



# Reston Land Use College

*Understanding the  
Comprehensive Plan  
September 22, 2009*

# Welcome



- **Heidi Merkel**  
Planning Division,  
Department of Planning and Zoning (DPZ)

# Tonight's Presenters



- **Sandy Stallman**

Fairfax County Park Authority

- **Leonard Wolfenstein**

Fairfax County Department of Transportation

# Land Use College Schedule



- **September 29 – Understanding Reston’s Zoning**
  - **Zoning Ordinance**
  - **Review of Development Proposals**

# Overview

- **Understanding the Comprehensive Plan**
- **Planning for Parks**
- **Transportation Planning for the Comprehensive Plan**

# Purpose of the Comprehensive Plan

- **Guide for the County's future development**
- **Statutory mandate**
  - **Required by the Code of Virginia to shape the orderly development of the County**
- **Long-range time frame, 30 years**
  - **Does not specify when development will occur**

# Fairfax County Comprehensive Plan

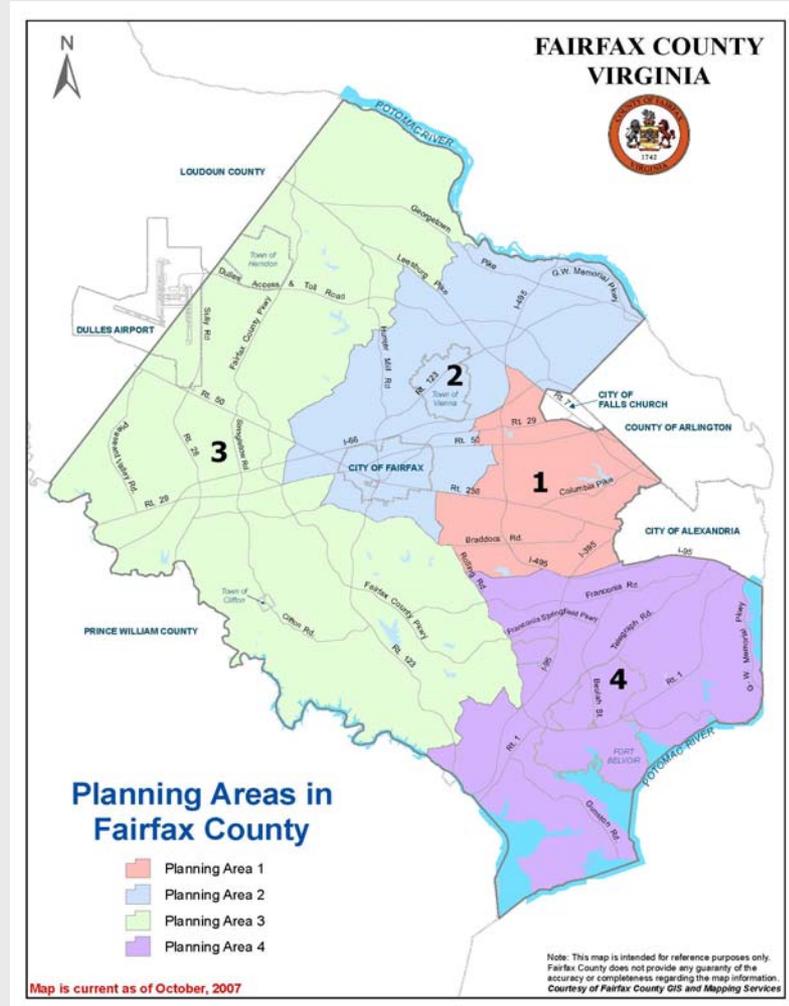


- **Policy Plan**
- **Four Area Plans (I, II, III, IV)**
  - Area specific recommendations
  - Some site specific recommendations
- **Comprehensive Plan Map**
- **Transportation Plan Map**
- **Trails Plan Map**

# How the Plan is Organized



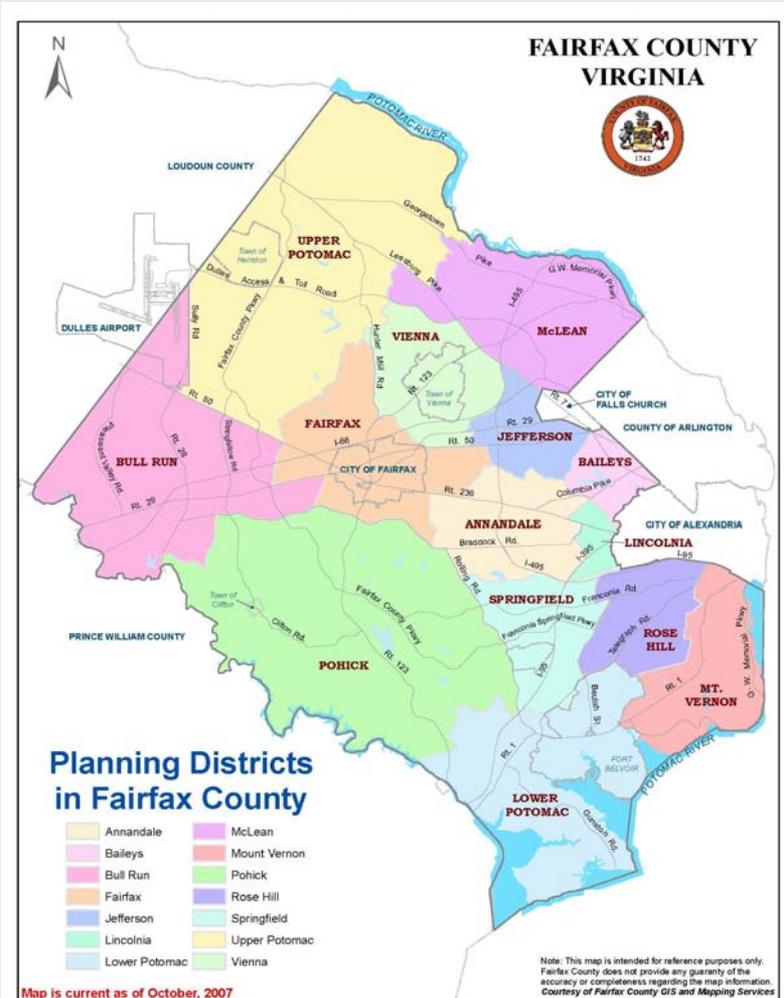
## ■ Four Planning Areas



# How the Plan is Organized



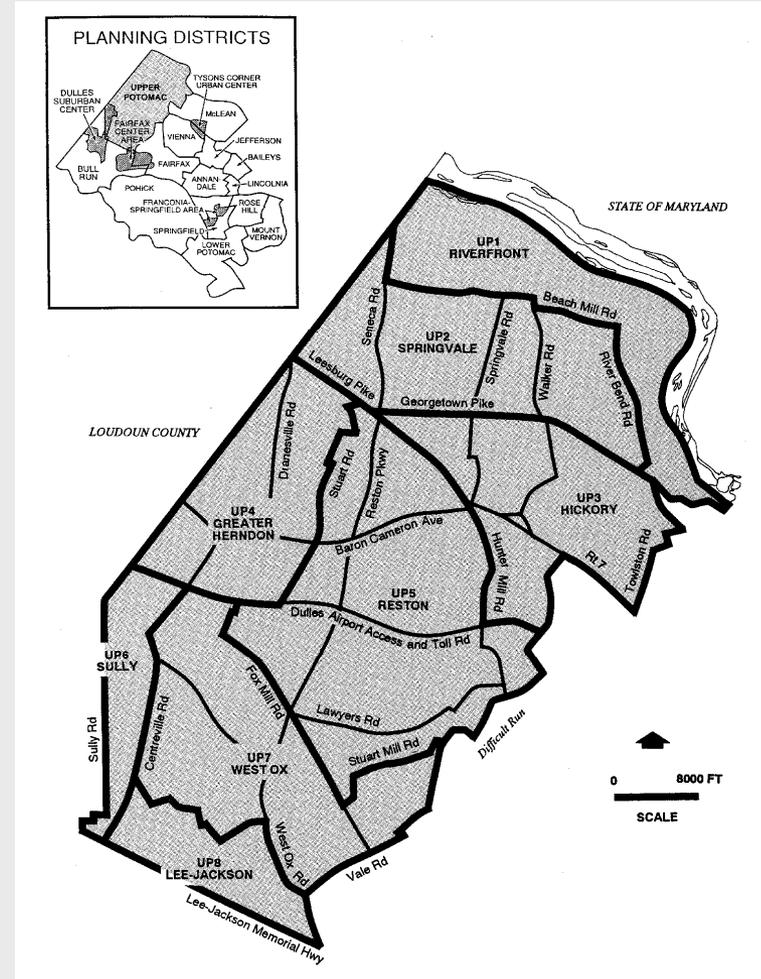
## ■ 14 Planning Districts



# How the Plan is Organized



- **Community Planning Sectors**
- **UP5 - Reston Community Planning Sector**



# Comprehensive Plan History

- **Initial Comprehensive Plan adopted in 1959**
- **1973 – Need for major Plan update identified**
- **1975 – Board of Supervisors adopted Planning Land Use System (PLUS)**

# Comprehensive Plan History

- **1987 – Board appointed The Fairfax County Goals Advisory Commission**
- **1988 – Board adopted 18 new goals that provide “strategic focus for the objectives and policies of the Comprehensive Plan”**

# Comprehensive Plan History

- **Goals on-line:**

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/preface.pdf>

- **1988 – *Fairfax Planning Horizons* process begun**

- Major update of Comprehensive Plan led by Planning Commission**

# Comprehensive Plan History



- **Two phases**
  - **New Policy Plan**
  - **Review of Area Plans**



# Comprehensive Plan History

- **1990 – Policy Plan adopted**
  - **Based on 18 Goals**
  
- **Two major components**
  - **County Goals**
  - **Countywide Objectives and Policies by functional area**

# Comprehensive Plan History

- **Policy Plan Functional areas**
  - Land Use**
  - Transportation**
  - Housing**
  - Environment**
  - Economic Development**

# Comprehensive Plan History

- **Policy Plan Functional areas**
  - Heritage Resources**
  - Public Facilities**
  - Human Services**
  - Parks and Recreation**
  - Revitalization**
- **Also Chesapeake Bay Supplement**

# Comprehensive Plan History



- **Example of Policy Plan Land Use Objective**
  - **Objective 2.: Fairfax County should seek to establish areas of community focus which contain a mixture of compatible land uses providing for housing, commercial, institutional/ public services, and recreation and leisure activities.**

# Comprehensive Plan History



- **Example of Policy Plan Land Use Policy**
  - **Objective 2, Policy a.: Create mixed-use Centers which enhance the sense of community and reduce the need to travel long distances for employment and/or services.**

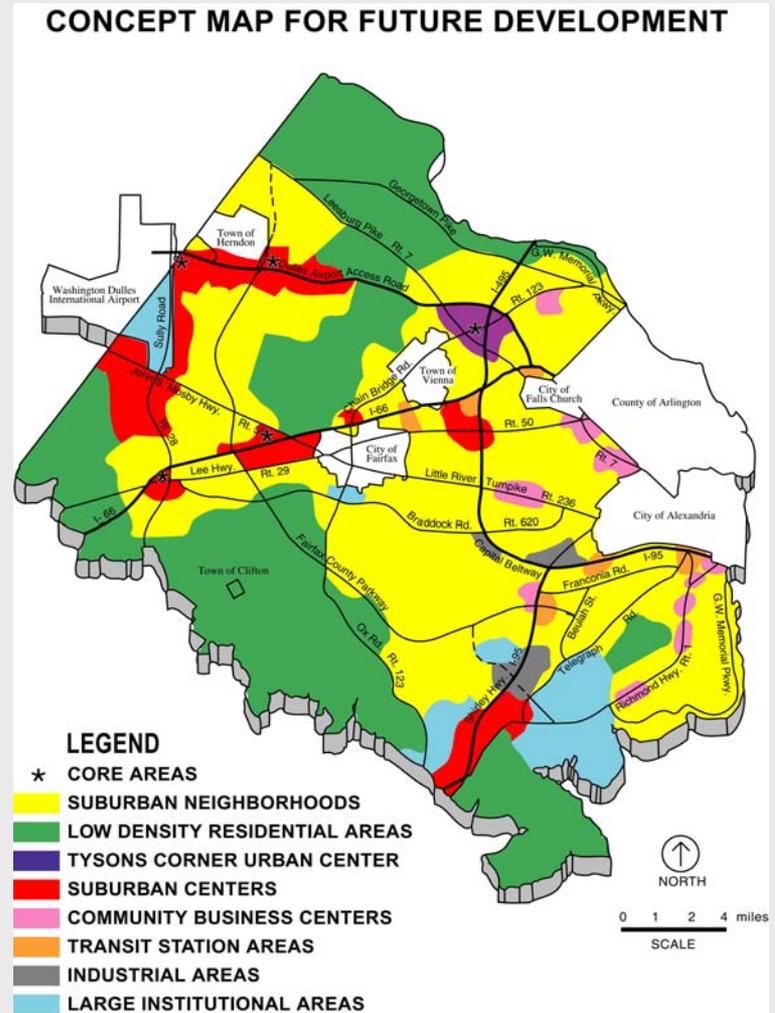
# Comprehensive Plan History

- **Concept for Future Development and Land Classification System**
  - **Provided guidance during review of Area Plans**

# Concept for Future Development



- Shows general location of each Land Classification category



# Concept for Future Development



## ■ Suburban Neighborhoods

- Stable residential neighborhoods
- Variety of residential densities

## ■ Low Density Residential Areas

- Include ecologically significant areas
- Achieve environmental protection by restricting growth to large lot residential development

# Concept for Future Development



- **Tysons Corner Urban Center**
  - Mix of high intensity office, retail and residential
  - Pedestrian-oriented, urban environment
- **Suburban Centers**
  - Mix of office, retail and residential at moderate intensity
  - Have Core Areas with more urban characteristics

# Concept for Future Development

## ■ Community Business Centers

- Retail, office, cultural and residential uses in community-scale, pedestrian-oriented setting

## ■ Transit Station Areas

- Optimize development opportunities associated with transit
- Maintain stability of existing, nearby uses

# Concept for Future Development



## ■ Industrial Areas

- Provide suitable locations for industrially-related uses

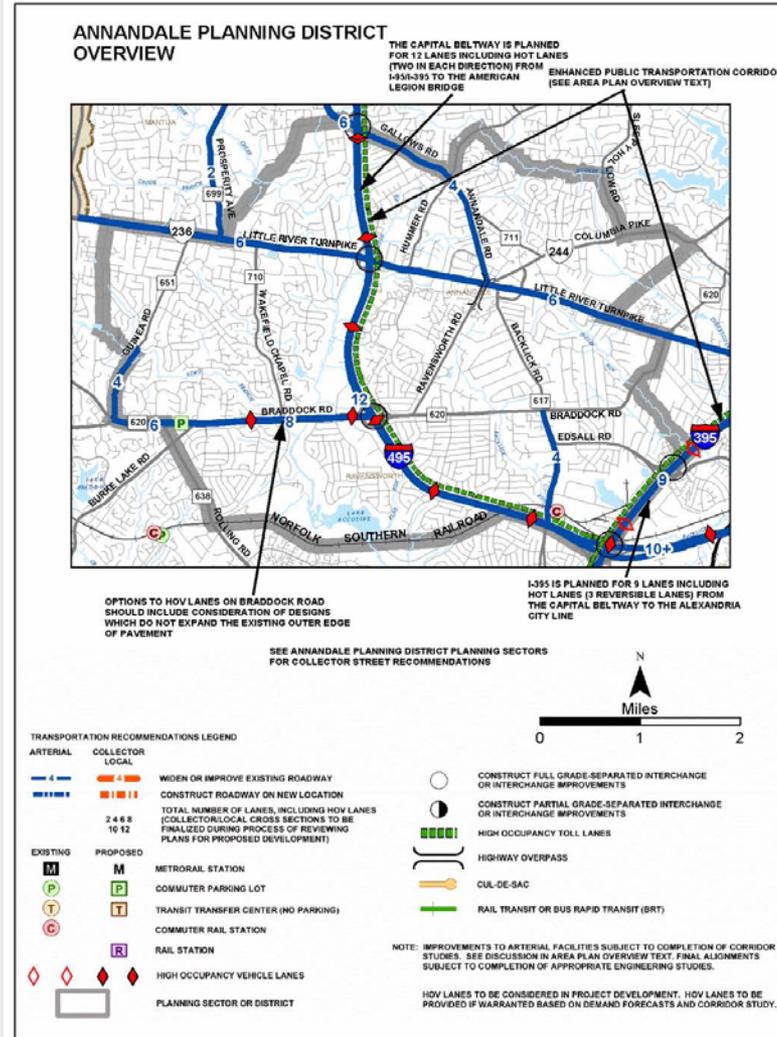
## ■ Large Institutional Land Areas

- Publically owned – state or federal
- Not subject to normal County review processes

# Area Plans



- Detailed Recommendations
- Area-wide
- District-wide
- Community Planning Sector level



# Area Plans



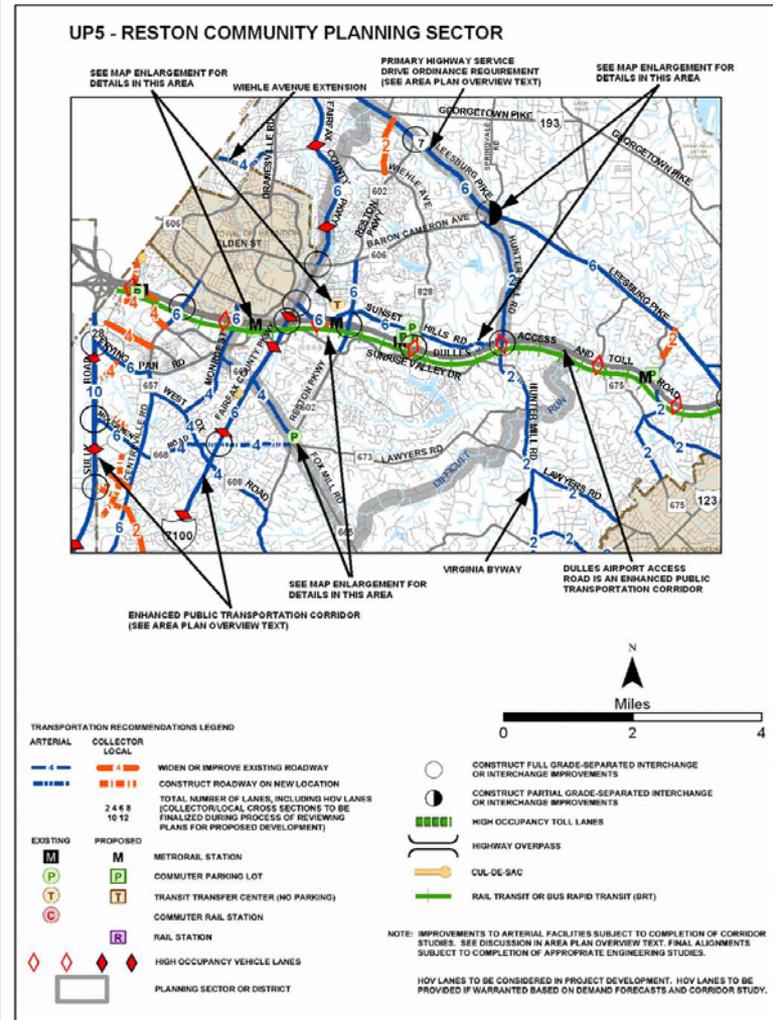
## ■ Recommendations

□ Land Use

□ Transportation

□ Housing

□ Environment



# Area Plans



## ■ Detailed Recommendations

- Heritage Resources

- Public Facilities – schools, libraries, fire stations, etc.

- Parks and Recreation

# Area Plans

- **Detailed land use guidance**
  - Usually specifies the maximum development that can occur
  
  - Typically does not indicate exact locations of development



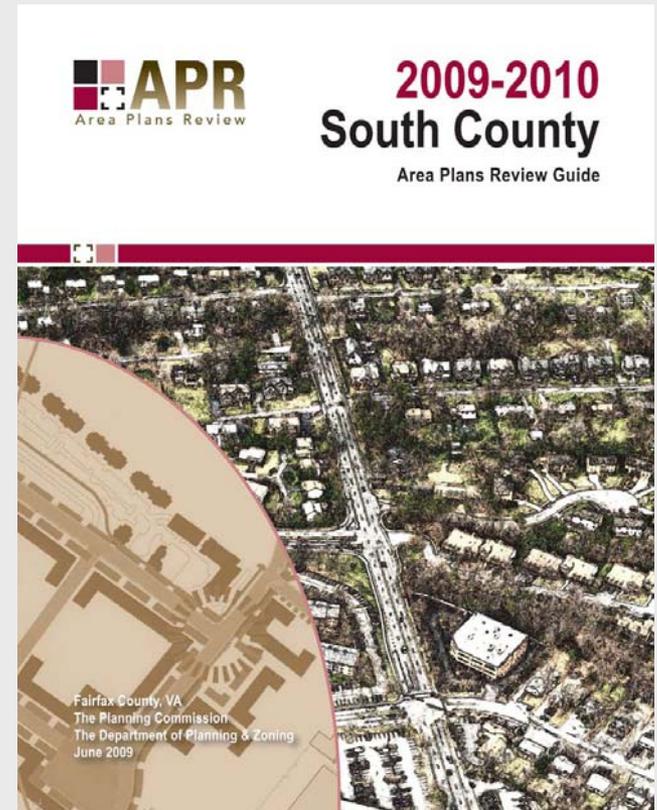
# Amending the Comprehensive Plan

- **Area Plans Review process**
- **Special Study**
- **Plan Amendment**

# Area Plans Review



- **Planning Commission-led**
- **Periodic Comprehensive Plan review**
  - **At least once every 5 years**
  - **Open to all – need not be property owner**
  - **Current cycle**
    - **North County – 2008-2009**
    - **South County – 2009-2010**



# Area Plans Review

## ■ Process

- Proposals submitted and screened
  
- Task Force created for each Supervisor District
  - Appointed by Supervisor
  - Makes a recommendation on each proposal
  
- Staff review and recommendation

# Area Plans Review



## ■ Area Plans Review process

- Planning Commission public hearing and recommendation
  - Only proposals with positive recommendation proceed for Board of Supervisors review
  
- Board of Supervisors public hearing and decision

# Special Study

- **Initiating a Special Study**
  - **Area identified as needing study**
  
  - **Board of Supervisors authorizes study**
  
  - **Examples**
    - **Transforming Tysons Corner**
    - **Merrifield**

# Special Study

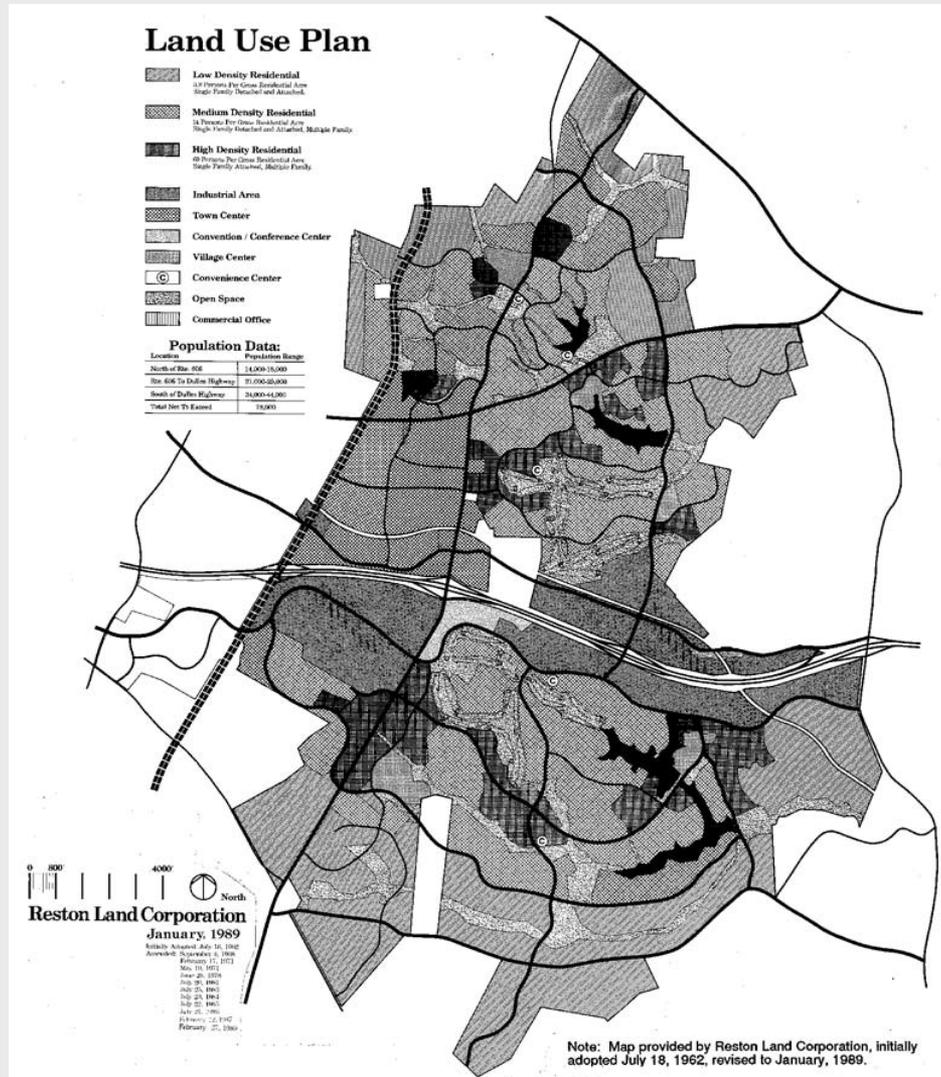
## ■ Special Study Process

- Plan review process can be adapted to specific needs of area
  
- Usually citizen task force established

# Plan Amendment

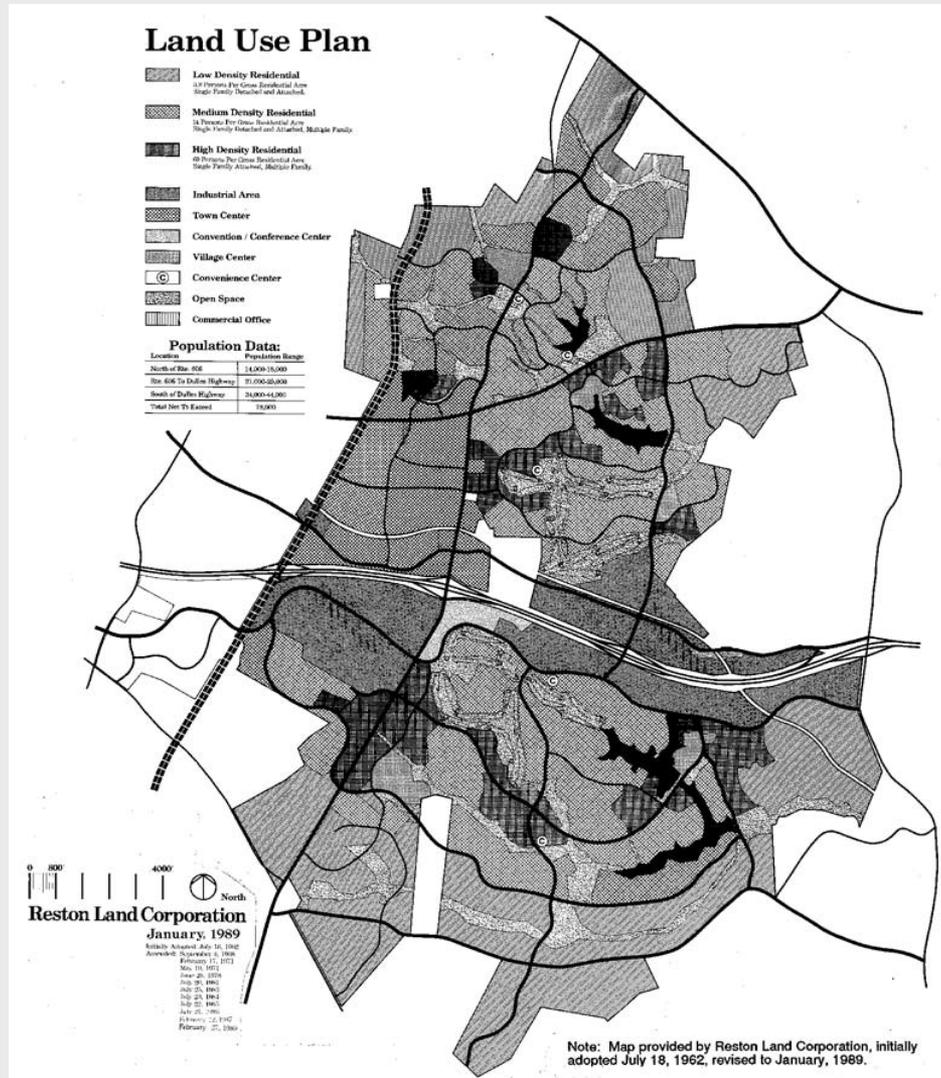
- **Initiating a Plan Amendment**
  - **Frequently for small area or site-specific**
  
  - **Board of Supervisors authorizes Plan Amendment**
  
  - **Task Force may or may not be established**

# Reston Master Plan



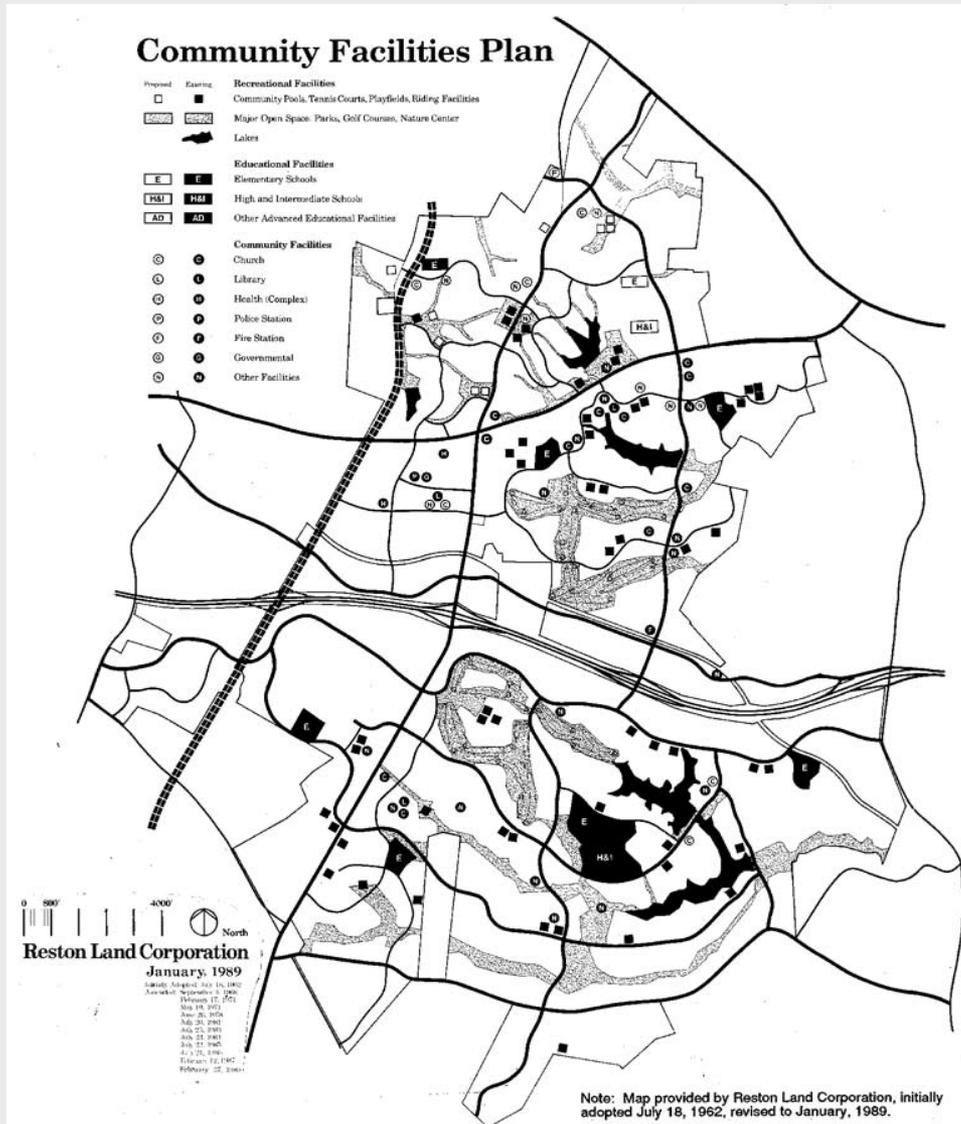
- Incorporated by reference into Fairfax County Comprehensive Plan
- General guide
- Relationship of uses

# Reston Master Plan



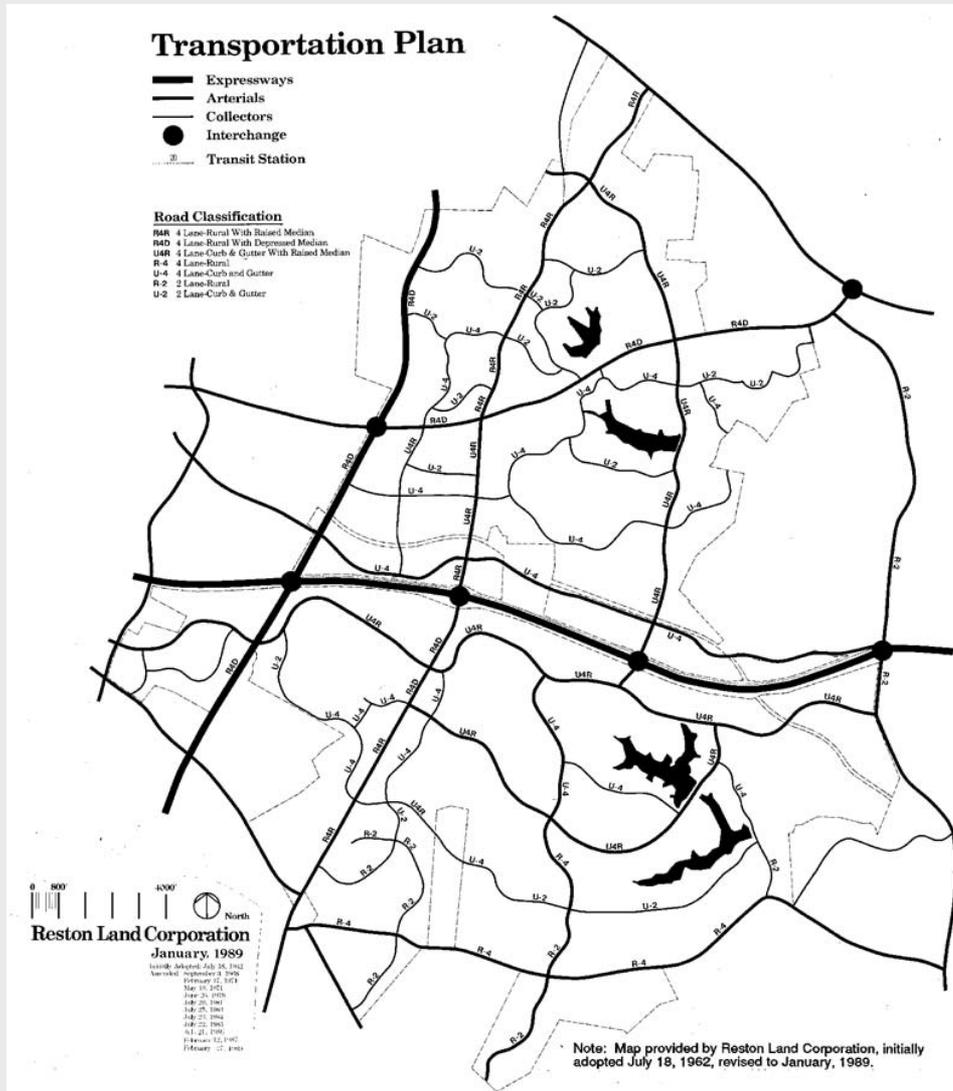
- Updates were initiated by Master Developer
- Last updated in 1989

# Reston Master Plan



■ Community Facilities Plan showed approximate locations of facilities

# Reston Master Plan



- **Transportation Plan showed road layout**

# Reston Land Use College



## ■ Land Use College Materials on the Web

- Reston Master Plan Special Study Webpage  
[www.fairfaxcounty.gov/dpz/projects/reston.htm](http://www.fairfaxcounty.gov/dpz/projects/reston.htm)



# Fairfax County Park Authority



Established in 1950

To make policy and decisions

concerning:

- **Parkland acquisition**
- **Park planning**
- **Park development**
- **Site operations**





# Park Authority Board



- 12 members appointed by BOS
- Each supervisory district is represented
- 3 At large members
- Meet 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays at 7:30 pm



# Our mission and values

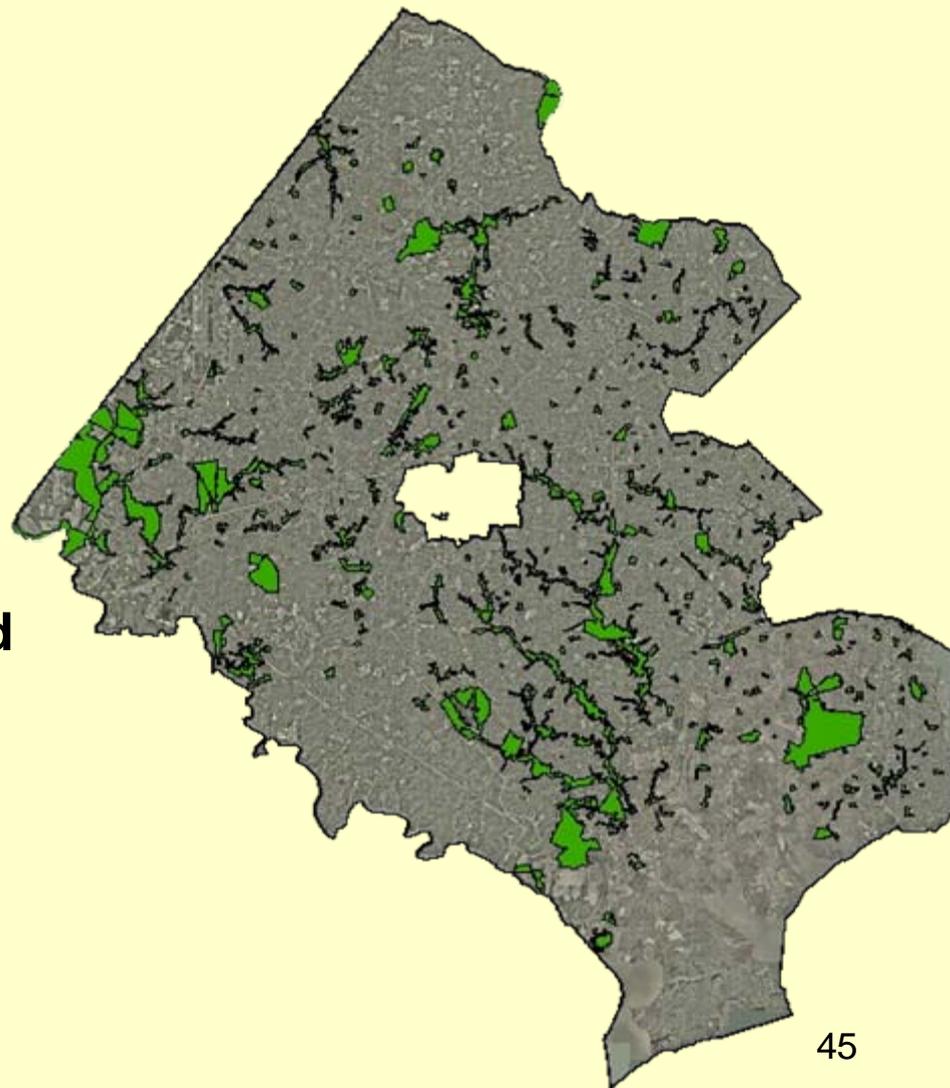


To set aside public spaces for and assist citizens in the protection and enhancement of environmental values, diversity of natural habitats and cultural heritage to guarantee that these resources will be available to both present and future generations. To create and sustain quality facilities and services which offer citizens opportunities for recreation, improvement of their physical and mental well-being, and enhancement of their quality of life.



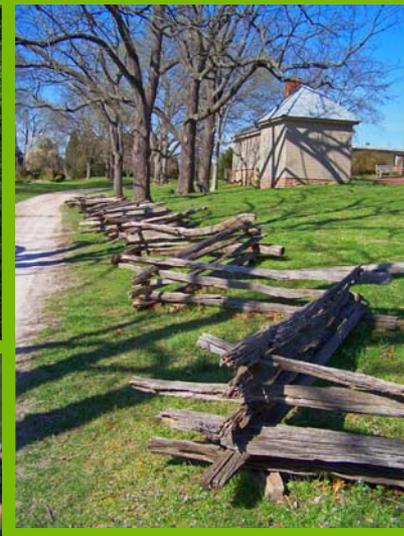
# Park Authority Manages:

- **More than 400 parks**
- **Over 22,000 acres - 9.4% of all land in Fairfax County.**
- **Since 2004, acquired nearly 6,000 acres through transfers, donations, proffers and bond and grant funded purchases.**



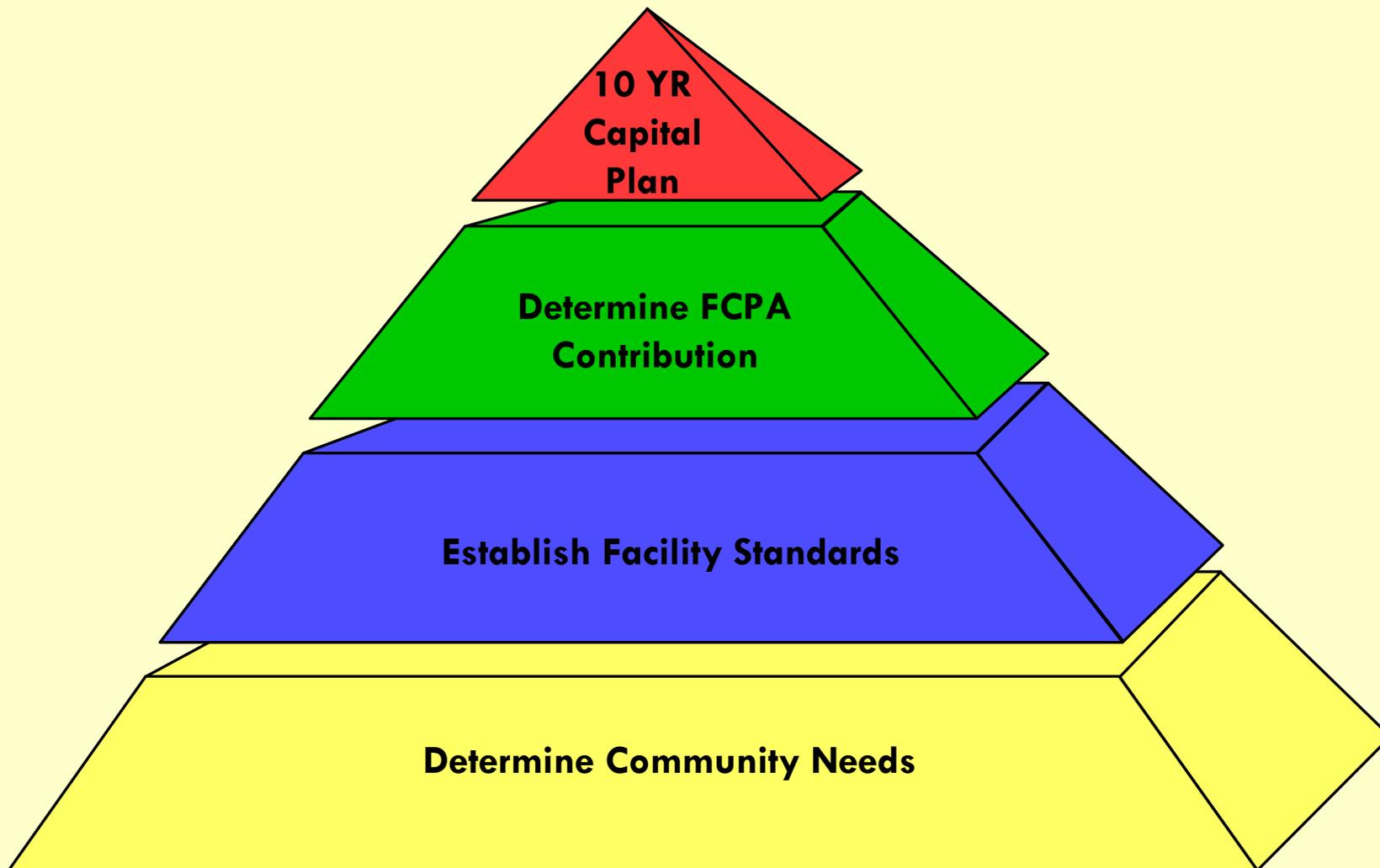


# Diverse offerings





# Needs Assessment





# Parks and Recreation Policy Plan Element



- Serve needs through Integrated Park System
- Protect natural and cultural resources
- Provide optimal use of existing facilities
- Ensure sustainability of park resources
- Mitigate service level/growth impacts through proffers, conditions, contributions, commitments and land dedication.





# Parks and Recreation Policy Plan Appendices



- Appendix 1 – Park Classifications
  - Local Parks
  - District Parks
  - Countywide Parks
  - Resource based Parks
  - Regional Parks
- Appendix 2 – Standards and Criteria
  - Parkland service level standards
  - Park facility service level standards
  - Land Acquisition Criteria





# District Wide Text



- Description of Parks
- Issue identification – key deficiencies
- Key recommendations
- Inventory Chart of Parks by Class





# Planning Sector Text

## PARKS AND RECREATION RECOMMENDATIONS

### SECTOR UP5



PARK CLASSIFICATION	RECOMMENDATIONS
<b>NEIGHBORHOOD PARKS:</b>	
Stuart Road	
(Reston) Town Green the	Develop in accordance with the master plan prepared cooperatively by Reston Community Association and Fairfax County Park Authority.
<b>COMMUNITY PARKS:</b>	
Reston North	Complete development in accordance with approved plan.
Shaker Woods	Initiate a master planning process and develop in accordance with approved plan.
Tamarack	
Stratton Woods	Initiate a master planning process and develop in accordance with an approved plan for active recreation including an athletic field complex to serve projected population for this sector. Acquire an additional Community Park site in the Reston area for development of active recreation facilities.
<b>DISTRICT PARKS:</b>	
Baron Cameron School Site	Convert interim use agreement to permanent acquisition if this school site is declared surplus.
Fox Mill District	Complete development in accordance with approved plan.
<b>COUNTYWIDE PARKS:</b>	
Lake Fairfax (Multiple Resources)	Upgrade and expand facilities at Lake Fairfax Park.
Colvin Run Stream Valley	Acquire land as necessary to complete development of countywide trail.
Difficult Run Stream Valley	Difficult Run and Little Difficult Run contain environmentally sensitive natural and cultural resources. Protection of the EQCs should be achieved through dedication, donation and/or acquisition of land and open space easements to the Fairfax County Park Authority. Intrusion of non-recreational development should be restricted and off-site impacts mitigated. Complete development of countywide trails.
<b>REGIONAL PARKS:</b>	
W&OD Trail	



# Land Use Conditions

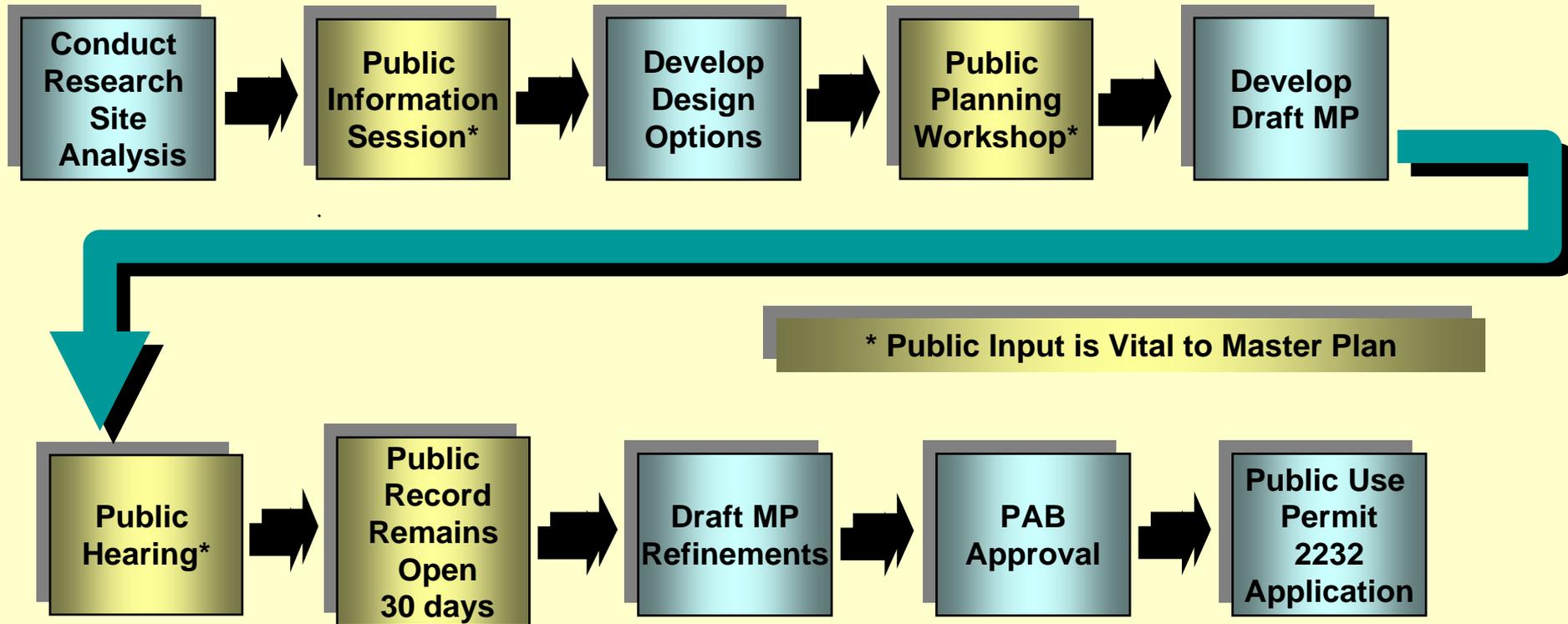
## ***Lake Anne Village Text:***

***Park and Recreation Facilities*** – Impacts on park and recreation resources should be offset through the provision of or contribution toward new or improved active recreation facilities in the vicinity, such as tot lots, trails, trail connections, an indoor recreation center, athletic fields, playgrounds, and/or multi-use courts. Recreation facilities should be provided that serve the local population and workforce. In addition, publicly accessible urban park or park features should be integrated within the Village Center, such as plazas, gathering spaces, special landscaping, street furniture, water and play features, performance and visual art exhibit spaces and pedestrian and bike amenities. Proposed pathways within the Village Center should be coordinated and connect to existing pedestrian and bicycle circulation systems.





# Park Master Plan Public Participation Process





# Great Parks, Great Communities



## PHASE 1

2007-08

Gather Background Info (Existing Conditions Reports)

## PHASE 2

2008-09

Define Issues and Analysis

Develop Strategies

Publish Draft Plan

## PHASE 3

2010

Hold Public Hearing

Park Authority Board Approval

EXTENSIVE PUBLIC OUTREACH

COMPREHENSIVE PLAN AMENDMENT PROCESS

Draft and Publish Plan Revisions

Hold Public Hearings

Planning Commission & BOS Approval

<http://www.fairfaxcounty.gov/parks/plandev/greatparks.htm>



# Summary of Park Planning

- Needs Assessment – determine needs/CIP
- County Comprehensive Plan
  - Policy Plan element
  - Area Plans – amend in 2010
  - Land Use Conditions
- Park Master Plans

[www.fairfaxcounty.gov/parks/plandev/archives](http://www.fairfaxcounty.gov/parks/plandev/archives)

- Plan Amendments and Development Reviews
- Great Parks, Great Communities Plan

[www.fairfaxcounty.gov/parks/plandev/greatparks](http://www.fairfaxcounty.gov/parks/plandev/greatparks)

