

AN AMENDMENT TO
**THE COMPREHENSIVE PLAN
 FOR FAIRFAX COUNTY, VIRGINIA
 2017 EDITION**

GENERAL LOCATION: Intersection of Hunter Mill Road with Crowell Road and Sunset Hills Road

PLANNING AREA AND DISTRICT:
 Area III, Upper Potomac Planning District

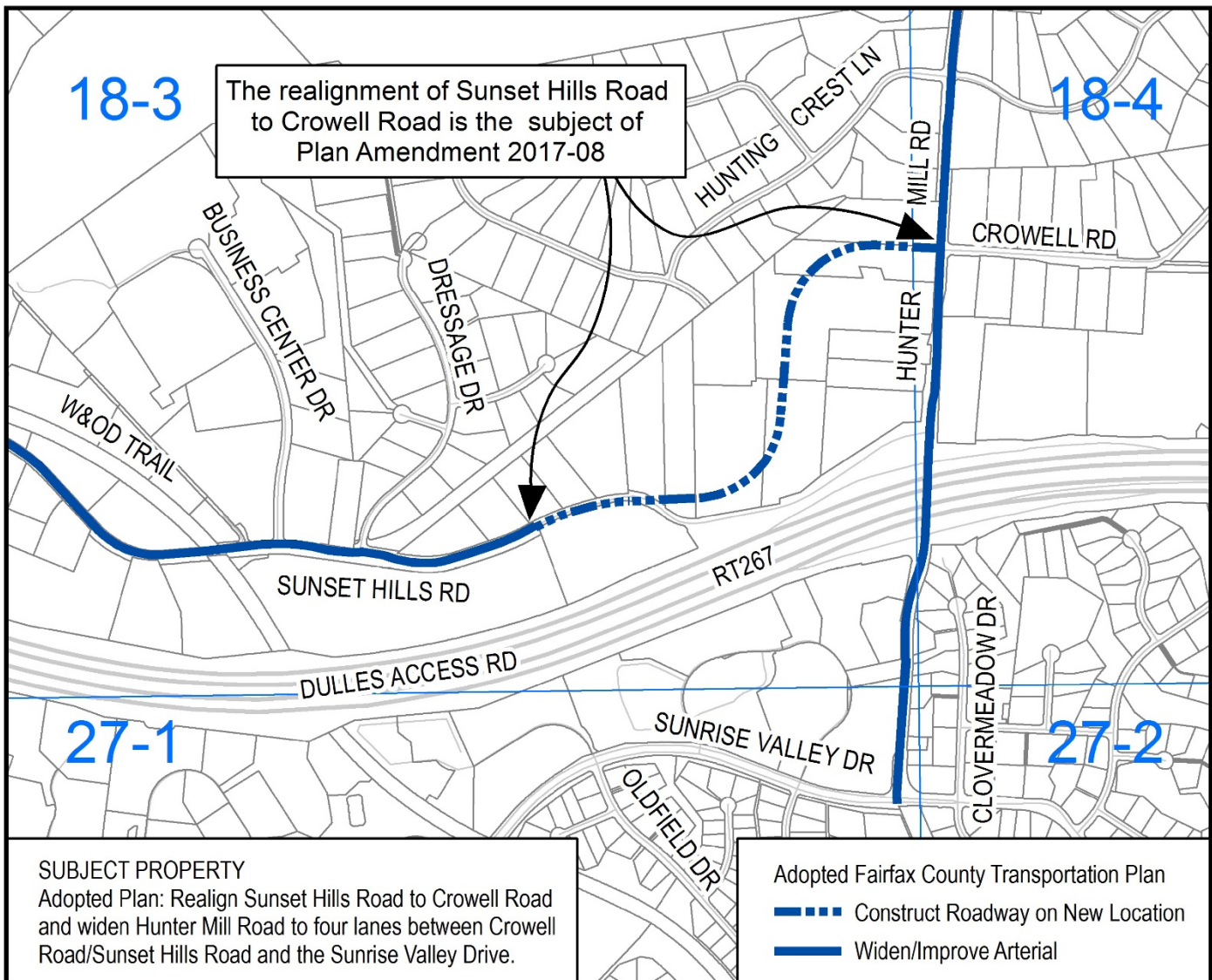
SUB-DISTRICT DESIGNATION:
 UP5-Greater Reston Community Planning Sector

PARCEL LOCATION: Located on Tax Maps 18-3 and 18-4

SUPERVISOR DISTRICT: Hunter Mill

ADOPTED: March 6, 2018 **ITEM NO.** PA 2017-III-T1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



1000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 BASE MAP INFORMATION CURRENT TO FEBRUARY 2018

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AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown as underlined and deleted text is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District, as amended through 3-14-2017; UP5-Greater Reston Community Planning Sector, Transportation Recommendations, pages 72 and 76:

“Transportation

Transportation recommendations for this sector are shown in the following figures (Figures 29, 30 and 31). In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals. Development proposals should also be evaluated against the Hunter Mill Road Traffic Calming Study (Northern Virginia Regional Commission, 2006), which provides both a traffic calming conceptual plan for Hunter Mill Road, as well as context sensitive roadway design techniques.

Development and redevelopment applicants shall be encouraged to establish or participate in transportation management programs to promote alternatives to single occupant vehicle use, particularly during peak commutation hours. Transportation management programs include, but are not limited to: flexible and alternative work schedules, telecommuting, transit pass programs, dedicated bus/van shuttles to designated transit centers, parking management arrangements, promotion of ridesharing, bicycling and walking. Applicants will be encouraged to coordinate with and make appropriate contributions to a Transportation Management Association (TMA) where such a TMA has been established. In addition, applicants will be encouraged to require lessee cooperation with an existing TMA or one established in the future.

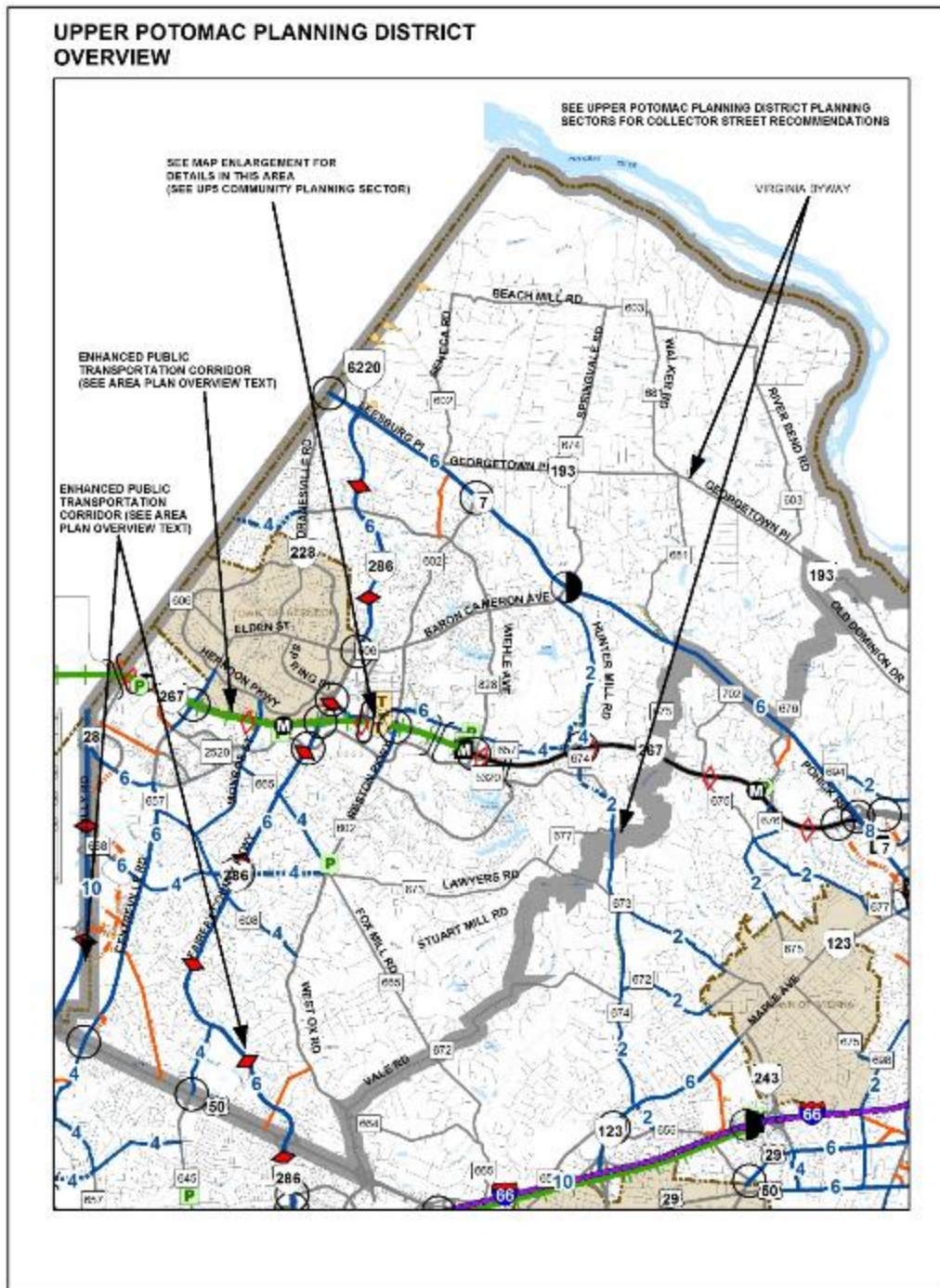
Sunset Hills Road as it terminates at Hunter Mill Road provides for the primary access to the Dulles Toll Road for the residential areas and commercial office areas within the eastern periphery of Reston. To facilitate this access and provide better spacing between intersections Sunset Hills Road should be realigned, east of the Edlin School, to Crowell Road to create a four-leg intersection. A roundabout is the preferred control at this intersection, and in the vicinity of the intersection the realignment should go no farther north than Crowell Road. The realignment should avoid adverse impacts to the RPA. When the road is designed the distance from the Hunting Crest community should be maximized, noise impact

studies should be conducted, and there should be no direct or indirect connection to Hunting Crest Way. The realigned Sunset Hills Road should retain the minor paved trail designation for Sunset Hills Road recommended in the Countywide Trails Plan. This access can be provided for by either option A, B or C below. Option A is the preferred option:

- ~~• The preferred option A is to slightly modify the current Sunset Hills Road intersection by moving it opposite the Dulles Toll Road westbound off-ramp and relocate the Toll Road westbound on-ramp to begin at Sunset Hills Road west of Hunter Mill Road and east of the existing VDOT maintenance facility.~~
- ~~• A secondary option B, if option A is not accepted by VDOT, would be to relocate Sunset Hills Road in a configuration that brings the intersection of Sunset Hills Road and Hunter Mill Road as close as possible to the Reston Presbyterian Church (Tax Map 18-3((1))6).~~
- ~~• A third option C is a roundabout as described in the Hunter Mill Road Traffic Calming Study (Northern Virginia Regional Commission, 2006)."~~

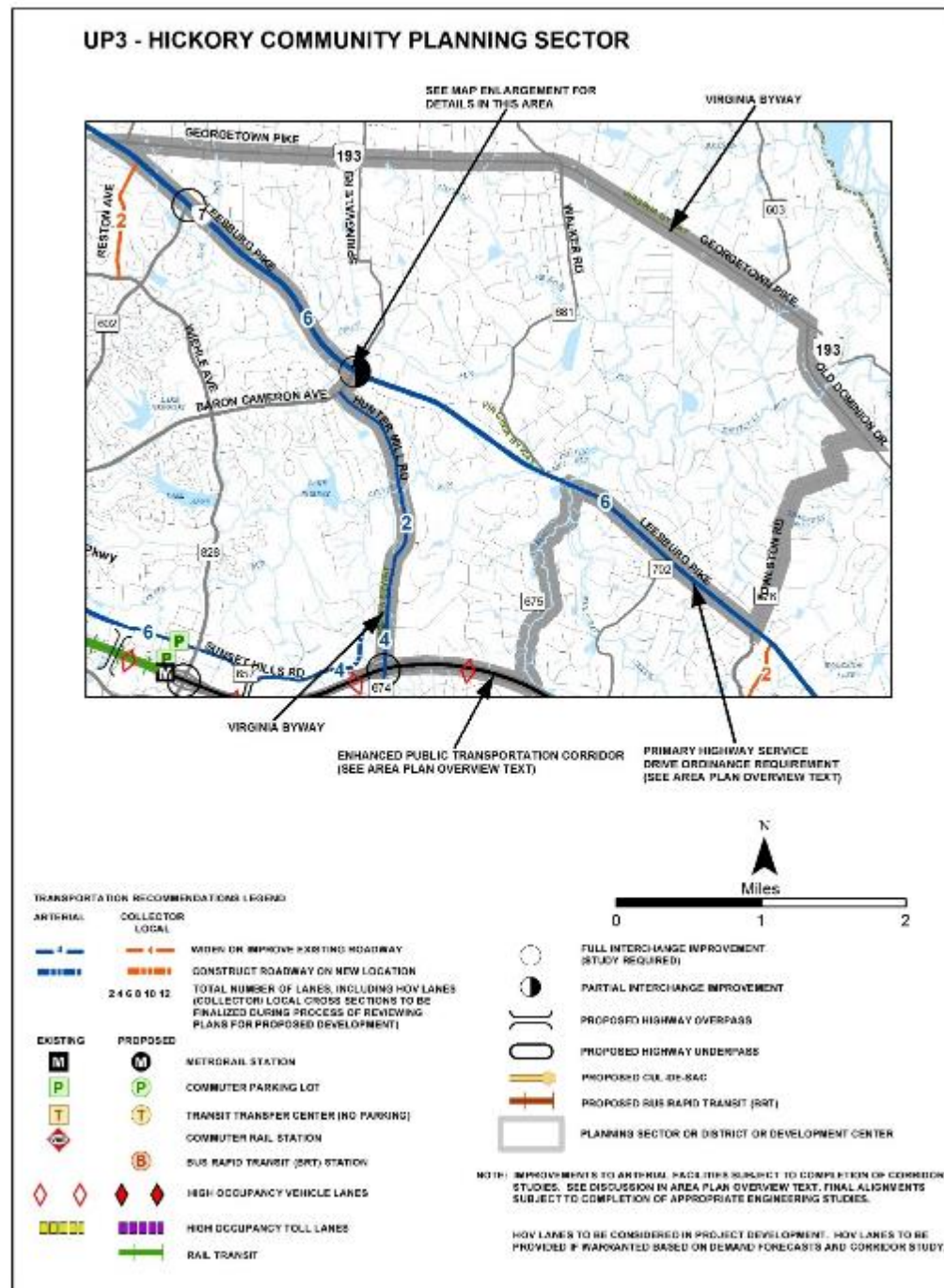
**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District, as amended through 3-14-2017; Figure 2, "Upper Potomac Planning District Overview;" page 6, to show the realignment of Sunset Hills Road to Crowell Road, the widening of Hunter Mill Road to four lanes between Crowell Road and Sunrise Valley Drive, and the removal of the modifications to the westbound Dulles Toll Road Ramps.



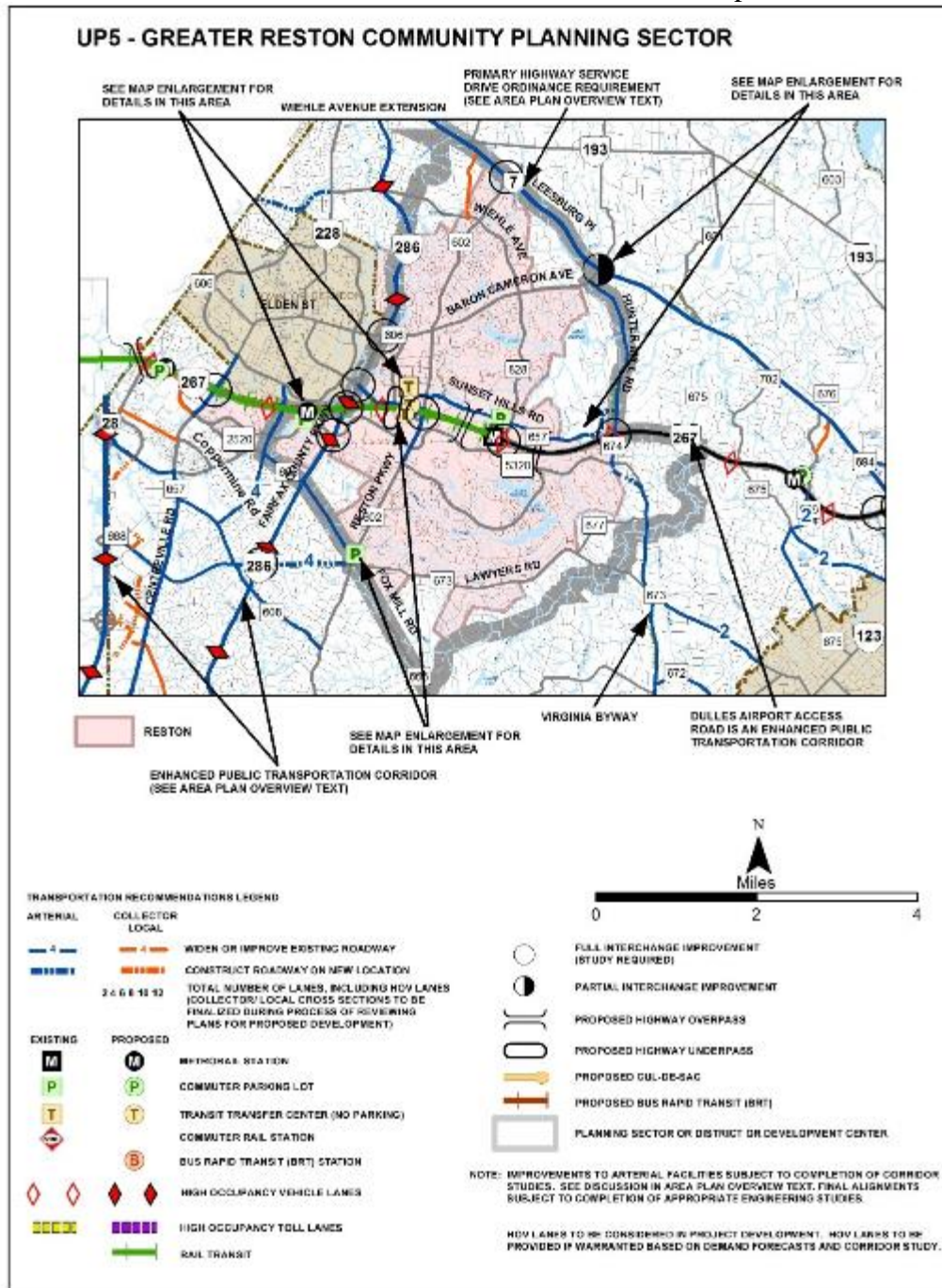
**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District, as amended through 3-14-2017; Figure 18, “UP3 – Hickory Community Planning Sector;” page 50, to show the realignment of Sunset Hills Road to Crowell Road, the widening of Hunter Mill Road to four lanes between Crowell Road and Sunrise Valley Drive, and the removal of the modifications to the westbound Dulles Toll Road Ramps.



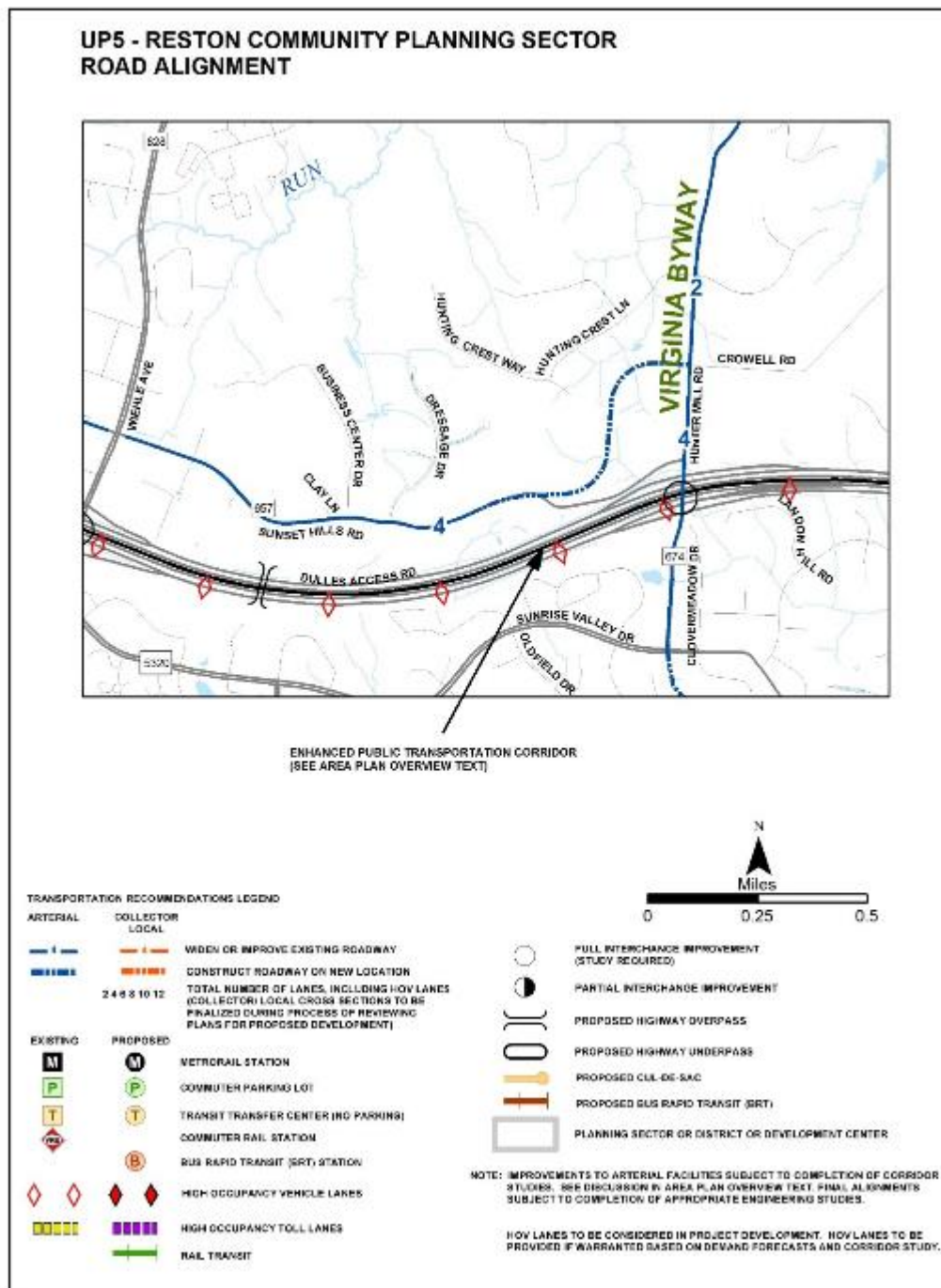
**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District, as amended through 3-14-2017; Figure 29, "UP5 – Greater Reston Community Planning Sector;" page 73, to show the realignment of Sunset Hills Road to Crowell Road, the widening of Hunter Mill Road to four lanes between Crowell Road and Sunrise Valley Drive, and the removal of the modifications to the westbound Dulles Toll Road Ramps.



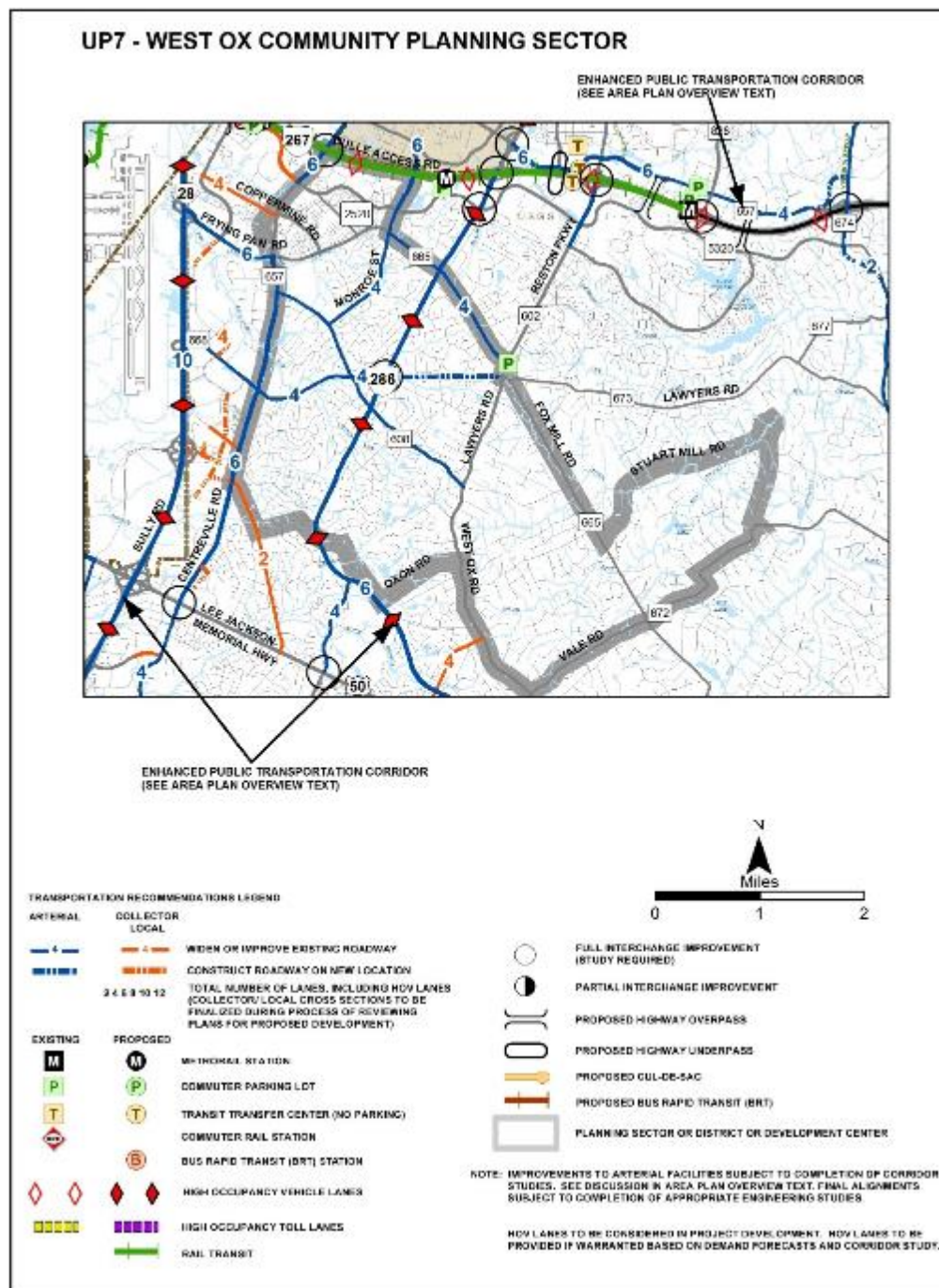
**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District, as amended through 3-14-2017; Figure 31, “UP5 – Reston Community Planning Sector, Road Alignment and Transit Facility Recommendations;” page 75, to show the realignment of Sunset Hills Road to Crowell Road, the widening of Hunter Mill Road to four lanes between Crowell Road and Sunrise Valley Drive, and the removal of the modifications to the westbound Dulles Toll Road Ramps.



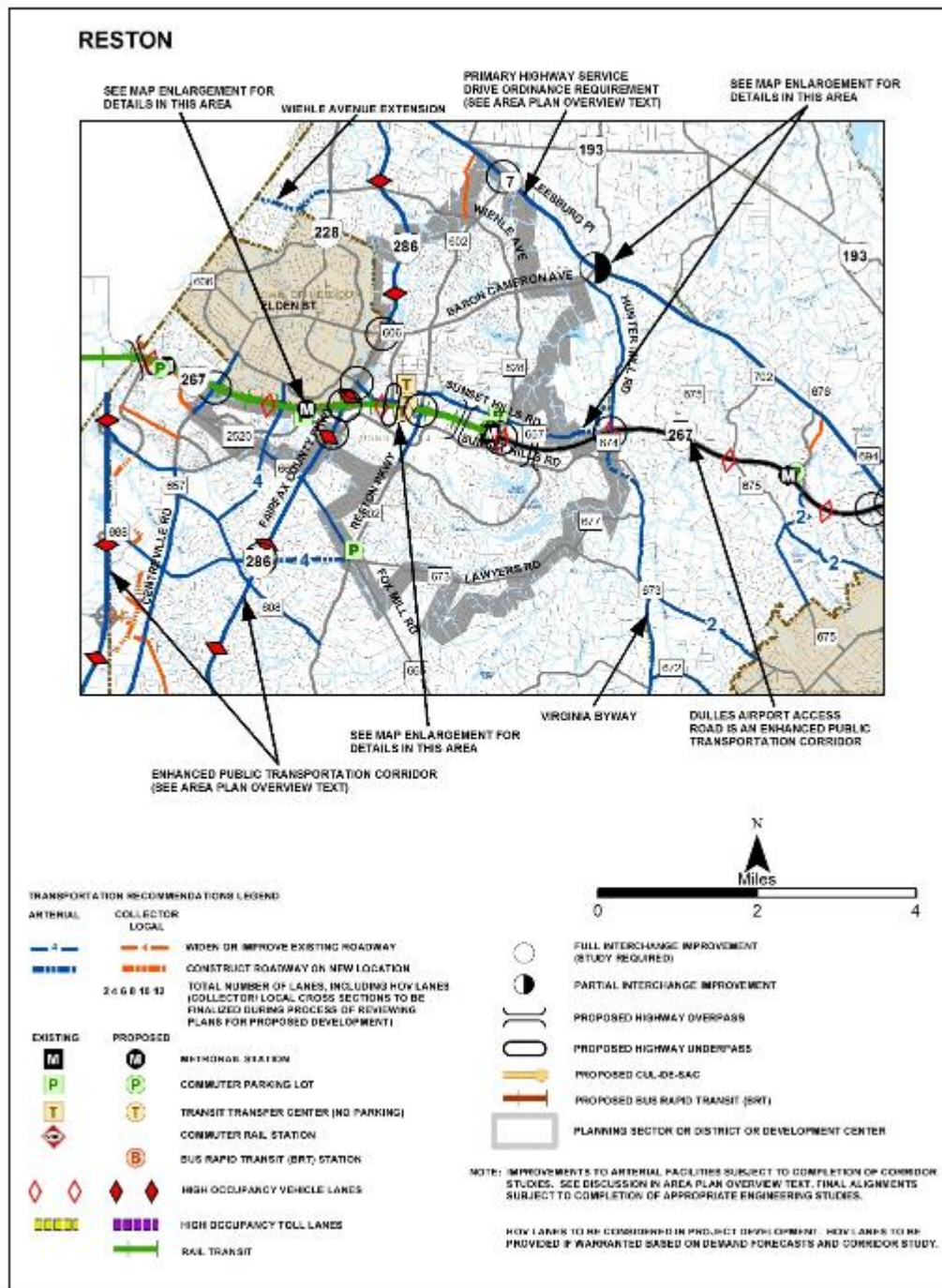
**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District, as amended through 3-14-2017; Figure 34, “UP7 – West Ox Community Planning Sector;” page 87, to show the realignment of Sunset Hills Road to Crowell Road, the widening of Hunter Mill Road to four lanes between Crowell Road and Sunrise Valley Drive, and the removal of the modifications to the westbound Dulles Toll Road Ramps.



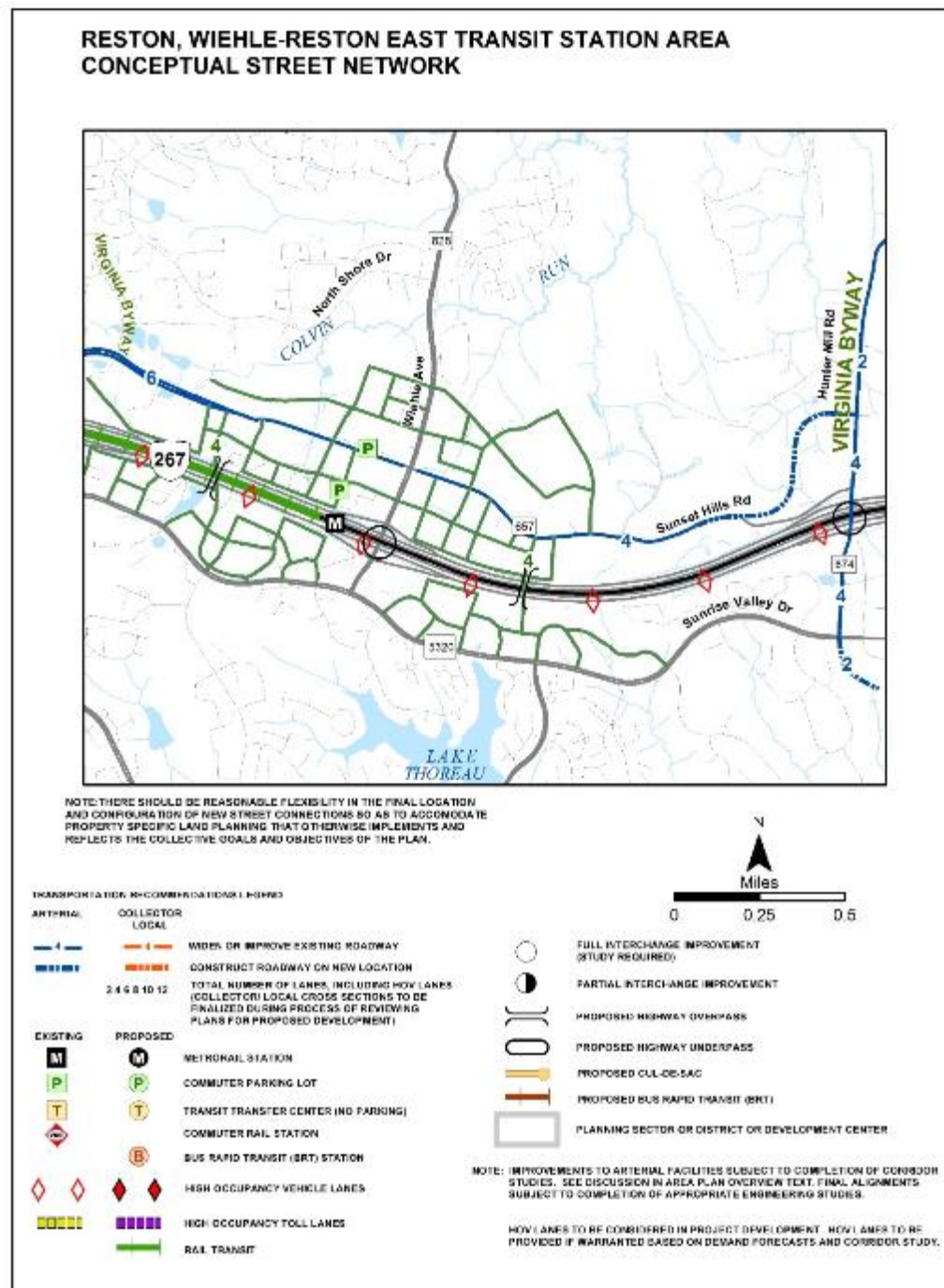
**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Reston, as amended through 3-14-2017; Figure 7, "Reston;" page 27, to show the realignment of Sunset Hills Road to Crowell Road, the widening of Hunter Mill Road to four lanes between Crowell Road and Sunrise Valley Drive, and the removal of the modifications to the westbound Dulles Toll Road Ramps.



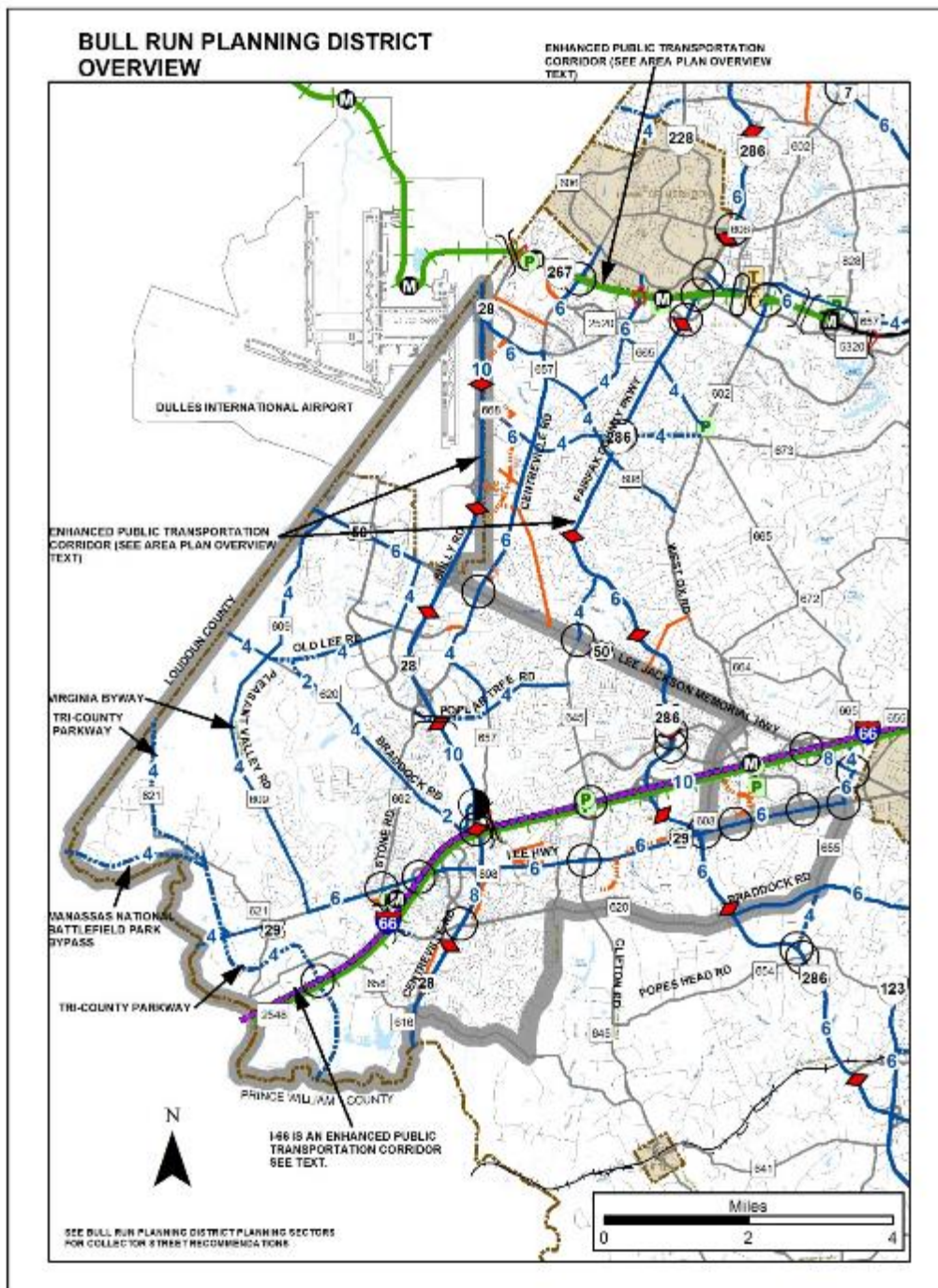
**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Reston, as amended through 3-14-2017; Figure 45, "Reston, Wiehle-Reston East Transit Station Area Conceptual Street Network;" page 138, to show the realignment of Sunset Hills Road to Crowell Road, the widening of Hunter Mill Road to four lanes between Crowell Road and Sunrise Valley Drive, and the removal of the modifications to the westbound Dulles Toll Road Ramps.



**MODIFY
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District, as amended through 3-14-2017; Figure 2, “Bull Run Planning District Overview;” page 6, to show the realignment of Sunset Hills Road to Crowell Road, the widening of Hunter Mill Road to four lanes between Crowell Road and Sunrise Valley Drive, and the removal of the modifications to the westbound Dulles Toll Road Ramps.



COMPREHENSIVE LAND USE PLAN MAP:

Modify the Comprehensive Land Use Plan Map to show the realignment of Sunset Hills Road to Crowell Road, the widening of Hunter Mill Road to four lanes between Crowell Road and Sunrise Valley Drive, and the removal of the modifications to the westbound Dulles Toll Road Ramps.

COUNTYWIDE TRANSPORTATION PLAN MAP:

Modify the Countywide Transportation Plan Map to show the realignment of Sunset Hills Road to Crowell Road, the widening of Hunter Mill Road to four lanes between Crowell Road and Sunrise Valley Drive, and the removal of the modifications to the westbound Dulles Toll Road Ramps.