

---

# Overview of Existing Plan Recommendations

---

Reston Master Plan Task Force  
January 12, 2010



# Reston Master Plan Special Study



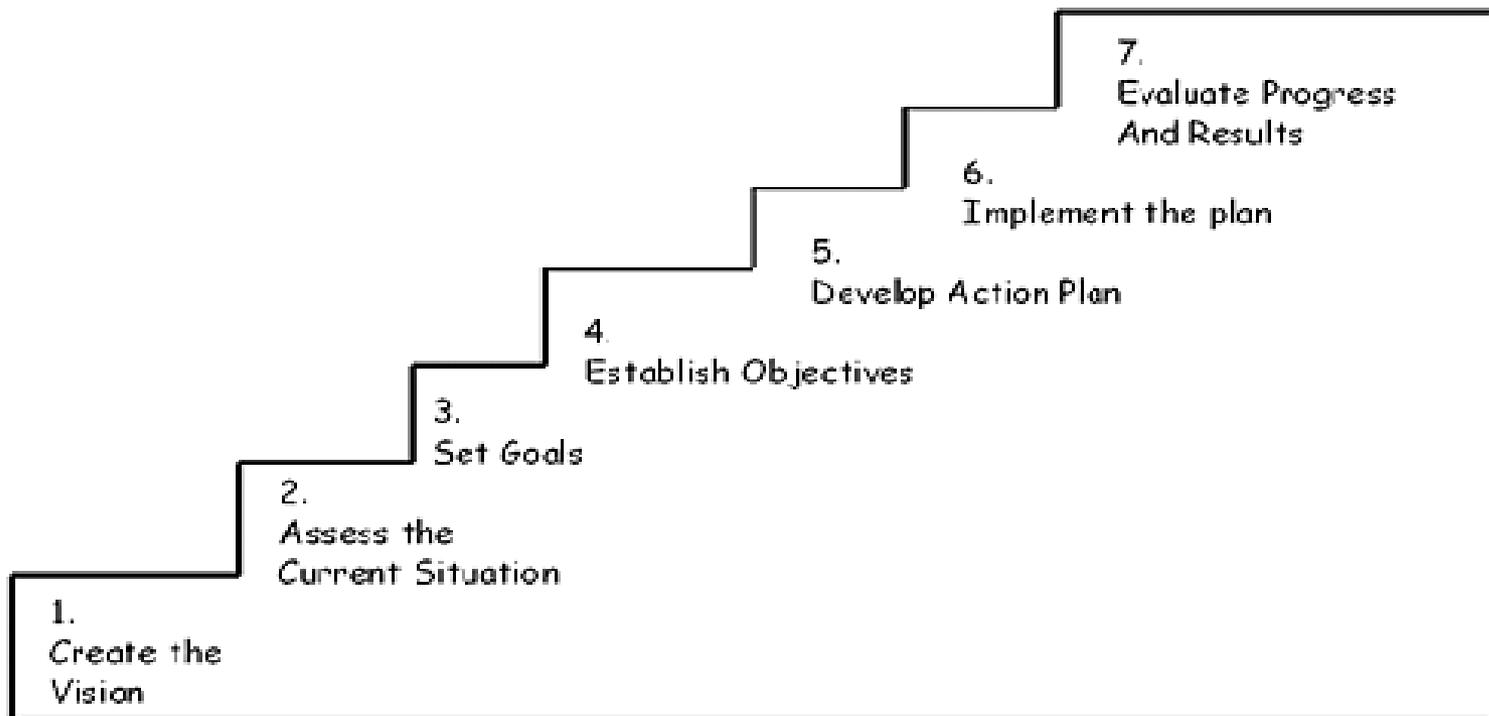
## ■ **Tonight's Presentation**

- Task Force's Charge
  - Policy Plan Guidance
    - Transit Oriented Development (TOD)  
Principles
  - Area-wide Guidance
-

# Task Force's Charge



## ■ Classic Planning Process



# Task Force's Charge



- **Understand current Comprehensive Plan**
- **Gain understanding of what has affected implementation of current Plan**

# Task Force's Charge

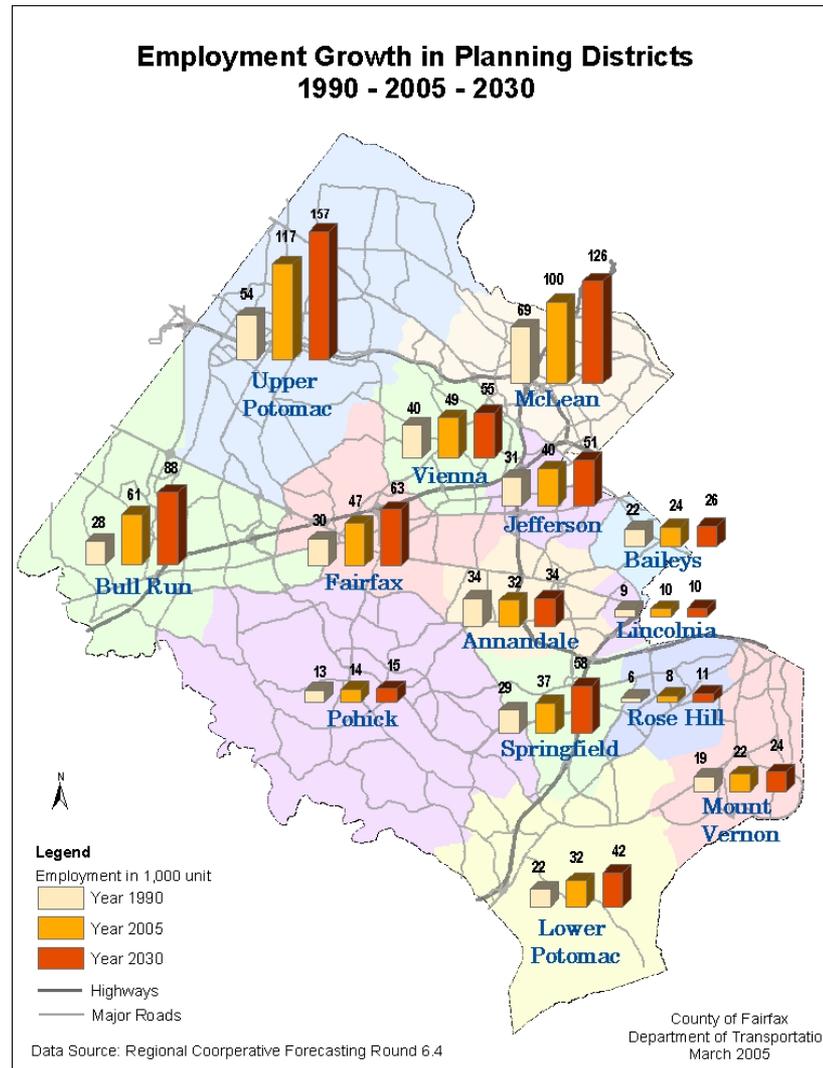


- **Evaluate how to adjust Plan**
    - Protect existing development
    - Continue to meet vision
    - Accommodate forecasted changes
  - **Organize community input**
  - **Develop recommendations for Planning Commission**
-

# Trends in Population and Jobs



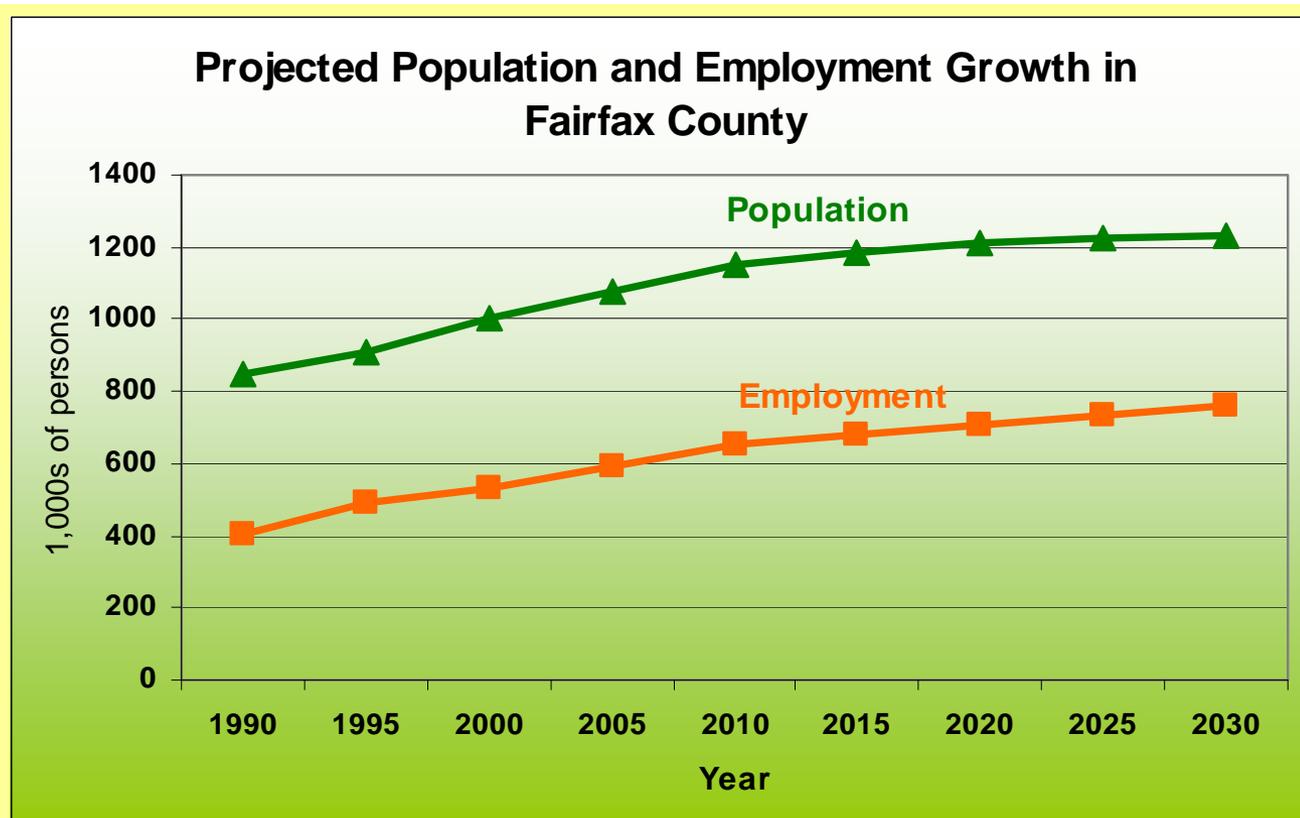
- **Strong job growth will continue in County's employment centers**



# Trends – Future Growth



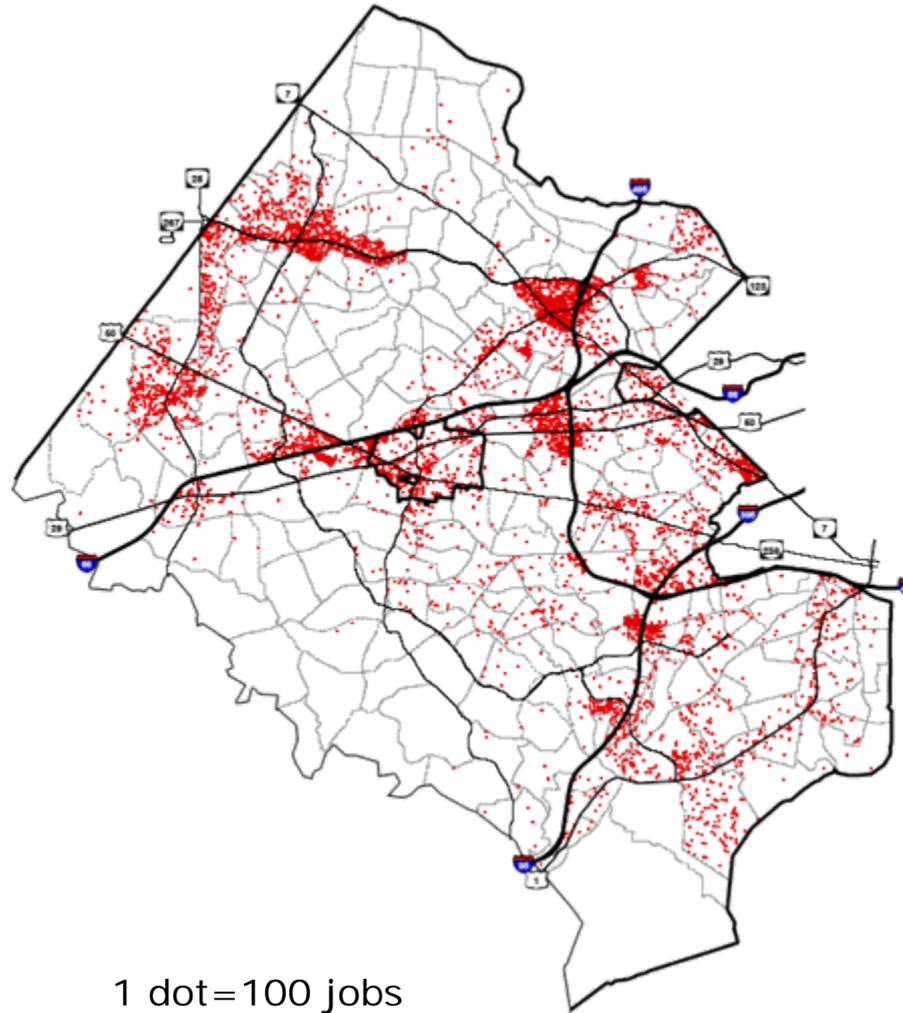
**By the year 2030 population in Fairfax County is forecast to increase by 15% and employment by 28%**



# Employment -2005



- 601,000 jobs
- Major concentrations in County-planned employment centers served by major transportation facilities

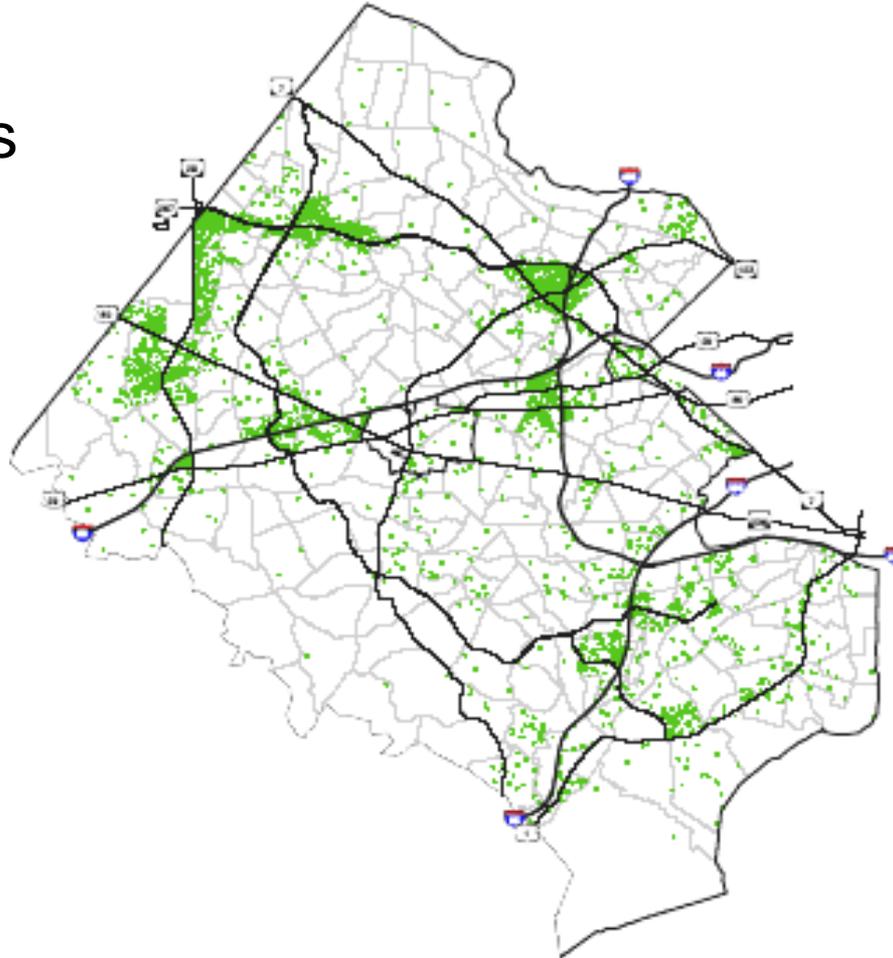


1 dot=100 jobs

# Forecast Change - Employment 2005-2030



- Total 843,000 jobs (an increase of 244,000, or about 41 percent)
- Growth to be focused in defined employment centers
- Increased Residential Based Employment

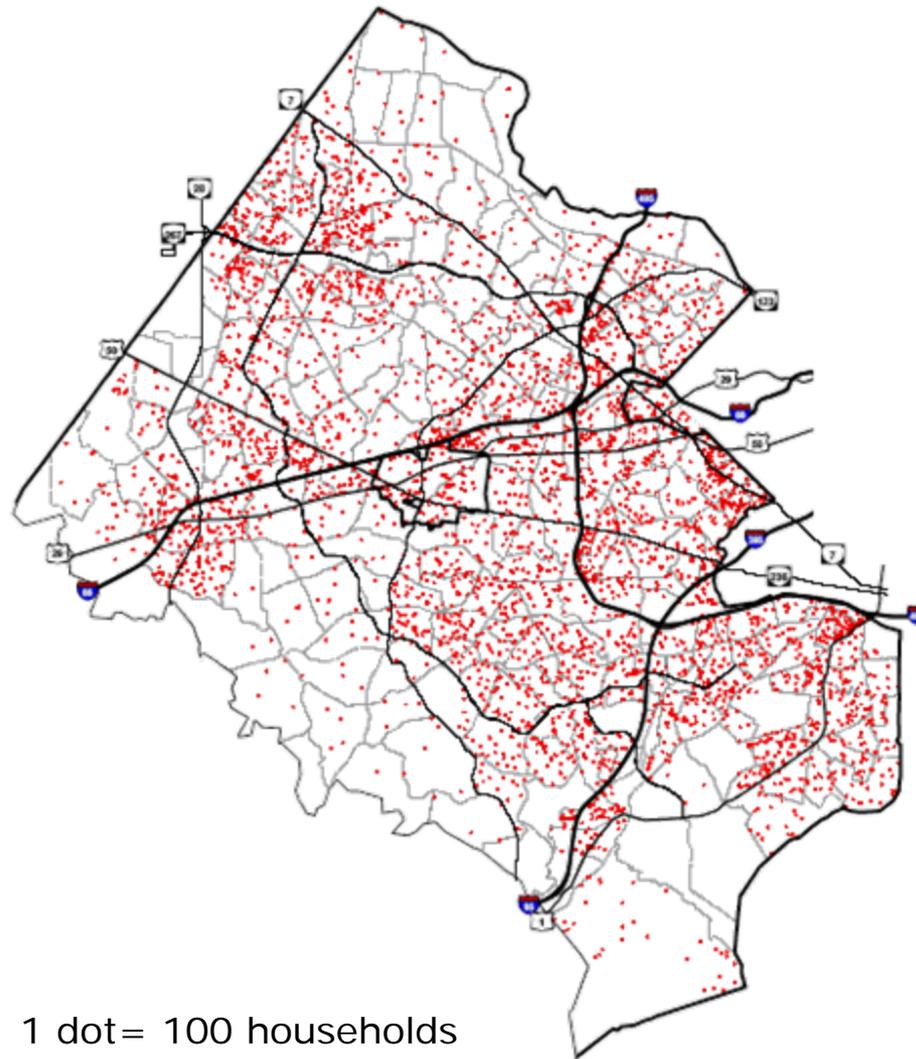


1 dot=100 jobs

# Households - 2005



- Total 378,000 households
- Lower density in environmentally-sensitive areas
- Higher density near employment centers
- Majority of development in suburban neighborhoods

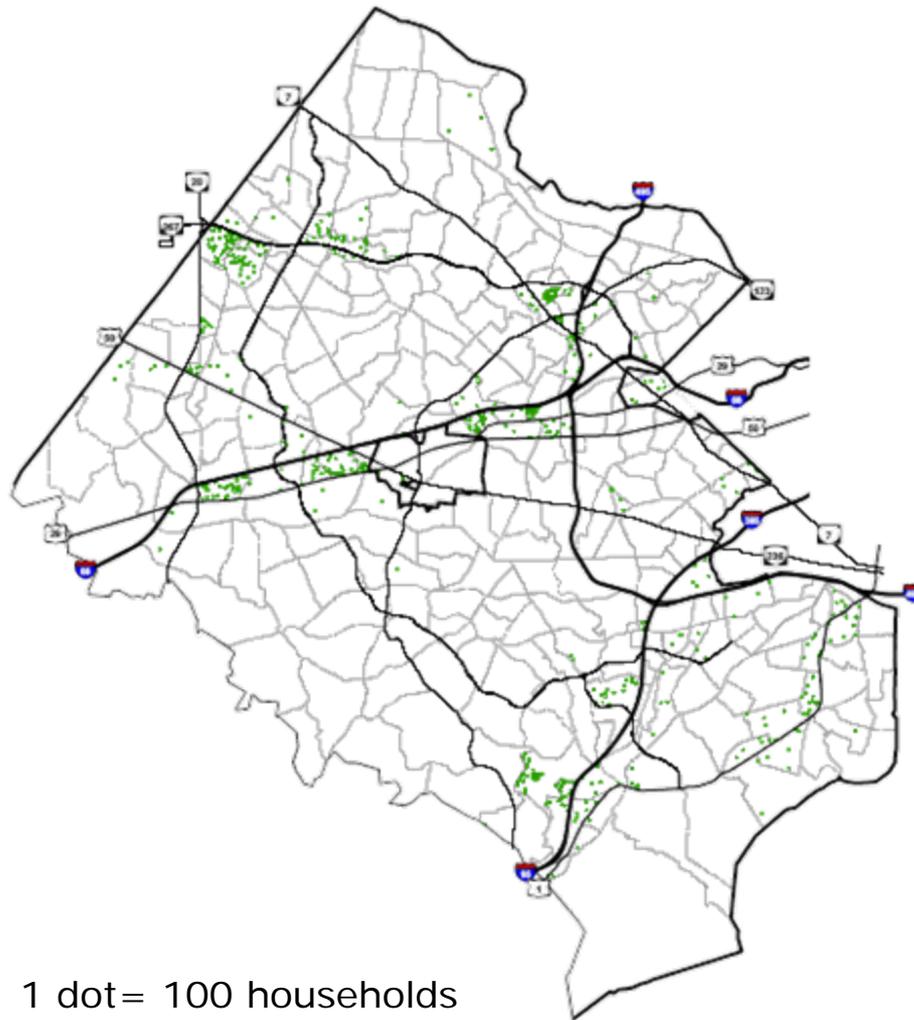


1 dot = 100 households

# Forecast Change in Households 2005-2030



- Total 482,000 households (increase of 104,000 hshlds, or about 28%)
- More multi-family housing in defined employment centers
- Less infill in suburban neighborhoods



1 dot = 100 households

# Trends Conclusion



County will grow differently in the future than it has in the past

- **More multifamily concentrated residential development**
- **More focused job centers**
- **Leads to different transportation needs**
- **Increased need / emphasis on transit and less reliance on driving**

# The Comprehensive Plan



- Guide for the County's future development
  - Statutory mandate
    - **Required by the Code of Virginia to shape the orderly development of the County**
  - Long-range time frame, 30 years
    - **Does not specify when development will occur**
-

# The Comprehensive Plan



- Policy Plan
  - Four Area Plans (I, II, III, IV)
    - Area specific recommendations
    - Some site specific recommendations
  - Comprehensive Plan Map
  - Transportation Plan Map
  - Trails Plan Map
-

# Policy Plan Overview



- 1990 – Policy Plan adopted
    - Based on 18 Goals
  - Two major components
    - County Goals
    - Countywide Objectives and Policies by functional area
-

# Policy Plan Overview



- Policy Plan Functional areas
    - Land Use
    - Transportation
    - Housing
    - Environment
    - Economic Development
-

# Policy Plan Overview



- Policy Plan Functional areas
    - Heritage Resources
    - Public Facilities
    - Human Services
    - Parks and Recreation
    - Revitalization
  - Also Chesapeake Bay Supplement
-

# Policy Plan Guidance



- Policy Plan example
    - Land Use Objective 2.: Fairfax County should seek to establish areas of community focus which contain a mixture of compatible land uses providing for housing, commercial, institutional/ public services, and recreation and leisure activities.
-

# Policy Plan Guidance



- Policy Plan example
    - Land Use Objective 2, Policy a.: Create mixed-use Centers which enhance the sense of community and reduce the need to travel long distances for employment and/or services.
-

# Policy Plan Guidance



- Policy Plan example
  - Environmental Objective 1:  
Preserve and improve air quality.

# Policy Plan Guidance



- Policy Plan example
  - Environmental Objective 1, Policy a.: Establish land use patterns and transportation facilities that encourage the use of public transportation and reduce trip lengths to reduce emissions...

# Policy Plan Guidance



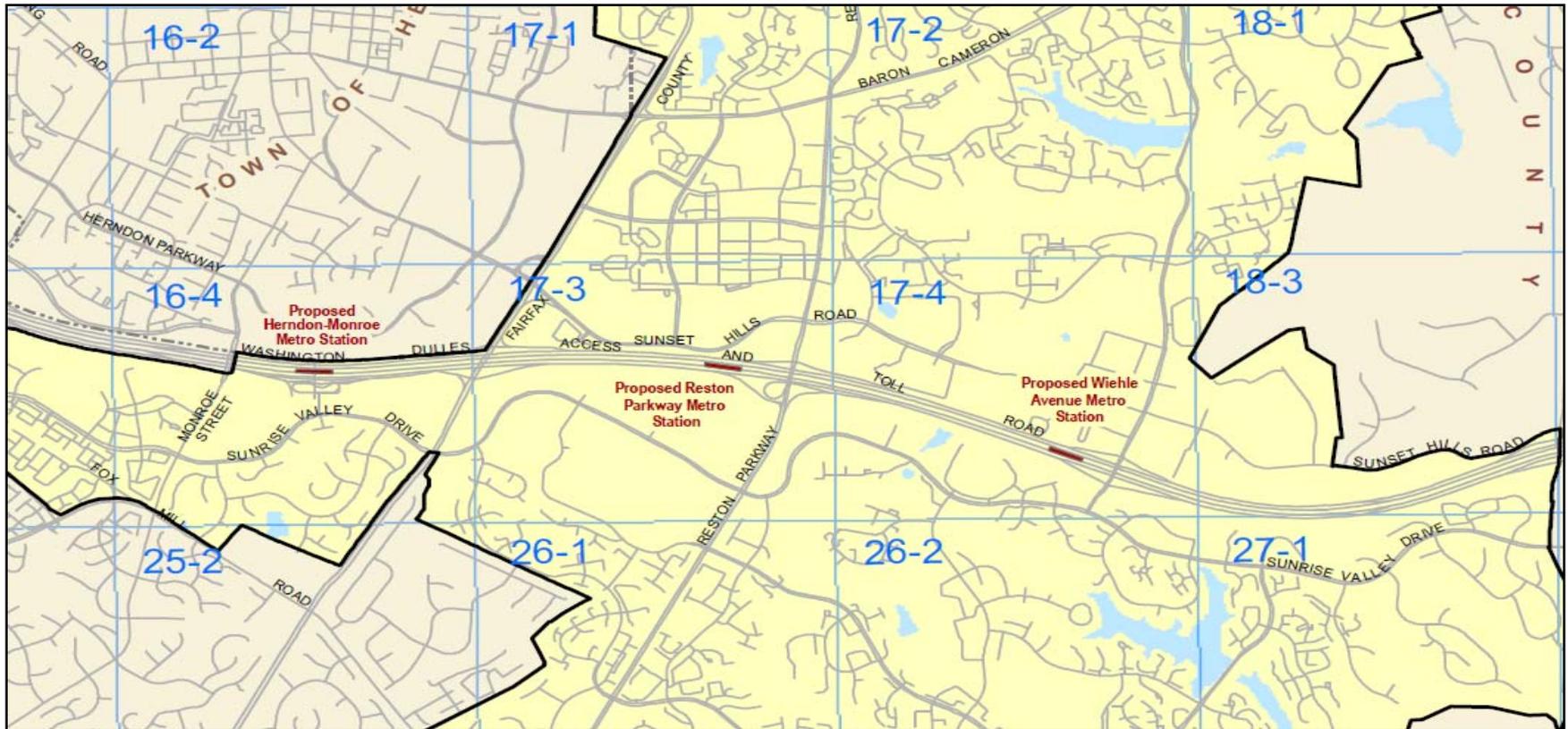
- Policy Plan example
    - Transportation Objective 1:  
Provide for both through and local movement of people and goods via a multi-modal transportation system that provides transportation choices, reduces single-occupancy vehicle (SOV) use and improves air quality.
-

# Policy Plan Guidance



- Policy Plan example
    - Transportation Objective 1, Policy e.: Design and construct trails, sidewalks, overpasses, bike lanes, transit amenities, and other non-motorized facilities leading to and accessing public transportation facilities and commuter collection points.
-

# Transit-Oriented Development (TOD) Guidelines



# Transit-Oriented Development Guidelines



## **TOD Concept**

- ❑ Promote compact development
- ❑ Multiple rather than single uses
- ❑ Pedestrian orientation
- ❑ Attention to civic uses

# Transit-Oriented Development Guidelines



## Desired Outcomes

- Livable communities
- Successful development
- Growing transit ridership

-from Urban Land Institute's "Ten Principles for Successful Development Around Transit"

---

# Transit-Oriented Development Guidelines



## **Policy Plan, Land Use Section Appendix 11**

- "...encourages compact, pedestrian-oriented, mixed-use communities focused around existing and planned rail transit stations"

# Transit-Oriented Development Guidelines



- Transit Proximity and Station Area Boundaries
    - Highest density or land use intensity near or above rail transit station
    - Clear TOD boundaries and protect stable neighborhoods near transit
-

# Transit-Oriented Development Guidelines



- **Station-specific Flexibility**
  - **Each transit station development has unique characteristics**
  - **Integrate transit station area into the overall planning fabric of the larger surrounding area**

# Transit-Oriented Development Guidelines



- **Pedestrian and Bicycle Access**
  - **Integrate pedestrian and bicycle system plan**
  - **Minimize conflicts between vehicles and pedestrians/bicyclists**

# Transit-Oriented Development Guidelines



- Mix of Land Uses
  - **Balance transit utilization through a mix of land uses within and surrounding the transit station area**

# Transit-Oriented Development Guidelines



- **Housing Affordability**
  - **Mix of housing types and sizes for a range of income levels**
  - **Accessible to those most dependent on public transportation**

# Transit-Oriented Development Guidelines



- Urban Design
  - **Pedestrian focused environment which contributes to the quality of transit experience**

# Transit-Oriented Development Guidelines



- **Street Design**
  - **Connectivity throughout the site and between connected areas**
  - **Safe and attractive design for all transportation users**

# Transit-Oriented Development Guidelines



- **Parking**
  - **Maximum use of available parking**
  - **Minimal visual impact of parking structures and surface lots**
  - **Incorporate ground floor uses and activities**

# Transit-Oriented Development Guidelines



- **Transportation and Traffic**
    - **Choice in transportation modes**
    - **Develop measures to limit single occupant vehicle trips**
    - **Balance between pedestrian and bicycle accessibility and vehicular access**
-

# Transit-Oriented Development Guidelines



- Vision for the Community
  - **Broad community involvement and participation in planning process when TOD plans propose substantial changes in use or intensity**

# Transit-Oriented Development Guidelines



- **Regional Framework**
    - **Coordination and cooperation with adjacent jurisdictions, regional organizations, and transit providers**
    - **Concentrated growth around planned transit station areas**
    - **Evaluation of the cumulative impacts on transit service and capacity**
-

# Transit-Oriented Development Guidelines



- **Environmental Considerations**
    - **Mitigation of environmental impacts of development**
      - **Compact, mixed-use development**
      - **Low impact development techniques**
      - **Conservation of natural resources**
      - **Stormwater management**
-

# Transit-Oriented Development Guidelines



- **Economic Benefits**
  - **Employment and commercial revitalization opportunities**
  - **Transportation savings**

# Transit-Oriented Development Guidelines



- Open Space
  - **Transit-oriented development plans should provide publicly-accessible, high-quality, usable open space**
  - **Open space preservation**

# Transit-Oriented Development Guidelines



- **Public Facilities and Infrastructure**
  - **Public facilities in station areas**
    - **Provide public services**
    - **Increase activity**
  - **Offsetting development impacts within TOD**

# Transit-Oriented Development Guidelines



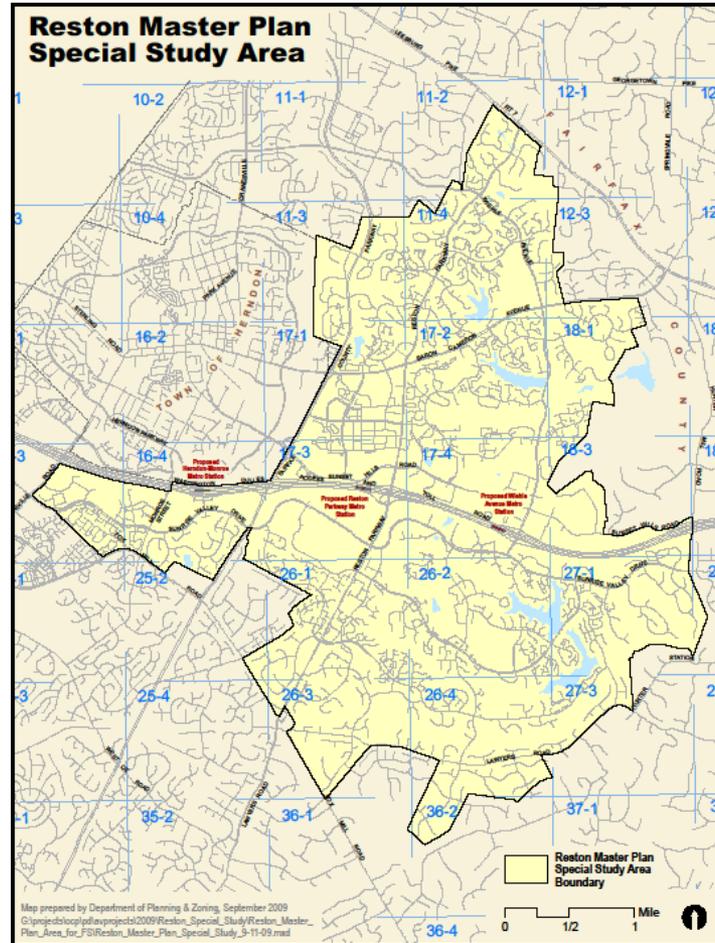
- **Phasing of Development**
    - **Mix of uses within every phase of development**
    - **Minimum impacts on the surrounding community and increased amenities for residents, employees, and visitors**
    - **Provision of open space, recreational amenities, and pedestrian/bicycle access**
-

# Area Plan Guidance



- Reston-Herndon Suburban Center
- UP5 - Reston Community Planning Sector

# Area Plan Guidance



# Area Plan Guidance



## Land Use Plan

-  **Low Density Residential**  
1-3 Units Per Acre Residential Area  
Single Family Detached and Attached
-  **Medium Density Residential**  
1-4 Units Per Acre Residential Area  
Single Family Detached and Attached, Multiple Family
-  **High Density Residential**  
4-8 Units Per Acre Residential Area  
Single Family Attached, Multiple Family
-  **Industrial Area**
-  **Town Center**
-  **Convention / Conference Center**
-  **Village Center**
-  **Convenience Center**
-  **Open Space**
-  **Commercial Office**

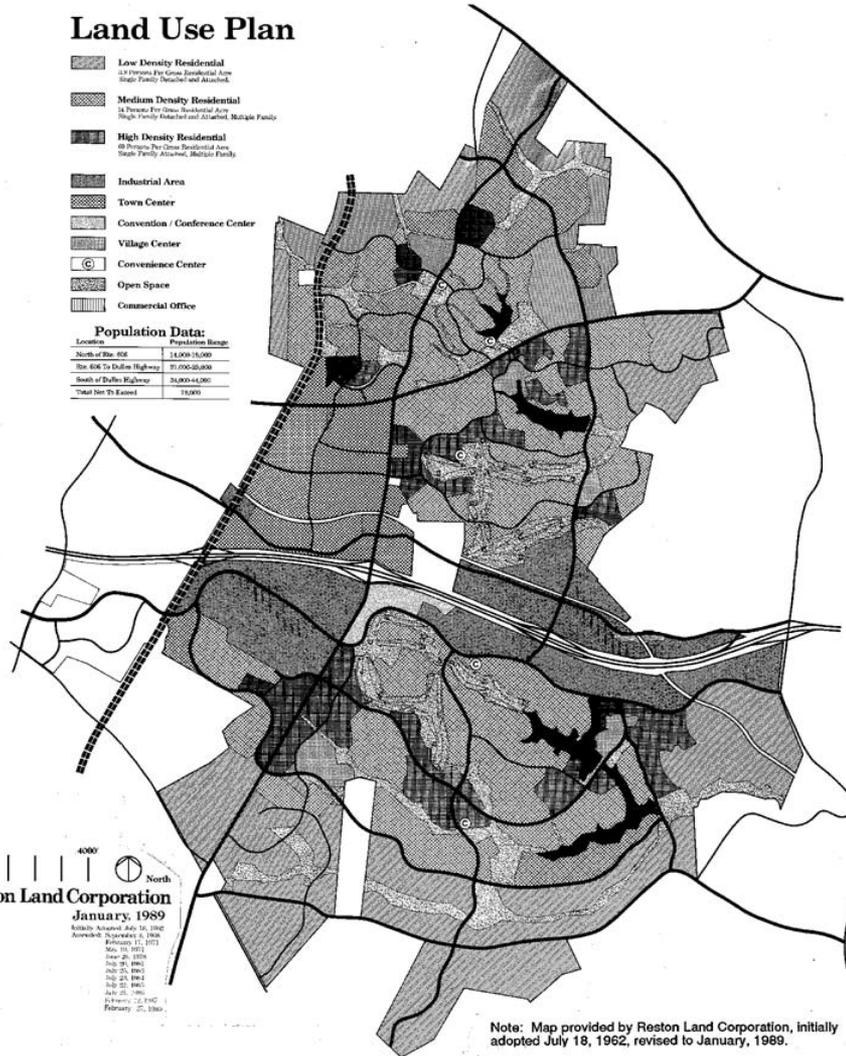
**Population Data:**

Location	Population Range
North of Blue Ridge	14,000-16,000
Between Blue Ridge and Dulles Highway	27,000-30,000
South of Dulles Highway	34,000-44,000
Total Area To Be Served	75,000

0 1000 2000 3000 4000

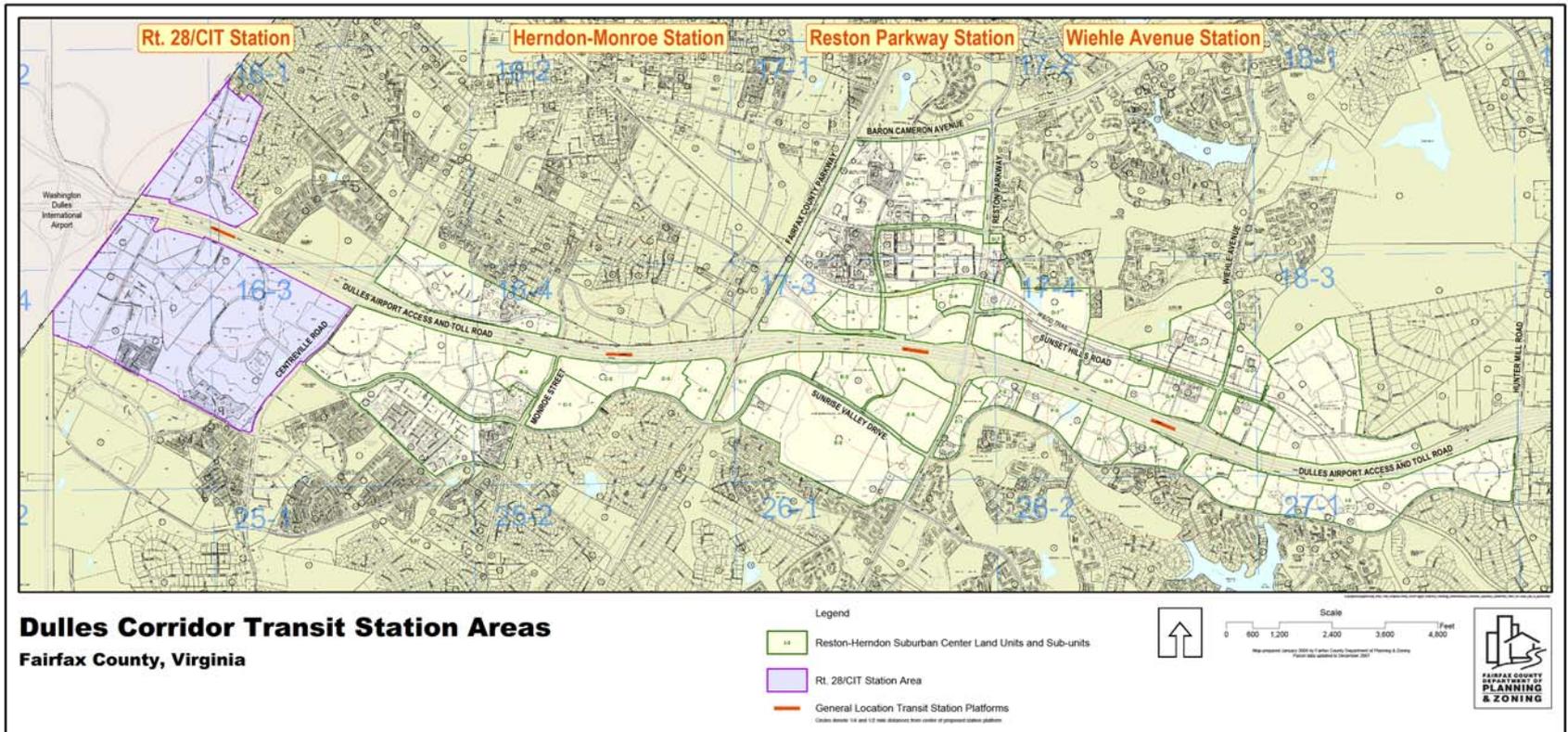
Reston Land Corporation  
January, 1989

Scale: As Shown  
Approved: November 8, 1988  
Revised: 11, 1973  
Map 10, 1971  
Map 20, 1975  
Map 30, 1980  
Map 35, 1983  
Map 40, 1984  
Map 45, 1987  
Map 50, 1989  
Map 55, 1990  
Map 60, 1991  
Map 65, 1992  
Map 70, 1993  
Map 75, 1994  
Map 80, 1995  
Map 85, 1996  
Map 90, 1997  
Map 95, 1998  
Map 100, 1999  
Map 105, 2000  
Map 110, 2001  
Map 115, 2002  
Map 120, 2003  
Map 125, 2004  
Map 130, 2005  
Map 135, 2006  
Map 140, 2007  
Map 145, 2008  
Map 150, 2009  
Map 155, 2010  
Map 160, 2011  
Map 165, 2012  
Map 170, 2013  
Map 175, 2014  
Map 180, 2015  
Map 185, 2016  
Map 190, 2017  
Map 195, 2018  
Map 200, 2019  
Map 205, 2020  
Map 210, 2021  
Map 215, 2022  
Map 220, 2023  
Map 225, 2024  
Map 230, 2025



Note: Map provided by Reston Land Corporation, initially adopted July 18, 1962, revised to January, 1989.

# Area Plan Guidance



# Area Plan Guidance

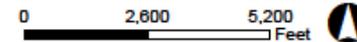


## Current Extent of Transit-Related Options Planned Reston Area Transit Station Areas



### Legend

- Planned Dulles Rail Stations
- 1/4 & 1/2 Mile From Planned Station
- Reston-Herndon\_Suburban\_Center\_Sub-units
- Existing RAIL Boundaries
- Existing BRT Boundaries



DRAFT

# Area Plan Guidance



- Additional information about specific Plan recommendations for each station area in coming months
    - **February – Herndon-Monroe area**
    - **March – Wiehle Avenue area**
    - **April – Reston Town Center**
    - **May – Reston Parkway area**
-

# Reston Master Plan Special Study



- Next meetings

- **Community Meeting**

- January 26, 2010 7:00 – 9:30 p.m.

- Langston Hughes Middle School cafeteria

- **Task Force Meeting**

- February 9, 2010 7:00 – 9:30 p.m.

- RCC at Lake Anne

---

# Reston Master Plan Special Study



- **Special Study Webpage being redesigned**

[www.fairfaxcounty.gov/dpz/projects/reston.htm](http://www.fairfaxcounty.gov/dpz/projects/reston.htm)

Can search for **DPZ** and **Reston** on County Website to find study webpage

---