



County of Fairfax, Virginia

MEMORANDUM

DATE: June 30, 2009

TO: Board of Supervisors

FROM: James P. Zook, Director
Department of Planning and Zoning (DPZ)

RE: Proposed Scope and Schedule for Reston – Dulles Corridor Special Study

On May 18, 2009, the Board authorized a special study of the Reston segment of the Dulles Corridor that would be conducted in conjunction with the review of the Reston Master Plan. This study would look at the 20 North County Area Plans Review (APR) nominations that were submitted as part of that process but were deferred by the Planning Commission with a recommendation to the Board of Supervisors that they be considered as part of a special study. This special study will include not only the nominated properties but generally all properties in the Dulles Corridor between Centreville Road and Hunter Mill Road. The proposed special study boundary is depicted on the map shown in Attachment 1. In the authorization, the Board asked staff to return by the end of June with information regarding the scope and proposed schedule for the study. The Board also asked staff to identify additional funding that would be needed to conduct the study.

Background:

The Department of Planning and Zoning (DPZ) has been working with Supervisor Hudgins and the Reston community to develop a process to review the Reston Master Plan. Last October, DPZ staff outlined for the community a planning process for the Reston Master Plan review that would consist of four major segments, including: a land use college and existing conditions analysis; a review of planning principles for Reston and the planning for the Reston residential neighborhoods; a review of the planning for the Town Center and the Reston areas along the Dulles Corridor; and, a review of the Reston Village Centers (A map of the Reston Master Plan Area is shown in Attachment 2.) This approach was based on comments and suggestions made during a series of focus group discussions that were conducted with various segments of the Reston community. Since the special study focuses on the Reston portion of the Dulles Corridor it can be easily incorporated into the proposed process for reviewing the Reston Master Plan by

reordering the timeframes that the proposed segments are considered. The Reston Land Use College and the existing conditions analysis has already started and will continue to be the first segment of the master plan review. However, we will reorder the second and third segments such that the review of the Town Center and Reston portion of the Dulles Corridor (the special study area) will be conducted next, to be followed by the review of the residential neighborhoods and then to be followed by the review of the Village Centers. As part of the review of the Town Center and Reston-Dulles Corridor area we will look at the planning principles for Reston and recently adopted county policy for such things as Transit Oriented Development (TOD), workforce housing, and green buildings. The purpose will be to identify issues and community desires that will help guide the direction and content of the Plan.

Study Scope:

The Reston Town Center and the Reston-Dulles Corridor is shown in Attachment 1. This area encompasses the portion of the Dulles Corridor that includes the three Reston area rail stations (Wiehle Avenue, Reston Parkway and Herndon-Monroe stations) as well as the area just west of Monroe Street that is related to the Herndon-Monroe station area although it is not considered a part of Reston.

The fourth station in the Dulles Corridor, the Route 28/CIT station area, is also shown on Attachment 1. This station area is being reviewed through other on-going efforts. The north side of the station area is currently the subject of several 2008-2009 North County Area Plan Review items in the Dranesville District that are being reviewed by the Dranesville APR Task Force which has been expanded to include representation from the Town of Herndon. In addition, there is a pending Plan Amendment authorized for the south side of the Route 28/CIT station area (S07-III-UP2, authorized by the Board on December 3, 2007). Staff has recommended to Supervisor Hudgins that the scope of this plan amendment be expanded as shown in Attachment 1 to allow for a more comprehensive evaluation of the Plan recommendations in the Route 28/CIT station area. We anticipate that a Board Matter to this effect will be brought forward for consideration at the July 13, 2009 Board of Supervisors meeting.

These combined planning activities will ensure that all of the properties in the Dulles Corridor that are within the existing and proposed rail tax districts are being reviewed to consider changes to the Comprehensive Plan that will promote high-quality, pedestrian-oriented, mixed-use development in line with the construction and operation of the Dulles Rail Project.

Study Schedule:

The proposed schedule for this study is shown in Attachment 3. As stated previously, the first phase of the study includes the Reston Land Use College and the preparation of existing conditions data, both of which were started in June and should be completed by the end of October 2009.

From October through December 2009, activities will include community engagement regarding planning principles and objectives and the development of a public outreach and participation process for the review of the land use recommendations (including the APR nominations) for the Reston station areas and the Town Center. We anticipate that during the first part of 2010, we will conduct a series of public workshops for the Town Center and the area along the Dulles Corridor associated with the three Reston station areas. These workshops will be designed to actively engage with property owners and those who live and work in the surrounding areas in the consideration and development of proposed changes to the Plan.

The last part of this review phase will be to develop draft Plan text and to conduct the 527 transportation impact analysis for the new proposed land use recommendations for the Town Center and transit station areas. We anticipate that this part of the process will be conducted from May through August 2010. The Planning Commission consideration of proposed amendments to the Plan is envisioned to take place in September or October 2010 with consideration by the Board of Supervisors in November or December 2010.

Consultant Assistance:

Staff has identified a need for consultant assistance in the following areas:

- jobs and housing forecasting;
- community participation and public outreach assistance;
- transportation analysis; and
- urban design assistance.

We anticipate that the total cost for this assistance will be approximately \$200,000 to \$250,000. Staff's ability to conduct this study in the manner and timeframe outlined in this memorandum is highly dependent upon the ability to call upon this outside consultant assistance.

Unless otherwise directed by the Board of Supervisors, staff will proceed with the Reston-Dulles Corridor Transit Station Area special study for the area depicted on the map in Attachment 1 and according to the schedule in Attachment 3.

Enclosures: Attachment 1: Map of proposed boundary of the Reston-Dulles Corridor special study (dated June 17, 2009)
Attachment 2: Map of the Reston Master Plan review area
Attachment 3: Proposed Schedule for Town Center and Reston-Dulles Corridor portion of the Reston Master Plan review

cc: Anthony H. Griffin, County Executive
Robert A. Stalzer, Deputy County Executive

Katherine D. Ichter, Director, Fairfax County Department of Transportation
(FCDOT)

Daniel B. Rathbone, Director, Transportation Planning Division (TPD), FCDOT

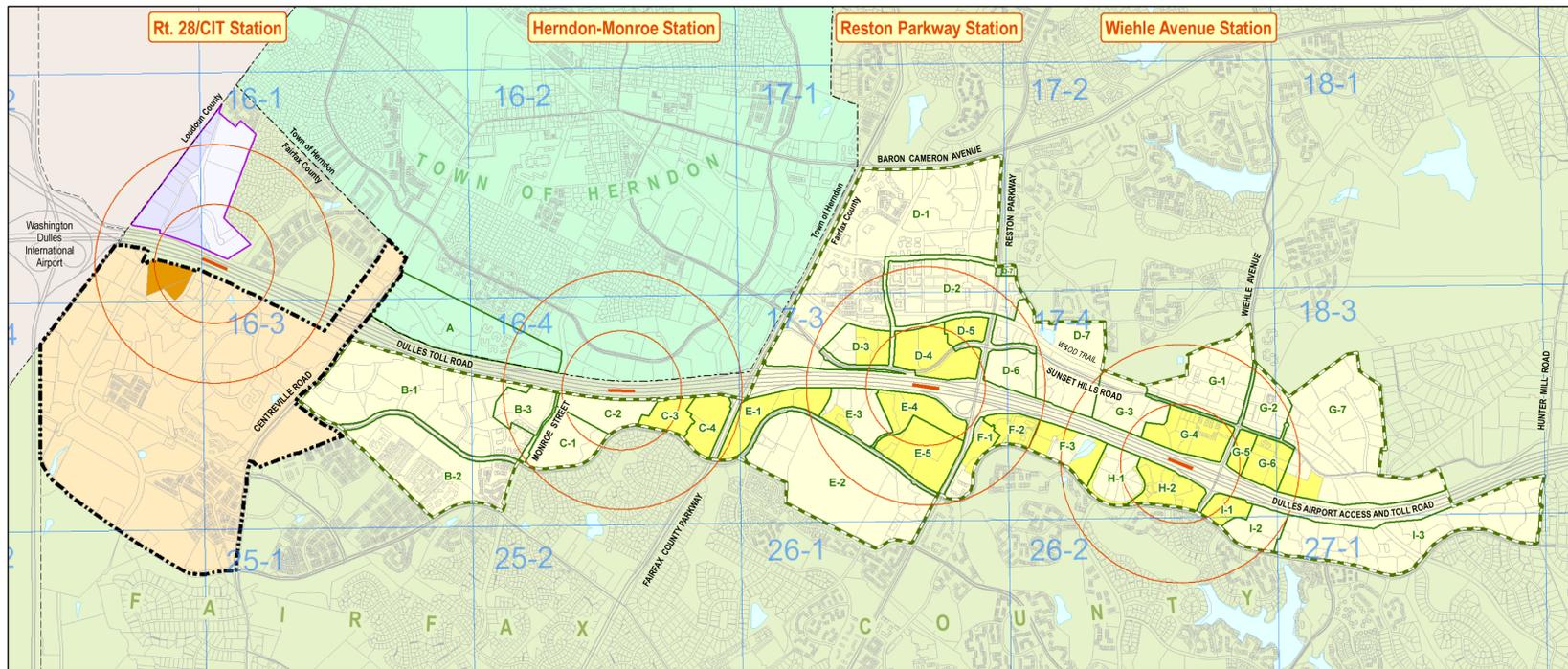
Leonard Wolfenstein, Chief, Transportation Planning Section, TPD, FCDOT

Richard F. Stevens, Dulles Rail Project Coordinator, FCDOT

Fred R. Selden, Director, Planning Division (PD), Department of Planning and
Zoning (DPZ)

Heidi T. Merkel, Senior Planner, PD, DPZ

A. Faheem Darab, Planner II, PD, DPZ



Reston-Dulles Corridor Special Study

Fairfax County, Virginia, June 17, 2009



Map prepared by
Department of Planning & Zoning
June 2009

G:\projects\scop\pdp\projects\2008\Graphics_2008-9_North_Co_APR\Special_Study\Reston-Dulles_Corridor_Special_Study_6-17-2009.mxd

Legend

Special Study Boundary

Reston-Herndon Suburban Center Land Units and Sub-units

Note: Land Unit A is not part of special study. Planning responsibility for Land Unit A has reverted to the Town of Herndon.

Group of twenty deferred Hunter Mill APR Items in the Reston-Herndon Suburban Center

Northern Portion of Rt. 28 / CIT Station Area

Group of three Dranesville APR Items in the Rt. 28 / CIT Station Area

Plan Amendment S07-III-UP2 Rocks Site, Dulles Suburban Center, Land Unit A Authorized on December 3, 2007

Proposed Boundary of Expanded Plan Amendment S07-III-UP2

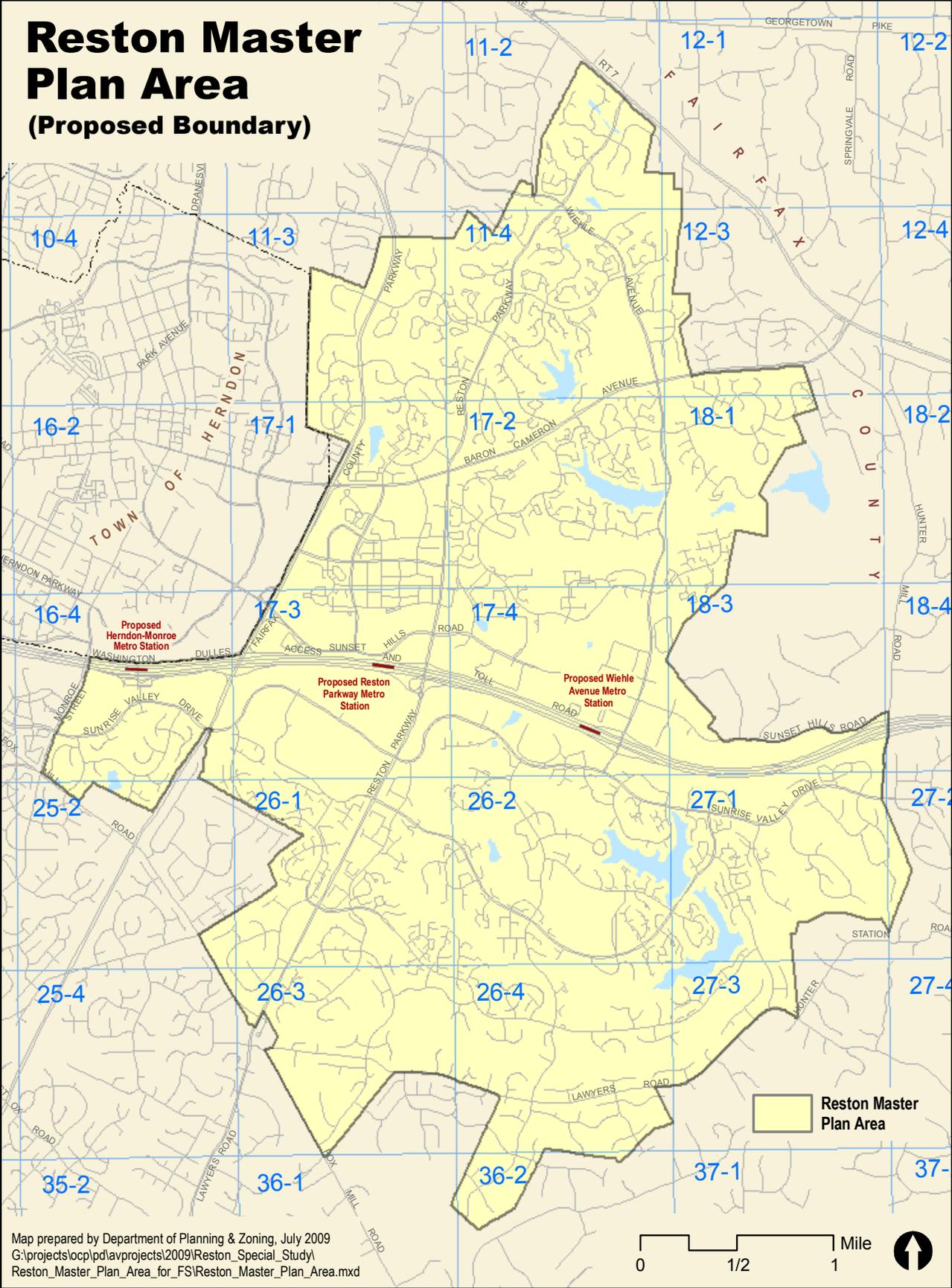


General Location Transit Station Platforms

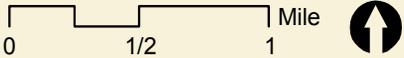
Circles denote 1/4 and 1/2 mile distances from center of station platform

Reston Master Plan Area

(Proposed Boundary)



Map prepared by Department of Planning & Zoning, July 2009
G:\projects\ocp\pd\lav\projects\2009\Reston_Special_Study\
Reston_Master_Plan_Area_for_FS\Reston_Master_Plan_Area.mxd



*June 30, 2009***Proposed Schedule for Reston-Dulles Corridor Special Study:**

- June-Oct. 2009:
- **Land Use College**
 - **Existing Conditions Data Collection**
Land Use and Transportation
- Sept.-Oct. 2009:
- **Task Force/Advisory Group Formation**
- Oct.-Dec. 2009:
- **Analyze Existing Conditions and Trends**
Including initial development impact analysis
 - **Community Engagement**
Discussion of planning objectives, job and housing growth forecasts, consistency with recently adopted County policies (e.g. TOD Policy)
 - **Develop public participation process**
- Jan.-Apr. 2010:
- **Town Center and Corridor area workshops**
Discuss future growth and provide opportunities for landowners/APR nominators to present their concepts for future development of their land
- May – Aug. 2010:
- **Evaluate development impacts and identify mitigation measures**
 - **Develop proposed Plan recommendations**
 - **Conduct “527” transportation impact analysis**
- Sept./Oct. 2010:
- **Planning Commission public hearing**
- Nov./Dec. 2010:
- **BOS public hearing**