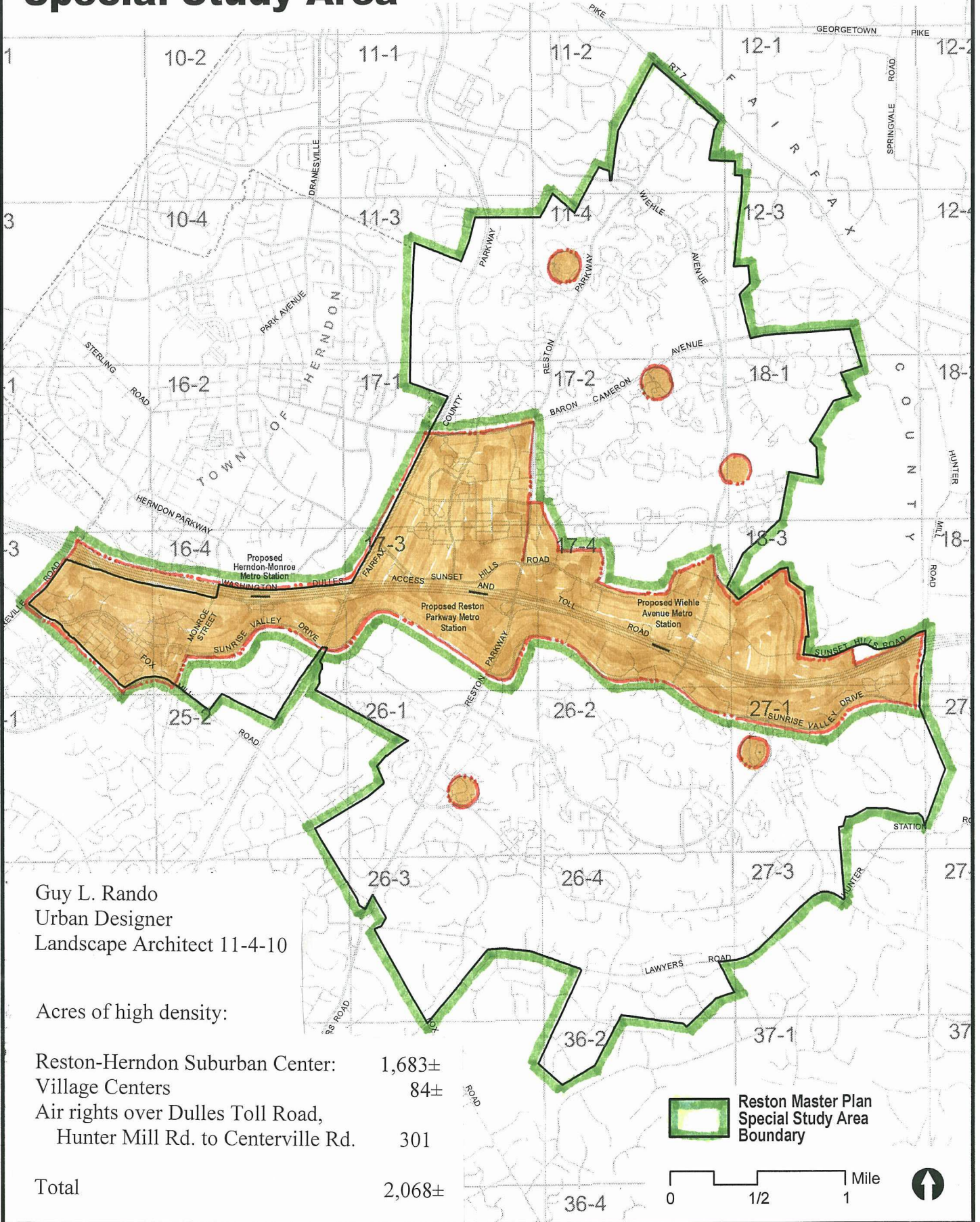


Reston Master Plan Special Study Area

Context of Project



Guy L. Rando
Urban Designer
Landscape Architect 11-4-10

Acres of high density:

Reston-Herndon Suburban Center:	1,683±
Village Centers	84±
Air rights over Dulles Toll Road, Hunter Mill Rd. to Centerville Rd.	301
Total	2,068±

 Reston Master Plan
Special Study Area
Boundary



Analysis

Reston Parkway Station, Town Center

Guy L. Rando

- Revised Rando Plan B for Reston Central Park to include more parkland, botanical gardens, and a water cascade from Fountain Drive, **world-class, same density**.
- Narrowed streets at Bluemont, Fountain Drive and New Dominion Parkway to provide additional land for mixed-use development. Signature Dog Park located in front of Hyatt Hotel.
- “The design of Reston Town Center was not bold enough.” Urban Land Institute. See revised diagrammatic section of Rando Plan B.
- Diagrammatic section of Reston Parkway Station area to include air rights, nexus of pedestrian connections to Town Center, relocation of bus terminal to station area from Bluemont Way.

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Rando Plan B Reston Central Park

Vision

Most of the site is planned for a central park—like Prospect Park, Golden State Park and Central Park—to include water bodies, cascades and botanical gardens with the FAR as high or higher than Town Center.

Properties values on the park would be at least twice than those fronting on a grass mall for a dog park.

The citizens have designated the green area between the Hyatt Hotel and Reston Parkway the Signature Dog Park.

The Central Park would benefit the entire community including the core.

Fountain Drive is to be narrowed to increase retail synergy between east and west sides of the street.

New Dominion Parkway and Bluemont Way to be narrowed for additional land to be used for mixed-use and parks and to screen the parking garages which create dead roads.

All housing will be under Reston Association HOA.

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