



County of Fairfax, Virginia

MEMORANDUM

DATE: January 22, 2019

TO: Members of the Planning Commission

FROM: Fred Selden, Director
Department of Planning and Zoning

SUBJECT: Planning Commission PRC Workshop, Requests for Additional Information

Attached is a compilation of additional information and clarifications requested at the January 11, 2019, PRC Workshop. As requested, the attached compilation and all referenced documents have been posted on the PRC Zoning Ordinance Amendment public website, <https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/reston-prc-zoning-ordinance-amendment>.

If there is additional information staff may provide, please do not hesitate to contact me.

cc: Jill Cooper, Executive Director, Planning Commission



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

SUMMARY OF STAFF RESPONSES

January 22, 2019

Responses to Commissioner requests for additional information are provided below. All supplemental and referenced documents are posted on the Reston PRC Zoning Ordinance Amendment website, <https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/reston-prc-zoning-ordinance-amendment>.

Provide information from the 2007 Zoning Ordinance Amendment (ZOA) regarding how the Population Factors were determined (Hart)

Staff has provided the full Staff Report from the 2007 ZOA on the PRC ZOA website. The Staff Report presents historical background and context to the then proposed changes which focused on updating the population factors and changing the PRC Plan Approval Process from an administrative approval by the then Department of Public Works and Environmental Services to a legislative approval by the Board of Supervisors. The section on proposed changes to the Population Factors begins on page 7 of the 2007 Staff Report.

With regard to the currently proposed ZOA, staff did review the most current County demographic data (published January 2018) related to current household sizes by dwelling unit type. While there was a slight increase in both the average household size in Fairfax County (2.72 in 2007 vs 2.78 today) and in household size by dwelling unit type, the increases are not significant enough to warrant a change to the population factors at this time. Currently, the average household size per dwelling unit type is 3.08 for single family detached (SFD), 2.94 for single family attached (SFA), and 2.17 for multifamily (MF) versus the current PRC population factors which are 3.0 for SFD, 2.7 for SFA, and 2.1 for MF.

Provide historical information on where the original 11, then 13 came from (Hart)

Staff has posted a historical document prepared by Gulf Reston, Inc. in October 1970 titled "Reston, Density Control Under the Residential Planned Community (RPC) Chapter of the Fairfax County Ordinance," to the PRC ZOA website. This report provides background into the density calculation's history and is provided for informational purposes recognizing that the total acreage for Reston has changed over the years.

Can we get a version of the map in the staff report that provides a clearer depiction of the areas that are anticipated to have residential growth in the near term (Hart)

The map referenced is Attachment 1 to the PRC ZOA Staff Report, posted to the website. This map shows areas with future residential potential in an orange hatched pattern.

While staff attempted to further refine Reston's residential development potential based on either applications filed or pre-application meetings held, this refinement has been characterized as near term, which is not really accurate as there is no way to determine when future developments will be approved or built.

At this time, Town Center North, shown as "M" on the map, is the only area in orange that has a development application under active review. The application for St. Johns Woods, shown as "Q" on the map has been deferred indefinitely.

Which areas are affected by the 50 vs 70 du/ac issue? (Hart)

The areas affected by the proposed increase from 50 to 70 dwelling units per acre (du/ac) includes those areas that are planned for either Transit Station Mixed Use or Residential Mixed Use in the adopted Comprehensive Plan for Reston. These areas are located within ¼ to ½ mile from the Metro Station and while the Plan recommendations are based on FAR, the residential density could potentially exceed 50 du/ac in these areas closest to the Metro Stations.

Concern that the cap was not intended/equipped to include ADUs and WDUs (Carter)

For purposes of determining overall density in the PRC, affordable units (ADUs and WDUs) are included in the total number of units. What is not included are any "bonus" units that are granted in conjunction with the affordable units. Since it was difficult to determine if earlier developments in Reston received bonus density for providing affordable housing only 36 bonus units were excluded from our tabulations of PRC density prior to 2007. Since 2007, approved developments include approximately 830 bonus units. While not counted as part of PRC density, these units are counted as part of the total development and are included in the impact analysis that is part of the development review process.

Have RA ground truth staff numbers, there may be errors in development tabulations (Carter)

Staff met with representatives from Reston Association on January 15, 2019 regarding development tabulations. After some discussion, staff understood the concern to be a mismatch between what is shown in the development tabulations, as they are shown in individual redevelopment applications, and the unit counts shown in the PRC ZOA Staff Report. Units counted in the development tabulations include units for which there is a PRC plan approved. If there are units entitled, but not yet incorporated into an approved PRC plan, those units are not included in the development tabs. All entitled units in the PRC, regardless of the status of any associated PRC plans, are included in the PRC ZOA staff report tabulations. At the close of the meeting, staff agreed to be available to address any additional or later questions on this topic.

During this meeting, RA and county staff also discussed text in the Plan that describes the target development potential as 44,000 total residential units. The Phase 1 TSA study developed projections and development potential estimates using George Mason University (GMU) forecasted data for 2050. Those projections yielded an estimated development potential captured as 28,000 residential units which was included in the Phase 1 text amendments. As part of the Phase 2 study and follow-on requests made by the Board of Supervisors, staff revisited the

development potential estimate, cross-checking the estimate against the adopted TSA land use recommendations – the Plan guide for density, form, and character. The 2050 GMU forecast was updated to reflect the Plan’s 2050 full buildout estimate of 44,000 residential units. This higher number better reflects the land use recommendations in the Plan and is the development potential that was then used in the Reston Network Analysis. A revised development potential table was published in the Phase 2 Reston Plan, considered as part of the public hearing process, and later adopted as part of the Phase 2 Plan Amendment.

Provide monitoring of caps for each project/case, in each staff report (Carter)

Redevelopment applications that are within the PRC district submit tabulations that show the existing persons per acre and how that number might change if the subject application were approved. The information is updated with each case.

A target number of total units (PRC and non-PRC) should be included in the Plan (Carter)

Staff continues to support the inclusion of a future population target as part of the vision for Reston as was done in the Plan for Tysons. In our view, this target should not be referred to as a cap, but as an articulation of the future vision for Reston’s growth. The Master Plan describes a vision and sets goals; a population target would be consistent in this context. Estimates of future development in Reston do not, and would not, exclude affordable and workforce units. Since the jobs to housing balance is an important element of the Reston Plan, we also support including the total number of units planned in Reston and we recommend that consideration be given to including a future employment target as well.

Staff also proposes to provide monitoring and progress information on an annual basis documenting residential and non-residential growth in Reston, as described in a response below. Residential dwelling units would be among the land use information provided.

Provide a link to the Reston Network Analysis information, to public meetings held (Cortina)

The Reston Network Analysis Final Report and information on the two-year process, including public input, is available online: <https://www.fairfaxcounty.gov/transportation/study/reston-network-analysis>.

There has also been additional discussion with RA and CPR subsequent to the completion of the report. As stated previously and in prior correspondence with RA, staff is willing to have additional conversations, if there are questions or any information is unclear.

Place all responses to these questions online (Hart)

These responses and all referenced documents will be posted under “Additional Information” on the PRC ZOA website, <https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/reston-prc-zoning-ordinance-amendment>.

Change “apartment/condos” label, use “Reston PRC” in all instances to distinguish from other PRCs, refer to VRE as transit (Hurley)

Edits to future presentations will be made, as appropriate.

Describe what is likely for the Village Centers in the near term (Cortina)

A property owner may approach the County at any time to inquire as to what the Plan envisions for their site, and they may enter the County's redevelopment process at their discretion. At this time, there are no active applications for any of the Village Centers. The redevelopment of Fellowship House at Lake Anne was approved in 2018 and Tall Oaks which was approved several years ago is proceeding through the permitting and construction process.

Provide information on Reston Plan monitoring (Neidzielski-Eichner)

Staff has been monitoring the implementation of the Reston Plan and is agreeable to compiling and publishing progress in a manner similar to the Annual Tysons Report. Since RA has been very active in communicating information regarding development activities in Reston, we suggest county staff work with RA in developing a monitoring program.

Staff has been examining how best to collect data and publish development progress summaries for Reston. Staff will likely recommend (1) an annual monitoring update to provide an at-a-glance summary of 12 months of activity, and (2) a more periodic comprehensive monitoring report that takes a longer view of plans, progress, and possible future activities in the context of the adequacy of supporting infrastructure.

Information tracked and monitored would include:

- Land use
 - Estimated residents, estimated employees, estimated jobs-to-household ratio
 - Development activity on major applications (approved, under review, deferred)
 - Development totals by use type (existing, approved, under review)
 - ADUs/WDUs delivered, as appropriate
- Transportation
 - Roadway and intersection enhancements
 - Transit service enhancements
 - Bike and pedestrian enhancements
- Parks and Public Facilities
 - Existing and proffered facilities (e.g., schools, public safety)
 - Existing and proffered park acreage
 - Athletic field contributions received

Information would track both Transit Station Area (TSA) and PRC area activity to offer a complete picture of development activity in Reston. Staff imagines a combination of text, tables, and maps that will make the information easy to update and accessible to users.

Additionally, FCDOT staff has provided a proposed list of intersections in and around Reston that County staff proposes to monitor over time to measure traffic trends. The list was provided as part of staff's December 11, 2018 correspondence and is posted to the PRC ZOA website. Staff believes this list is comprehensive enough to establish information about these trends and

provide a basis for future adjustments to the roadway, intersection, and grid priorities. FCDOT further proposes to monitor the following transportation parameters for Reston:

- Status and funding for transportation improvements
- Level of service at multiple intersections in and around Reston (as shown in the proposed attached list of intersections)
- Silver Line ridership by station in Reston
- Bus ridership in Reston
- Bicycle infrastructure development
- Reduction of single occupant vehicle trips
- Use of commuter alternatives, such as ridesharing, flex-time and telework
- Attainment of proffered trip reduction goals

Staff further recommends that a “current” Reston population estimate be included in monitoring data to assist with understanding how growth is occurring. Staff has considered using a variety of data sources, and while discussions are on-going, is likely to recommend use of the County’s Economic, Demographic and Statistical Research Department data. This group generates all current and future population projections annually and authors the annual Fairfax County Demographic Report. The data is standardized and tailored for County use, accepted by all agencies, and would be consistent with data used in other areas of the County. It can also be aggregated to include only Reston. This is important since much of the population data published for Reston (by Census Designated Place or Zip Code) includes a larger area and therefore over estimates Reston’s population.