



Alliance of Reston Clusters and Homeowners
Supporting Homeowner Groups in All of Reston's Neighborhoods

10 September 2013

The following below italicized represents an ARCH recommended insertion into the Comprehensive Plan wording and is a follow-on to ARCH's Issues Bulletin 2013-1 to the Task Force and Supervisor Hudgins (Attached) outlining this organization's position and rationale regarding Architectural Design Review and Homeowner Association Membership for new development within the Reston Center for Industry and Government (RCIG).

Recommended Insertion 1. below is recommended as a lead-in paragraph under the Urban Design section on page 29 of version 5 of the draft comp plan text. This insertion applies to non-residential properties only. **Recommended Insertion 2.** Below is recommended for insertion into the Implementation Section of the Revised Comprehensive Plan. This insertion applies to residential property development.

Note that, while the Phase I study area does not coincide with RCIG boundaries, the areas-- within Phase I Study Area and outside of the RCIG-- are already governed by respective Homeowners Association Design Guidelines and homeowner association governance.

Further, with the understanding that the Reston Town Center Homeowner Association may be willing to relinquish homeowner association governance to the Reston Association for residential development South of the Toll Road, **Recommended Insertion 2.** assumes that concession

Please insert the following:

Recommended Insertion 1. : *"With regard to design review of non-residential properties within the Reston Center for Industry and Government (RCIG), all non-residential development will be reviewed by the Reston Association Design Review (DRB) Board.*

The Reston Association DRB will prepare reports to the Hunter Mill District Supervisor with regard to compliance of those developments to their respective Design Guidelines and make recommendations, as appropriate, to the Supervisor and Reston Planning and Zoning Committee.

Recommended Insertion 2. : *"Fairfax County will mandate, through the proffer process, that all residential development, within the RCIG, be subject to the Reston Association Deed of Dedication, and therefore subject to the covenants contained therein."*

Sincerely,

GERALD R. VOLLOY, President

Alliance of Reston Clusters and Homeowners