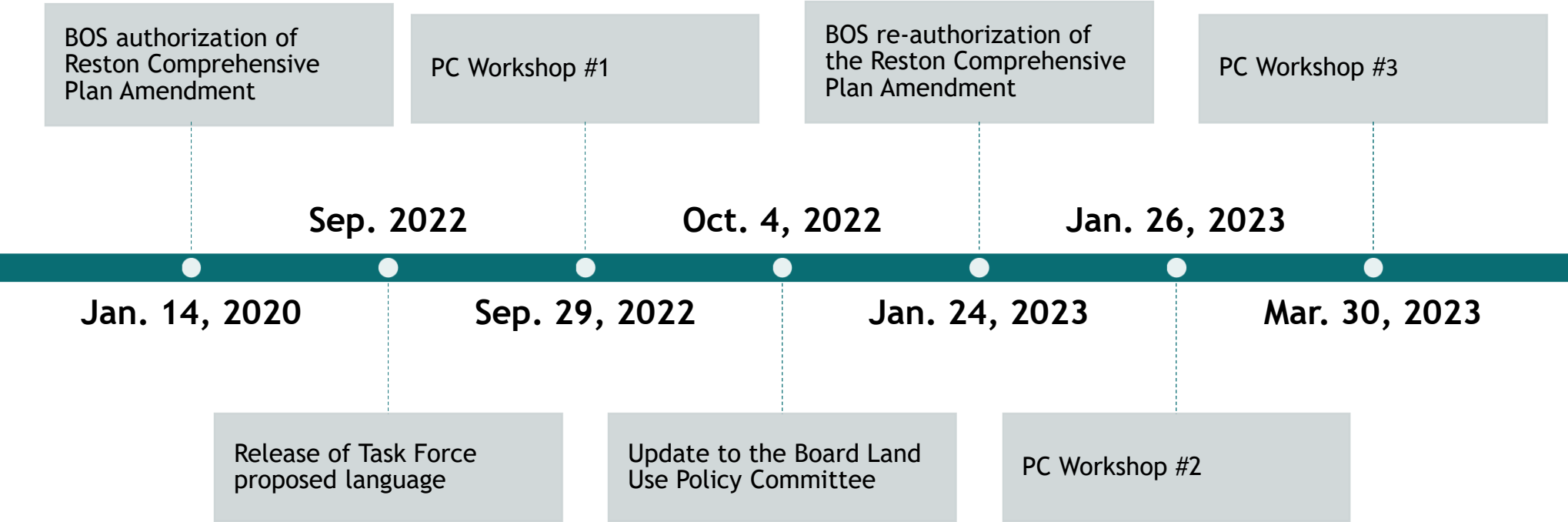
- Most land zoned Planned Residential Community (PRC).
- Five Village Centers, several Convenience Centers, and the Reston Town Center.
- Three designated Transit Station Areas (TSAs): Wiehle-Reston East, Reston Town Center, and Herndon.
- The TSA core area - designated as a Transit Oriented Development (TOD) District - is the approximately 1/4 mile surrounding each station.

Community Engagement

- In-person community meetings.
- Sought feedback on the Task Force language.
- Included the participation of Task Force members and County staff.
- Question-and-answer sessions were held at each meeting.
- Additional meetings sponsored by civic groups allowed Task Force members to present their recommendations.



MILESTONES



RESTON COMPREHENSIVE PLAN AMENDMENT PROCESS UPDATES



Staff Report Addendum

- Staff report addendum published June 13, 2023.
- The addendum supplemented the staff report for Plan Amendment 2020-III-UP1 published on May 24, 2023.
- Proposed modifications to the proposed Plan language into address comments received following publication of the staff report.





Proposed Staff Modifications

- Based upon the testimony provided at the June 14, 2023, public hearing and subsequent written comments, staff released additional proposed staff modifications to the Plan.
- The Planning Commission Alternative language, released on July 12, 2023, provides additional graphics, text, and corrections to the staff report.



Staff Recommended Modifications - July 12, 2023

Lake Ann Village Center



SWM Pond, Forest And Trail
Difficult Run Watershed



Grid of Streets and Placemaking



Publicly Accessible Open Space



Affordable Senior Housing
Lake Anne House



Town Center TSA Building



Staff Recommended Modifications - July 12, 2023

- Correct the reference to wetlands in the Herndon Station TOD Sub-District, noting it is private.
- Modify language indicating that along Sunrise Valley Drive, new buildings should have a setback that provides space for safe, convenient, and attractive pedestrian and bicycle facilities.
- Add clarification in the Stormwater Management section regarding the Resilient Fairfax Plan and the frequency and causes of urban flooding in Fairfax County.
- Edit the stormwater management guidelines to provide a combination of runoff volume reduction and peak flow and velocity reduction, to the extent feasible.
- Edit the text to add a reference noting that the Reston Association is a private homeowners association that owns, operates, and maintains 1,350 acres of parks, recreation, and open space facilities.

Planning Commission Recommendations

On July 19, 2023, the Planning Commission voted to RECOMMEND ADOPTION of PA 2020 III-UP1, as shown in the staff report, the staff report addendum, and the additional staff proposals dated July 12, 2023.

The Planning Commission also voted to APPROVE the following amendments to the main motion:

- Delete the street connection from American Dream Way to North Shore Drive, as shown on the maps on pages 82 and 83 of the staff report;
- Delete American Dream Way as a grid street, as shown on the maps on pages 82 and 83 of the staff report, and retain the street as a local street;
- Update the note shown in the staff report Figures 21 & 22, Wiehle Local Street Grid for the Association Drive Area, to refer to the “Land Use and Heritage Resources Chapters for recommendations”;
- Delete the first bullet under "Residential" on page 5 of the Draft Plan, as indicated in the staff report addendum dated June 13, 2023;
- Replace "to the extent practical" with "to the extent practicable" in the Stormwater Management section found on page 96 of the staff report; and
- Replace "to the extent feasible" with "to the extent practicable" in the latest staff recommended proposed changes to the Stormwater Management section in the additional staff proposal dated July 12, 2023.



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Planning Commission Follow-On Motion #1

The Planning Commission also voted to recommend that the Board of Supervisors direct the planning staff to pursue the following actions:

- Continue to work with the Fairfax County DOT, VDOT, Fairfax County Park Authority, Dominion Energy, and landowners to establish design standards and guidelines for improving pedestrian and bike access to the Reston Metro stations;
- Address the need for improved street lighting, new crosswalks, Americans with Disabilities Act accessible curb ramps, pedestrian refuge areas for streets with medians, appropriate bike lanes, signal timing, and pedestrian connections across the bridges over the Dulles Access Road;
- Address the need for improved design of streets for on street parking, pick-up/drop-off spaces for delivery vehicles and on street parking spaces to meet ADA requirements; and
- Prioritize streets for implementation to include Wiehle Ave, Reston Station Blvd, Town Center Parkway, Sunset Hills Rd, Sunrise Valley Dr, and adjacent local streets. This work should be part of ongoing activities, such as the Wiehle Avenue Improvement Project and the Active Fairfax Transportation Plan. The completed work should eventually be added to the Guidelines for Development: Reston Transit Station Areas.



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Planning Commission Follow-On Motion #2

The Planning Commission also voted to recommend that the Board of Supervisors direct the planning staff to pursue the following actions:

- Continue to monitor the relationship between residential and non-residential development to inform the review of pending Site-Specific Plan Amendments (SSPAs), and other new Development Plans;
- Create a balance between jobs and housing that reduces the impact of vehicular traffic on the transportation system, provides adequate contributions to the Silver Line by commercial development; and establishes a self-contained New Town, in the Reston Plan; and
- Monitor new developments in Reston to avoid prioritization of residential over nonresidential development, which may significantly change the land use relationships, as recommended in the Reston Plan.



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Next Steps

Board of Supervisors Public Hearing

- September 12, 2023, at 3:30 PM.

Reston Study Website:

- <https://www.fairfaxcounty.gov/planning-development/plan-amendments/reston-area-study>

Comments regarding the Reston Comprehensive Plan should be sent to the Office of the Clerk to the Board of Supervisors at:

- ClerktotheBOS@fairfaxcounty.gov



Staff Recommended Modifications - July 12, 2023

3-26 RESTON - TRANSIT STATION AREAS

GUIDELINES FOR DEVELOPMENT

3B Reston Town Center TSA | Central Sunrise Valley Non-TOD District

LAND USE GUIDANCE MAP

