

# **PARKS & RECREATION**

## **Comprehensive Plan and Development Review**

### **Quick Facts**

#### **RESTON-WIDE**

Comprehensive Plan – The Plan identifies eleven core needs for the Reston park system: trails; local parkland; playgrounds; sport courts; athletic fields; dog exercise areas and parks; a memorial garden; public art; and indoor facilities such as aquatic and fitness, tennis, and performance spaces (Reston Plan, pp. 39-40). Redevelopment in the TSAs and Village Centers should address park and recreation needs by utilizing guidance from the Urban Parks Framework (Comprehensive Policy Plan, Parks and Recreation chapter, Appendix 1). There should be a complement of urban park types (pocket parks, civic plazas, common greens, recreation-focused parks, linear parks/trails, and natural resource areas) to serve local leisure needs; support environmental and sustainability goals; and contribute to the area’s sense of culture, liveliness, and identity. “Local-serving facilities such as trails, open space, playgrounds and sport courts should be provided and accessible in close proximity to developments that generate additional need.” (Reston Plan, p. 35).

Development Review – county staff reviews development proposals for consistency with the Comprehensive Plan and Zoning Ordinance. The approach for this differs depending on whether the property is within a Transit Station Area, Village Center, or the Reston Master Plan area.

#### **TRANSIT STATION AREA (TSA)**

Comprehensive Plan – “The urban parkland standard calls for 1.5 acres of urban park space per 1,000 residents and 1.0 acre of urban park space per 10,000 employees that is well integrated into the urban fabric and distinguished from site and public realm landscaping and streetscape features.” (Reston Plan, p. 143)

“A goal of adding capacity equivalent to twelve athletic fields serving Reston should be achieved through development contributions of land and/or facilities...Based on the projected redevelopment, the need for 12 fields is equitably fulfilled using a measure of 2.2 million GFA of development per field.” (Reston Plan, p. 146)

“Public art has been a component of the effort to achieve quality urban design in Reston since the community’s inception. In order to continue to realize the goal of making Reston a vibrant place to live, work and play, public art should be encouraged in future development in Reston.” (Reston Plan, p. 51)

Development Review – For redevelopment in the TSA, staff looks for the following to be met:

- Onsite public urban parks to meet the standard; should be well-designed with active elements
- Onsite athletic fields to meet the standard or a monetary contribution to be spent in the Reston area. Staff has calculated the equivalent monetary value to be \$1.72 per sq. ft. GFA
- P District funds (PDH, PDC, or PRM) - \$1,900 per unit to be spent onsite for active recreation and leisure amenities (e.g. fitness room, rooftop pool, game room)
- Public art onsite within urban parks and throughout the development project



## **VILLAGE CENTERS**

Comprehensive Plan – “Public plazas are a key element. These spaces should be programmable for community events.” (Reston Plan, p. 60)

Development Review – For redevelopment in Village Centers, staff looks for the following to be met:

- A central plaza or community gathering space to activate the village center
- Onsite public urban parks to meet the standard; should be well-designed with active elements
- Public art onsite within urban parks and throughout a development project

## **RESTON MASTER PLAN AREA**

Comprehensive Plan – “Local-serving facilities such as trails, open space, playgrounds and sport courts should be provided and accessible in close proximity to developments that generate additional need.” (Reston Plan, p. 35).

Development Review – For redevelopment in the Reston Master Plan area outside of the TSA and Village Centers, staff looks for the following to be met:

- Onsite open space and amenities to meet the local park and recreation needs of new residents in the development
- Public art onsite throughout a development project
- A “Fair Share” monetary contribution of \$893 per estimated new resident to offset the need for new park and recreation facilities within public parks in the Reston area

