

**Reston 2020 Comments on Draft Reston Land Use Map,  
Reston Parks, Recreation and Open Space Map,  
and Reston Existing Trails Map**

In addition to the accompanying proposed edits to draft plan text, we have specific concerns regarding the draft Land Use, Open Space and Existing Trails maps. If the plan text does not specify land use categories for particular parcels or areas, then all these maps must be absolutely clear and unambiguous to provide adequate notice to the public, provide necessary information to the Planning Commission and Board of Supervisors who will be asked to approve the proposed plan amendment and, most importantly, prevent future disputes like those involving Reston National Golf Course. In particular, open space representations must fully and accurately reflect existing conditions. Our comments and suggestions regarding these maps are discussed below.

**Draft Reston Land Use Map:**

1. **Add Dwelling Unit Per Acre Designations to Legend for Reston Land Use Categories.**  
Dwelling unit per acre designations are provided in the map legend for countywide land use categories, but not for Reston land use categories. While the Reston categories and densities are described in the draft plan text, unnecessary extra steps are required to compare densities on this map. Please add the missing dwelling unit per acre detail to the map legend.
2. **Correct Map Legend for Reston Single Family Land Use Categories.**  
The draft plan text discusses low- and medium-density single family residential. See Version 2 at Page 18 of 76. The map legend, however, lists low- and high-density single family.
3. **Correct Map Symbolology errors.**  
Some colors and patterns in legend and map areas do not match.
4. **Add Private Open Space in Clusters and Other Neighborhoods.**  
The draft plan text says the Reston Land Use map identifies private parks, recreation and open space owned by Reston Association, other cluster or condominium associations, other private owners, and Fairfax County. Indeed, many Reston clusters have common areas owned by the respective homeowners association, typically separate legal parcels (e.g. Parcel A), which are subjected by the deed to county regulations, including regulations regarding open space, tree canopy, etc. Despite the statement in the text (*see* page 19 of 76), the open spaces in clusters and condominium neighborhoods do not appear on the land use map. These open spaces should be added. In addition, to the extent that there is any doubt regarding completeness of the map, notes should be added to both the plan text and the map stating that the open space representations may be incomplete.

5. **Label All Colored Areas with Abbreviations for Countywide and Reston Land Use Category Designations.**

Map colors and patterns appear differently on different monitors and printers.

In addition, users have difficulty interpreting similar colors and patterns unless pages are greatly enlarged. Of course, when the images are enlarged to show more pattern detail, it is difficult to compare the map legend and maps simultaneously, and much context is lost.

Labeling each colored area with a shorthand alphanumeric code (e.g. LDSF for Low-Density Single-Family) would reduce the potential for error and confusion.

This coding process also would help staff identify symbology and land use category designation errors.

6. **Show Boundaries For Both Current Reston Association Limits and Expanded Phase 2 Special Study Areas.**

The “Reston Boundary” label is confusing since the map shows the expanded special study area limits, not the Reston Association boundary familiar to Restonians. Showing both boundaries (Reston Association and Special Study areas) would eliminate this confusion. In addition, specifically identifying properties outside Reston Association limits that were added to the study area (i.e. properties between the two boundaries) also would be helpful to determine when the countywide land use categories (rather than Reston categories) apply.

**Draft Reston Parks, Recreation and Open Space Map and Existing Trails Map:**

1. **Add Streets and Building Footprints for All Existing Apartment Sites.**

Apartment detail should be provided to the same extent as condominiums.

This information is essential to provide context for open space representations.

Without this detail, apartment sites (which are relatively high density) appear undeveloped, which is misleading. Since this apartment information already is available on the county’s GIS mapping system, it should be easy to add.

2. **Add Private Open Space in Clusters and Other Neighborhoods.**

The map legends include Reston Association and private open space, parks and recreation, but only Reston Association common areas, Baron Cameron Park and the two golf courses appear to be shown. As discussed above, many Reston clusters have common areas owned by the respective homeowners association providing open space. These areas also should be included on the open space and trails maps to fully and accurately reflect current open space. Again, to the extent that there is any possible doubt regarding the completeness of the maps, notes should be added to both the plan text and the map stating that the open space representations may be incomplete.

3. **Development and Open Space Detail Should Be Provided For The Phase 1 Study Area.**

The entire Reston area should be presented holistically to provide an accurate representation of existing development versus current open space, parks and

recreation.

Unlike the Reston Land Use map, the Phase 1 areas on the draft open space and trails maps are left almost blank (white) except for major roads, water features and the W&OD Trail. There are not even designations for the wetlands and natural areas at Hendon-Monroe and Old Reston Avenue.

At a minimum, existing development (building footprints and local access roads) in the Phase 1 area must be shown. Existing wetlands, woods and natural areas also should be added. If not, then the entire Phase 1 area should be grayed-out, like the areas outside the Reston Boundaries.

Notes stating that the open space and trails maps do not include existing development and open space in the Phase 1 area could be added to the plan text and maps, but such notes are not a substitute for either additional details or shading.

**4. Add Recognized Historic Sites and Hunt Club Sites.**

Recognized historic sites within the study area should be noted on the maps: specifically the A. Smith Bowman Distillery/Wiehle Town Hall; Brown's Chapel; Lake Anne Village Center Historic Overlay District; Sunset Hills; and the Robert Wiehle House. In addition, the Fairfax Hunt Club clubhouse and nearby cemetery should be added to the maps.