

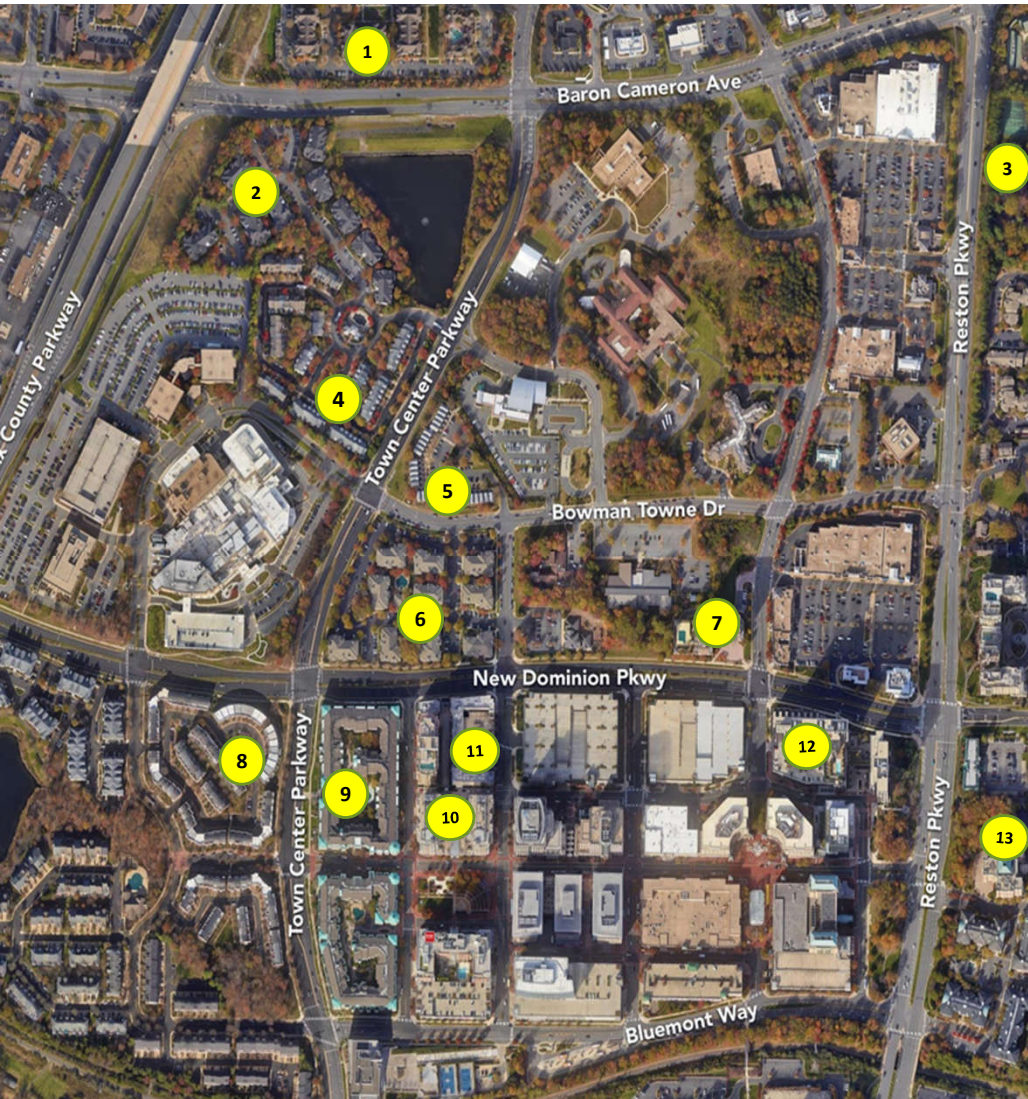


Reston Town Center North Task Force: Initial Meeting

JANUARY 30, 2023

Agenda

1. Call to Order
2. Introduction of Members
3. Remarks by Hunter Mill District Supervisor Walter Alcorn
4. Reston Town Center North: Past, Present, and Proposed Future
5. Proposed Next Steps
6. Scheduling and Timing
7. Questions



Task Force Members and Opening Remarks

1. Avalon/Crystal Cove – Bianca Moskaitis
2. Edgewater at Town Center Condominium – Rhonda Mefferd
3. Court Cluster Association – Courtney Thomas
4. Edgewater at Town Center Cluster and Cluster Association – Paul Curtin
5. Bowman Towne Court – April Bradley and Sandra Barksdale (alternate)
6. Oak Park Condominium Association – Fran Hudson
7. The Paramount Condominium – Kris Dabadie
8. West Market Community Association – Alex Gonski
9. Savoy – Patricia Vives
10. Midtown Condominium Association – Simone Nathan
11. Midtown North – Eric Miller
12. Signature – Christiana Beradi
13. Stratford – Kate Hanley *Task Force Chairperson

Reston

RESTON LAND USE

LEGEND

- Reston Boundary
- Reston Transit Station Areas
- Village Centers
- Major Water Features in Reston
- Convenience Center

Countywide Land Use Categories

- 1-2 DU/JAC
- 5-1 DU/JAC
- 1-2 DU/JAC
- 2-3 DU/JAC
- 3-4 DU/JAC
- 4-5 DU/JAC
- 8-12 DU/JAC
- 16-20 DU/JAC

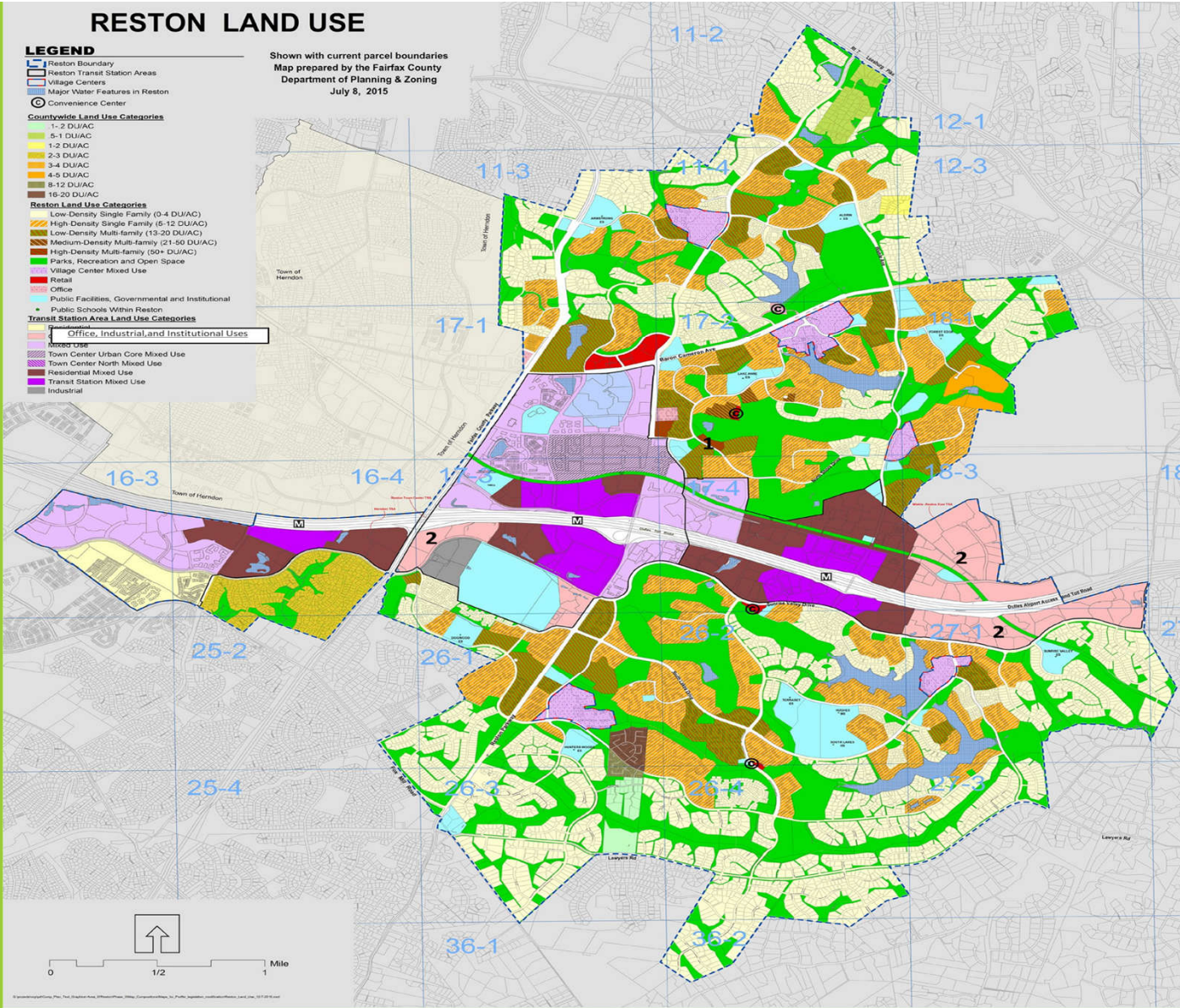
Reston Land Use Categories

- Low-Density Single Family (0-4 DU/JAC)
- High-Density Single Family (6-12 DU/JAC)
- Low-Density Multi-family (13-20 DU/JAC)
- Medium-Density Multi-family (21-50 DU/JAC)
- High-Density Multi-family (50+ DU/JAC)
- Parks, Recreation and Open Space
- Village Center Mixed Use
- Retail
- Office
- Public Facilities, Governmental and Institutional
- Public Schools Within Reston

Transit Station Area Land Use Categories

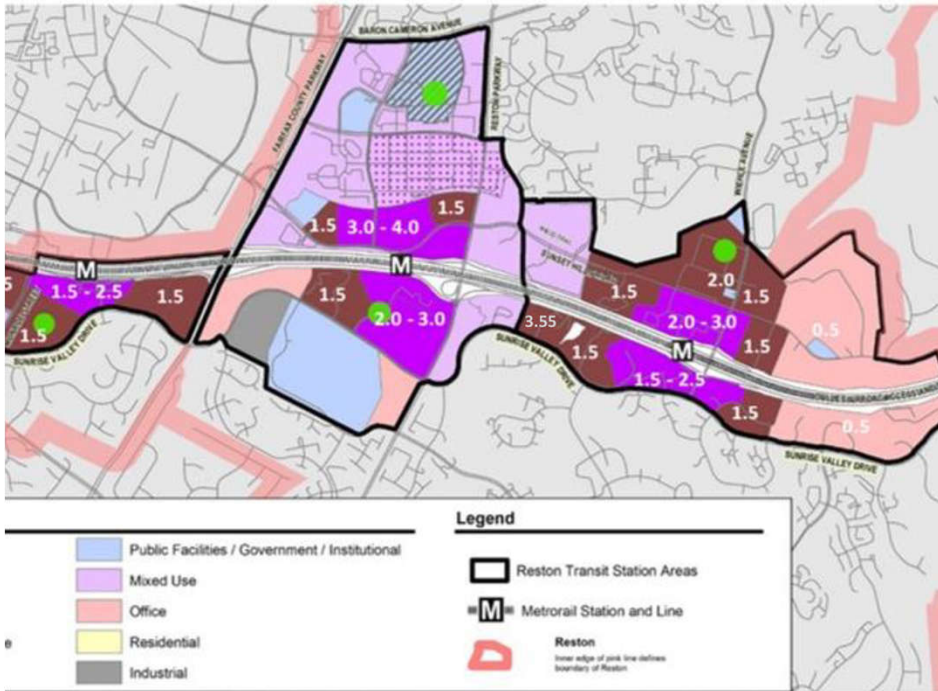
- Office, Industrial, and Institutional Uses
- Residential
- Town Center Urban Core Mixed Use
- Town Center North Mixed Use
- Residential Mixed Use
- Transit Station Mixed Use
- Industrial

Shown with current parcel boundaries
 Map prepared by the Fairfax County
 Department of Planning & Zoning
 July 8, 2015



Transit Station Areas and Transit Oriented Development

- TRANSIT STATION AREAS (TSAs):** These areas encompass Metrorail Stations and are directly influenced by the presence of access points to the Metrorail system. Transit station areas promote a land use pattern that supports Metrorail by encouraging a mix of uses in a compact, pedestrian-friendly urban form within walking distance of the rail station.
- TRANSIT-ORIENTED DEVELOPMENT (TOD):** Transit-oriented development (TOD) in Fairfax County is defined as compact, pedestrian- and biking-friendly, mixed-use development containing medium to high density residential, office and retail uses within walking distance of certain rail and bus rapid transit stations. A well-planned TOD should incorporate good design principles and an appropriate mix of uses to build a healthy, multi-generational community and promote transit usage while creating vibrant neighborhood centers at these locations. The transit-oriented development (TOD) area may be generally defined as a ¼ mile radius from the station platform with a density and intensity tapering to within a ½ mile radius from the station platform or a 5–10-minute walk.

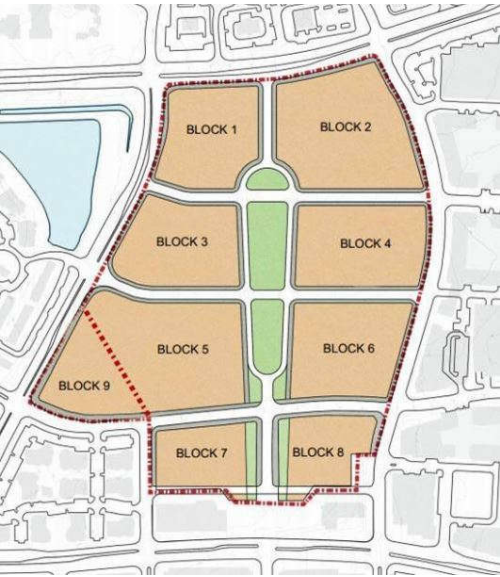




Location of potential
Affordable Housing
Redevelopment



Reston Town Center North: Currently



2014
Comprehensive Plan
Concept Plan

2017-18
Development Plan
(Zoning Application)

2019
DRB Approved Concept Plan

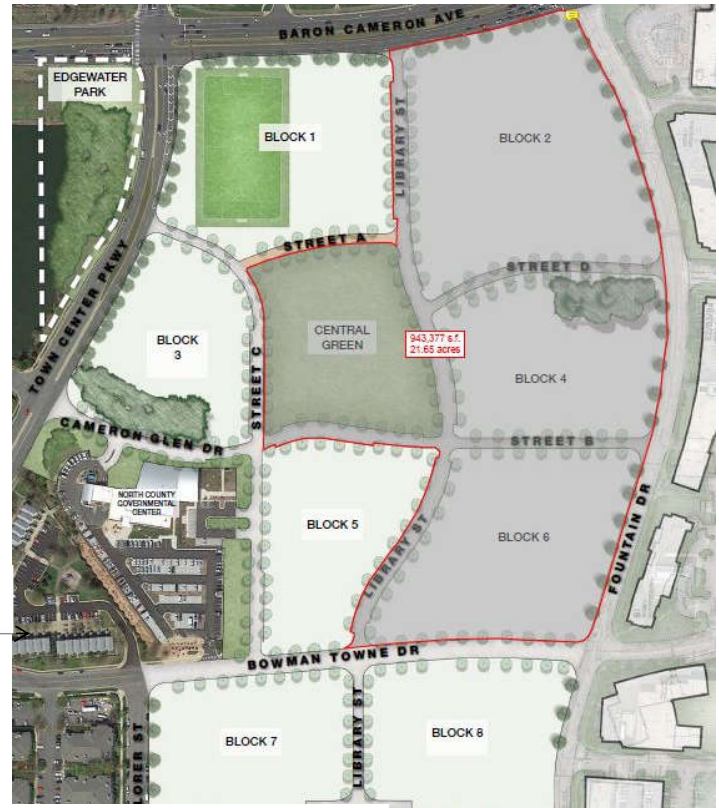
2021
Amended DRB Approved Concept
Plan will be included in the
Comprehensive Plan Amendment

Planning History (2014-2021)



Current Ownership



Block 9



Proposed Ownership

Block 9

Reston Town Center North: Ownership

| | |
|---------------|---|
| County Blocks |  |
| Inova Blocks |  |

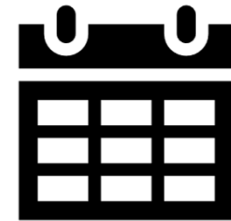
Proposed Comprehensive Plan

- Redevelopment of 47-acre site to create a grid of streets and development blocks. Development includes the provision or replacement of the following:
 - ❑ Reston Regional Library
 - ❑ Embry Rucker Shelter and Supportive Housing
 - ❑ Human Services Center
 - ❑ Affordable Housing
 - ❑ Fairfax County Park Authority Recreational Facilities
- “Town Center Mixed-Use North Mixed-Use area planned for medical uses, hotel, residential, affordable and workforce housing, along with civic uses including athletic, educational, office, library, and supportive retail uses.”
- “Establish open space as a central feature of Town Center North to serve the entire Reston community; public gatherings and performance.”



Proposed Next Steps

- Invite County representatives of the current and proposed public facilities to discuss their future needs.





Feedback and Questions?
