



RESTON COMPREHENSIVE PLAN STUDY: HIGHLIGHTS OF INTERIM TASK FORCE RECOMMENDATIONS

MARCH 2022

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Task Force Members

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Alternate Members

Larry Butler, Reston Association
Moira Callaghan, Reclaim Reston
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Mike Jennings, Greater Reston Chamber of Commerce
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)

Background

- The current Comprehensive Plan for Reston was approved in 2014/2015.
 - The current comprehensive plan has a 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
- The Comprehensive Plan serves as the guide for future development in Reston.
- The Fairfax County Comprehensive Plan recommendations are extremely important as they are used by county staff, the Planning Commission and the Board of Supervisors to evaluate, recommend and decide upon rezoning and other land use applications

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

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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