



PLANNING & DEVELOPMENT



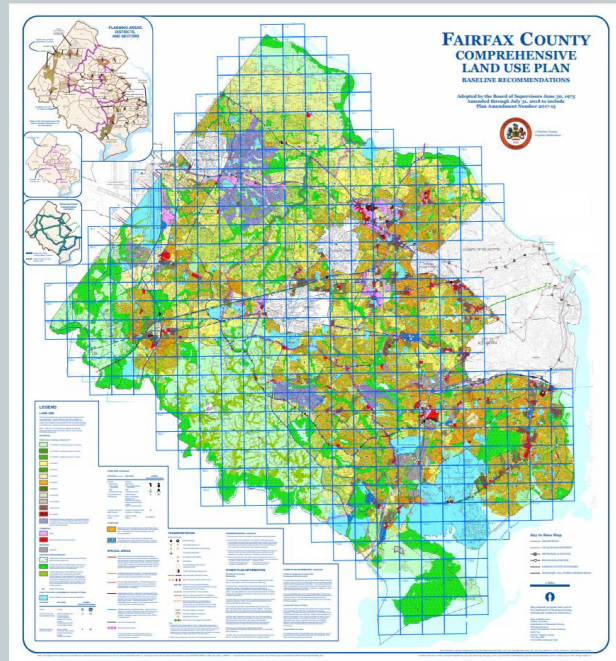
# Comprehensive Plan Potential

**Reston Task Force Presentation**

**June 22, 2020**

# What is the COMPREHENSIVE PLAN?

**Plan Map – Base Plan**



**Comprehensive Plan Text :  
Four Area volumes and Policy Plan**



The Plan Map illustrates recommended base land use but must be used with Plan text to understand what is planned.

# Planned Development Potential Versus Zoning Approvals in the TSAs

Land Use	2010 Existing Land Use	Comprehensive Plan Development Potential	Zoning Approval*	2010 Existing Land Use + Zoning Approval **
Residential	5,860,000 (5,860 dwelling units)	52,800,000 (44,000 d/u)	17,000,000 (15,000 units)	22,860,000 (20,860 units)
Office	20,982,169	29,700,00	15,000,000	40,952,224
Retail	1,094,476	2,100,000		
Industrial	841,957	590,000		
Institutional	2,096,840	2,400,000		
Hotel	936,782	4,900,000		
Total	31,812,224	92,490,000		

All numbers are in square feet unless otherwise noted

\* Entitled Development approved since 2015. Does not include by-right development.

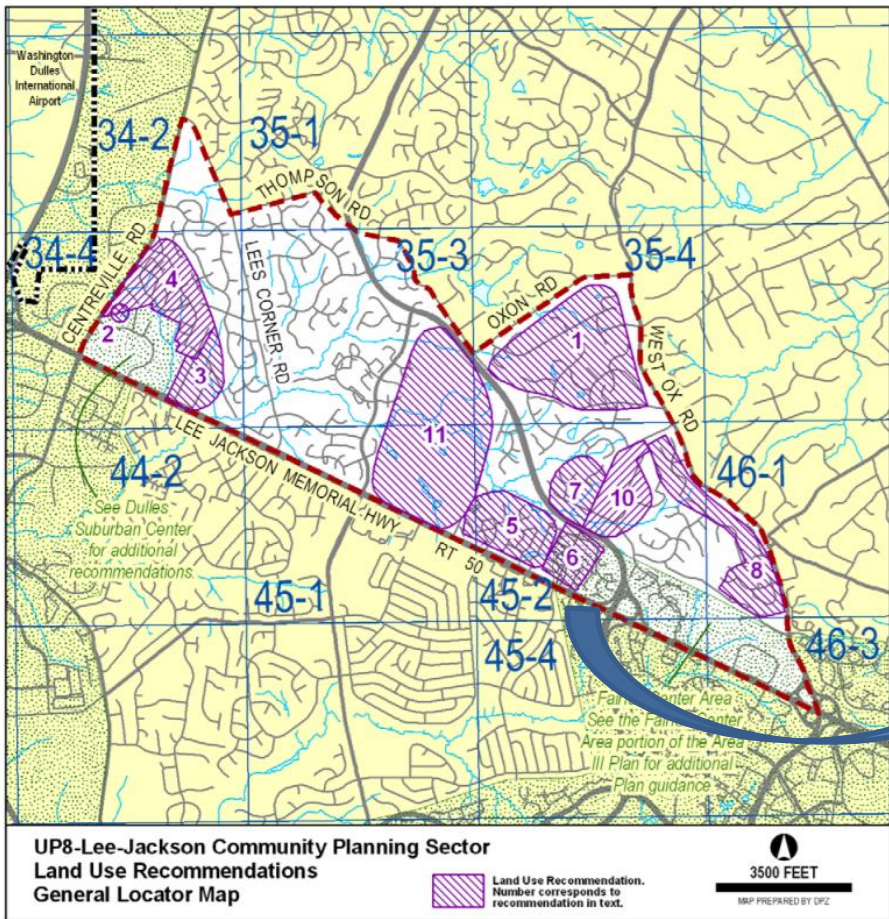
\*\* includes square feet that will be demolished and replaced with new rezoning

# Planned Development Potential Versus Zoning Approvals in the non-TSAs

Land Use	Existing Land Use	Comprehensive Plan Development Potential	Zoning Approval (Unbuilt)*	Existing Land Use + Zoning Approval
<b>Residential</b>	33,679,857 22,094 dwelling units	38,996,908 26,434 d/u	2,809,580 2,092 d/u	36,489,437 24,186 d/u
<b>Office</b>	196,596	304,026	124,078	2,549,253
<b>Retail</b>	641,331	1,113,673		
<b>Industrial</b>	0	0		
<b>Institutional</b>	1,587,239	1,360,179		
<b>Hotel</b>	0	0		
<b>Total</b>	36,105,023	41,774,786	2,933,658	39,038,690

\* Development that has not been constructed.

# Beyond the Base Plan – Land Use Recommendations



6. The former Murray Farms subdivision south of the Fairfax County Parkway, a portion of which is located within the suburban neighborhood portion of the Fairfax Center Area, is planned for residential use at 1-2 dwelling units per acre. The area, which includes the Kensington Parc and Kensington Square neighborhoods, developed under an option for residential use at 4-5 dwelling units per acre. A goal for redevelopment of this area was to create a sense of community and coordinated and attractive residential development on both sides of Rugby Road. This optional density was considered under the following conditions:

- East of Rugby Road, full land consolidation is required, excluding church property or land approved for institutional use. In addition, the following conditions should be met:
  - a) Development should be compatible with the Fair Woods subdivision to the east;
  - b) Development should occur in a manner that permits future development of unconsolidated parcels in conformance with the Comprehensive Plan.
  - c) Access and circulation should be coordinated in order to limit the number of access points to Rugby Road to the greatest extent possible; and
  - d) Adverse impacts from adjacent institutional uses should be mitigated, incorporating such techniques as screening and buffering.

# Plan Development Options

Plan/Development options can be categorized into:

- Single-use options

Example: Residential use at 1-2 dwelling units per acre OR Office use at 0.5 FAR etc.

- Mixed Use Options

Example: Mixed use up to .70 FAR with office, retail, and residential uses. The mixed-use development should include one of the two following mix of uses :

A) Retail use, 5-10% - Office use, 20-0% - Residential units, 50-60%

B) Retail/office use, 5-10% - Residential units, 90-95%

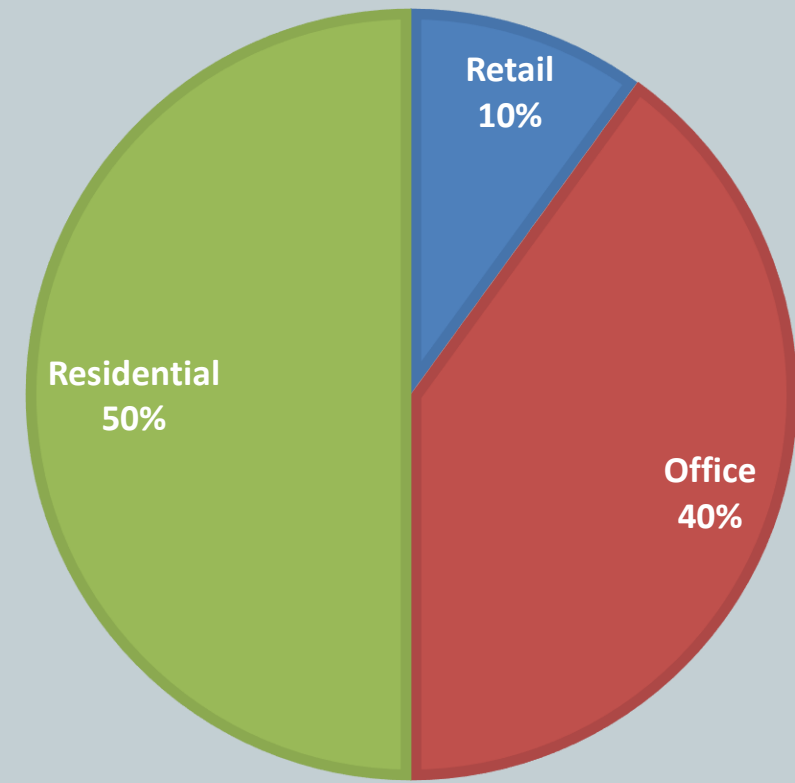
An area can have can have one or more Single-Use **AND/OR** Mixed Use Options.  
Some of the options may have been **implemented** through development process.

# Maximum Development Scenarios: Example

## Maximum Residential



## Maximum Non-Residential



# Plan Buildout Scenarios

Given that there could be multiple permutations and combinations in which the Plan/Development options can be implemented...

- **Maximum Residential Scenario:** What if all the options that **maximize housing** get implemented?
- **Maximum Non-Residential Scenario:** What if all the options that **maximize commercial development** get implemented?
- **Other “In Between” Scenarios:** What are the possible future land use scenarios for a given area?