
DPZ Staff Updates re: Town Center North and Draft Plan Text

Reston Master Plan Special Study
Task Force Meeting
May 22, 2012



Upcoming Task Force Meetings



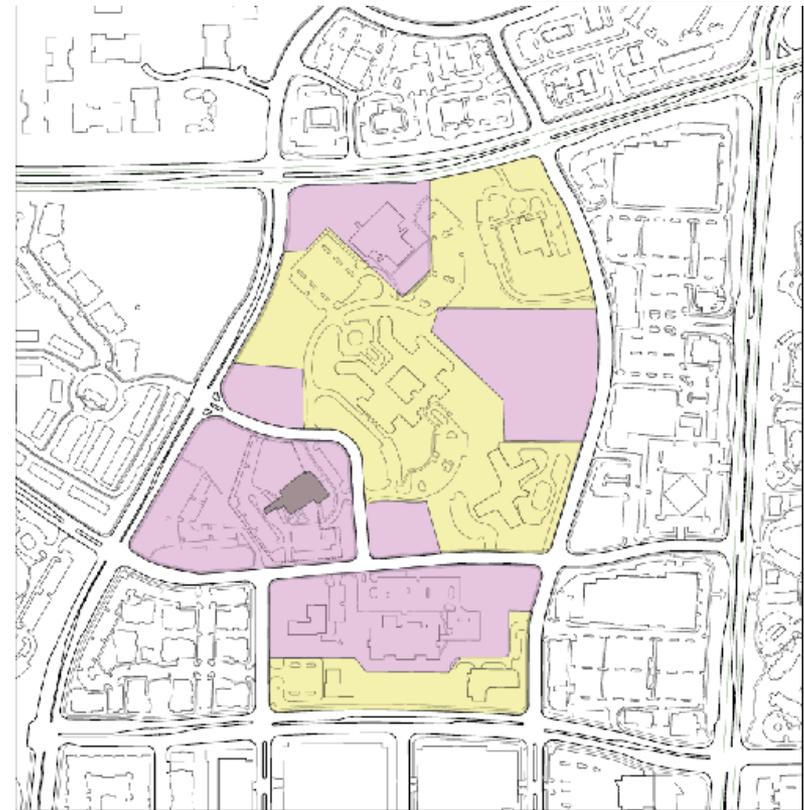
- June 12:
 - Transportation
 - June 19:
 - Public Safety
 - Public Utilities
-

Reston Town Center North Update

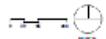


FAIRFAX COUNTY
DEPARTMENT OF
**PLANNING
& ZONING**

- Area of approximately 47 acres
- Two owners:
 - Fairfax County (pink)
 - INOVA (yellow)



Legend



Reston Town Center North Update



- 2009-10 – County stakeholders with space/facilities currently in this block met to develop list of projected future needs
 - Police Department
 - Libraries
 - Department of Human Services
 - Park Authority
 - Department of Housing and Community Development
-

Reston Town Center North Update



- 2010 – Stakeholders group directed by County Executive to establish location for new North County Governmental Center
 - Police Station
 - Supervisor's Office



Reston Town Center North Update



- 2010 – Task Force’s Town Center Subcommittee report recommended street grid & centrally located open space



Reston Town Center North Update



- Feb 2012 – BOS approved new North County Governmental Center



Reston Town Center North Update

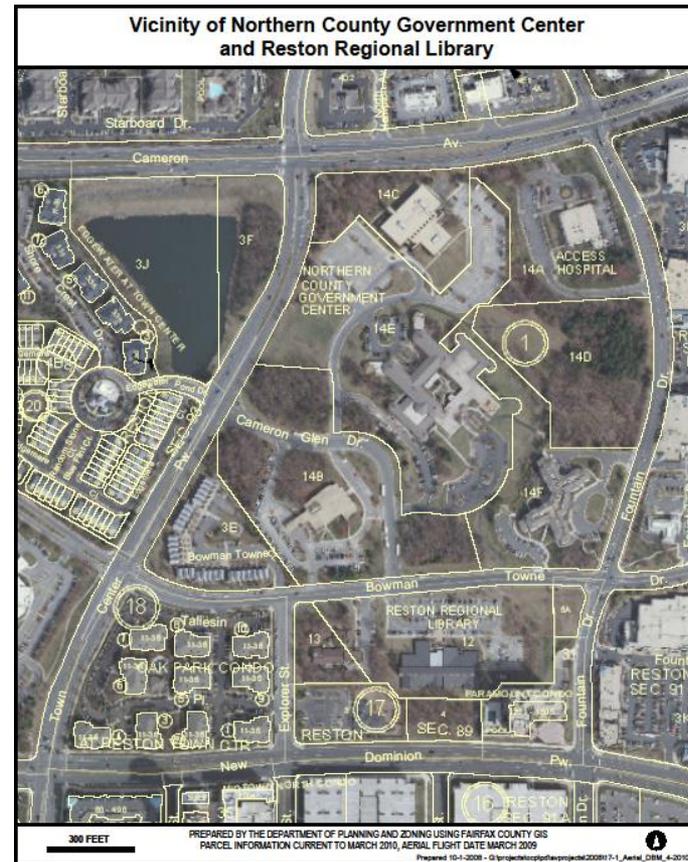


- May 2012 – DPWES released a Request for Qualifications for Architectural/Engineering services to provide Master Plan Services for Reston Town Center North Block

Reston Town Center North Update



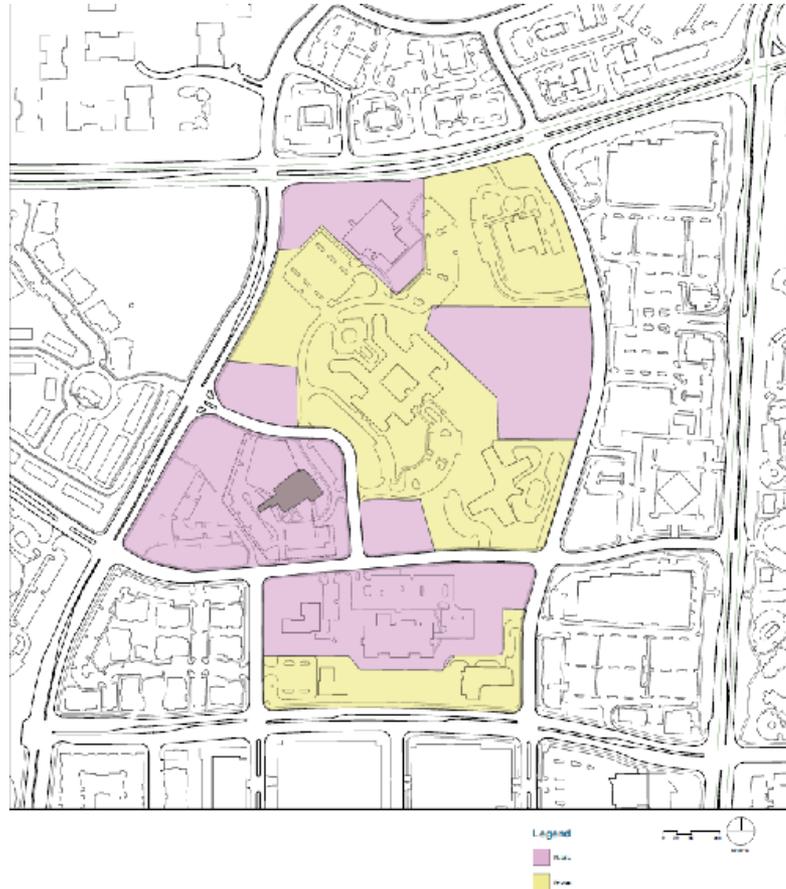
- Consultants - help develop & evaluate concept(s) for
 - street grid,
 - open space,
 - connectivity &
 - potential land exchanges between County & INOVA



Reston Town Center North Update



- Questions?



Update re: Plan Text

- Questions I've been hearing -
 - How will Plan be amended in Phase 1?
 - How will it be amended in Phase 2?
 - Who will actually draft the Plan text?
 - How will review of draft Plan text occur?



The Comprehensive Plan for Fairfax County, Virginia

Area III

INCLUDING:

Bull Run Planning District
Dulles Suburban Center
Fairfax Center Area
Pohick Planning District
Upper Potomac Planning District



A Fairfax County,
Virginia, publication

2011 EDITION

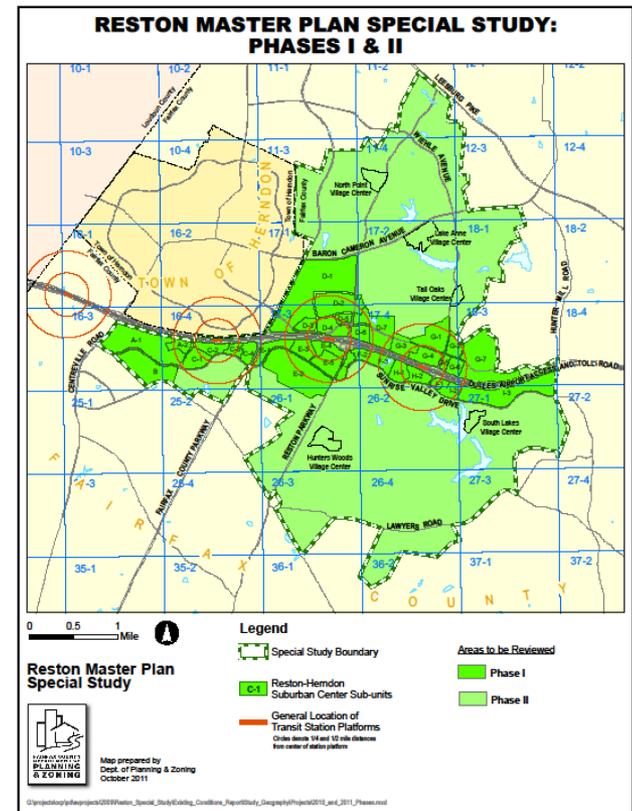
The Comprehensive Plan is on the Fairfax County Web site at:
www.fairfaxcounty.gov/dpz/comprehensiveplan/

The Web version of the Plan is always the most up-to-date. Compare this printed document with the Comprehensive Plan on the Web to determine if this volume has been updated with the most recent amendments.

Update re: Plan Text



- **Current Comprehensive Plan Guidance in 2 locations**
 - **Reston-Herndon Suburban Center**
 - Phase 1 of Special Study
 - **Reston Community Planning Sector**
 - Phase 2 of Special Study
 - Background re: Reston Master Plan
 - Reston Master Plan maps incorporated by reference
 - Guidance re: residential neighborhoods
 - Guidance re: Village Centers



Update re: Plan Text – Phase 1



- Reston-Herndon Transit Station Areas
 - Amend Text of current *Reston-Herndon Suburban Center and Transit Station Areas*
 - Amend section Overview
 - Describe Reston-wide **Vision**
 - Present **Planning Principles** & set context
 - Amend Concept for Future Development
 - Relates this area to County-wide Policy regarding how future growth in the County should be directed
 - Update Location and Character section
-

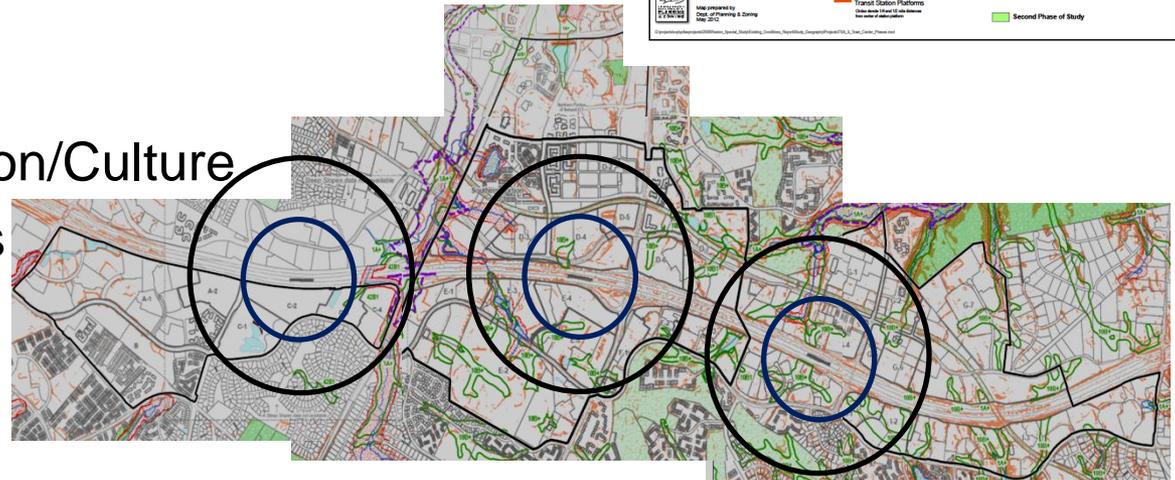
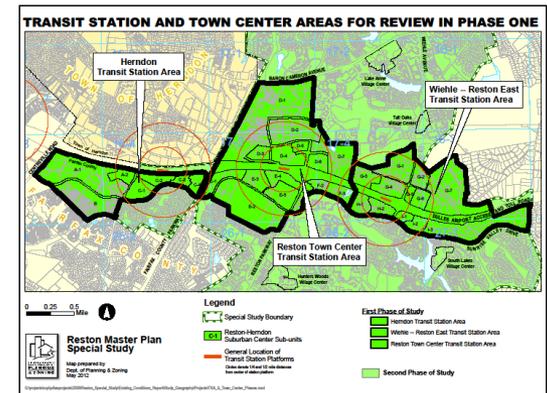
Update re: Plan Text – Phase 1



■ Reston-Herndon Transit Station Areas

□ Revise Area-wide Recommendations

- Land Use
- Transportation
- Environment
- Parks/Recreation/Culture
- Public Facilities
- Urban Design



Update re: Plan Text – Phase 1



■ Reston-Herndon Transit Station Areas

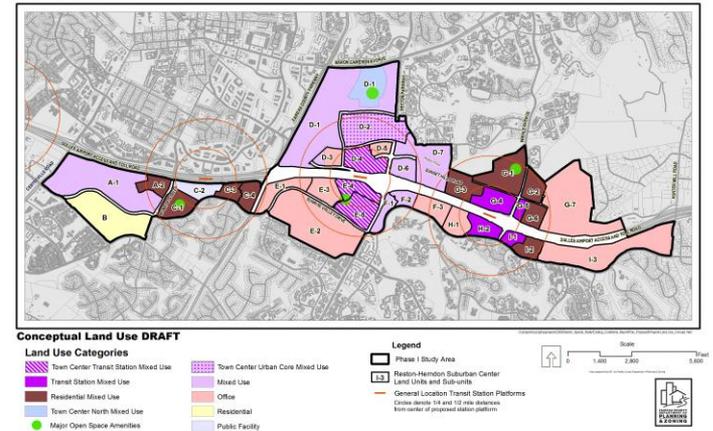
□ Revise Area-wide Recommendations

■ Land Use

- Pattern
- Mix of Uses
- Intensity
- Phasing
- Land Use Guidelines
 - Coordinated Development,
 - Affordable/ Workforce Housing

■ Transportation

- Traffic Congestion Mitigation
- Enhancing Multimodal Network



Update re: Plan Text – Phase 1



■ Reston-Herndon Transit Station Areas

- Add District Recommendations
 - Station Area
 - Description of TOD Area & Non-TOD Area
 - Existing Conditions
 - District Development Guidance
 - Base Plan
 - Streets
 - Open space
 - Residential Uses
 - Non-residential Uses



Update re: Plan Text – Phase 2



- Reston Planned Residential Community (PRC) zoned Areas
 - Residential Neighborhoods
 - Villages Centers

Update re: Plan Text – Phase 2



- Reston Community section
 - Community-wide Recommendations
 - **Vision**
 - **Planning Principles**
 - Land Use
 - Transportation
 - Environment
 - Parks/Recreation/Culture
 - Public Facilities
 - Urban Design



Update re: Plan Text – Phase 2



- Reston Community section – Residential Neighborhoods
 - Highlight preservation of existing residential neighborhoods
 - Describe residential categories
 - Guidelines for proposals for redevelopment
 - Evaluate need to retain existing Area or Site-specific Recommendations



Update re: Plan Text – Phase 2



- Reston Community section
 - Village Centers
 - Vision
 - General Planning objectives
 - Preserve existing detailed guidance for Lake Anne



Update re: Plan Text



■ Questions?

The cover of the 2011 Edition of "The Comprehensive Plan for Fairfax County, Virginia, Area III". The cover is light green with a dark green border. At the top left is the "THE FAIRFAX PLANNING HORIZONS" logo. The main title is "The Comprehensive Plan for Fairfax County, Virginia Area III". Below the title, it lists the included areas: Bull Run Planning District, Dulles Suburban Center, Fairfax Center Area, Pohick Planning District, and Upper Potomac Planning District. In the center is the Fairfax County seal, with the text "A Fairfax County, Virginia, publication" to its right. At the bottom, it says "2011 EDITION". At the very bottom, there is a small paragraph of text providing the website and a note about the web version being the most up-to-date.

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