



Introduction to Reston Comprehensive Plan Amendment (PA 2020-III-UP1)

Department of Planning and Development

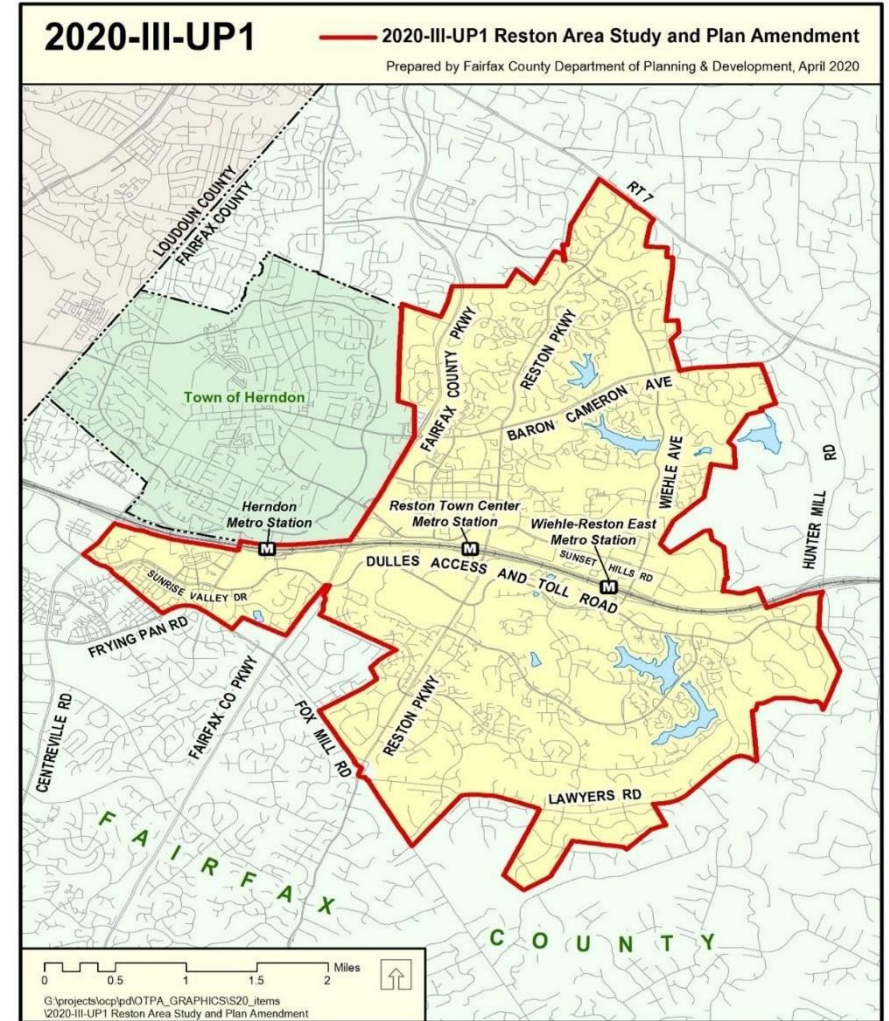
Land Use Policy Committee

October 4, 2022

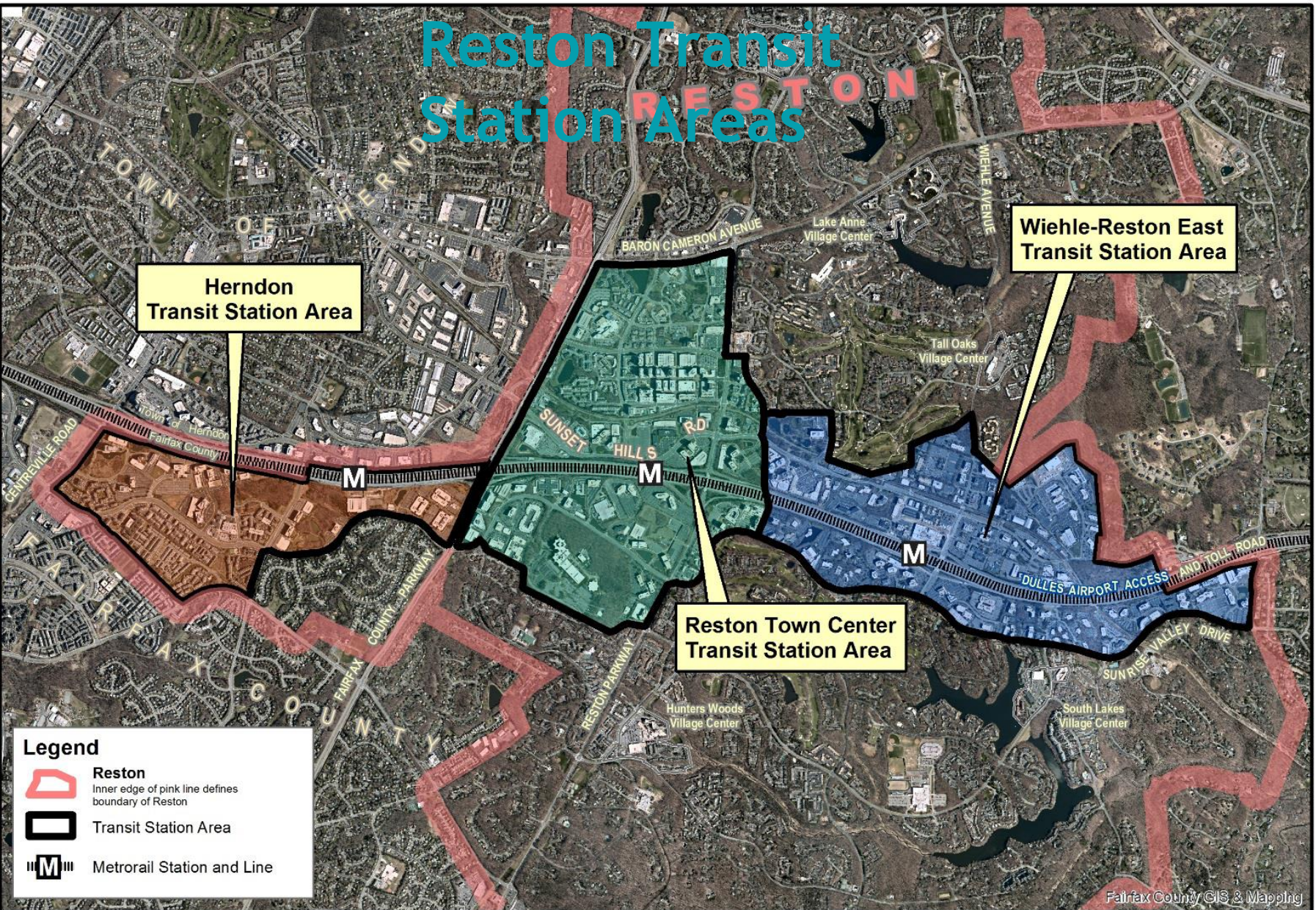
Board authorization - Jan. 14, 2020

“Areas that would benefit from additional study and community input”

- Projected population thresholds
- Land use in the Village Centers
- Affordable housing
- Pedestrian and bike access to the Silver Line
- Transportation improvements
- Environment and energy efficiency
- Town Center ownership
- Private and public open space



Reston Transit Station Areas






**Herndon
Transit Station Area**

**Wiehle-Reston East
Transit Station Area**

**Reston Town Center
Transit Station Area**

Legend

-  **Reston**
Inner edge of pink line defines boundary of Reston
-  **Transit Station Area**
-  **Metrorail Station and Line**

Reston Transit Station Areas

Map prepared by
Dept. of Planning & Zoning
August 2013
Flight Date March 2013



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Fairfax County GIS & Mapping

Task Force/Process

- 31 Task Force members
- Chaired by Supervisor Alcorn
- First Task Force meeting delayed to May 11, 2020, due to COVID; met 58 times
- Staff gave briefings and presentations on each of the topic areas, such as the role of the Comp Plan, land use, environment, One Fairfax, affordable housing, etc.
- Task Force “given the pen” to draft Plan Language

Task Force Process (cont'd)

- Several working groups formed to review, edit, and suggest (write) new Comp Plan language for specific topics, proposed as “chapters”
- Staff provided technical support to working groups to help guide Plan text and identify areas of agreement, concern or conflict
- The Task Force’s proposed Plan language reflects many but not all of suggestions made by staff
- The Task Force’s proposed Plan language is out for public review and comment through October 28th
 - [Draft Reston Comprehensive Plan Text \(publicinput.com\)](https://publicinput.com)

Draft Plan Expands Scope Beyond Authorization

New topic areas initiated by task force beginning in the summer 2020:

- Community Health
- Equity
- Heritage Resources
- Economic Development
- Public Art
- Limited number of land use recommendations

Policy Considerations

Staff's review of the Task Force text relied heavily on existing and adopted County policies, adopted plans and guidance, work programs, etc., particularly for the new topic chapters of

- Community Health
- Equity
- Economic Development

The Task Force accepted heavy edits of these 3 chapters from staff; however,

The proposed language for all chapters is undergoing a thorough staff review to understand and identify potential county-wide implications

Planning Commission Workshop

PC held a 2-hour, open workshop Thursday, September 29 on the proposed plan updates for Reston

- Hunter Mill Commissioner Carter and DPD staff summarized the task force recommendations
- Several task force members and Reston community leaders provided perspectives on the proposed language and the task force process
 - Some task force members expressed support for modifications to the task force recommendations
- Several planning commissioners expressed interest in taking a deeper dive into specific parts of the proposed text and allowing for sufficient time to work through the issues
- Positive interaction among all parties

Next Steps

- Staff review will identify proposed Task Force language potentially at odds with county-wide policies and guidance and note staff's response
- The County Attorneys Office is reviewing the Task Force draft for legal issues
- Public comment period runs through October 28
- Staff developing a matrix of all comments and responses
- Staff will bring any major outstanding issues to the Board prior to public hearing

Questions

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Project Homepage:

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

[Draft Reston Comprehensive Plan Text
\(publicinput.com\)](#)

QR code for Public Comment:



PLANNING & DEVELOPMENT

