

## STAFF RECOMMENDED MODIFICATIONS

### Plan Amendment (PA) 2020-III-UP1 Reston Area Comprehensive Plan Amendment

July 12, 2023

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Staff recommends approval of PA 2020-III-UP1, as shown in the staff report dated May 24, 2023, and as modified in the staff report addendum dated June 13, 2023.

Based upon the testimony provided at the June 14, 2023, public hearing and subsequent written comments, staff supports the following additional recommended modifications to the Plan.

The specific modified text is highlighted in yellow. Text proposed to be added is shown as double underlined and text proposed to be deleted is shown with a strikethrough.

**MODIFY:** Appendix A of the Staff Report, dated May 24, 2023, to correct the table number for Table 5 (FCPA & NOVA Parks Classifications) shown on page 101 of Appendix A of the staff report, and the subsequent table numbering and references in the text.

**MODIFY:** Appendix A of the Staff Report, dated May 24, 2023, to add the following photos and a text reference as noted below, and update the subsequent photo numbering and text references impacted by the additions:

1. Add Photograph 1: Town Center TSA Building Street and Block Pattern, after an added reference on page 36
2. Add Photograph 4: Grid of Streets and Placemaking, after an added reference on page 89
3. Add Photograph 5: SWM Pond, Forest and Trail - Difficult Run Watershed, after an added reference on page 93
4. Add Photograph 7: Publicly Accessible Open Space, after an added reference on page 113
5. Add Photograph 8: Affordable Senior Housing - Lake Anne House, after an added reference on page 122
6. Add Photograph 9: Heritage Resource - Lake Anne Village Center Historic Overlay District, after an added reference on page 132

**MODIFY:** Appendix A of the Staff Report, dated May 24, 2023, Page 32:

Modified Text:

#### **Town Center Central Sunrise Valley District Non-TOD: (Mixed-Use)**

The Central Sunrise Valley District is generally bounded by the DAAR on the north, Edmund Halley Drive on the east, South Lakes Drive on the south, and the Fairfax County Parkway on the west. It is planned for and developed with office and light industrial uses. The district

includes the headquarters of the U.S. Geological Survey (USGS). The area west of the USGS and south of Sunrise Valley Drive is planned for light industrial use up to 0.35 FAR, while office use up to 0.50 FAR is appropriate for the balance of the district. For the area within ½ mile of the Reston Town Center station platform, residential use up to 30 dwelling units per acre is appropriate.

**MODIFY:** Appendix A of the Staff Report, dated May 24, 2023, Page 33:

Modified Text:

The Herndon Station TOD Sub-District, immediately adjacent to the south side of the Metro station is envisioned to be a neighborhood adjoining the publicly accessible private wetlands located along Sunrise Valley Drive.

**MODIFY:** Appendix A of the Staff Report, dated May 24, 2023, Page 88:

Modified Text:

### **Sunrise Valley Drive**

For its full length in Reston to Fairfax County Parkway, and as feasible westward to Innovation Station and its terminus at Fox Mill Road, this street should be substantially improved to create a tree-lined boulevard with open spaces that serve as a transition between the Transit Station Areas and the adjacent residential neighborhoods. New buildings should have a setback of a minimum of 50 feet to that provides space for safe, convenient, and attractive pedestrian and bicycle facilities. The future design of this street should provide protection for the adjacent residential community as well as a substantial improvement to the character of Reston.

**MODIFY:** Appendix A of the Staff Report, dated May 24, 2023, Page 95:

Modified Text:

### **Stormwater Management**

Stormwater quantity and quality control goals are intended to reduce the total volume of runoff and significantly delay its entry into the stream system, respectively. According to the Resilient Fairfax Plan, urban flooding is common in Fairfax County, including portions of Reston, and occurs when rainwater overwhelms the county's stormwater drainage systems, particularly in areas that are low-lying, lack sufficient stormwater infrastructure, or have high levels of impervious cover. Stormwater runoff in Reston from impervious surfaces is substantial, particularly on sites that have been developed without modern stormwater protections. The Reston Association State of the Environment Report (RASER) indicates that inadequate stormwater management is one of the most pervasive environmental problems in the Reston community.

**MODIFY:** Appendix A of the Staff Report, dated May 24, 2023, Page 96:

Modified Text:

Provide a combination of runoff volume reduction and peak flow and velocity reduction, to the extent feasible, to protect downstream water resources, even where runoff would be discharged directly into a pipe or constructed channel. Review the potential adverse impacts to receiving stream channels and downstream flooding caused by the 100-year storm event to ensure that outfalls are adequate. Describe the planned measures to protect downstream properties from flooding.

**MODIFY:** Appendix A of the Staff Report, dated May 24, 2023, Page 100:

Modified Text:

The Reston Association is a private homeowners association that owns, operates, and maintains 1,350 acres of its parks, recreation, and open space facilities for the benefit of its members and non-members.