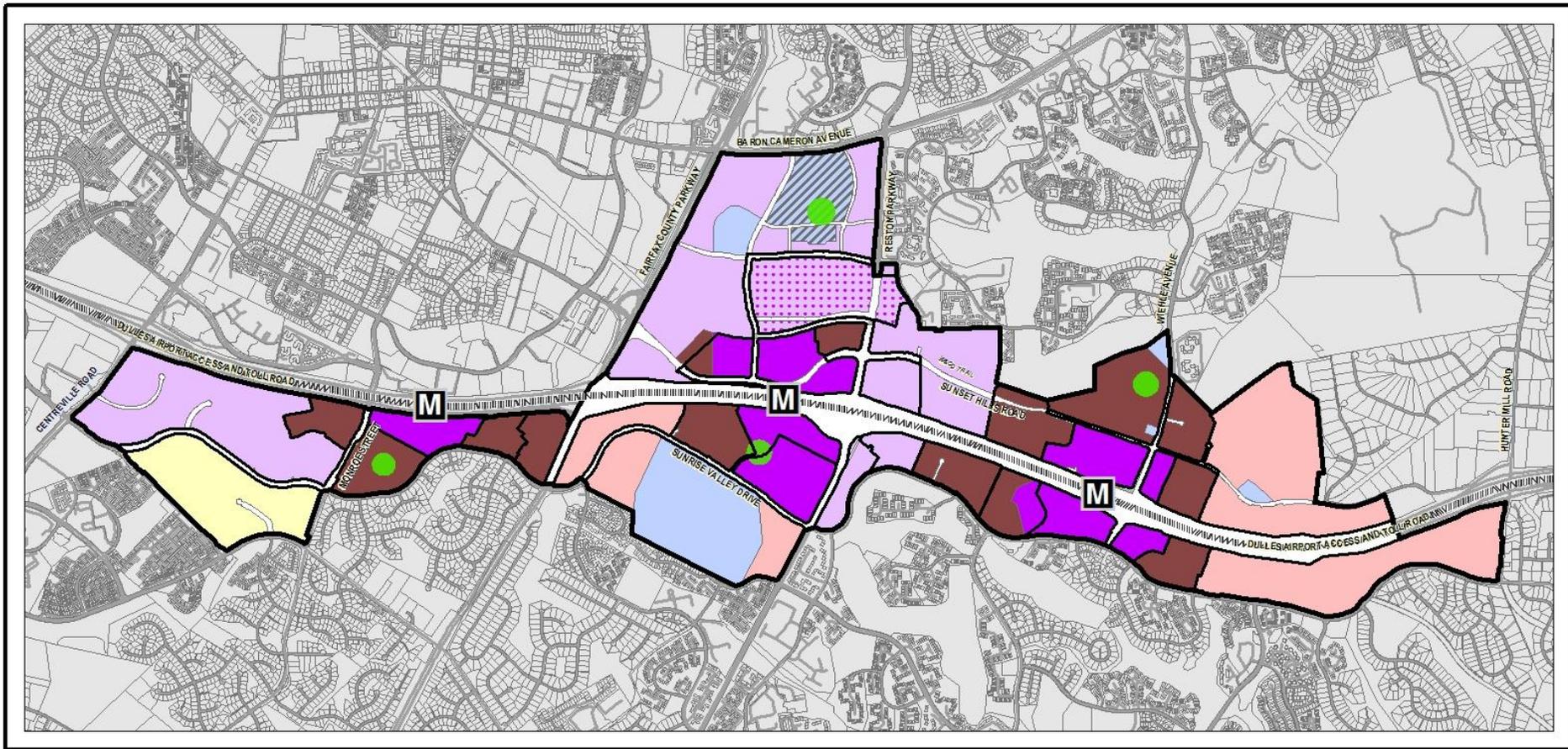

Reston Transit Station Areas Draft Comprehensive Plan Text – Task Force Discussion

Reston Master Plan Special Study
Task Force Meeting
September 17, 2013





Conceptual Land Use DRAFT 08-13-13

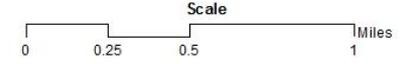
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Land Use Categories

- | | |
|----------------------------------|--|
| Transit Station Mixed Use | Public Facilities / Government / Institutional |
| Residential Mixed Use | Mixed Use |
| Town Center North Mixed Use | Office |
| Town Center Urban Core Mixed Use | Residential |
| Major Open Space Amenities | |

Legend

- Phase I Study Area
- Reston-Herndon Suburban Center Land Units and Sub-units
- Metrorail Stations
Circles denote 1/4 and 1/2 mile distances from center of station platform's intersection with pedestrian bridges



Map prepared August 2013 by Fairfax County Department of Planning & Zoning



Task Force Discussion Points



- Allow Hotel to be counted toward Residential category?
 - At last meeting, staff agreed to remove Hotel from residential component of Transit Station Mixed Use and Residential Mixed Use land use categories

Task Force Discussion Points



- Question for Vote today – Should Hotel be exempt from the land use category mix?
 - Transit Station Mixed Use category – 50% residential & 50% non-residential
 - Residential Mixed Use category – 75% residential & 25% non-residential

Task Force Discussion Points



- Staff does not support exempting Hotel from Land Use category mix
 - Goal is to achieve a

Version 6 – Draft Plan Text



- Highlights of changes:
- Overview
 - New paragraphs focusing on current Reston character and what elements are key to continue in Transit Station Area's new development
 - Community gathering places – plazas
 - Natural areas
 - Pedestrian connectivity
 - Public Art

Version 6 – Draft Plan Text



■ Land Use section

- Eliminate references to “5-10 minutes walk” and “10-15 minute walk”
- Adjustment to Workforce Housing approach – “linear” approach vs “step” approach

Version 6 – Draft Plan Text



- Urban Design section
 - More emphasis on relating to existing Reston character
 - Changes to Street Type-Specific Design Recommendations

Version 6 – Draft Plan Text



- Environmental Stewardship
 - Stormwater Management – still under discussion

- District Recommendations
 - New information re: desired park types added to each district

Next Task Force Meeting



- Discussion of Version 6 of draft Plan Text
 - As necessary, V6 will reflect outcome of tonight's votes

Next Meetings



- Tuesday, September 17, 2013
 - Location TBD
- Tuesday, September 24, 2013
 - Reston Community Center at Lake Anne