County of Fairfax, Virginia
Planning Commission Meeting
September 9, 2026
Planning Commission Action

PA 2026-III-UP2 - RESTON CRESCENT
(Hunter Mill District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 9, 2026, the Planning Commission voted 8-0 (Commissioners Batchelor-Causey, Bennett and J. Thomas were absent from the meeting. Commissioner P. Thomas recused himself from the application) to recommend to the Board of Supervisors the adoption of a Planning Commission alternative for Plan Amendment 2026-III-UP2, as shown on the handout dated September 9, 2026.

ATTACHED DOCUMENTS:
Handout dated September 9, 2026

MJ

PLANNING COMMISSION ALTERNATIVE: September 9, 2026

Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown highlighted in yellow is proposed to be added for the Planning Commission Alternative.

MODIFY: Fairfax County Comprehensive Plan, 2026 Edition, Area Plans, Area Plan III, Reston, as amended through May 5, 2026, Village Centers, Recommendations for Each Village Center, Lake Anne Village Center:

"Area-wide Recommendations –

…

Nonresidential uses, particularly retail and other uses requiring public access, must be concentrated in Land Units A and F to help promote the viability of existing and future nonresidential uses in the core area of Lake Anne. Additionally, non-residential uses and civic uses located on Land Unit D must be located and designed to sustain a strong functional relationship with the core Lake Anne area with clear and direct pedestrian connections."

MODIFY: Fairfax County Comprehensive Plan, 2026 Edition, Area Plans, Area Plan III, Reston, as amended through May 5, 2026, Village Centers:

"Land Unit D

…

Redevelopment Option - The total amount of development allowed under the Redevelopment Option must be no more than ~~902,000~~ 930,000 square feet. The residential component may consist of up to 900,000 square feet (up to 750 multifamily dwelling units), and the
non-residential component (office, ground-level support retail, civic/public facility, and/or other complementary nonresidential uses) may consist of up to ~~2,000~~ 30,000 square feet (exclusive of the gas station), subject to the following conditions:

- Any redevelopment of this property must replace the loss of any of the existing 181 affordable (workforce) rental units with the same number of affordable housing units;
- Usable open space in the form of plazas, urban greens, courtyards, rooftop plazas and/or parks must be provided to make attractive gathering places;
- Tree preservation and/or tree cover restoration must be a key condition of redevelopment in this Land Unit, in accordance with guidance in the Environmental Section of the Fairfax County Policy Plan; and
- Site designs for Land Unit D must ensure a safe, well-lighted walkway to connect the

residents in Northgate Square with existing and planned office and retail uses in Land Unit A. New structure(s) must not obstruct direct pedestrian linkages.

- Direct, comfortable active transportation facilities and at-grade crossings that visibly connect any non-residential uses to Washington Plaza should be provided to maintain plaza-oriented activity flows. Include high-visibility crosswalks and wayfinding for safe, well-lit pedestrian connections."

COMPREHENSIVE LAND USE PLAN MAP:
The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP
The Countywide Transportation Plan Map will not change.