

GENERAL PLANNING PRINCIPLES FOR RESTON

January 20, 2010

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From the Fairfax County PRC Zoning Ordinance provisions, based upon the R.E. Simon development principles of 1964:

1. Maintain a variety of housing types
2. Maintain a variety of employment opportunities and commercial services
3. Achieve a balanced community for families of all ages, sizes and levels of income.
4. Maintain an orderly and creative arrangement of all land uses with respect to each other, the natural environment and to the entire community.
5. Assure a planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic. This system is to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.
6. Provide cultural, educational, medical, and recreational facilities for all segments of the community.
7. Locate all structures so as to take maximum advantage of the natural and manmade environment.
8. Provide adequate and well-designed open space for the use of all residents.
9. Stage development in such a manner as to accommodate the timely provision of public utilities, facilities and services.

Other Principles:

1. **Reston as a community, and the portion of the Fairfax County Comprehensive Plan that applies to it (Reston Plan), must be viewed as a comprehensive unit. Any proposed change to the Reston Plan must be viewed in the context of its impact upon the total Reston community and the total Plan. The Plan must -**
2. **Maintain and reinforce existing stable residential neighborhoods. Assure that their quality is sustained and is not threatened by adjacent land use changes.**
3. **Maintain the strong economic vitality of Reston's commercial and employment areas.**
4. **Retain compatible transitional buffers among potentially conflicting land uses by means of assuring the appropriate location of other compatible land uses and by means of natural buffers at the points where intensive commercial and employment uses intersect with stable residential communities. Assure that development intensities, and building scale and heights maintain the sense of compatibility.**
5. **Where redevelopment of any portion of the land included within the Reston Plan is appropriate, a consolidation of adjacent parcels must be encouraged to the extent that is feasible. Where parcel consolidation proves to be impractical, coordinated development plans for adjacent land parcels under differing ownerships should be strongly encouraged.**
6. **Where it is appropriate to include new residential units as part of the redevelopment of any portion of the land included within the Reston Plan, the provision of workforce and affordable housing in excess of that quantity currently formally required by County ordinance should be aggressively encouraged by means of incentives and progressive development policies.**
7. **Any proposed development changes that will affect the quality and effectiveness of any portion of the internal Reston transportation system – public transit, private vehicular, pedestrian and bicycle access – must be viewed in the context of their impact upon the entire Reston community not just the immediate neighborhoods to which the proposed change is addressed.**
8. **A set of formal mechanisms must be established to make it possible for basic Reston infrastructure needs, programs and services to be funded over and above what has traditionally been possible using conventional Fairfax County capital improvements and operating budget funding. If unique improved funding mechanisms cannot be developed for Reston, then the future additional development potential of the community must be greatly reduced if the current quality of Reston's lifestyle is to be maintained.**

9. **Transform the Reston Center for Industry and Government (RCIG) from a series of loosely-related suburban office parks into a broad urban core activity center that is closely related to the Reston Town Center, allowing for a wide diversity of residents and employees in an environment that is alive nearly 24 hours a day as the result of the high quality of its uses, buildings, amenities, and activities.**
 - a. **Encourage urban mixed use, transit-oriented development, especially within one-half mile of rail transit stations, to include urban-scale housing, retail, employment, educational and other public uses.**
 - b. **Especially within this area, aggressively encourage the provision of quantities of workforce and affordable housing in excess of that quantity currently required by ordinance by means of utilizing incentives and progressive development policies.**
 - c. **Reduce the time, cost and difficulty of accessing and moving people and vehicles within the Reston Urban Core (Core) by promoting a functional and effective system of pedestrian walkways, bicycle trails, internal shuttles and public transit connections.**
 - d. **Give high priority to developing an additional system of connecting pedestrian, bicycle and vehicular links focused upon crossing the Dulles Highway Corridor in order to facilitate access, internal circulation, and to offset the functional division of the community.**
 - e. **Assure frequent, easily accessible, safe and efficient public transit opportunities providing effective interchange to and within the RCIG and Town Center Core.**
 - f. **Aggressively seek Transportation Demand Management strategies (TDM's) in order to reduce the necessity of reliance upon the single occupant, private automobile.**
 - g. **Place very high emphasis upon an easily accessible and functional system of pedestrian walkways, trails and bicycle ways providing effective access to and within this extensive activity area.**
 - h. **Provide a variety of outdoor public spaces and public activity areas. As a general rule of thumb, 25% of all site areas should be established as public pedestrian or natural open space not used for vehicular traffic. Where possible, tie urban open spaces to adjacent extensive natural areas using the natural features of the land.**
 - i. **Place special emphasis upon effectively coordinating the collection, management and treatment of storm water and other wastewater runoff from Reston Core areas in order to assure that the final effluent entering Reston streams and lakes does not degrade their environmental quality. Utilize collected "grey water" for appropriate on-site uses where possible.**
 - j. **Incorporate energy-saving green technology as a standard requirement for new development and redevelopment in the Reston Core. All such development within Reston must achieve LEEDS Silver certification or its equivalent.**
 - k. **Strongly encourage the effective landscaping of all building roof tops and exposed parking decks within the Urban Core.**
 - l. **Encourage the effective integration of public facilities, such as educational institutions, places of worship, medical facilities, entertainment facilities, recreation, libraries and public safety facilities directly intermixed with private structures within the Reston Core.**
 - m. **Provide adequate public automobile parking, but introduce aggressive incentives to reduce automobile usage during peak activity periods. Use a public parking fee structure in all Core parking aimed at discouraging automobile usage during peak activity periods. Parking fees can be reduced or eliminated during non-peak hours so as to encourage shopping and urban activity during those periods.**
 - n. **Discourage isolated single-building developments which rely upon extensive surface parking.**
 - o. **Aggressively encourage distinctive and imaginative architecture, civic focal points, cultural and educational features within the Reston Core area.**
10. **Respect the unique natural features and topography of Reston in all plans so as to improve the usability and public accessibility of all open space. Enhance the environmental quality of all existing natural features and spaces.**
11. **Heritage resources within the Reston Plan area, such as the Lake Anne Village Washington Plaza, the remaining structures of the former village of Wiehle, and the Bowman Distillery and homes, must be carefully protected.**