



RESTON COMPREHENSIVE PLAN STUDY: HIGHLIGHTS OF INTERIM TASK FORCE RECOMMENDATIONS

WINTER 2022

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Task Force Members

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Alternate Members

Larry Butler, Reston Association
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Bill Keefe, Reston Community Center
Shane Murphy, Northern Virginia Building Industry Association (NVBIA)
Donna Rowland-Gough, Reston 20/20
Josh Veverka, Northern Virginia Association of Realtors (NVAR)

Where We Are

- Providing highlights of the Task Force's interim recommendations on 14 areas of the Reston Comprehensive Plan Study, which began in May 2020.
- These interim recommendations have been received by the Fairfax County Department of Planning and Development and are undergoing a comprehensive review.
- The Transportation chapter is also undergoing a thorough review by the Fairfax County Department of Transportation.
- Input by the county agencies is expected by spring/early summer and community outreach will continue through the summer. Review of timeline is at end of presentation.

[Read the Task Force's Interim Recommendations](#)

Planning Principles

- Provide high-level guidance for future development
- Seek innovative and sustainable development
- Build on seven founding principles

Heritage Resources

- Recognizes rich diversity of known and potential resources
- Documents known resources
- Identifies and calls for resolution of preservation issues as part of the land use process

Transportation

- Manage the relationship between land use and transportation
- Strengthen multimodal transportation
- Attend to environmental, community health and equity dimensions

Public Facilities

- Inventory existing facilities
- Identify future public facility needs
- Monitor future development as part of comprehensive plan implementation

Land Use

- Provide a clear vision for development that adheres to Reston's planning principles
- Communicate planning and design recommendations to all stakeholders
- Ensure transparent, accessible, and equitable community engagement in land use processes

Affordable Housing

- Ensure affordable and workforce housing strategies for all income levels
- Expand county coordination with government, nonprofit and for-profit entities; including inclusive planning for new development not subject to the ADU ordinance
- The county should encourage adaptive reuse of commercial properties in Reston where housing is appropriate and permitted by zoning

Parks

- Create new parks, recreation facilities and open space as development and redevelopment occurs, without compromising the assets the community currently enjoys
- Maintain high-quality parks and facilities
- Redevelopment requires contributions of recreation facilities and athletic facilities – emphasis on athletic fields in the Transit Station Areas (TSAs)

Environmental Stewardship

- Reinforce that Reston was planned in concert with the natural environment
- Link all forms of development to nature and to mitigation of environmental impacts
- Sustain a healthy environment for all residents and wildlife

Public Art

- Continue to promote all forms of public art in the community
- Integrate public art into future development
- Continue strong partnerships with community partners to create/maintain public art projects

Economic Development

- Focus on business and job retention for all business entities, including small business
- Build upon Reston's recognition as a hub for global and regional business and innovation
- Outline clear policy goals to support economic development

Community Health

- Define community health as it relates to physical and mental well-being
- Ensure accessible and equitable health care access for all residents
- Achieve community health through five inter-related goals

Equity

- Equity impacts would be a new feature for comprehensive planning in Fairfax County
- Potential impacts and benefits to the different communities in Reston should be considered when reviewing/approving zoning applications

Population

- The comprehensive plan for Reston now in effect has potential buildout population of 127,909 to 157,912
 - The smaller number is the maximum estimate if all non-residential options in the comprehensive plan are chosen
 - The larger number is the maximum estimate if all residential options chosen

Earned Density

- Not in the interim recommendations; a task force subgroup continues to explore idea
- Should developers be expected to earn their way to maximum allowable densities?
- If so, what should those additional criteria be?

Timeline



Reston Area Study Timeline





QUESTIONS?

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