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Department of Planning & Zoning**

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**STAFF REPORT
2008 – 2009 NORTH COUNTY AREA PLANS REVIEW**

SUPERVISOR DISTRICT(S): Hunter Mill

APR ITEM(S) : 08-III-4UP

NOMINATOR(S): John H. Thillmann, Initiative for Public Art in Reston (IPAR)

ACREAGE: NA

TAX MAP I.D. NUMBERS: NA

GENERAL LOCATION: Upper Potomac Planning District

PLANNING AREA: III

District: Upper Potomac

Sector: Reston (UP5)

Special Area: Reston-Herndon Suburban Center

ADOPTED PLAN MAP: NA

ADOPTED PLAN TEXT: Reston-Herndon Suburban Center's Transit Station Area's Design Review Guidelines provide guidance for public art. The Reston Community Planning Sector Plan text is silent on provision of public art.

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf>

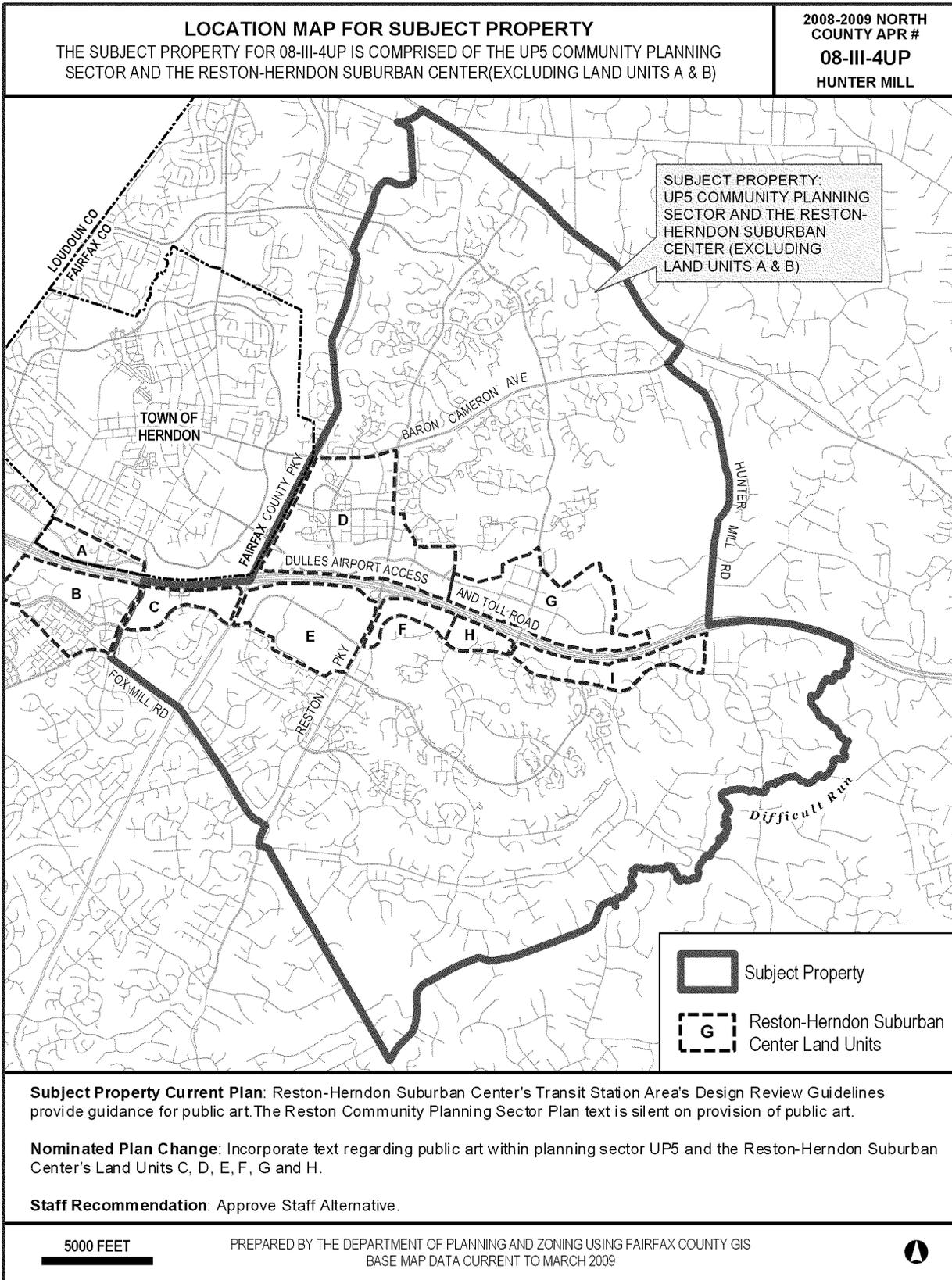
PROPOSED PLAN AMENDMENT: Incorporate text regarding public art within the Reston-Herndon Suburban Center's Development Review Guidelines section as well as within the Reston Community Planning Sector's (UP5) sector-wide recommendations. (For proposed Plan text see pages 22-23 of 2008-2009 Hunter Mill APR Nomination book or see link below)

<http://www.fairfaxcounty.gov/dpz/apr/2008northcounty/nominations/4up.pdf> (pages 8-9)

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination as submitted
 - Approve Staff Alternative
 - Retain Adopted Plan
-

Staff recommends approval of an alternative that was formulated in collaboration with the nominator.



CONTEXT

General Location:

The nominated properties consist of the entire Reston Community Planning Sector and the Reston-Herndon Suburban Center.

Existing and Planned Land Use and Zoning:

Subject Properties: The Reston Community Planning Sector is planned, zoned and developed with a variety of uses.

Adjacent Area:

North: The area to the north is mostly planned, zoned and developed with low-density residential uses.

South: The area to the south is mostly planned, zoned and developed with low-density residential uses.

East: The area to the east is mostly planned, zoned and developed with low-density residential uses.

West: The area to the west includes the Town of Herndon and is planned, zoned and developed with a variety of uses.

PLANNING HISTORY

On May 21, 2001 Plan Amendment S98-CW-4CP was adopted. This amendment added language that focused on providing more guidance for development around the proposed transit stations in the Reston-Herndon Suburban Center. The added language supported the proposed transit system by providing transit-related development options as well as transit station area guidance. Design guidelines for transit station areas were included in this amendment. One of the design guidelines included open space guidelines containing language encouraging public art/sculpture being incorporated into all open space.

The areas of the Reston-Herndon Suburban Center outside of the Transit Station Areas do not have any Plan guidance for public art. The Reston Community Planning Sector, which consists of almost all of master planned Reston and a few abutting residential neighborhoods, does not include Plan guidance for public art.

ADOPTED COMPREHENSIVE PLAN TEXT

The adopted Plan text for the nominated area, including the Reston-Herndon Suburban Center and the Reston Community Planning Sector, contains very little guidance on the provision of public art in Reston. See Attachment 1 for adopted Comprehensive Plan text.

NOMINATED PLAN AMENDMENT

The nomination submitted by the Initiative for Public Art in Reston (IPAR) proposes to incorporate text regarding public art within the Reston-Herndon Suburban Center's Development

Review Guidelines section as well as within the Reston Community Planning Sector's (UP5) sector-wide recommendations.

ANALYSIS

Currently there is very little guidance within the Comprehensive Plan for the provision of public art within the Reston area. Within existing Plan text, the Reston-Herndon Suburban Center's Transit Station Area's Development Review Guidelines provides limited guidance on the provision of public art. Staff is supportive of the desire to highlight the important role that public art has played and should continue to play in Reston. In addition, staff supports referencing the collaborative efforts of IPAR in developing their document entitled, "A Master Plan for Public Art" and highlighting its usefulness as a resource for future development in Reston.

The nomination's initial proposed Plan text was generally supported by staff except for a few minor points. Staff met with the nominator to discuss these points and, in collaboration with the nominator, formulated alternative text for consideration.

RECOMMENDATION

Staff recommends approval of an alternative to the nomination as submitted. This alternative recognizes the significance of public art in Reston and its significance in the future.

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 6-30-2008, Reston-Herndon Suburban Center and Transit Station Areas, Development Review Guidelines, p. 27:

"Urban Design

Providing for good urban design exemplified by high quality site design that is both pedestrian-friendly and transit-oriented is a major objective of the Transit Station Areas Plan recommendations. Through redevelopment and new development on vacant parcels, there are opportunities to implement the vision for future development of the Transit Station Areas through coordinated development incorporating high quality design. Consideration should be given to providing a better interrelationship among buildings and sites, implementing areawide open space and pedestrian circulation systems, and providing for plazas and other elements that characterize a pedestrian- and transit-friendly environment. Urban design guidelines that apply specifically to the Transit Station Areas and generally to the other areas in the Suburban Center are provided after the land unit recommendations. They should be used in evaluating all development proposals in the three Transit Station Areas in the Reston-Herndon Suburban Center (as well as the Route 28/CIT Transit Station Area), which involve new development or redevelopment that increases intensity/density above the baseline recommendation, increase height or substantially change the design of previously approved development projects.

Public art has been a component of the effort to achieve quality urban design in Reston since the community's inception. In order to continue to realize the goal of making Reston a vibrant place to live, work and play, public art should be encouraged in future development in Reston.

The Reston community under the leadership of the Initiative for Public Art in Reston (IPAR), developed a Public Art Master Plan which establishes a process for planning and commissioning public art including community roles as well as collection management. The Plan also suggests working zones on where to focus efforts. The IPAR Plan should be used as a guide for public art efforts in the establishment of public art and as a resource for the review of new development and redevelopment proposals within the Master Plan area.

LAND UNIT RECOMMENDATIONS

The Reston..."

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, Amended through 6-30-2008, UP5-Reston Community Planning Sector, Sector-wide Recommendations, p. 137:

“Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 48. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Public Art

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Trails

Trails planned..."

Attachment 1

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The Comprehensive Plan Map shows the subject areas as planned for a variety of uses.