



Land Use Resolution 1; Procedures for Comment on Development/ Redevelopment Projects in Reston

WHEREAS, the Board of Directors is responsible for the administration and operation of the Reston Association (“RA”) consistent with the amended provisions of the Reston Documents; and

WHEREAS, Section III.2(e) of the First Amendment to the Deed of Amendment to the Deeds of Dedication of Reston (“Amended Reston Deed”) delineates that it is a purpose of the Association to do any and all lawful things and acts that it, in its discretion, may deem to be for the benefit of the Property and the Owners and inhabitants thereof; and

WHEREAS, Section III.2(f) of the Amended Reston Deed delineates that it is a purpose of the Association to exercise the powers now or hereafter conferred by law on incorporated property owners associations including those powers specified in the Virginia Nonstock Corporation Act and the Property Owners’ Association Act (“POAA”), as may be necessary or desirable to accomplish the purposes of the Association; and

WHEREAS, Section III.5(e) of the Amended Reston Deed provides the Board of Directors with all powers necessary and appropriate for carrying out the purposes of the Association which are enabled by law or the Reston Documents; and

WHEREAS, it is an objective of Strategic Goal #1 in the 2012-2016 Strategic Plan to establish procedures that will ensure Reston Association’s interests are considered in redevelopment and revitalization of the community.

NOW, THEREFORE, BE IT RESOLVED, that the following procedures shall govern the process of providing input and comment on development/redevelopment projects in Reston.

A. Reston Development Review for RA Covenants Land zoned PRC.

1. Preliminary Developer Research:

- a. Developer consults with County Supervisor’s office and County Planning staff. A pre-application meeting with County staff is held.
- b. RA Staff (Senior Director of Parks, Recreation & Community Resources) obtains information on development proposals from various sources, such as the newsletter published by the Office of Hunter Mill District Supervisor, the Reston Planning & Zoning Committee (“Reston P&Z”), the Reston Association Design Review Board (“Reston DRB”) and/or use of the Fairfax County Land Development System (LDSnet) website.
- c. RA Staff works with the developer to determine if land disturbance authorization permits/access or other easements are needed on RA land.

2. Phase One Community Outreach by Developer Prior to Application Acceptance:

- a. The developer presents an "information only" initial development plan during a Reston Planning & Zoning Committee meeting. Reston DRB, RA staff and other community partners are invited to

- participate in the established community input forum that occurs parallel with County staff review and prior to the formal public hearing before the Planning Commission.
- b. The developer begins the formal Reston DRB review process.
3. The developer compiles and files their application with the County staff who are tasked with performing an objective analysis of the proposal in accordance with policies and regulations adopted by the Board of Supervisors. (In practice this step may occur prior to or after Step #2. However, the developer is encouraged to do this after step #2.) When all Zoning Ordinance submission requirements are met, the application is accepted and distributed to various review agencies for evaluation. A "County Staff Coordinator" is assigned to the Application. The County Staff Coordinator is responsible for leading the County staff review team, coordinating the County staff comments, negotiating issues and their resolution with the Applicant, preparing the County staff report on the application, and presenting the County staff position at the public hearings.
 4. Phase Two Community Outreach by Developer Following Application Acceptance:
 - a. The Developer distributes "accepted" application materials to the Reston P&Z, the Reston DRB and RA staff.
 - b. RA staff to assemble comments from within its organization and provide its "Development Plan Comment Document" concurrently to the developer, to the Reston P&Z, and to the Reston DRB prior to the Developer presentations noted in 5a and 5b below.
 5. The Developer Schedules Community Presentations:
 - a. Developer presents its current proposal to Reston P&Z for review and/or approval.
 - b. Developer presents its current proposal to Reston DRB for review and/or approval.
 - c. RA staff to share its comments through participation in the Reston P&Z and Reston DRB community input processes.
 6. Revisions to the Application are submitted to the County, Reston P&Z, Reston DRB and RA staff by the developer.
 7. About 45 to 60 days prior to the public hearing before the Fairfax County Planning Commission, the County agency comment memos are obtained by Reston P&Z, Reston DRB and RA staff.
 8. Phase Three Community Outreach by Developer:
 - a. The developer meets with Reston P&Z and Reston DRB, as needed. RA staff is encouraged to participate in any scheduled meetings.
 - b. The developer seeks formal approval by the Reston DRB, as required by RA Deed covenant authority.
 - c. RA Staff provides any RA comments not addressed in the development application to the developer, Reston Planning & Zoning Committee, and the Supervisor's Office.
 - d. The developer then seeks Reston Planning & Zoning Committee recommendation.
 9. The County generally has a final submission deadline (6 weeks prior to Planning Commission Public Hearing) for revisions prior to the Planning Commission public hearing. The County staff report is generally published based on information received by this date.
 10. Planning Commission public hearing notifications are sent to adjacent property owners by the developer.

11. Two weeks before the Planning Commission public hearing, County Planning Staff typically publish the County staff report including recommendations on the application.
12. The Planning Commission holds its public hearing and makes its recommendations for consideration by the Fairfax County Board of Supervisors. Reston DRB and RA will provide and offer testimony at the public hearing as necessary and appropriate.
13. The Board of Supervisors public hearing notifications are sent to adjacent property owners by the developer.
14. The Board of Supervisors holds a public hearing and either makes a decision on the application, or defers decision to another date. Reston DRB and RA will provide and offer testimony at the public hearing as necessary and appropriate.

B. Reston Development Review for land in Reston which is not located within the Reston Town Center Association (RTCA) boundary, and not RA covenanted

1. Preliminary Developer Research:
 - a. Developer consults with County Supervisor's office and County Planning staff. A pre-application meeting with County staff is held.
 - b. RA Staff (Senior Director of Parks, Recreation & Community Resources) obtains or is alerted to information on development proposals from a variety of sources including but not limited to the newsletter published by the Office of Hunter Mill District Supervisor, the Reston Planning & Zoning Committee and/or use of the Fairfax County Land Development System (LDSnet) website.
 - c. RA Staff works with the developer to determine if land disturbance authorization permits/access or other easements are needed on RA land.
2. Phase One Community Outreach by Developer Prior to Application Acceptance:
 - a. The developer presents an initial development plan to Reston P&Z. Reston DRB, RA staff and other community partners are invited to participate in the established community input forum that occurs parallel with County staff review and prior to the formal public hearing before the Planning Commission.
 - b. The developer is encouraged to provide a copy of its development plan to the Reston Association as a courtesy.
3. The developer compiles and files their application with the County staff that is tasked with performing an objective analysis of the proposal in accordance with policies and regulations adopted by the Board of Supervisors. (In practice this step may occur prior to or after Step #2. However, the developer is encouraged to do this after Step #2.) When all Zoning Ordinance submission requirements are met, the application is accepted and distributed to various review agencies for evaluation. A "County Staff Coordinator" is assigned to the Application. The County Staff Coordinator is responsible for leading the County staff review team, coordinating the County staff comments, negotiating issues and their resolution with the Applicant, preparing the County staff report on the application, and presenting the County staff position at the public hearings.
4. Phase Two Community Outreach Following Application Acceptance:
 - a. The Developer distributes "accepted" application materials to the Reston P&Z and Reston Association as a courtesy.

- b. RA staff to assemble comments from within its organization and provide its "Development Plan Comment Document" concurrently to the developer and to the Reston P&Z prior to the developer presentation noted in 5a below.
5. The Developer schedules its next presentation before the Reston P&Z.
 - a. The developer presents its current proposal to the Reston P&Z, for review and/or approval.
 - b. Reston DRB and RA staff to share its concerns through participation in the Reston P&Z community meeting.
6. Revisions to the Application are submitted to the County, Reston P&Z, Reston DRB (if applicable) and RA staff by the developer.
7. About 45 to 60 days prior to the public hearing before the Fairfax County Planning Commission, the available County agency comments are obtained by Reston P&Z and RA staff.
8. Phase Three Community Outreach by Developer:
 - a. The developer presents before the Reston P&Z. Reston DRB and RA staff to provide comments through participation in any scheduled community meetings.
 - b. Final Reston Planning & Zoning Committee action is taken on the application.
9. The County generally has a final submission deadline (6 weeks prior to Planning Commission Public Hearing) for revisions prior to the Planning Commission public hearing). The County staff report is generally published based on information received by this date.
10. Planning Commission public hearing notifications are sent to adjacent property owners by the developer.
11. Two weeks before the Planning Commission public hearing, County Planning Staff (typically) publish their County staff report including recommendations on the application.
12. The Planning Commission holds its public hearing and makes its recommendations for consideration by the Fairfax County Board of Supervisors. Reston DRB and RA will provide and offer testimony at the public hearing as necessary and appropriate.
13. The Board of Supervisors public hearing notifications are sent to adjacent property owners by the developer.
14. The Board of Supervisors holds a public hearing and either makes a decision on the application, or defers decision to another date. Reston DRB and RA will provide and offer testimony at the public hearing as necessary and appropriate.

ATTEST: This Resolution was adopted at a Regular Meeting of the Reston Association's Board of Directors held on June 26, 2014.



Assistant Secretary