



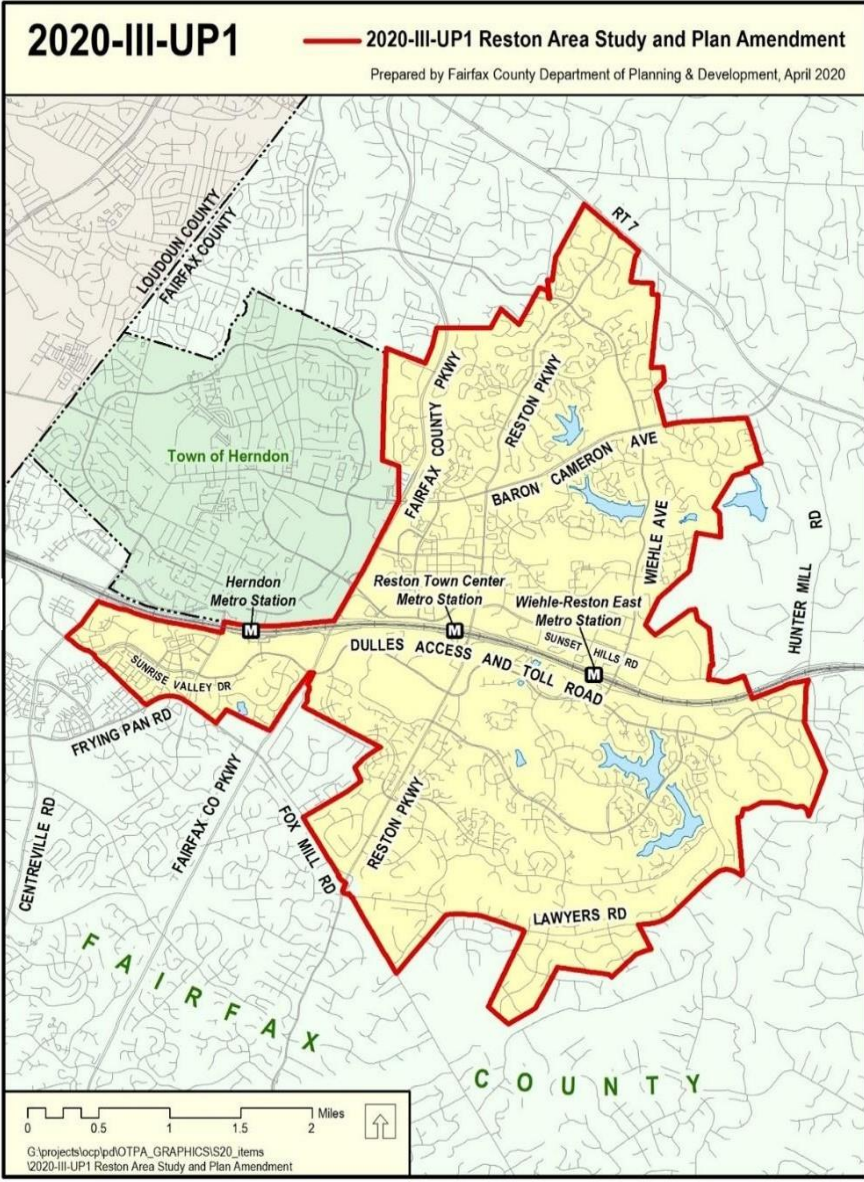
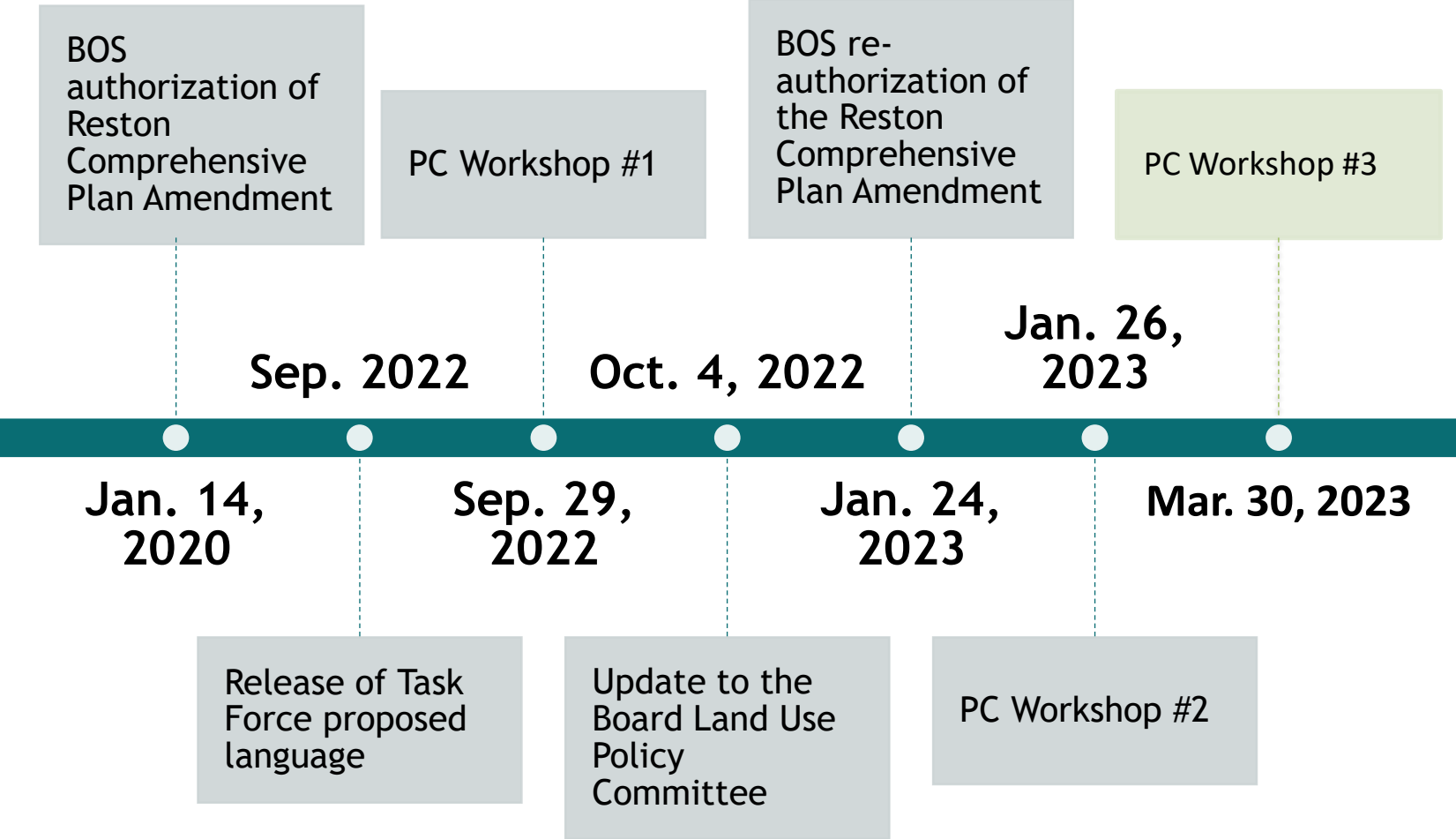
Reston Comprehensive Plan Amendment Update (PA 2020-III-UP1)

Board of Supervisors
Land Use Policy Committee Meeting

Department of Planning and Development

April 25, 2023

MILESTONES





Planning Commission Workshop #3

- PC held a 2-hour+, open workshop Thursday, March 30th on the staff proposed recommendations for the Reston Plan.
- Hunter Mill Commissioner Carter and DPD staff summarized the staff proposed recommendations.
- Planning Commission reacted favorably to the incorporation of Equity, Community Health, and Economic Development into a concluding chapter of the Plan and New Town objectives.

Staff Review

- Internal analysis and coordination with other departments and agencies
- Review of staff proposed text and discussions with Task Force leads
- Community feedback
- Discussions with Planning Commission members on select topics
- 3 PC Workshops



Target Dates

Staff Report Publication

- May 2023

Public Hearing Dates

- Planning Commission: June 14, 2023
- Board of Supervisors: July 11, 2023

Project Homepage:

<https://www.fairfaxcounty.gov/planning-development/plan-amendments/reston-area-study>



Planning A New Town Chapter

- Equity, Community Health, & Economic Development originally proposed as new chapters added to the Reston Plan by the Task Force.
- Staff focused new language that supports guidance on existing county policies, such as One Fairfax and the County Policy Plan for Economic Development.
- Working with PC, placed recommendations into a conclusionary chapter that is neither prescriptive nor creates new policy.
- New chapter highlights key guidance found in more detail in other chapters of the proposed Plan and provides the visions for Equity, Community Health and Economic Development in Reston and recommended actions to achieve those visions.



Equity

- The Task Force-proposed an Equity element for the Reston Comprehensive Plan
- Staff's review identified a need to build on One Fairfax Social and Racial Equity Policy concepts.
- Equity is now discussed in the context of key New Town elements.
- The proposed subsection avoids policy and prescriptive language.



Community Health

- The Task Force proposed a Community Health chapter for the Reston Comprehensive Plan.
- Staff updated the narrative to focus on established policies and objectives.
- Community Health is proposed in the context of New Town planning elements.
- The proposed subsection avoids policy and prescriptive language.



Economic Development

- Originally proposed by Task Force as a new chapter to the Reston Comprehensive Plan
- As referenced for the Equity and Community Health language, Economic Development is a subsection in the conclusion section of the proposed Plan.
- The proposed language tracks closely with the Economic Development element of the Policy Plan.



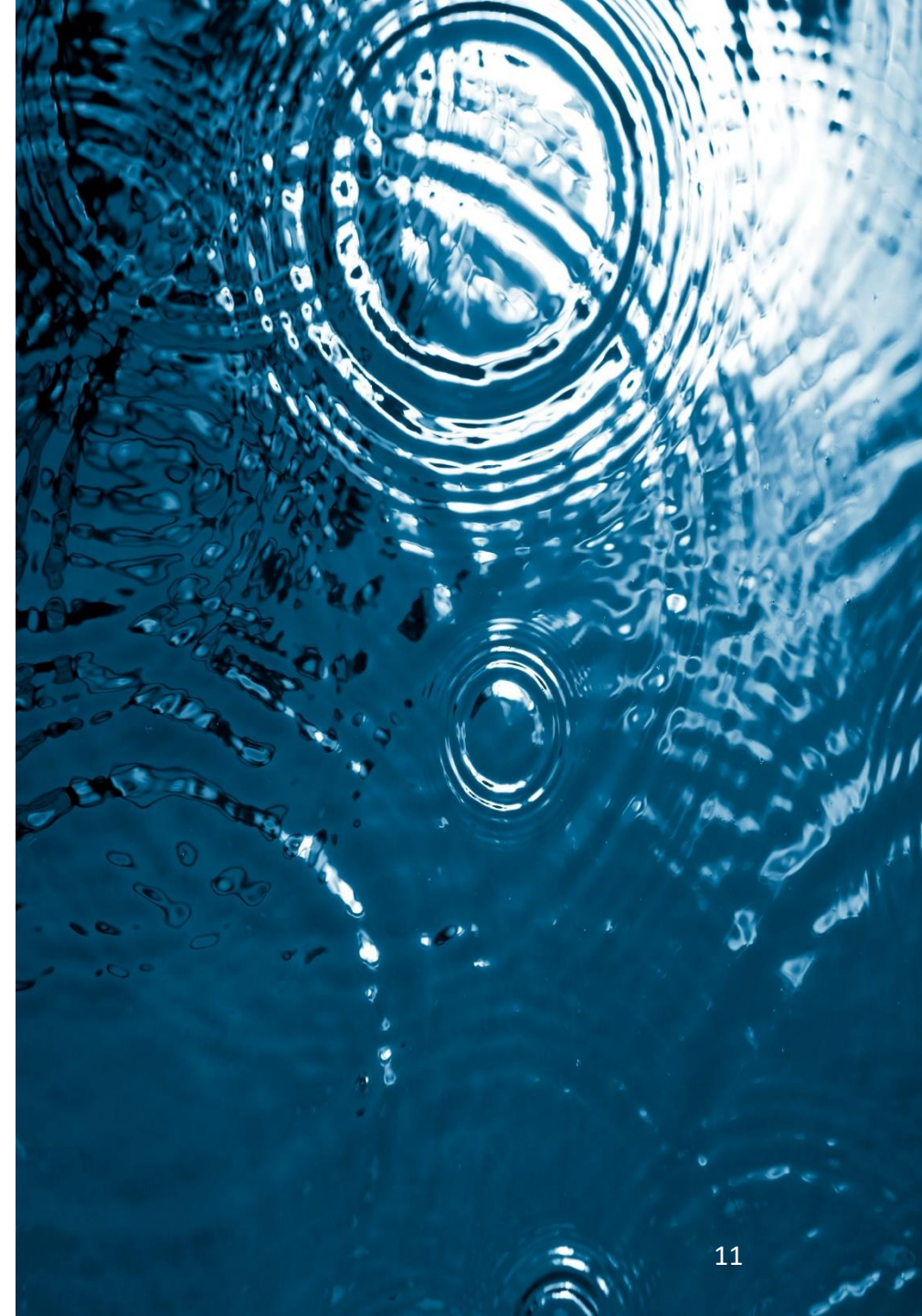
Land Use

- Updated and corrected language for select areas.
- Removed ambiguous language regarding “bonus density development” within Reston TOD Districts.
- No changes proposed to the land use recommendations for the Reston Golf Courses (Reston National and Hidden Creek).



Environmental Stewardship

- Proposed new recommendations for both water quality and quantity control.
- Proposed enhanced language regarding design principles for green neighborhoods, vegetation, and equity.
- Removed elements from the draft Plan more appropriately considered in the Policy Plan (Air & Climate, Resiliency, Invasive Plant Species).
- Consolidated sections of the draft to eliminate redundant language & some background information.



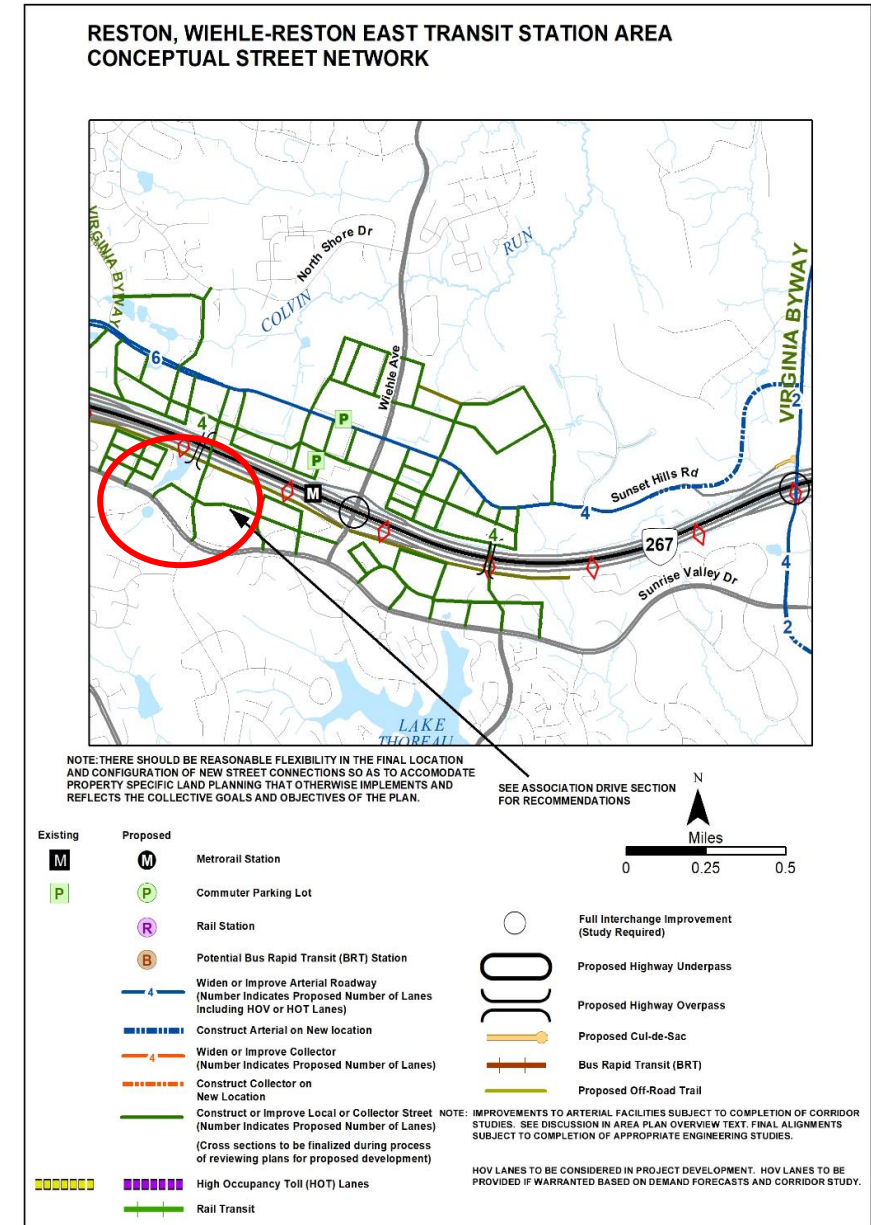
Affordable Housing

- Proposed update to Average Median Income (AMI) targets for Rental Workforce Dwelling Units within the Reston TSAs:
 - 6% (71-80% AMI)
 - 3% (61-70% AMI)
 - 3% (up to 60% AMI)
 - A total of 12% rental WDUs.
- The Countywide Policy is
 - 4% (71-80% AMI)
 - 2% (61-70% AMI)
 - 2% (up to 60% AMI)
 - A total of 8% rental WDUs.
- The proposed recommendation for the Reston Non-TSA areas is consistent with the current Countywide Policy.
- No change proposed to the recommended total percentage of Rental WDUs or the sliding scale for development with a greater than 1.0 FAR.

Income Tiers	Countywide Rental	Current Reston Rental TSA	Proposed Reston Rental TSA	Reston Rental Non-TSA
101-120% AMI		4% of total units		
81-100% AMI		4% of total units		
71-80% AMI	4% of total units	4% of total units	6% of total units	4% of total units
61- 70% AMI	2% of total units		3% of total units	2% of total units
Up to 60% AMI	2% of total units		3% of total units	2% of total units
Total	8%	12%	12%	8%

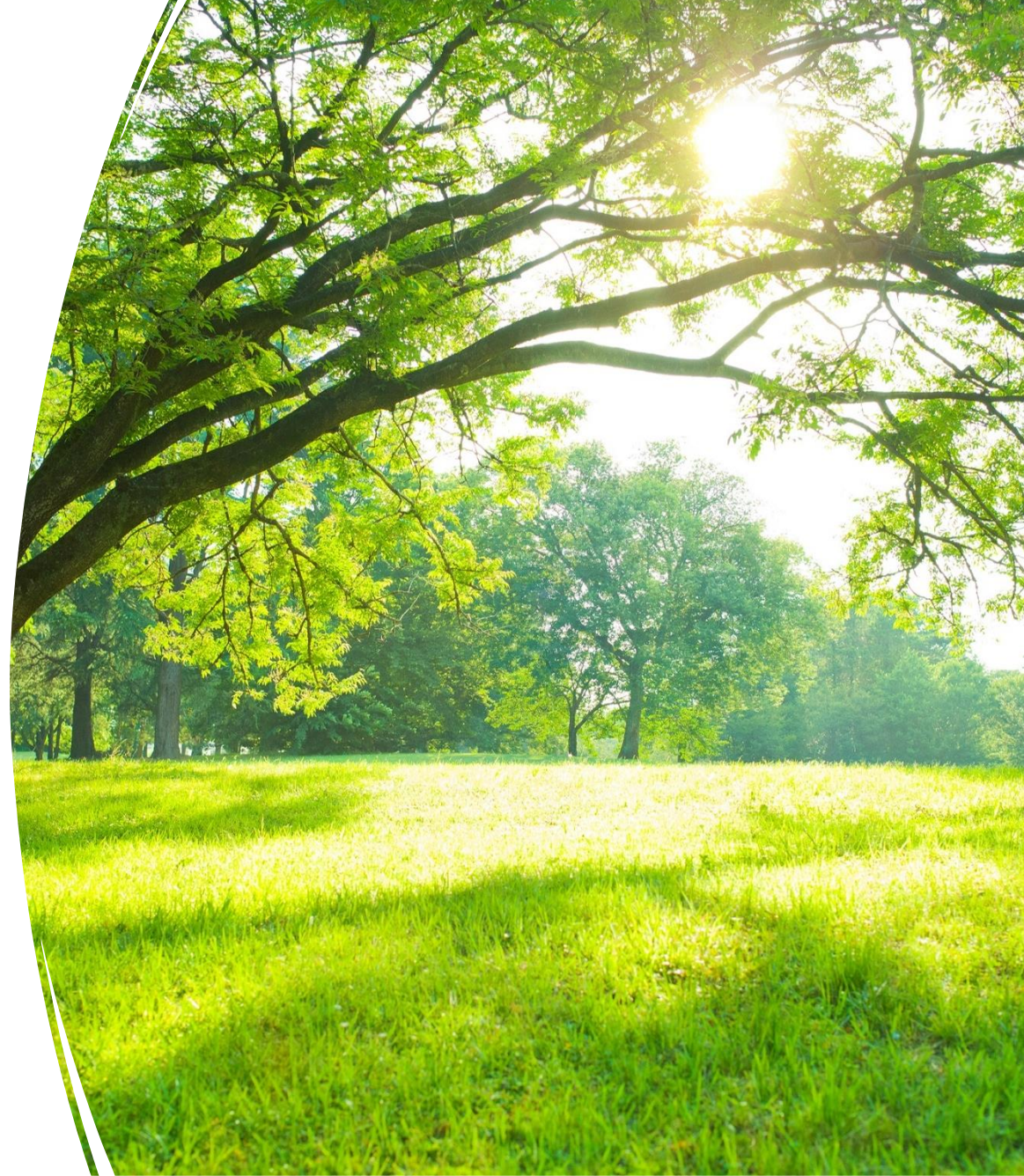
Transportation

- The proposed updates include:
 - Expanding the vision for a multimodal transportation system for Reston.
 - Updating the active transportation and areawide public transportation guidance.
 - Adding placemaking guidance and modifying the local street network in TSA areas.
- Since the last PC Workshop:
 - Update to the Wiehle TSA Conceptual Street Network map to emphasize an east-west street connection between Soapstone Drive and Association Drive (east), while allowing flexibility to account for treed areas and/or heritage resources.



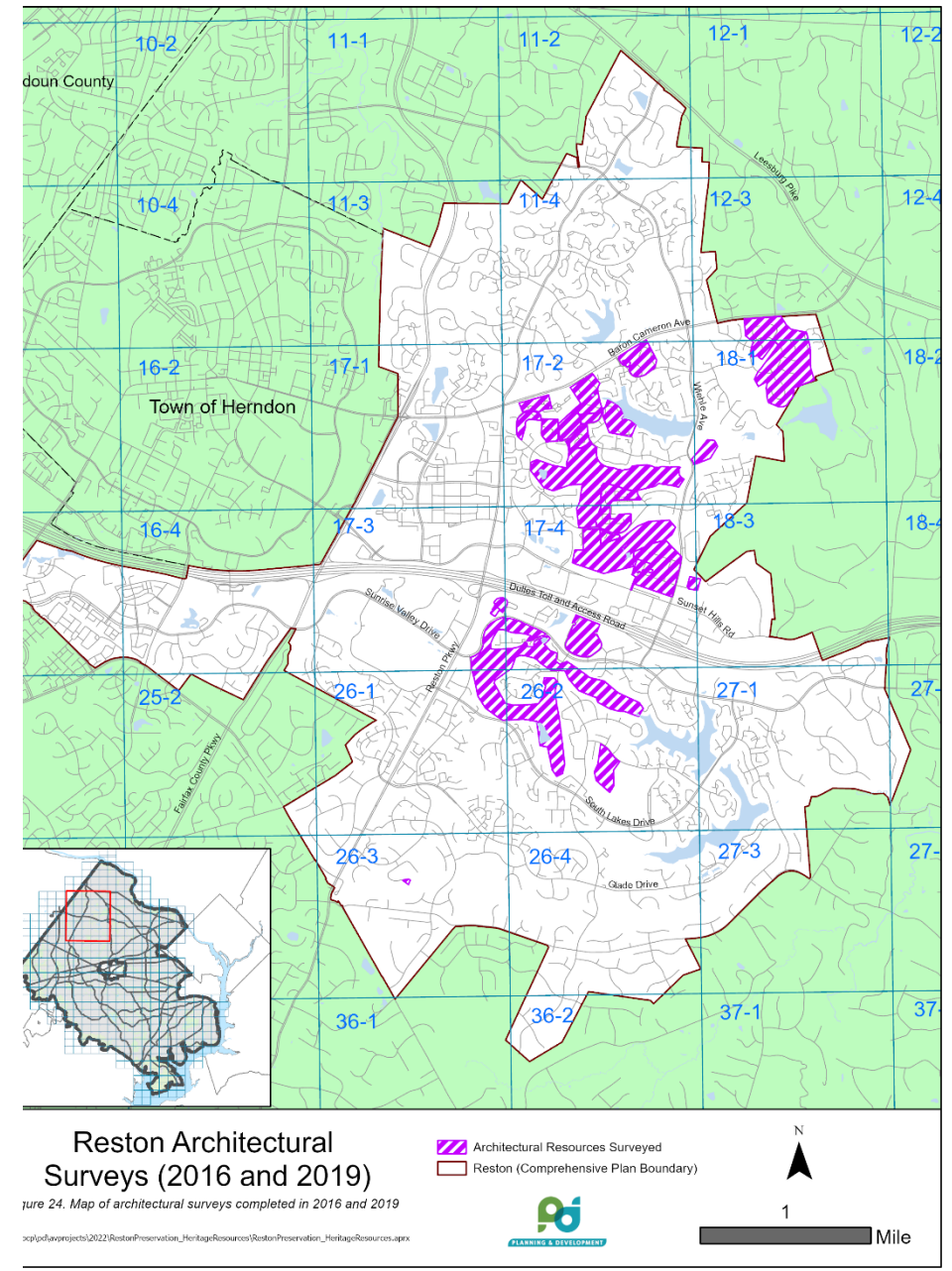
Parks & Open Space

- Text reflects the list of public parks that serve Reston but are outside of Reston boundaries.
- Plan text retains flexibility for the equivalent of 12 athletic fields of varying sizes in Reston to include provision of unprogrammed open space for sports and activities.



Heritage Resources

- Updates to the Reston Architectural Surveys Map.
- Link provided to the Heritage Resource element of the Policy Plan.
- Updated table of Inventory of Historic Sites in Reston



Public Facilities

An inventory of current and proposed public facilities for Reston was taken, to ensure the current and planned facilities will accommodate the development potential for Reston.

Language was added to ensure that the current and planned public facilities will adhere to the Planning Principles identified in this plan.



Public Art

The Public Art recommendations in the Adopted Comprehensive Plan were updated to ensure:

- Developers coordinate public art projects with Public Art Reston early in the design process to meet the Reston Public Art Master Plan criteria.
- Developers work with locally and nationally recognized artists and arts organizations to successfully integrate public art into proposed developments.
- A transparent process involving Public Art Reston with public announcements for selections of public art projects, calls for artists and reviews of proposals.

