

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
RESTON COMPREHENSIVE PLAN WORKSHOP
THURSDAY, MARCH 30, 2023**

PRESENT: John A. Carter, Chair, Hunter Mill District
Phillip A. Niedzielski-Eichner, Chairman, Providence District
Timothy J. Sargeant, Vice Chairman, Commission At-Large
Evelyn S. Spain, Secretary, Sully District
John C. Ulfelder, Parliamentarian, Dranesville District
Mary D. Cortina, Braddock District
Walter C. Clarke, Mount Vernon District

ABSENT: Daniel G. Lagana, Franconia District
Daren Shumate, Mason District
Peter F. Murphy, Springfield District
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

OTHERS: St. Clair Williams, Planner III, Urban Centers Section, Department of Planning and Development (DPD)
Chris Caperton, Deputy Director, DPD
Denice Dressel, Heritage Resources Branch Chief, Planning Division (PD), DPD
Michelle Stahlhut, Management Analyst IV, PD, DPD
Joseph Gorney, Planner IV, Zoning Evaluation Division (ZED), DPD
John King, Transportation Planner, Fairfax County Department of Transportation (FCDOT)
Anna Ricklin, Health in All Policies (HIAP) Manager, Department of Health
Kevin Jackson, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

- A. PROPOSED RESTON COMPREHENSIVE PLAN AMENDMENT – DRAFT STAFF RECOMMENDED TEXT
- B. RESTON COMPREHENSIVE PLAN AMENDMENT STAFF PRESENTATION

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The meeting was called to order at 7:33 p.m., by Chairman John A. Carter, in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Carter announced that tonight's meeting would consist of a workshop regarding the Reston Comprehensive Plan Amendment. He explained that the Commission would receive a presentation from staff regarding the updated plan amendment draft text and there would be opportunities for further discussion and questions. He reminded Commissioners that the

community draft was reviewed at previous workshops. He also reviewed the schedule of the approval process for the Reston Comprehensive Plan Amendment and the amount of input that had been received during this process. The goal of this workshop was to prepare the Commission for the public hearing for this item, which was currently scheduled for June 14, 2023, with action expected to occur on June 28, 2023. He then stated that the public hearing before the Board of Supervisors was scheduled for July 11, 2023 or July 25, 2023.

Chairman Carter summarized a series of changes to the draft text since the last workshop on January 26, 2023, noting that such changes were primarily regarding matters of equity, community health, and economic development, as noted in the March 24, 2023 memorandum. He also reviewed the concerns the Planning Commission had raised during the previous workshop regarding the proposed plan amendment.

Chairman Carter noted the community outreach that he and staff participated in, including meetings with the NAACP, Reston Forward, and a public meeting at the Cathy Huggins Community Center. He noted that while tonight’s agenda was limited to discussion between Commissioners and staff, there would be multiple opportunities for public comment before Planning Commission consideration of the final plan.

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Commissioner Carter set the meeting agenda:

- 1. Staff Presentation
- 2. Roundtable Discussion

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RESTON COMPREHENSIVE PLAN AMENDMENT – A public workshop will be held with briefings from various County staff regarding the Reston Comprehensive Plan Amendment. HUNTER MILL DISTRICT.

STAFF PRESENTATION

St. Clair Williams, Urban Centers Section, Department of Planning and Development (DPD), gave the presentation which covered the following topics:

- A timeline on the process for updating the Reston Comprehensive Plan, including a general background on how the process was initiated and how staff coordinated with the community;
- Overview of the staff review process, which included analysis and coordination between County agencies, a review of staff proposed text and discussions with Reston Task Force leads, and consideration of community feedback;
- An update on the status of the planning principles, including which sections were expanded or removed;

- Explanation of changes to the Equity, Community Health, and Economic Development chapters, which were removed and consolidated into a New Town elements chapter;
- Explanation of changes to the Environmental Stewardship chapter, which included new recommendations for water control, enhanced language regarding design principles, and removal of elements more appropriate for the Policy Plan;
- Explanation of changes to the Transportation chapter, which included expanding the vision for a multimodal transportation system for Reston and updating transit guidance;
- Explanation of changes to the Land Use chapter, which included updated recommendations and language for land use areas and acknowledgement of proposed plan changes that were addressed through the Site-Specific Plan Amendment process;
- Explanation of changes to the Affordable Housing chapter, which included a proposed update to the Average Median Income (AMI) targets for Rental Workforce Dwelling Units within the Reston TSAs;
- Explanation of changes to the Heritage Resources chapter, which included updates to both the Reston Architectural Surveys Map and the table of Inventory of Historic Sites in Reston;
- Explanation of changes to the Public Facilities chapter, which included the addition of an inventory of current and proposed public facilities in Reston, as well as language to ensure these facilities would adhere to the previously identified Planning Principles section;
- Explanation of changes to the Public Art chapter, which included updates to the language to facilitate a public and transparent process to successfully integrate public art into proposed developments; and
- Explanation of the next steps in the process for the proposed amendment, which included the release of the staff report on May 11, 2023 and the schedule for public hearings for approval by the Planning Commission and Board of Supervisors.

ROUNDTABLE DISCUSSION

There was a discussion between St. Clair Williams, Department of Planning and Development (DPD); Chris Caperton, DPD; Denice Dressel, DPD; Joseph Gorney, DPD; Michelle Stahlhut, DPD; John King, Fairfax County Department of Transportation (FCDOT); Anna Ricklin, Department of Health (DOH); and multiple Commissioners on the following:

- Discussion on the various community input sessions, whether the community meeting was well-attended, the feedback received, and any impact this engagement had on the staff report;
- Discussion on recent changes to the Reston Comprehensive Plan Amendment (RCPA) text;
- Correspondence from the Hunter Mill representative on the Fairfax County School Board regarding opportunities to create safer streets;
- Clarification regarding bonus density approval to exempt public facilities in Reston from density requirements;
- Discussion on the changes to the Public Art and Environmental Stewardship chapters, specifically how the Environmental Stewardship changes were more manageable and easier to implement for developers;

- Clarification on stormwater and peak reduction rates and how they relate to the applicable stormwater standard in the Tysons area;
- Clarification on how the RPCA text compared to the plan text other County area plans;
- Discussion on how the review process for the RPCA had been developed and how it established a precedent for other areas in the County to follow;
- Discussion on the equity aspects of the plan and how the RPCA's data-driven components could lead to opportunities to further equity objectives;
- Discussion on housing access within the unique circumstances in Reston in comparison to Arlington County's concerns with meeting the demand for certain income ranges;
- Discussion about the possibility of organizing a staff presentation on issues related to affordable housing and the impact of permitting increased density;
- Discussion on sharing the equity and affordable housing aspects of the plan with marginalized communities;
- Discussion on whether there should be a schedule for evaluating and amending area plans that are more out-of-date;
- Discussion on development trends, such as reduced demand for commercial and industrial development, had impacted the vision for Reston;
- Discussion from previous workshops on the challenging workload for planning staff and the reactive nature of the process versus implementation of a more progressive approach;
- Clarification on how the RPCA text could address keeping historic sites and how developers could repurpose or maintain these sites;
- Discussion on how the County could best maintain a balance of increasing density versus preservation of communities; and
- Discussion on visual elements of the plan and how other jurisdictions produced a high level of illustration and clarity in the development of their plans; with the desire for County plans to approach this level of production. The referenced plans that were highlighted included:
 - Crystal City Sector Plan (September 28, 2010)
 - Culpeper 2030 (2022)
 - Bethesda Downtown Plan (2012)
 - Silver Spring Downtown and Adjacent Communities Plan (June 2022)
 - City of Fairfax 2035 Comprehensive Plan (February 12, 2019)
 - Colvin Run Mill Historic Site – Master Plan Revision – Fairfax County Park Authority (September 24, 2008).

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Chairman Carter thanked the various representatives and staff for their participation in this workshop. Commissioner Carter adjourned the meeting at 9:30 p.m.

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The meeting was adjourned at 9:30 p.m.
John A. Carter, Chairman

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Kevin Jackson
Approved on: June 7, 2023

Jacob Caporaletti

Jacob L. Caporaletti, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 14 day of June 2023, by

[Handwritten Signature]

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

