



PROPOSED COMPREHENSIVE PLAN AMENDMENT ADDENDUM

ITEM: PA 2020-III-UP1
Original Staff Report Published: May 24, 2023
Date of Addendum: June 13, 2023

GENERAL LOCATION: Located in the north-western quadrant of Fairfax County and bisected by the Dulles Toll Road (DAAR, Route 267), west of Tysons, and east of Washington Dulles Airport.

SUPERVISOR DISTRICT: Hunter Mill

PLANNING AREA: Area III

PLANNING DISTRICT: Upper Potomac

SPECIAL PLANNING AREA: Reston

For additional information about this amendment call (703) 324-1380.

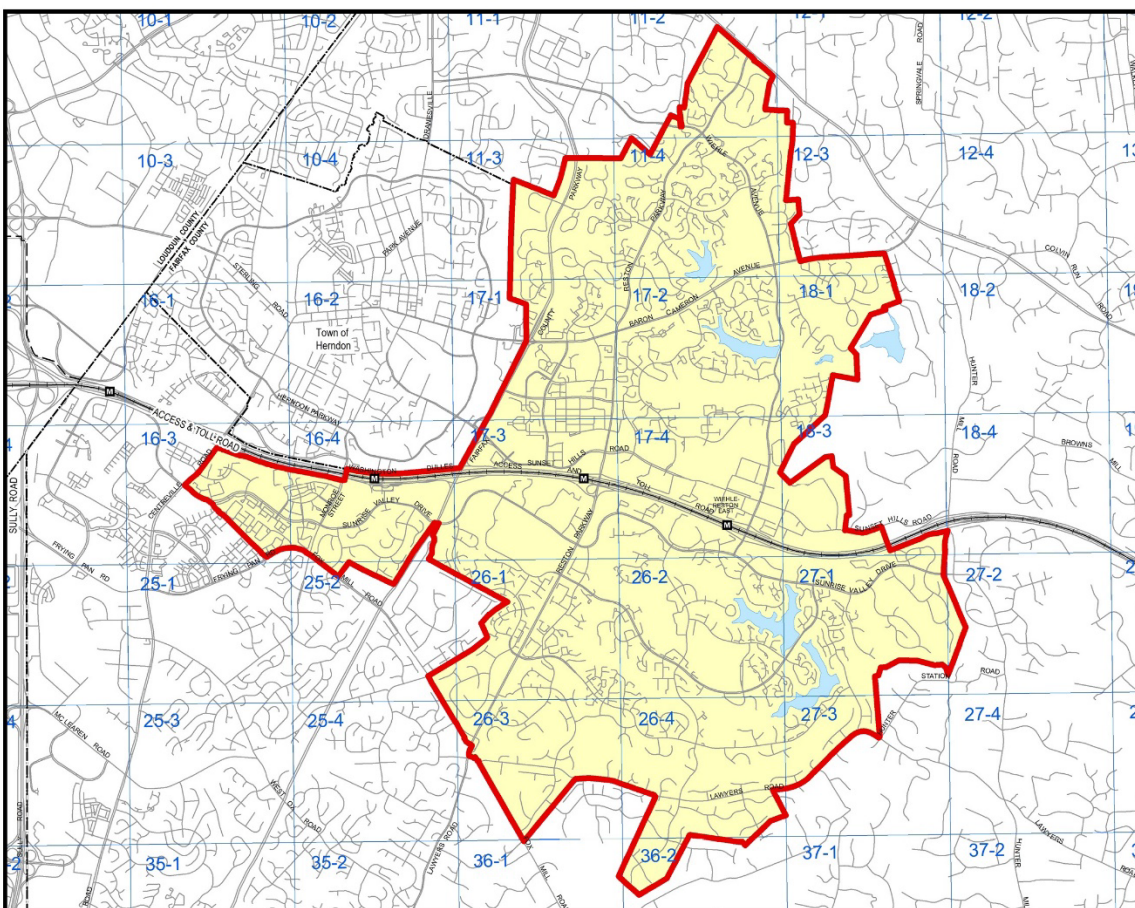
PLANNING COMMISSION PUBLIC HEARING:
Wednesday, June 14, 2023 @ 7:30 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, July 25, 2023 @ 4:30 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.



5500 FEET

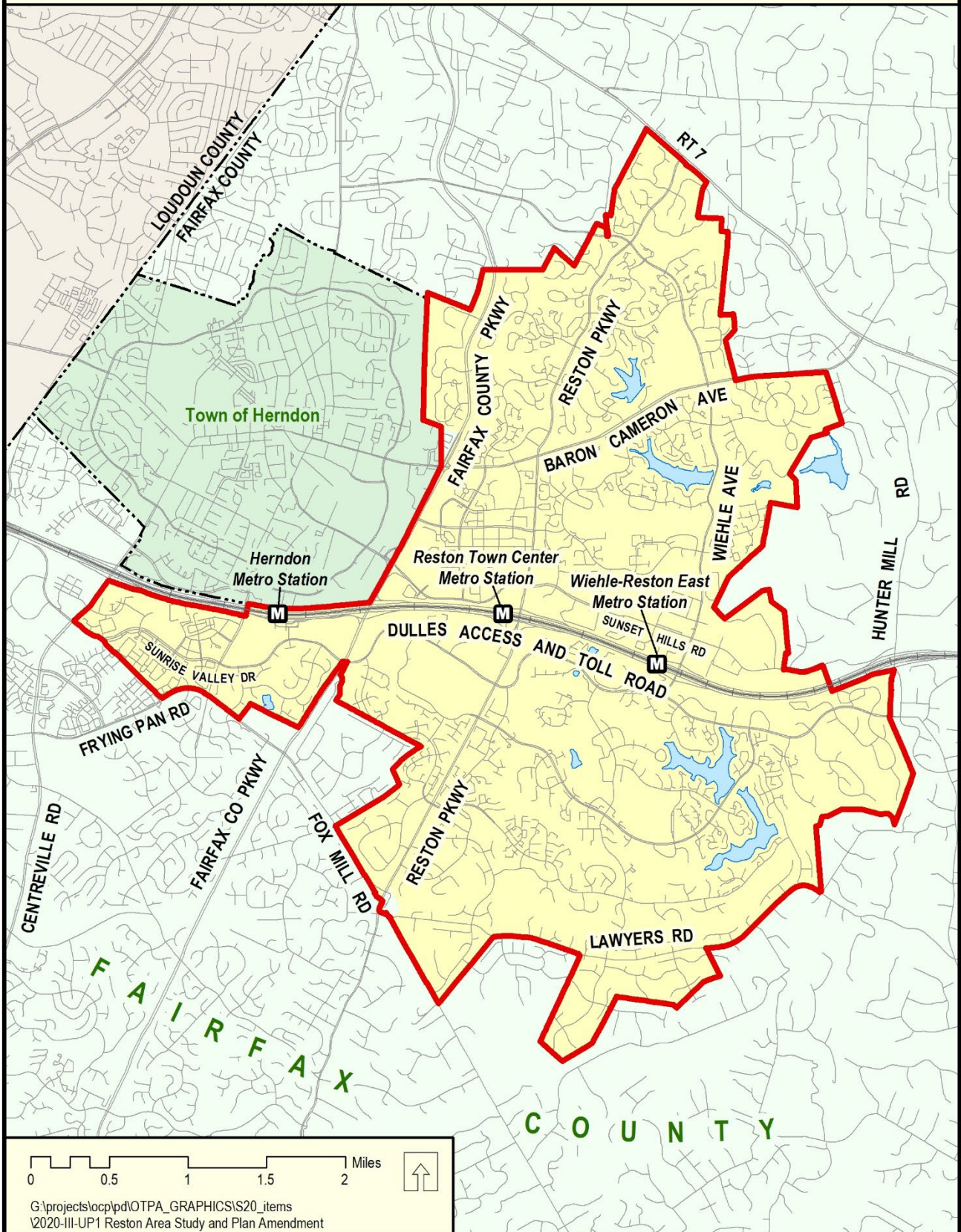
PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
2020-III-UP1 RESTON AREA STUDY AND PLAN AMENDMENT



2020-III-UP1

2020-III-UP1 Reston Area Study and Plan Amendment

Prepared by Fairfax County Department of Planning & Development, April 2020



PLAN AMENDMENT 2020-III-UP1 STAFF REPORT ADDENDUM

BACKGROUND

This addendum supplements the staff report for Plan Amendment 2020-III-UP1 published on May 24, 2023, and proposes modifications to the proposed Plan language to address comments received since publication of the staff report. The May 24, 2023, staff report, can be found at the following link:

[Staff Report for Plan Amendment 2020-III-UP1 \(Reston Comprehensive Plan Study\) - Fairfax County, VA](#)

The following comments were received from County staff on the draft Plan text. Modifications to the draft Plan text recommended by staff are described in response.

1. Staff received a suggestion to add the word “biophilic” to the Introduction on page 1. The word is proposed for inclusion in the sentence, “Reston, a proud and active biophilic community, has neighborhoods and transit station areas, each with a different design, mix of uses and density.”
 - Staff recognizes the introduction of the word biophilic to the Reston planning vocabulary and its use throughout the plan. Although the word biophilic is defined further in the document, staff believes the inclusion of the word here is appropriate and proposes the modification to include it.
2. Staff received a suggestion to re-instate language regarding The Reston Association and the Reston Town Center Association and their active role in Reston planning and operations. The Plan language referencing these two groups is found in the current Plan.
 - Staff agrees that this language should be re-instated and proposes it be placed in the Planning History section (page 2).
3. Staff received a suggestion to modify the language in the Planning Principles section (page 2) regarding the phasing of infrastructure improvements. The sentence proposed in the staff report states that infrastructure “should be phased so as to come online as phases of development are completed.” The proposed edit would introduce the word “operational” in the description. The sentence would be amended to read that infrastructure improvements “should be operational in time to meet the demands generated by new development.”
 - Staff supports the clarification of the phasing language and proposes modified text.
4. Staff received a suggestion to clarify the language associated with air rights development, as described in the Planning Principles (page 3). The proposed language in the staff report, “Future development opportunities may be associated with air rights over the DAAR” is suggested to read: “Future air rights over the DAAR should be pursued to enhance

development opportunities, encourage transit use and improve north-south connections across the DAAR.”

- Staff supports the language indicating the pursuit of development opportunities and proposes modification to the text.
5. Staff received a suggestion about the proposed language in the staff report, in the Land Use and Design section (page 5), that recommends “opportunities for new multifamily housing within ½ mile of the three Metro stations in the Reston Transit Station Areas (TSAs).” The concern notes that there exists TSA-designated areas outside the ½ mile reference that could be interpreted as limiting multifamily housing to only being recommended within ½ mile of the Metro station. It is suggested to remove the ½ mile limitation to ensure consistently described opportunities for new multifamily housing within the TSAs.
 - In response, staff revised the proposed language to recommend opportunities for new multifamily housing within the entirety of the Transit Station Areas, not only within ½ mile of the three Metro stations in Reston.
 6. Staff received a suggestion for the removal of the term “missing middle” (page 5) from the proposed language in the staff report, as it is not defined in the Comprehensive Plan.
 - Staff agrees that there is no common understanding of the term and proposes modification to the text to remove the term from the proposed Plan language.
 7. Staff received a suggestion for an amendment to the residential land use and design recommendations on page 5 of the proposed language in the staff report, to recognize the potential for the expansion of existing affordable housing in the TSAs and not just the creation of new affordable housing.
 - In response, staff revised the proposed plan language to include expansion, increased flexibility, and creative development strategies, along with the creation of new housing, to address the affordable housing needs in Reston.
 8. Staff received a suggestion for improvements to Figure 1, the Reston Land Use Map (page 7), specifically clearer distinctions between the Town Center North Mixed Use and Public Facilities use in the TSA Land Use Categories and the Public Facilities, Governmental and Institutional use in the Reston Land Use Categories.
 - In response, staff updated Figure 1 to provide a distinct hatching on the Town Center North Mixed Use and Public Facilities use category.
 9. Staff received a suggestion to make the following corrections to Figure 2: Area Wide Transit Station Area Map (page 8): a) the bolded sentence “Area-Wide and Use Categories in the Transit Station Areas” is not referenced in the text and should be deleted, and b) the title for “Figure 2: Area-Wide Transit Station Area Map” should be changed to “Figure 2: Land Use Categories for the Transit Station Areas.”

- Staff supports these corrections and proposes modified text to clarify the purpose of the figure and to correct information found in the Figure.
10. Staff received a suggestion related to Figure 2 reference in the text. The title as it appears on page 9, should be edited to reflect the Figure title: “Figure 2: Land Use Categories for the Transit Station Areas.”
- Staff supports this edit and modified the document, accordingly.
11. Staff received a suggestion for additional language for the Introduction to the Land Use and Design for Transit Station Areas, under the bullet “protect Existing Low Density Residential Areas.” The proposed insertion would add a sentence that states “Residential Permit Parking Districts may be necessary near the Metro Stations.” (page 14)
- Staff supports this insertion and modified the plan language, accordingly.
12. Staff received a suggestion that both the Transit Station Mixed Use TOD Area and Residential Mixed-Use TOD Areas found on page 16, should include a reference to Figure 4 showing the FARs.
- Staff supports the addition of this clarification and modified the text accordingly.
13. Staff received a suggestion to modify the FAR range shown for the Wiehle North Transit Station Residential Mixed-Use Sub-District TOD (1.5-2.0 FAR). The 2.0 FAR reference is suggested for removal. (page 17)
- Staff notes that the Wiehle Station TOD is broken out between the north and south side of the Toll Road and further broken out into Transit Station Mixed Use and Residential Mixed-Use areas. The north side residential mixed-use area also includes specific Plan text for Isaac Newton Square. The entire area, including Isaac Newton Square, is part of the residential mixed-use area. Isaac Newton is planned for a 2.0 FAR while the rest of the residential mixed-use area is 1.5 FAR. Staff suggests adding a sentence at the end of the Wiehle North narrative reading "The Residential Mixed-Use area is planned for intensity up to 1.5 FAR, with the exception of the Isaac Newton Square area." To further clarify, staff inserted a bullet before Isaac Newton Square.
14. Staff received a suggestion to correct the upper case “i” in the word “Incorporate,” found on page 16.
- Staff modified the text to reflect this correction.
15. Staff received a suggestion for the removal of the last sentence of the Wiehle South Residential Mixed-Use Sub-District TOD that says, “Provide a cycle track along Sunrise Valley Drive.” (page 19)
- Staff supports the removal of this clause, as the information is found in the Transportation section of the proposed plan text and modified the text, accordingly.

16. Staff received a formatting suggestion to add bullets to “Plaza America Sub-District” and Fannie Mae Sub-District, page 23.
 - The addition of these bullets helps clarify the location of these Sub-Districts and staff proposes the modification of the text.
17. Staff received a suggestion that the Sunset Hills Non-TOD District should not be highlighted on Figure 9 (page 28) as it is not part of the Town Center Transit Station Non-TOD Districts.
 - Staff supports this correction and will modify Figure 9 to remove the shading on the Sunset Hills Non-TOD District prior to publication.
18. Staff received a suggestion for a global change throughout the proposed language in the staff report, replacing “transitional housing” with “permanent supportive housing.” This conforms with the homeless prevention strategies approved by the Board of Supervisors calling for a reduction in transitional housing and an increase in permanent supportive housing. Additionally, studies show limited outcomes with transitional housing and their restrictive rules and requirements that create high barriers to success for many unhoused individuals.
 - In response, staff replaced references to transitional housing with permanent supportive housing on pages 29, 114, 117, and 137, to be consistent with the Board of Supervisors homeless prevention strategies.
19. Staff received a suggestion for the removal of references to the 30 existing affordable townhouses in the West of Fountain Drive Sub-District as a public or civic use, since the affordable townhouses are not deemed to be a public or civic use (pages 29, 114, and 117).
 - In response, staff deleted all references to the “30 existing townhouses” as civic/public uses.
20. Staff received a suggestion to include a reference to Blocks 1, 3, 5, 7, and 8 as the location of civic uses in the West of Fountain Drive Sub-District Non-TOD: (Reston Civic Center). (page 29)
 - Staff supports this editing for clarification and proposes a text modification.
21. Staff received a suggestion for a revision to Figure 10 (page 30), the West of Fountain Drive Concept Plan where Block 9 is referenced in the proposed language in the staff report for the West of Fountain Drive Sub-district but is not highlighted in the figure. Additionally, it was suggested that the associated text (page 31) more clearly identify the land area and include language that reflects the March 7, 2023, Board Matter on potential redevelopment of the Fairfax County and Housing Authority (FCHRA) property on Block 9. Staff was also informed that Figure 10 in the draft text is not the latest West of Fountain Drive Concept Plan approved by the Reston Design Review Board (DRB) in 2021.
 - In response, staff added proposed language to clearly identify the location of the

FCRHA property, added language referencing the March 7, 2023, Board Matter addressing the potential redevelopment of FCRHA property, and updated Figure 10 to show the latest West of Fountain Drive Concept Plan approved by the Reston DRB.

22. Staff received a suggestion to correct the title of Figure 17 (page 50) to read “Lake” Anne Village Center Land Units and Historic Overlay District.
 - Staff supports the recommendation and modified the proposed Plan text.
23. Staff received suggestion that the proposed language in the staff report referencing the Charter Oak Apartments (page 66), might preclude opportunities for achieving permanent and/or committed affordability on the subject site in accordance with the adopted Countywide Affordable Housing Preservation Policy, which would allow flexibility for redevelopment options for the preservation of affordable housing.
 - In response, staff proposes revised language pertaining to the Charter Oak Apartments that deletes the language referenced above, regarding the affordable rental inventory on the site and no redevelopment being envisioned.
24. Staff received a suggestion that the proposed language in the staff report, for the Recommendations for Multifamily development (page 67) is not consistent with the County’s Affordable Housing Preservation Policy. The Land Use chapter appears to focus on retaining actual existing affordable housing units while the Policy speaks to retaining affordability, not necessarily actual units.
 - In response, staff revised the proposed language to emphasize expanding affordable housing, including redevelopment and encouraging permanent affordability of market rate affordable housing, WDUs and ADUs.
25. Staff received a suggestion to modify Figure 22 on page 83 to reflect the grid of streets in the Association Drive area as they are shown in Figure 21 (page 82).
 - Staff supports this recommendation and Figure 22 has been modified to correctly reflect the updated grid of streets shown in Figure 21.
26. Staff received a suggestion about the tree canopy goal and if it is consistent with other areas of the County and currently adopted plan language (page 91)
 - Staff reviewed the text in question and reviewed the 2019 Tree Action Plan, which states:

“After adoption of the original TAP, the Board set a 30-year tree canopy goal of achieving 45 percent tree canopy by 2037. With the advances in technology previously described, and growth of our forests and landscape trees, an Urban Tree Canopy Assessment (UTC) completed in March 2017 found our tree canopy to be 57 percent of the land area of the county. The tree canopy management goal of TAP 2019 is no net loss to maintain our tree canopy of 57 percent based on the March 2017 analysis.”

The 2020 Reston Association State of the Environment Report (RASER) quantified the Reston canopy at approximately 50 percent. Given that the most recent analyses for countywide and Reston tree canopy coverages found the canopy to be 57 percent and approximately 50 percent, respectively, staff recommends that the draft text be edited to reflect these existing conditions.

27. Staff received a suggestion regarding the proposed language in the staff report in the Green Buildings and Green Neighborhoods section of the Environmental Stewardship Chapter (page 97). The proposed language recommends achieving formal third-party green building certification through LEED or an equivalent program when eligible, for buildings undergoing major rehabilitation. This could have an adverse impact on renovation and expansion projects as some of these projects may not be able to meet the referenced green building certifications. It was suggested that the phrase “if feasible” would allow flexibility for potential projects.
 - In response, staff modified the referenced language to recommend formal third-party green building certification for major rehabilitations, if feasible.
28. Staff received a suggestion noting that the proposed language in the staff report (page 100) attributes the Guidelines for Development: Reston Transit Station Areas to the Office of Community Revitalization. Although the Office of Community Revitalization produced the document, it was endorsed by the Board of Supervisors.
 - Staff supports clarifying the text to reflect the Guidelines for Development: Reston Transit Station Areas as a Board-endorsed document. Additionally, photos were added to depict the various resources available.
29. Staff received a suggestion to amend Table 6: Parks, Open Space, and Amenity Recommendations to a) correct the column labeled “Signature Open Spaces and Corridors,” b) add information about Parks, Open Space and Athletic Fields, Other Parks and Playgrounds, Community Gathering Spaces, and Golf Courses, and c) include photos of these examples. (page 103).
 - Staff agrees that this information should be included in the plan and modified the text to reflect this more comprehensive description of the Park Resources.
30. Staff received a suggestion for re-numbering and bullets of text on pages 104 and 105 to clarify the narrative.
 - Staff supports this clarifying edit.
31. Staff received a suggestion to strike the planned square footage for the proposed regional library as it is an artifact of the previous plan and does not reflect current standards (page 103).
 - Staff supports striking the square footage cited in the plan and modified, accordingly.
32. Staff received suggestions regarding the Housing and Facilities for Homeless Population section of the Public Facilities chapter (page 117), suggesting that the proposed language in the staff report is prescriptive and would limit the opportunity for FCHRA to adjust the

replacement plans for the Embry Rucker Shelter site if the needs of the shelter change. Additionally, it was noted that the 30 affordable town homes currently located in the vicinity of the shelter are not a part of the shelter and should not be referenced in this section.

- In response, staff modified the referenced language to remove the prescriptive language and allow greater flexibility if needs are adjusted. Staff also removed the reference to the 30 existing affordable town homes.
33. Staff received a suggested revision to proposed language in the staff report in the Affordable Housing Chapter (page 120) to clarify the intent of the recommendations for the design and maintenance of affordable housing units.
- In response, staff modified the referenced language to highlight that providers of affordable housing are expected to meet the same high standards of design and maintenance as market rate housing.
34. Staff received a suggestion to include a reference to Objective 6 of the Housing Element of the Policy Plan. This Objective addresses the preservation of existing market and committed affordable rental multifamily housing units. This reference should be placed in the Reston Affordable Housing Goals and Policies section of the Affordable Housing Chapter (page 120).
- In response, staff added a reference to Objective 6 of the Housing Element of the Policy Plan to ensure that any measures provided with development proposals in Reston, in support the County’s goal of no net loss of affordable units, will be in accordance with the referenced Objective.
35. Staff received a suggested correction to the font on page 123. The suggestion is to correct and add bolded text under the “Affordable Housing for Vulnerable Populations.” The entire sentence should be under bolded text.
- Staff supports this edit and modified the text.

RECOMMENDATION

This document modifies and supersedes the staff recommendation in Appendix A of the Staff Report, dated May 24, 2023, for the following sections. Text proposed to be added is show as underlined and text proposed to be deleted is shown with a ~~strike through~~.

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 1:

“Reston, a proud and active biophilic community, has neighborhoods and transit station areas, each with a different design, mix of uses and density. They are dependent on one another, and on dedicated open space for nature. The interconnection of trails and transportation throughout Reston is essential.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 2:

“Development within the TSAs can become better integrated into the fabric of the larger Reston community by providing future TSA residents and employees access and robust connectivity to existing community amenities, including the lakes and the network of trails throughout Reston. This can best be achieved through incorporation into the existing Reston Association or the Reston Town Center Association. Each of these entities has indicated a willingness to include these new developments in their associations.”

PLANNING PRINCIPLES

The following twelve principles will guide Reston development. Planning will consider the community as One Reston, a comprehensive unit. Development applications will be evaluated based on their ability to meet the following planning principles and preserve stable neighborhoods. Any development’s specific impact on surrounding neighborhoods must be harmonious. Reston’s planning principles are intended to allow creativity and to reflect the concerns and interests of the community.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 2:

“4. Development will be phased with infrastructure.

The funding and expansion, modification, and operations of adequate transportation infrastructure and programs, and other infrastructure components - such as schools, parks, and other public facilities –should be ~~phased so as to come online as phases of development are completed~~ operational in time to meet the demands generated by new development.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 3:

“To maximize the use of rail, the highest planned densities are concentrated within one-quarter mile of the rail stations and taper down within one-half mile. Residential and non-residential populations in each transit station area are planned to be balanced to further maximize rail use and reduce dependence on automobiles. Future air rights over the DAAR should be pursued to enhance development opportunities, ~~may be associated with air rights over~~ encourage transit use and improve north-south connections across the DAAR .”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 5:

“Residential

The Land Use and Design chapter supports the creation of a community with a range of housing types for all ages and incomes including:

- Opportunities for new multifamily housing ~~within ½ mile of the three Metro stations~~ in the Transit Station Areas,

- Preservation of the existing residential neighborhoods,
- Retention of modest or “~~missing middle~~” single family homes, townhouses, and multifamily homes in the Reston neighborhoods,
- Preservation of the existing supply of market affordable housing in older low-rise, multifamily and townhouse developments, single family detached homes and in the village centers,
- Establishment of new opportunities for the creation and expansion of affordable housing on sites owned by Fairfax County, and ~~larger privately~~ other non-County-owned sites, for example with public/private partnerships, especially in the mixed-use areas of the TSAs, and
- Construction of new affordable housing as an approach to inclusionary zoning such as WDUs and ADUs (see Affordable Housing Chapter).”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 8:

“**Figure 2: ~~Area-Wide Transit Station Area Map~~** depicts the land use categories and recommendation for FAR in the TSAs. The Transit Station Area land use categories include Transit Station Mixed Use, Residential Mixed Use, Town Center North Mixed Use, Town Center Urban Core Mixed Use, Major Open Space Amenities, Public Facilities/Government/Institutional, Mixed Use, Office, Industrial, Institutional, and Residential. The densities and mix of uses are also described in the text.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 14:

“Protect Existing Low Density Residential Areas - Most existing residential communities adjacent to the TSAs are neighborhoods of single-family homes and townhomes. These communities are often separated from the TSAs by major roadways. Utilize appropriate design measures such as reduced building heights and massing for new development closest to these existing neighborhoods. Manage parking in TSAs to avoid spillover into existing residential areas. Residential Permit Parking Districts may be necessary near the Metro Stations.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 16:

“**Transit Station Mixed-Use TOD Area (50% Residential, 50% Non-Residential)**
Critical for establishing the core of a compact, mixed-use, transit-oriented environment, this area provides a balanced mix of uses including office, retail, hotel, institutional and public facility uses as well as new residential uses. These areas are planned for the highest development intensity in the TSAs (See Figure 4 for FAR).

Residential Mixed-Use TOD Area

(75% Residential, 25% Non-Residential)

This area is planned for existing and approved office uses, significant new residential uses and new retail and hotel uses (See Figure 4 for FAR).”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 16:

“Wiehle North Transit Station Mixed-Use Sub-District TOD: (2.0 to 3.0 FAR, 50% nonresidential, 50% residential)”

Sunset Hills Road is the northern boundary of this District. Wiehle Avenue is the primary north-south street. The vision for this district is for significant redevelopment in a mix of mid-rise and high-rise buildings.

Development should ~~incorporate~~ incorporate ground level retail and support service uses into buildings to enhance the pedestrian environment. Design development proposals to provide pedestrian and bicycle crossings to increase safety and convenience for bicyclists and pedestrians. The portion of this sub-district located east of Wiehle Avenue includes the approved Mid-Line Development. The portion of this sub-district located west of Wiehle Avenue includes Reston Station, an approved mixed-use development in the northwest quadrant of the intersection of Wiehle Avenue and the DAAR, on top of a seven level, county-owned and operated transit center and park-and-ride facility with 2,300 parking spaces.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 17:

“Wiehle North Transit Station Residential Mixed-Use Sub-District TOD: (1.5-2.0 FAR, 75% residential, 25% non-residential)”

Hidden Creek Golf Course on the north, Lake Fairfax Park on the northeast, and the Plaza America Shopping Center on the west form the boundaries of this District. The Residential Mixed-Use TOD area located north of the DAAR is planned for predominantly residential uses with a mix of other uses including office, hotel, and supporting retail uses. The Reston Greenway is located in this area, including the W&OD Trail, open spaces, a large rectangular field, green areas, and public gathering spaces. The Residential Mixed-Use area is planned for intensity up to 1.5 FAR, with the exception of the Isaac Newton Square area."

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Pages 18-19:

“Wiehle South Residential Mixed-Use Sub-District TOD (1.5 FAR, 75% residential, 25% non-residential)”

Compatibility with the adjacent low-density residential neighborhoods across Sunrise Valley Drive is a primary concern for redevelopment. Extend the cycle track along Sunrise Valley Drive. The subdistrict is located east of Wiehle Avenue and is between ¼ mile and ½ mile from the Wiehle-Reston East Metrorail Station. To the extent development occurs, existing human made and natural features in the vicinity of Sunrise Valley Drive should remain to create open space linked by trails and pedestrian connections. Cluster amenities in nodes along

existing natural features and stormwater facilities to form a connected park amenity. Compatibility with the existing single-family neighborhoods located across Sunrise Valley Drive is a primary concern for development in this area. Although development has been approved for the area located west of Wiehle Avenue adjacent to the Metro Station, the potential for new development for the area is encouraged. Provide a substantial open space area adjacent to the Metro Station. In addition, substantially improve access to the Metro Station to include a public drop-off/pick up, Metro parking, and pedestrian connections from adjacent residential areas. ~~Provide a cycle track along Sunrise Valley Drive.~~”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 23:

- **“Plaza America Sub-District** is bound by the parameters of the existing Plaza America retail and office complex. It retains the existing mixed-use land use and zoning.
- **Fannie Mae Sub-District** is bordered by Sunset Hills Road on the south, Old Reston Avenue to the west and American Dream Way on the east. It retains the existing office land use at 0.62 FAR or mixed use at 0.50 FAR. In addition, preserve vehicular access to the adjacent site that includes an historic resource. See Figure 7: Sunset Hills District Map.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 29:

“ West of Fountain Drive Sub-District Non-TOD: (Reston Civic Center)

This area is generally bordered by Baron Cameron, Town Center Parkway, Fountain Drive, and north of New Dominion Parkway. The Civic Center establishes a variety of recommended county, regional and institutional uses. The vision for the Reston Civic Center is consistent with the conceptual layout provided by joint owners, Fairfax County and INOVA, as shown in Figure 10: West of Fountain Drive District Concept Plan. Civic uses on Blocks 1,3,5,7 and 8 should include:

- New expanded regional library
- North County Governmental Center
- Elementary school
- ~~Replaced-Expanded~~ Embry Rucker Shelter with a daytime service facility and potentially permanent supportive housing ~~transitional housing units~~,
- Expanded and consolidated North County Human Services office building
- ~~30 existing affordable townhouses~~
- 10-acres of open space, including:
 - A major, 3.5-acre community park including a gathering space located near the center of the Civic Center serving as a key design feature.
 - Hunter Mill District FCPA recreation center (minimum 90,000 square feet)
 - FCPA large rectangular athletic field with adjoining playground
 - Edgewater Park
 - Tree save areas”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 31:

~~“In addition, Block 9 the approximately 2.9-acre property, which is owned by the Fairfax County Redevelopment and Housing Authority (FCRHA), west of the North County Governmental Center contains thirty, currently affordable homes, and it is located next to the Fairfax County Government Center and Police Station. Additional affordable housing is planned. The redevelopment of the FCRHA property should be considered to deliver new affordable housing and, if feasible, a public facility to serve the residents of the new housing and surrounding community. Other adjacent, publicly owned properties may also be considered in such a redevelopment. potentially adjacent sites should be considered to deliver new affordable housing and, if feasible, a public facility to serve the residents of the new housing and the surrounding community.”~~

The final design will prioritize extensive civic needs on limited available County space. The existing library and homeless shelter controlled by the Board of Supervisors should continue to operate until such time as replacement facilities are made available. Both the shelter and library may need to relocate to a transitional location prior to the construction of new facilities.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 50:

“Figure 17: Lake Anne Village Center Land Units and Historic Overlay District”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 66:

~~“5. Charter Oak Apartments – This area is bounded by North Shore Drive to the West, Hidden Creek Country Club to the North and East, and Charter Oak Townhome Cluster to the South. The 262-unit apartment complex offers a mix of affordable 1 – 2-bedroom apartments and is planned for the existing use and density. Given the importance of this “affordable” rental inventory to Reston’s socio-economic balance, and the contribution to open space, redevelopment of this property is not envisioned.”~~

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 67:

“RECOMMENDATIONS FOR MULTIFAMILY

The multifamily developments in Reston are an integral part of the community. These areas are generally planned to retain existing densities and unit types that reflect the Reston character. Redevelopment is planned for certain sites. This plan does not propose or recommend significant modification of any multifamily area. Circumstances may arise that merit consideration of limited redevelopment of a portion of an existing multifamily community-communities. Require proposals to meet the following criteria:

- Demonstrate consistency with the Planning Principles and advance relevant Reston planning goals and objectives as set forth in the Reston Comprehensive Plan.
- ~~Retain the existing supply of~~ Expand affordable housing, including encouraging permanent affordability of market rate affordable housing ~~units, WDUs and ADUs as previously approved.~~
- Maintain the existing natural areas.
- Maintain the existing mature tree canopy.
- Create architecture and massing of the development features that are context-sensitive design and fit into the natural and architectural character of the surrounding area.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 91:

“~~Tree plantings~~ canopy coverage should meet or exceed the goals of the Fairfax County ~~20-~~ year Tree Action Plan, ~~including Reston’s goal for~~ maintaining a tree canopy, ~~which includes street trees,~~ covering at least ~~45%~~ half of the Reston land area with no net loss of tree canopy.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 97:

“The Policy Plan provides guidance for green building practices. Non-residential development in the TSAs should achieve LEED Silver certification or the equivalent, at a minimum, in light of the level of redevelopment potential proposed for the TSAs. Achievement of higher levels of LEED certification is encouraged. Residential development should be guided by the objectives of the Policy Plan. Buildings undergoing major rehabilitation should achieve formal third-party green building certification through LEED or an equivalent program, if feasible ~~when eligible.~~”

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

“PARKS, RECREATION, AND OPEN SPACE

The existing parks, recreation, and open space system is recognized as one of the most outstanding features in Reston. It includes several large open spaces such forest and stream conservation areas, lakes, stream valley parks including the Reston Association (RA) Walker Nature Center, and two privately owned 18-hole golf courses denoted as landmarks in the ~~November 2018, Fairfax County Office of Revitalization~~ Guidelines for Development: in Reston Transit Station Areas, adopted by the Board in November 2018. Reston offers over 55 miles of Reston Association (RA) maintained Reston trails, and about 4 miles of publicly accessibly trails owned and maintained by NOVA Parks, including the W&OD trail, and recreational trails owned and maintained by the Fairfax County Park Authority (FPCA). In addition, large active recreation facilities, public indoor facilities, other sports facilities and smaller parks and open spaces are found in Reston today, including privately owned tennis courts, swimming pools and public and private recreation and exercise facilities.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Pages 104-105:

“Signature Open Spaces and Corridors:

- **Public Open Space at RTCN** - Create a substantial public open space at the Reston Town Center North Civic Square area that contains both open areas for public gathering and performance. Establish the open space as a central feature of Town Center North to serve the entire Reston community. Integration with FCPA park features including the recreation center and adjacent playfield is encouraged.
- **Open Space along the W&OD Regional Trail and Greenway** - The Policy Plan identifies “Regional Trail” as a Regional Park. The area is designated as a network of linear corridors or parks that connect recreational, natural, and cultural resources. The W&OD Trail, including the portion in Reston, is part of a Regional Trail and Greenway.

Implementation of recommendations includes coordination with NOVA Parks. Small-scale recreational waysides (e.g., seating areas, playgrounds) or larger recreational or cultural facilities (e.g., gathering places, Garden of Remembrance) and supporting amenities (e.g., publicly accessible restrooms, water fountains) near the W&OD are encouraged.

The W&OD Trail is currently used often for exercise, with cyclists riding at high speeds. As redevelopment occurs adjacent to the W&OD, developers are providing significant open spaces and sidewalks for safe pedestrian use that is separated from recreational uses on the trail. Construction of the sidewalk along Sunset Hills that runs parallel to the W&OD is a priority.

Planning for this signature open space is part of a new, long-term effort to provide a highly visible and usable public park. The following list provides concept ideas for this area in Reston (See next page):

- 1. West of Reston Parkway:** Playgrounds, new W&OD Trail access, parking for the trail and open spaces, and small practice fields.
 - 2. Old Reston Area:** Historic Town of Wiehle and Old Town Hall, Old Train Station, Gazebo, original ponds, dedication to NOVA Parks, additional public open space and existing parking lot.
 - 3. Park Overlook Area:** Virginia landscape conservation area, garden of and stream restoration area.
 - 4. Isaac Newton Square Area:** Rectangular field and practice area, playground areas, new access to the W&OD Trail, bridge over Wiehle Avenue, and public parking areas.
- **Sunrise Valley Drive Corridor** - Provide a cycle track, sidewalks with landscaped buffers, street trees, street lighting, large setbacks of at least 50 feet between Sunrise Valley Drive and the adjacent buildings. Increase landscaping; protect and expand the tree canopy. See Photo 3.
 - **Pinecrest Green Space Corridor** - Provide natural surface trail on an abandoned VDOT

right-of-way between Glade Drive and the east end of the Pinecrest Drive cul-de-sac off Fox Mill Road for meditation and quiet enjoyment.

- **Reston Parkway Corridor** - Enhance connections and linkages of the series of existing parks, recreation, and open space areas. Preserve existing trees and increase the tree canopy. The Reston Parkway runs between Fox Mill Road and Route 7. This parkway has 4 to 6 lanes, wide medians, significant green areas, large existing trees along each side, and a series of recreation fields, and other open space areas. Outside the TSAs, the large-lot character of this area with forests, linked open spaces and recreation spaces re intended to remain and be reinforced. Retain existing open spaces and improve the pedestrian infrastructure, crosswalks, pedestrian scaled street lighting, building setbacks, and trees in the median and along both sides.

Parks, Open Space and Recreation including Athletic Fields:

Athletic Fields - Provide rectangular and diamond fields for a wide variety of scheduled and unscheduled sport play for all age groups and abilities. According to the population needs in Reston determined by the FCPA, provide capacity equivalent to at least 12 athletic fields, including one in or nearby each of the three TSA’s, through development contributions of primarily land, new facilities, and improvements to increase capacity at existing facilities and secondarily, funds. Encourage options to increase field capacity by including air rights over the DAAR corridor. Include complimentary active and passive park features, playgrounds, seating areas, restrooms, warm-up areas, and other amenities to enable a wide range of activities for all ages and abilities.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 114:

Insert and delete the following text in Table 8 (Summary of Current and Proposed Public Facilities)

Housing and Facilities for Homeless Population			
15. “Embry Rucker Shelter, <u>Permanent Supportive Housing transitional housing units</u> , Affordable Townhomes”	“Established, <u>Expansion Replacement</u> Planned”	Reston Town Center North	Cornerstones, Fairfax County

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 116:

“Library

Reston is served by the Reston Regional library, located at 11925 Bowman Towne Drive. (number 13 in Table 8 above) The library is one of the most heavily visited in the system, with a dynamic collection of 145,000 items, with over a half million items circulated each year. The

library has a dedicated children's wing. It has an active volunteer base that has contributed over a million dollars to support programs and events such as English as a Second Language lessons, guest lectures, a Teen Advisory Board, makerspace and genealogy assistance in addition to organizing and staffing several book sales a year. The new library, planned to be located in Reston Town Center North, will be larger, with ~~a minimum of 39,000 square feet, including 4,000 square feet of~~ additional meeting space and dedicated parking appropriate for a regional library. The new facility will be operational prior to retiring the existing facility, thereby ensuring no disruption in library services. Following best practices in community design, the new library facility should serve as a location for placemaking, which means designing spaces to create community interaction in indoor and outdoor settings.

Equitable transportation access should be ensured so all residents can access the library.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 117:

“Housing and Facilities for Homeless Population

Housing is an important area of consideration for public facilities for the population that is homeless or at risk of homelessness. The Embry Rucker shelter, a vital HHS resource, is located in the RTC North area and provides housing to families and adults without families. A replacement facility for the Embry Rucker Shelter is planned and was approved and budgeted in the 2016 Bond Referendum. ~~The shelter will be expanded to as a 25,000 square feet with The facility will include a daytime service facility, and 30 transitional housing units will Permanent supportive housing may be attached. The 30 affordable town homes currently located in the vicinity of the shelter will remain.”~~

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 120:

“Affordable housing in Reston is designed to make the importance and dignity of each individual the focal point, is intermixed throughout the Reston community, and is an integral component of the community’s design. Providers of affordable housing are expected to meet the same high standards of design and maintenance as market rate housing to ensure all residents of Reston can have a high-quality of life. When affordable housing is included with market rate units, building and property amenities are expected to be available to all residents, regardless of income. ~~All housing units are expected to be maintained and renovated when necessary to promote quality of life for residents and ensure long term success of every property.~~

RESTON AFFORDABLE HOUSING GOALS AND POLICIES

In addition to the goals for fostering affordable housing growth and preservation as articulated in the Fairfax County Strategic Plan, Communitywide Housing Strategic Plan, Housing Element of the Policy Plan, Reston seeks to advance the following goals:

1. **Preservation:** Support the County’s goal of no net loss of affordable units by leveraging financial, development process, and other incentives to preserve the affordability of existing market-affordable and committed-affordable housing units, per Objective 6 of the Housing Element of the Policy Plan.
 - ~~Redevelopment should aim to p~~Preserve existing levels of market and committed affordable rental multifamily housing units, to the extent feasible, with the goal of retaining the existing bedroom mix and level of affordability.”

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 123:

3. **“Affordable Housing for Vulnerable Populations: Expand housing and services for individuals and families without homes and those in need of affordable housing with supportive services.**
 - Support for people who are homeless is a part of the goal that Reston should contain equitable housing for all. The Embry Rucker Community Shelter is planned to be replaced with a new facility that would continue to serve as a shelter for those experiencing homelessness and may include a permanent supportive housing component for extremely low-income individuals and families, including those transitioning from homelessness. This is consistent with the goals of this plan. (Refer to the Land Use and Public Facilities Chapters for further information.)
 - The availability of affordable housing options for vulnerable populations, including persons with disabilities, should be preserved and expanded. This housing should be located within a short walking distance of public community services and public transportation that is regular and frequent.
4. **Affordable Senior Housing: Increase the amount of affordable senior housing (age 65+) available in Reston to provide the opportunity for residents to age in place.”**

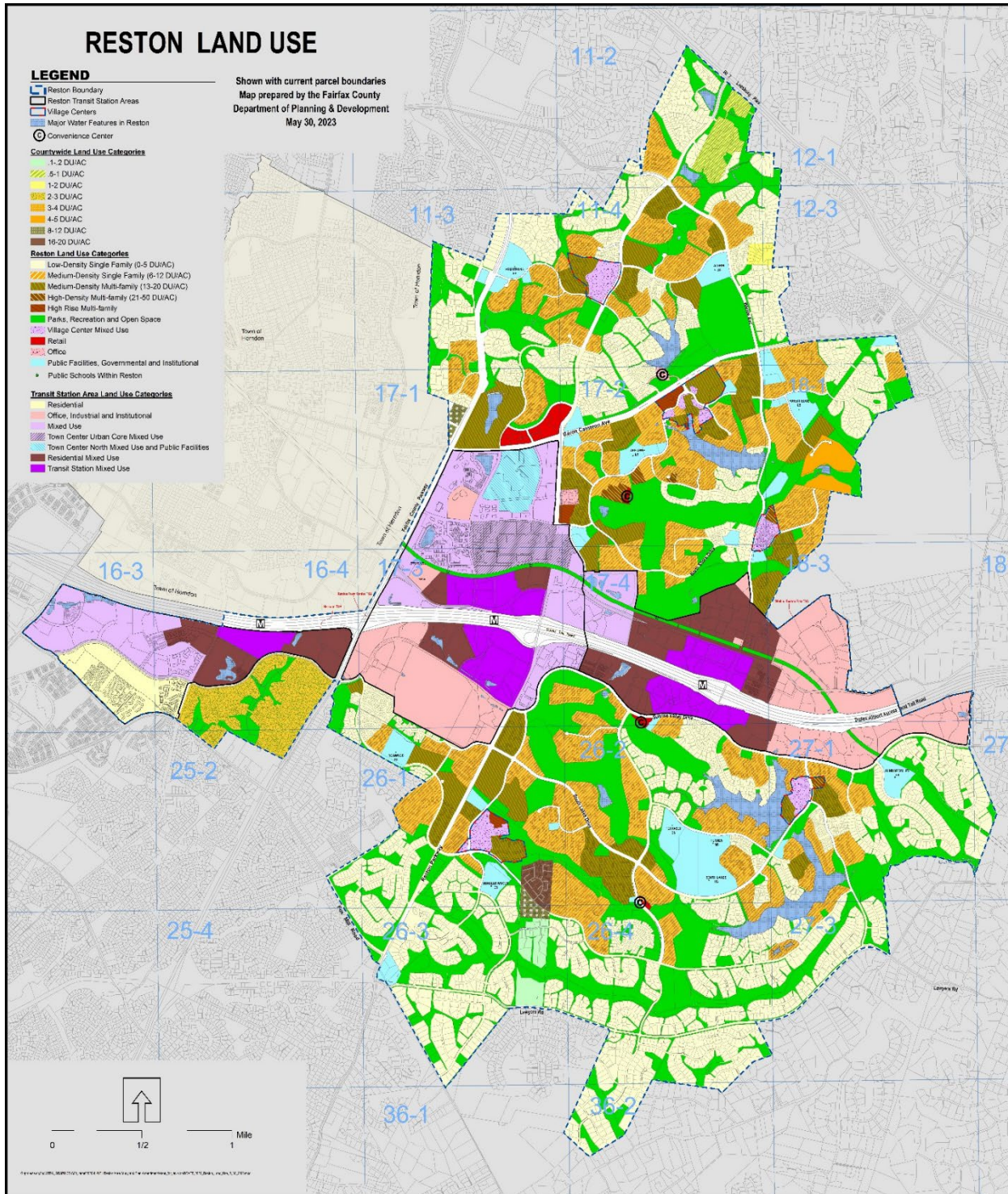
MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 137:

“Healthcare Facilities - To serve a growing population, the Vision recommends maintaining and growing Reston’s current health care capacity to ensure access for all residents. The vision for Healthcare Facilities includes:

- Support the growth of Health Care Capacity – Support opportunities for additional medical care facilities, physician offices, urgent care facilities, diagnostic facilities, and comprehensive pediatric medical care facilities, in locations such as TSAs, Village Centers, and convenience centers.
- Shelter, Supportive Services and Permanent Supportive Housing ~~Transitional Housing~~ - In alignment with recommendations in the Public Facilities chapter, consider the provision of additional locations for homeless shelters, permanent supportive ~~and transitional~~ housing, and outpatient behavioral health and mental health facilities.”

FIGURE AND MAP MODIFICATIONS:

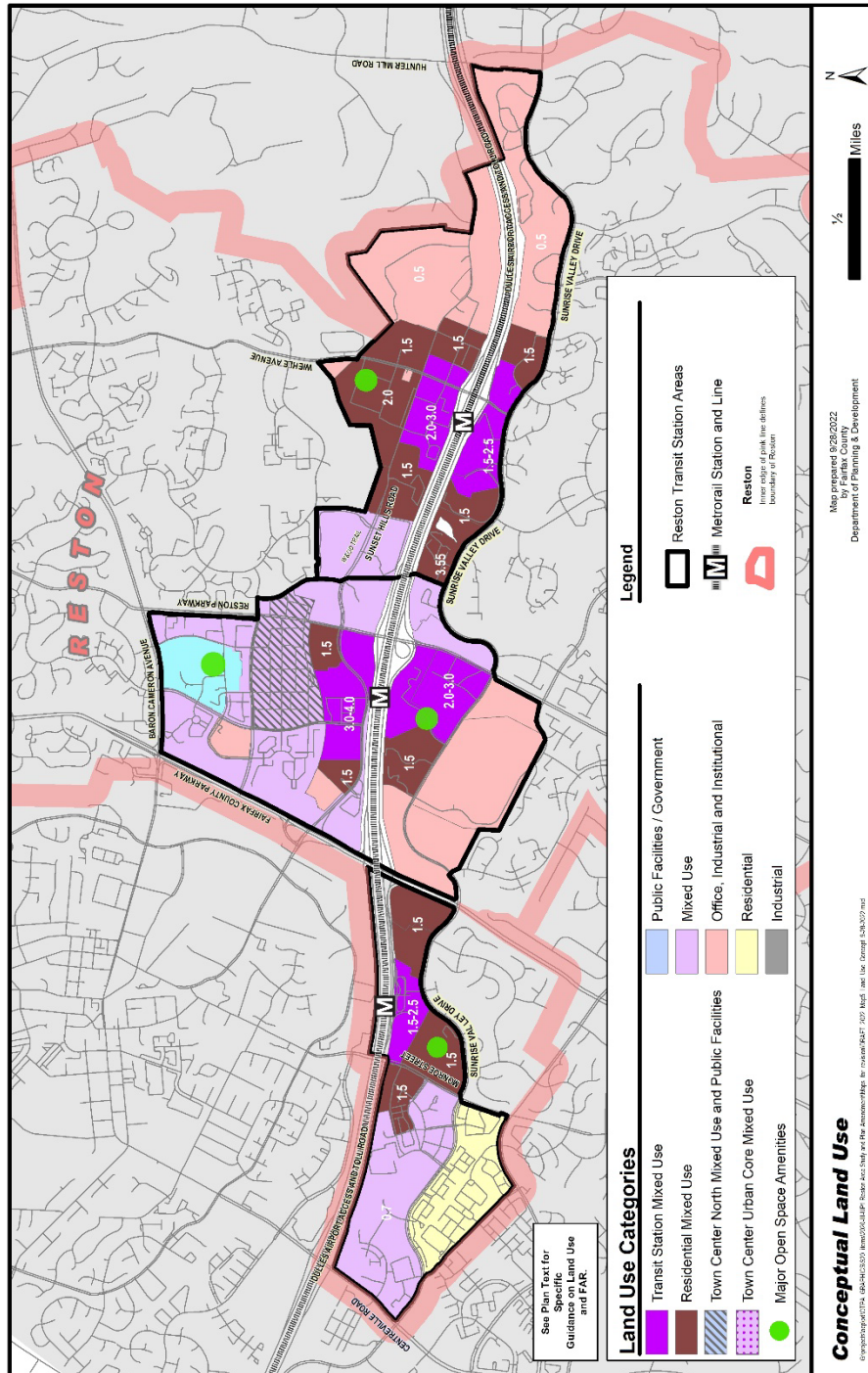
MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 7, Figure 1, Reston Land Use, with the following figure:



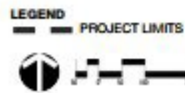
MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 8, Figure 2, Reston Land Use, with the following figure

Area-Wide Land Use Categories in the Transit Station Areas

Figure 2: Area-Wide Transit Station Area Map



MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 30, Figure 10, West of Fountain Drive Concept Plan, with the following figure:

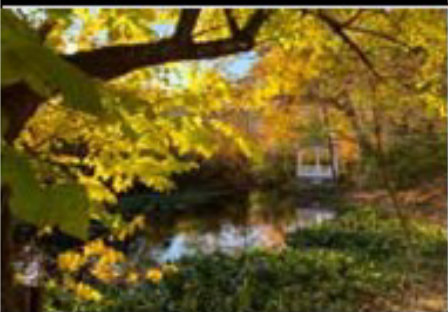








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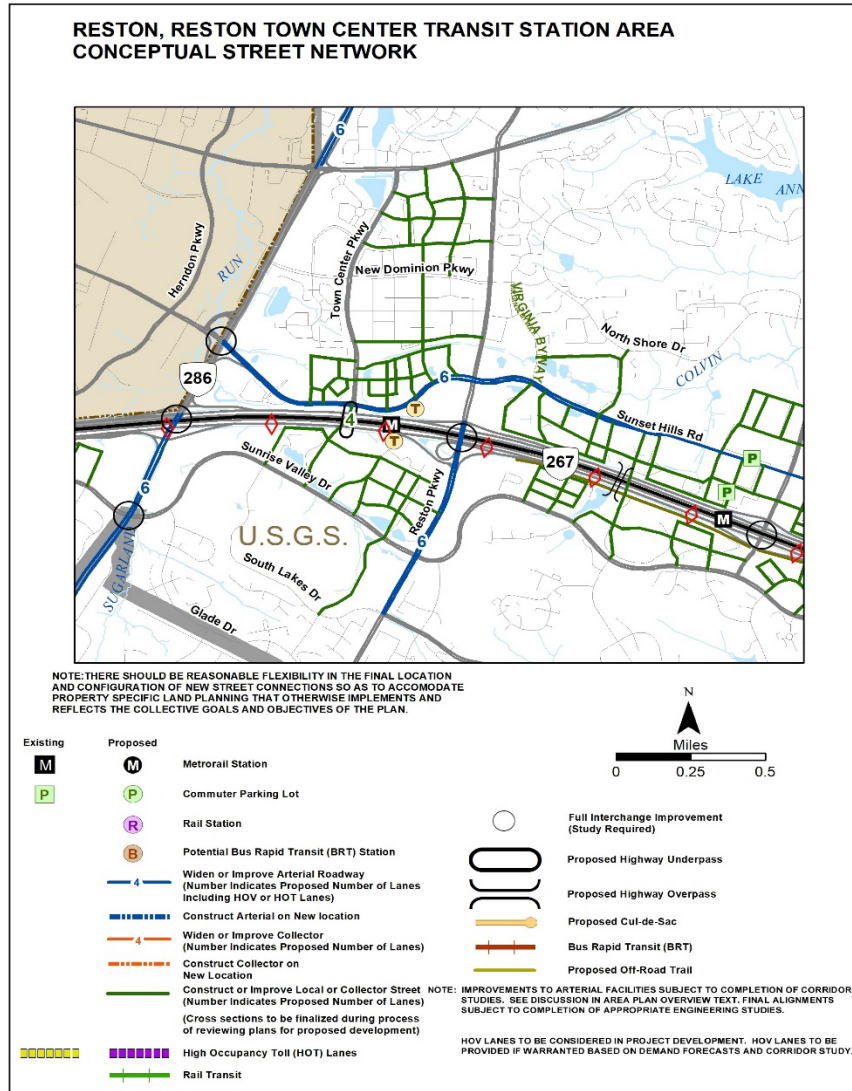
MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 103, Table 6, Parks, Open Space, and Amenity Recommendations, with the following table:

Table 6: Parks, Open Space, and Amenity Recommendations

Natural Resources	Indoor Facilities	Signature Open Spaces and Corridors	
			
<ul style="list-style-type: none"> - Difficult Run and tributaries such as Colvin Run and Snakeden Branch - Sugarland Run - Walker Nature Center and Surrounding Stream Valley - Park Areas 	<ul style="list-style-type: none"> - Fairfax County Performing and Visual Arts Center - Fairfax County Park Authority Indoor Recreation Center 	<ul style="list-style-type: none"> - Public Open Space at RTCN - Open Space along the W&OD Regional Trail and Greenway - Pinecrest Green Space Corridor - Reston Parkway Corridor 	
Parks, Open Space and Athletic Fields	Other Parks and Playgrounds	Community Gathering Spaces	Golf Courses
			
<ul style="list-style-type: none"> - Athletic Fields - RTCN Rectangular Field & Practice Facility - Parks and Schools Planning - Existing Athletic Fields - Baron Cameron Park - 	<ul style="list-style-type: none"> - Sports Courts - Playgrounds - Dog Exercise Areas & Parks - Garden of Remembrance & Reflection 	<ul style="list-style-type: none"> - Transit Station Areas - Village Centers: - Smaller Open Spaces - Community Open Spaces such as Lake Anne Plaza - Water feature in Reston Town Square Park at Reston Town Center 	<ul style="list-style-type: none"> - Two 18-hole golf courses to remain as open space - Hidden Creek Country Club (North Reston) - Reston National Golf Course (South Reston)

MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 83, Figure 22, Reston Town Center Local Street Grid, with the following figure:.

Figure 22, Reston Town Center Local Street Grid



MODIFY: Appendix A of the Staff Report, dated May 24, 2023, Page 28, Figure 9, Town Center Transit Station Non-TOD Districts, will be modified to remove shading on Sunset Hills Non-TOD District.

