



PLANNING & DEVELOPMENT

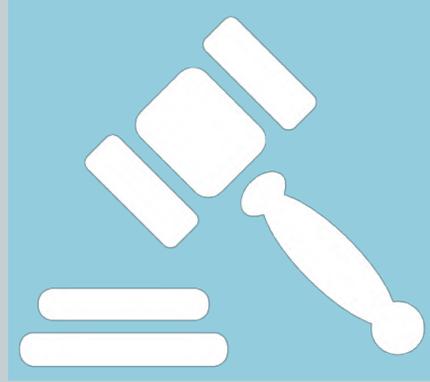


Policy Plan and Implementation

Reston Task Force Presentation

October 13, 2020

Legal basis for Comprehensive Plans

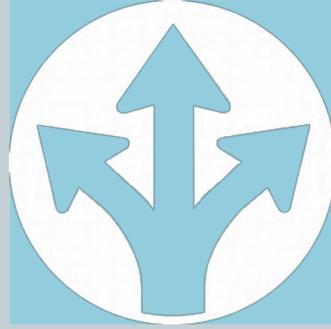


Requirement of every municipality under **the Code of Virginia.**

Includes **long-term policies** and **recommendations** for land development and preservation of resources.

Reviewed by the locality's Planning Commission **at least once every 5 years.**

Comprehensive Plan Purpose



Board-adopted guidance

used to make decisions about the county's built and natural environment.

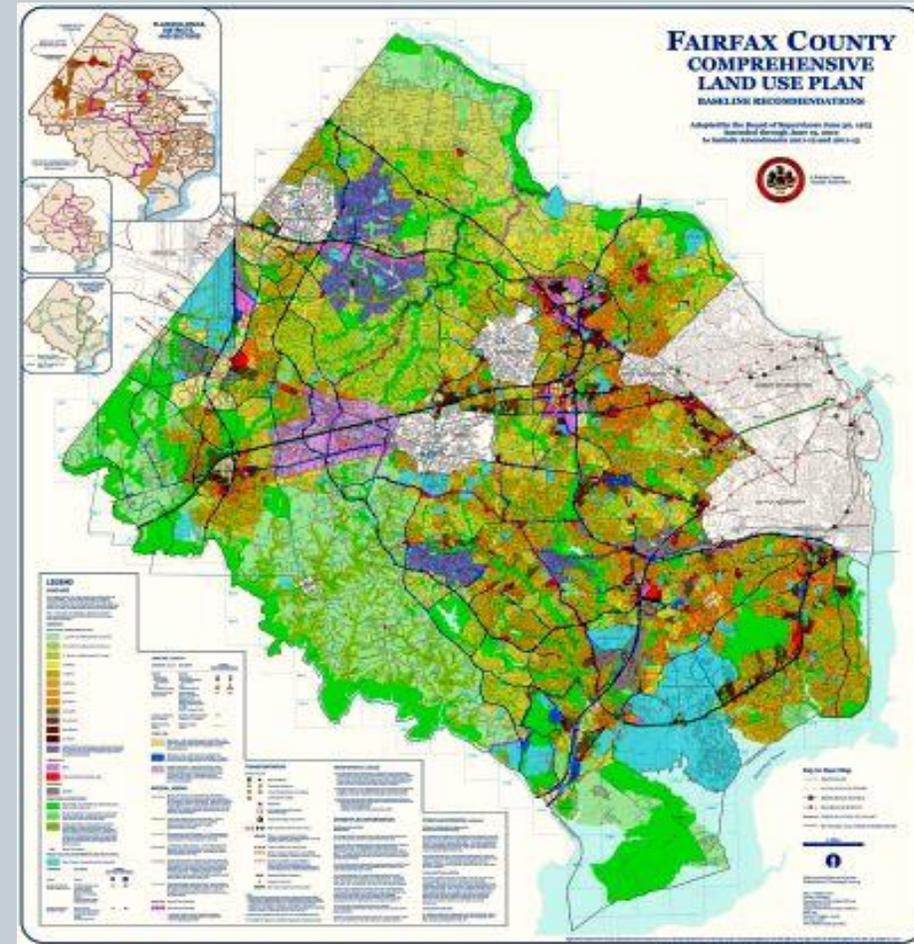
Community-focused

reflects community's land use priorities, vision and goals.

Amount, type, and character of uses

recommends areas appropriate for growth, change, or to remain as is.

Area Plans and Land Use Plan Map



Planning & Zoning

Comprehensive Plan

- Guide – Recommendations
- Contains general county-wide as well as site specific recommendations
- Type of Land uses and amount of development

Zoning Ordinance

- Body of Regulations
- Implementation of the Plan
- Zoning Districts (ex. R-1, C-2, PRC)
- Sets requirements for uses, setbacks, height & open space

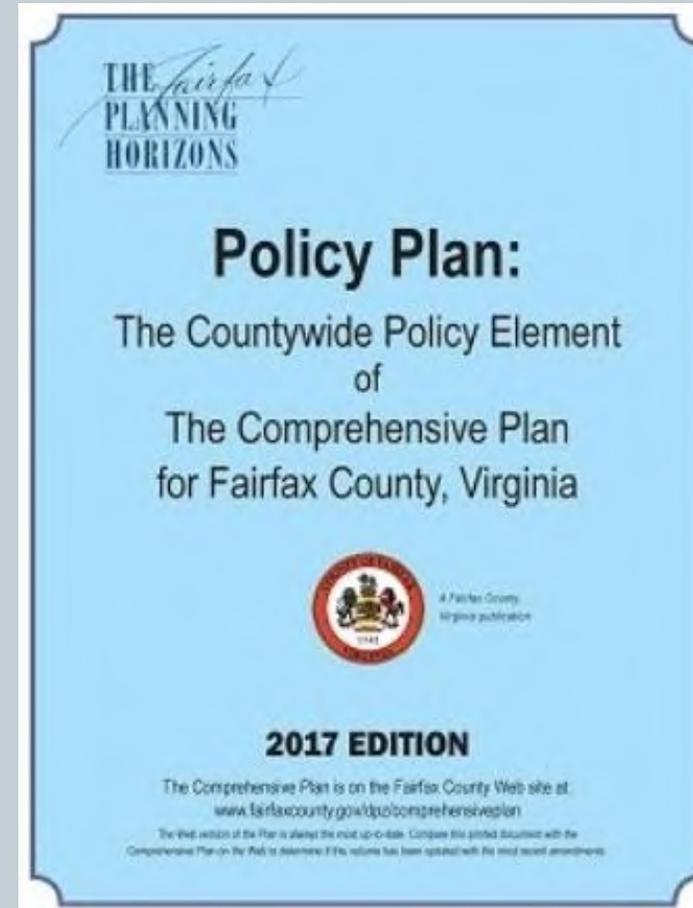
Proposals to rezone property are typically initiated by property owners and are evaluated for conformance with the Comprehensive Plan

Policy Plan

Functional Elements

- Land Use
- Transportation
- Housing
- Environment
- Economic Development
- Heritage Resources
- Public Facilities
- Human Services
- Parks and Recreation
- Revitalization
- Visual & Performing Arts
- Chesapeake Bay Supplement

<https://www.fairfaxcounty.gov/planning-zoning/comprehensive-plan/policy-plan>



Land Use Element

Land Use Pattern

- **Objective 8:** Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.
- **Policy a.** Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.



Land Use Element

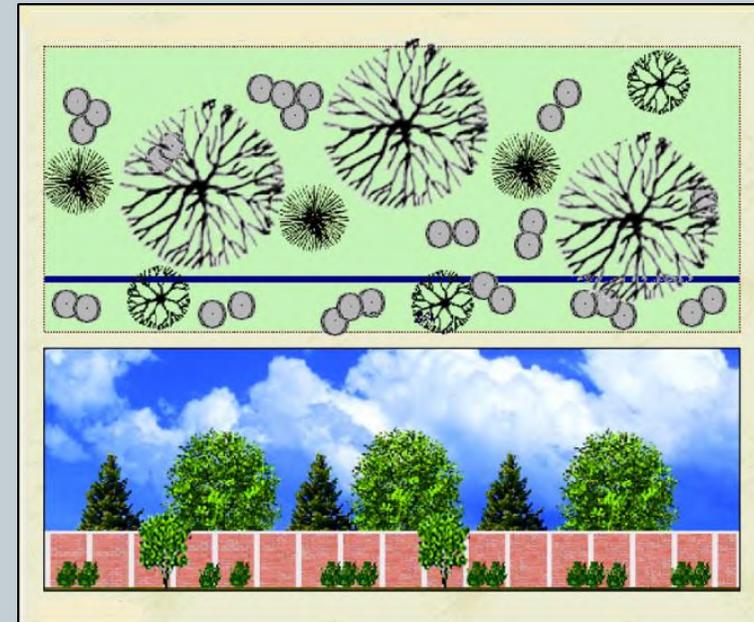
Land Use Compatibility

- **Objective 14:** Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.
- **Policy c.** Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

Building Height Transitions



Screening & Buffering Transitions



Land Use Element: Residential Development Criteria

1. Site Design
2. Neighborhood Context
3. Environment
4. Tree Preservation and Tree Cover Requirements
5. Transportation
6. Public Facilities
7. Affordable Housing
8. Heritage Resources

Land Use Element: Guidelines for Transit-Oriented Development

16 guidelines to support and guide Fairfax County as it seeks to accommodate future residential and employment growth and expand choices for residents and employees through TOD development.

1. Transit Proximity and Station Area boundaries
2. Station-specific Flexibility
3. Pedestrian and Bicycle Access
4. Mix of Land Uses
5. Housing Affordability
6. Urban Design
7. Street Design
8. Parking
9. Transportation and Traffic
10. Vision
11. Regional Framework
12. Environmental Considerations
13. Economic Benefits
14. Open Space
15. Public Facilities and Infrastructure
16. Phasing of Development

Land Use Element: Commercial Building Repurposing

...intended to facilitate the conversion of vacant, partially vacant, and underutilized commercial office, retail and service buildings to alternative land uses not envisioned under the adopted Comprehensive Plan...

Commercial building repurposing should not preclude future redevelopment nor critical logical consolidation, roadway improvements, parks, and/or other public facilities. Moreover, a repurposed commercial building should not result in land use conflicts that will compromise the use and/or operations of properties nearby.

Office Building Repurposing

- Guidance provided for new uses, depending on location (TSA, CBC, Suburban Centers, etc.)
- Performance standards: compatibility, transportation, site design, schools, parks and other public facilities, environment, affordable and workforce housing, and historic preservation.

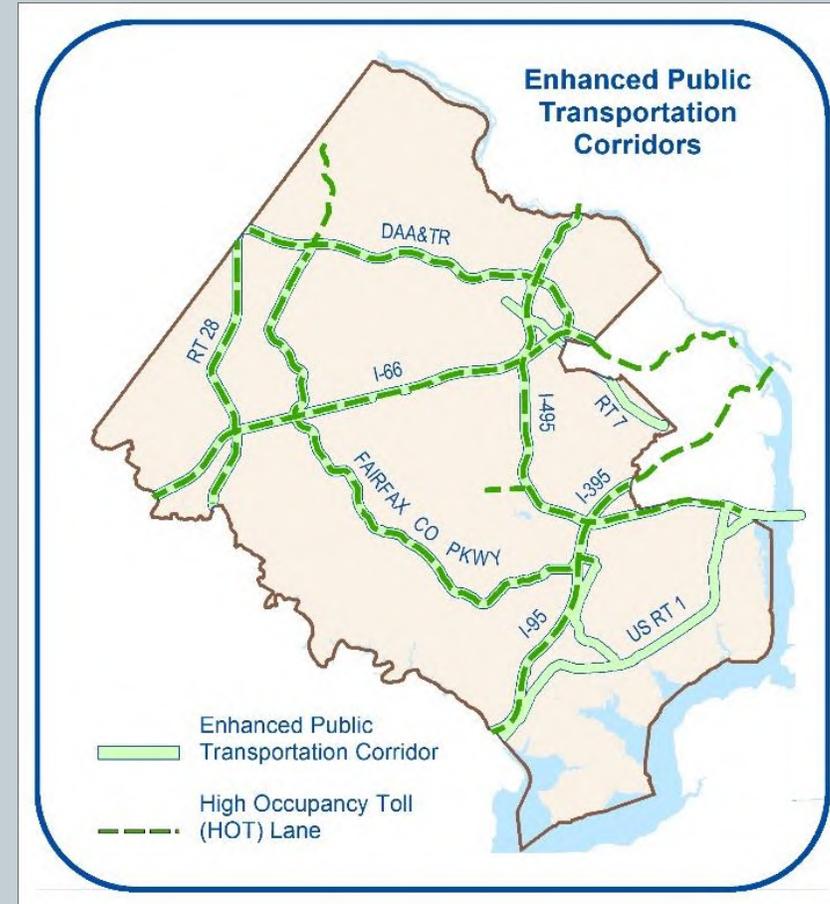
Transportation Element

Encourage Use of Public Transit and Non-Motorized Networks

- **Objective 2: Increase use of public transportation and non-motorized transportation.**

Policy j.

- Mass transit service in Enhanced Public Transportation Corridors.
- Services include intra-county express bus service.
- Connect to designated public transit transfer points and park-and-ride lots.
- Connect to mixed-use centers, the Metrorail system, and the metropolitan core.



Transportation Element

Encourage Use of Public Transit and Non-Motorized Networks

- **Objective 2: Increase use of public transportation and non-motorized transportation.**

➤ Policy h. Provide safe and convenient non-motorized access (e.g., sidewalks, pedestrian crosswalk signals and markings, trails, on-road bicycle routes and secure bicycle parking) and user amenities (e.g., paved waiting areas, bus shelters and route/schedule information) for transit services and facilities.



Housing Element

- **Objective 1:** The county should increase the supply of affordable housing units each year by an amount that is equal to at least 12% of the total housing production in the County for the previous year. These units should serve the full range of incomes of households needing affordable housing and should include units for the disabled and handicapped.
- **Policy g.** Give priority for the use of county and other government-owned buildings and land as sites for the provision of affordable housing.



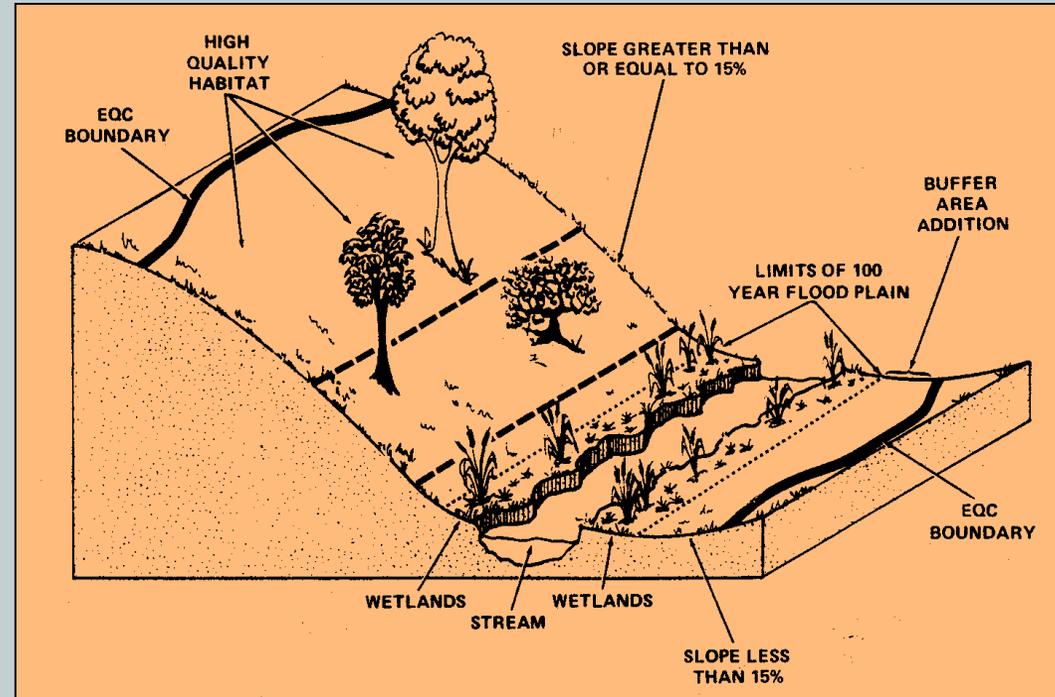
Environment Element

Preserve Environmental Resources

- **Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

➤ Policy a. Identify, protect and restore an Environmental Quality Corridor system (EQC).

- ❖ Habitat Quality
- ❖ Connectivity
- ❖ Hydrology/Stream Buffering/Stream Protection



Environment Element

Preserve Environmental Resources

- **Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short and long term negative impacts on the environment and building occupants.**
 - Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects.



Public Facilities Element

Balance Public Facilities with Growth

- **Objective 3: Balance the provision of public facilities with growth and development.**

➤ Policy b: Ensure that adequate public facility space and services are available, programmed in the Capital Improvements Plan (CIP), or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.

Fire & Rescue Station #10



Reston Police Station



Thomas Jefferson Library

Heritage Resources Element

Promote Stewardship of Historic Resources

- **Objective 2: Maintain a county Inventory of Historic Sites to recognize the value of significant heritage resources for preservation.**
 - Policy a: Evaluate heritage resources for listing in the county Inventory of Historic Sites according to established local, state and national criteria. The quality of significance in history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association.

CASE STUDY – TREATMENT: PRESERVATION SILAS BURKE HOUSE

- IDENTIFY
- EVALUATE
- TREATMENT
- EDUCATION/OUTREACH



Parks & Recreation Element

Provide A System of Safe, Accessible and Enjoyable Parks

- **Objective 1: Identify and serve current and future park and recreation needs through an integrated park system.**

➤ Policy a: Plan, acquire, develop, and maintain the following types of parks through the Fairfax County Park Authority in conjunction with other public providers and the private sector and in accordance with the Park Classification System that provides for Regional, Resource-Based, Countywide, District, Urban and Local parks.



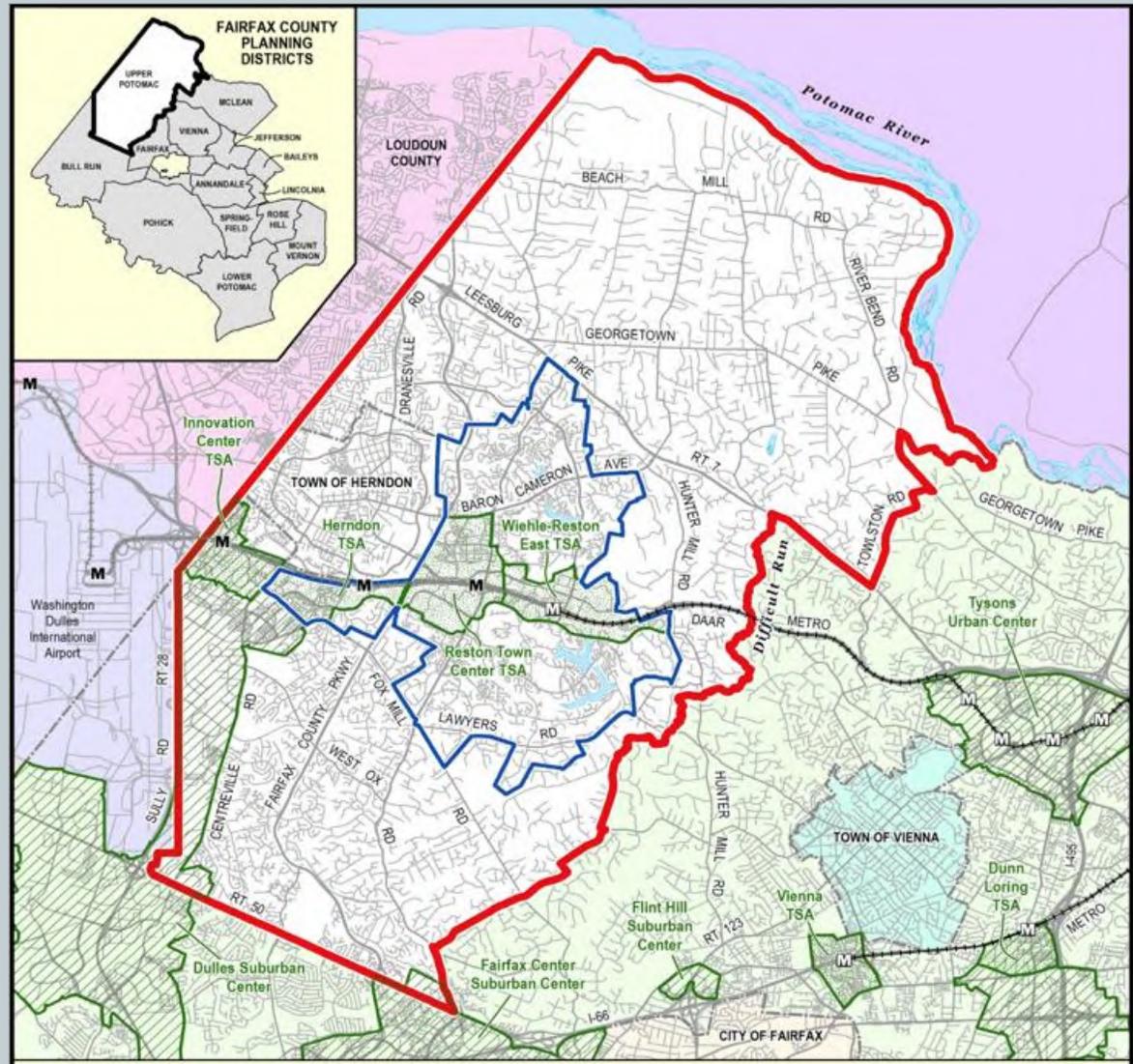
Revitalization Element

Encourage Revitalization of Older Commercial and Residential Areas

- **Objective 1: Fairfax County should establish or expand community reinvestment programs in its older commercial areas and their adjacent neighborhoods which have experienced or are on the verge of experiencing economic or infrastructure decline.**

➤ Policy f: Encourage mixed use development concepts which seek to create “activity centers” through the integration of retail, office and residential uses.

- *Annandale CRD*
- *Bailey's Crossroads / Seven Corners CRD*
- *Lake Anne CRA*
- *Lincolnia CRA*
- *McLean CRD*
- *Merrifield CRA*
- *Richmond Highway CRD*
- *Springfield CRA*



Upper Potomac Planning District

-  Upper Potomac Planning District
-  Reston (As described in the Reston section of Area III Plan)
-  Development Centers (Urban Center, Suburban Centers)
-  Development Centers (Transit Station Areas)


TWO MILES
 MAP PREPARED BY DPZ 2018

Reston – Development Review Performance Objectives for the TSAs

- Achieve High Quality Site Design and Architectures
- Provide Pedestrian and Bicycle Connectivity throughout the TSAs
- Provide Urban Parks and other Recreational Amenities throughout the TSAs
- Achieve Greater Housing Diversity
- Provide Office Uses in Strategic Locations
- Provide Public Uses
- Provide Retail, Hotel Uses and Institutional Uses
- Encourage Coordinated Development Plans
- Encourage Educational Institution(s)
- Accommodate Existing Uses and Buildings
- Protect Existing Low Density Residential Areas



**U.S. Geological Survey
(Office)
Zoning: R-1**

**Office
Zoning: I-4**

Rezoning Area

Lot 3

Lot 2

Lot 1

**Special
Exception
Area**

**Southgate
(Multi-Family Dwellings)
Zoning: PRC**

**Reston Crescent
(Office)
Zoning: PDC
Approved for Mixed Use**

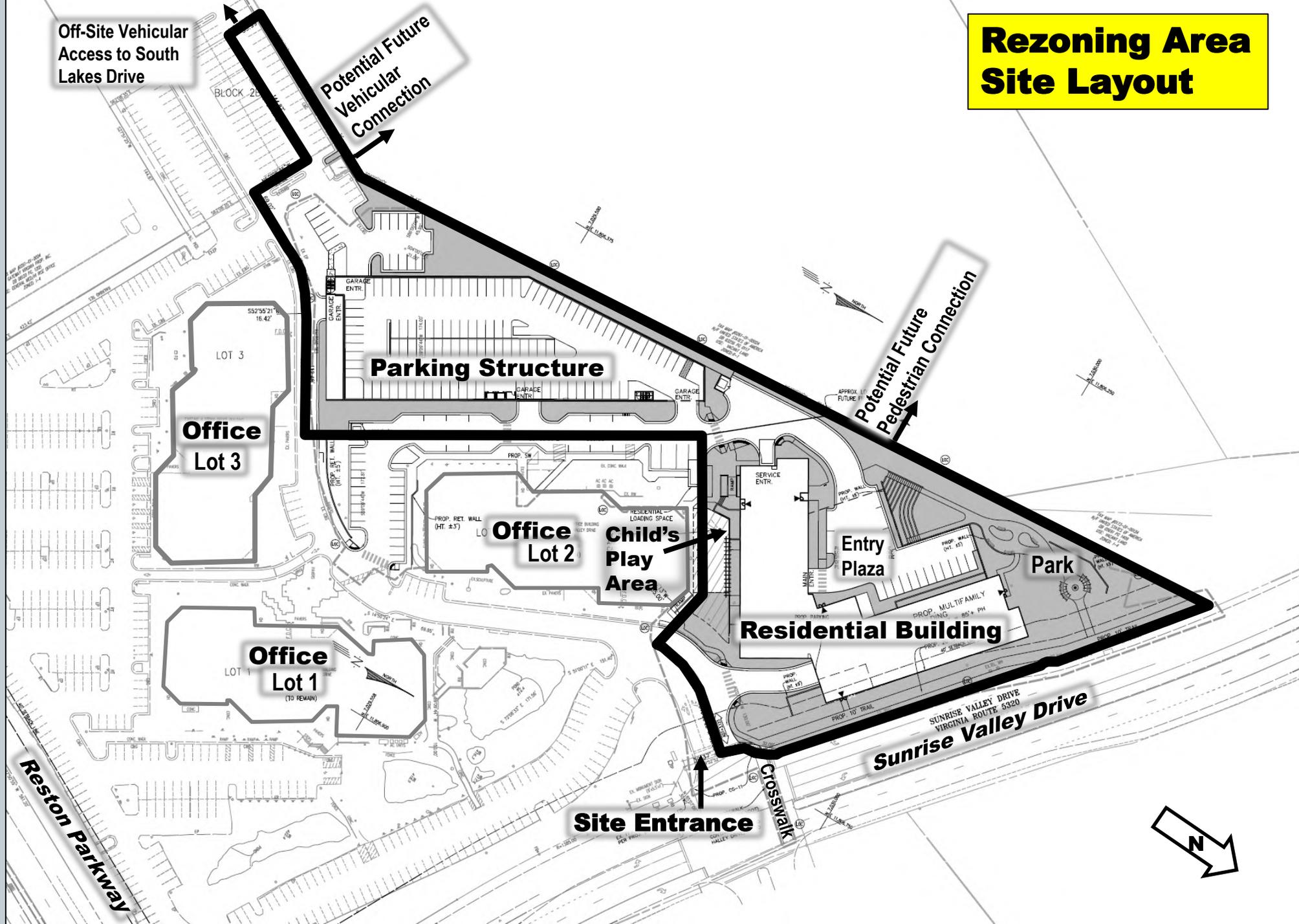


South Lakes Drive

Reston Parkway

Sunrise Valley Drive

Rezoning Area Site Layout



PERSPECTIVES

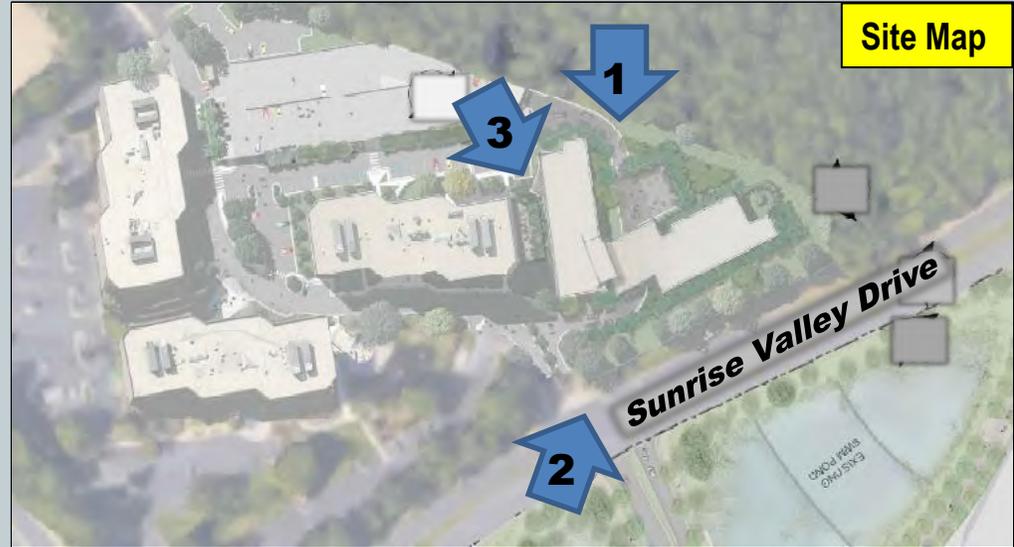
1. View of Entrance Plaza



2. View from Sunrise Valley Drive



3. View of Residential Building



COMPREHENSIVE PLAN

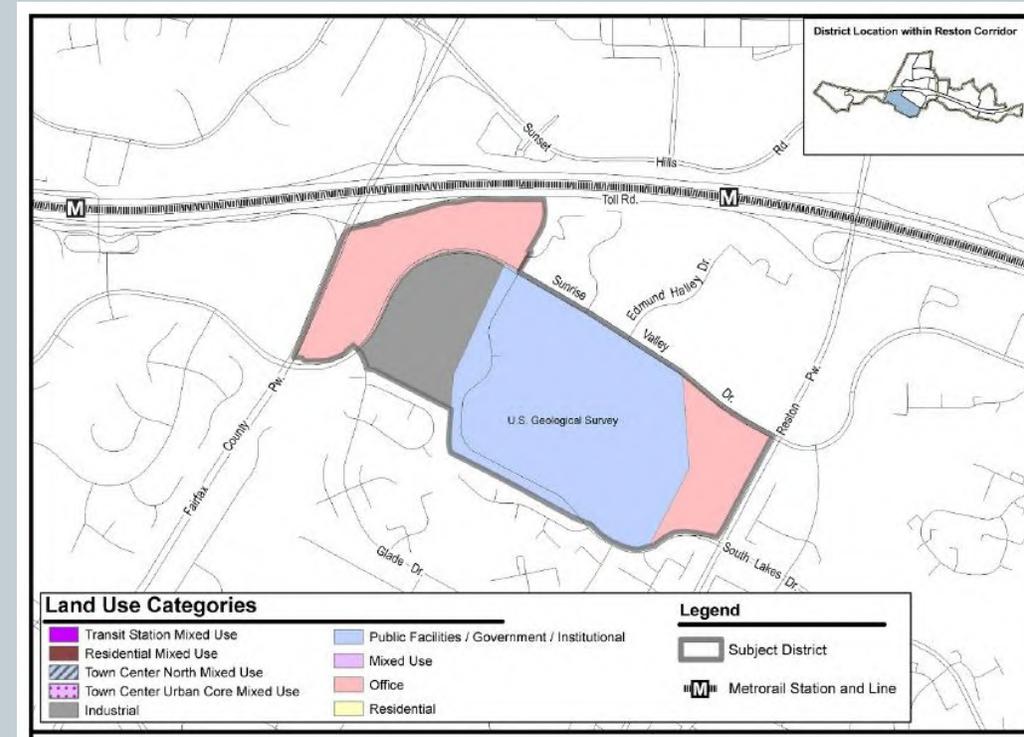
District Recommendation

The subject property is located in the Reston Town Center Transit Station Area (TSA), in the Central Sunrise Valley Drive District, which is a non-TOD District. The applicable Comprehensive Plan recommendations are provided in the Fairfax County Comprehensive Plan, 2017 Edition, Reston, amended through March 6, 2018, on page 176, and included below.

Central Sunrise Valley District

The Central Sunrise Valley District includes 205 acres and is generally bounded by the DAAR on the north, Edmund Halley Drive on the east, South Lakes Road 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 .35 FAR, while office use up to .50 FAR is appropriate for the balance of the district. For the area within 1/2 mile of the Reston Town Center station platform, residential use up to 30 dwelling units per acre is appropriate.



IMPLEMENTATION

Areawide Recommendations and Development Review Performance Objectives

The Areawide Recommendations and Development Review Performance Objectives serve as the basis for staff's evaluation of the applications. Each Areawide Recommendation and Development Review Performance Objective begins with a summary of the Comprehensive Plan provision and includes a summary of applicable Planning Principles, and Residential Development Criteria.

Land Use: *The land use concept places an emphasis on Locating the majority of new office uses in mixed use developments in TOD Districts located within a ¼ mile walk of the Metro stations areas between ¼ and ½ mile of the stations should be multi-family housing.*

The rezoning area is located within a half-mile radius of the Reston Town Center Metrorail station and a residential building is proposed at a density of 29.8 dwelling units per acre, exclusive of the bonus market rate units, in conformance with the Central Sunrise Valley District Comprehensive Plan guidance above.



Achieve Greater Housing Diversity: Future development should ensure that a diversity of housing is available in the TSAs. Proposals for development above a 1.0 FAR should provide WDUs according to the Guidelines for the Provision of Workforce Housing found in Appendix 1 of the Housing section of the Policy Plan but with an increasing proportion of WDUs as the development intensity increases. Non-residential development in the TOD districts should contribute \$3.00 per nonresidential square foot on total new development.

- Residential at 0.93 FAR
- 12 percent (17 units) of the units to be provided as WDUs
- For the first five years, half of the WDUs at 70 percent of the Area Median Income (AMI) with the remaining half at 90 percent AMI.
- After the five-year period, the WDUs will be provided in three evenly distributed income tiers of 80, 100, and 120 percent of AMI, which are consistent with the income tiers in the WDU Policy Guidelines.



Urban Design and Placemaking: Urban design is the discipline that guides the appearance, arrangement, and functional elements of the physical environment with a particular emphasis on public spaces.

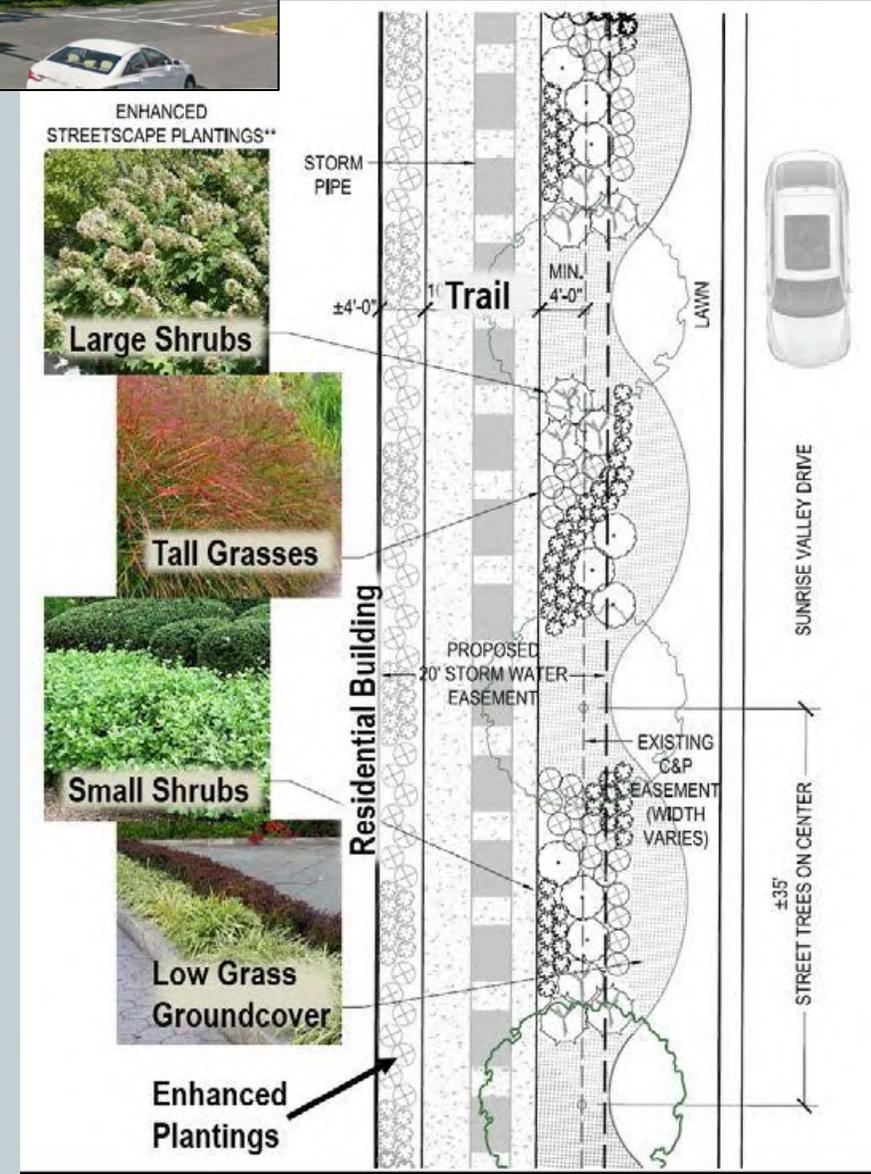


Site, Building, Park Structure Design and Streetscape

- Multi-family residential building and a freestanding, above-grade parking structure.
- “L” shape design with frontage along Sunrise Valley Drive and a wing of the building is perpendicular and parallel to an existing adjacent office building.
- Building façade along Sunrise Valley Drive - exterior balconies.
- Building facade parallel to the adjacent office building features horizontal elements to mimic the exterior facade of the adjacent office building.
- Freestanding, above-grade parking structure acceptable because it is not anticipated to be visible from Sunrise Valley Drive and is located behind an existing office building.

Streetscape

- Character of Sunrise Valley Drive between Reston Parkway and FFX Co. Parkway - relatively deep setbacks, layered plantings, and naturalistic spacing of trees. Providing enhanced landscape plantings based on the draft Reston Design Guidelines in order to supplement and enhance plantings along the Sunrise Valley Drive frontage,



Guidelines for Development

The *Guidelines for Development: Reston Transit Station Areas* were endorsed by the Board of Supervisors in December 2018, following the adoption of Phase I and Phase II. The Guidelines compliment and expand upon the urban design guidance in The Comprehensive Plan while serving as an additional resource for the development review process.

- **Chapters 1 & 2:** Introduction and setting a **framework** for development proposals
- **Chapter 3:** Overview of the existing characteristics and **recommendations** for each TSA and individual districts as defined in the Comprehensive Plan
- **Chapters 4, 5 & 6:** Focus on Site Design, Building Design, and Streetscape elements.
 - **Intent Statements** establish design objectives, all proposals should work to achieve these stated objectives.
 - **Design Strategies** provide suggested approaches to achieve the stated design objectives, encourage exploration of alternative strategies to address individual circumstances.
 - **Photos and Graphics** provide illustrative examples of the Intent Statements and Design Strategies

Reston Specific Streetscape

A foundational characteristic of Reston is a commitment to preserve and integrate open space throughout the community.

The Comprehensive Plan recommended incorporating Reston-specific urban landscape which should create wide, thickly planted areas with irregularly spaced trees. This treatment should be applied across multiple blocks to create corridors which requires coordination between development applications. This streetscape should echo the aesthetic created by the existing areas of densely growing trees bordering streets throughout Reston's residential areas.

Recognizing the need to incorporate this approach into an urban environment, the Guidelines for Development elaborated on the concept by defining three expressions that relate to the proximity to Metro. Each expression is expected to be a minimum of 12 feet wide and incorporate shade and ornamental trees with understory plantings. The "Standard Expression" includes the densest planting recommendations.



Comprehensive Plan Guidance

- Guide – Recommendations
- Contains general county-wide as well as site specific recommendations
- Type of Land uses and amount of development (ex. Residential use at 16-20 du/ac)

- States Policy goals

- Includes general descriptions of character, land use, intensity, locations for redevelopment, conditions for development, general performance expectations

- Does not prescribe (as examples): specific timeline for development, specific community review processes, ownership-type (condo vs. rental), tenants for retail spaces



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