

# Reston Master Plan Special Study Phase 1 – Transit Station Areas Hunter Mill Community Forum

Planning Division, DPZ  
October 22, 2013



# Reston Master Plan Special Study

- **Tonight's Agenda**
  - Introduction
  - Overview
  - Areawide Recommendations
  - Transit Station Areas
  - District Recommendations

# Let Us Introduce Ourselves

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

# Overview

- **What is the Reston Master Plan Special Study?**
  - **Review current Comprehensive Plan recommendations for Reston**
    - The area formally known as the “Reston-Herndon Suburban Center & Transit Station Areas”
    - Upper Potomac (UP5)
  - **Develop revisions to existing recommendations**

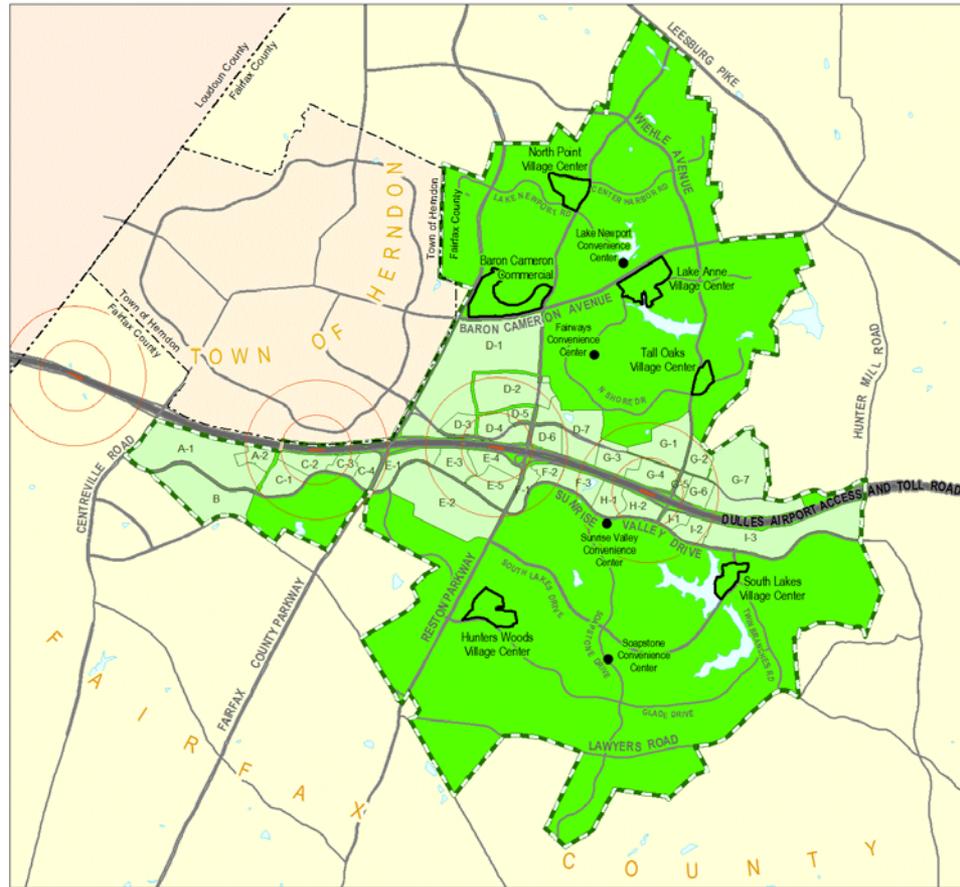
# Overview

- **What is the Reston Master Plan Special Study?**
  - Not planning “from scratch”
  - Build on existing Comprehensive Plan guidance
    - Encourage a mix of uses unique to each station area
    - Promote use of land that will support the use of rail
  - Collaboration between many stakeholders

# Overview of Phase 1

- **Where is Phase 1 of the Reston Master Plan Special Study?**
  - Areas along Dulles Airport Access Road
  - 3 Transit Station Areas

# RESTON MASTER PLAN SPECIAL STUDY: STUDY AREA PHASES



## Reston Master Plan Special Study



Map prepared by  
Dept. of Planning & Zoning  
November 2011

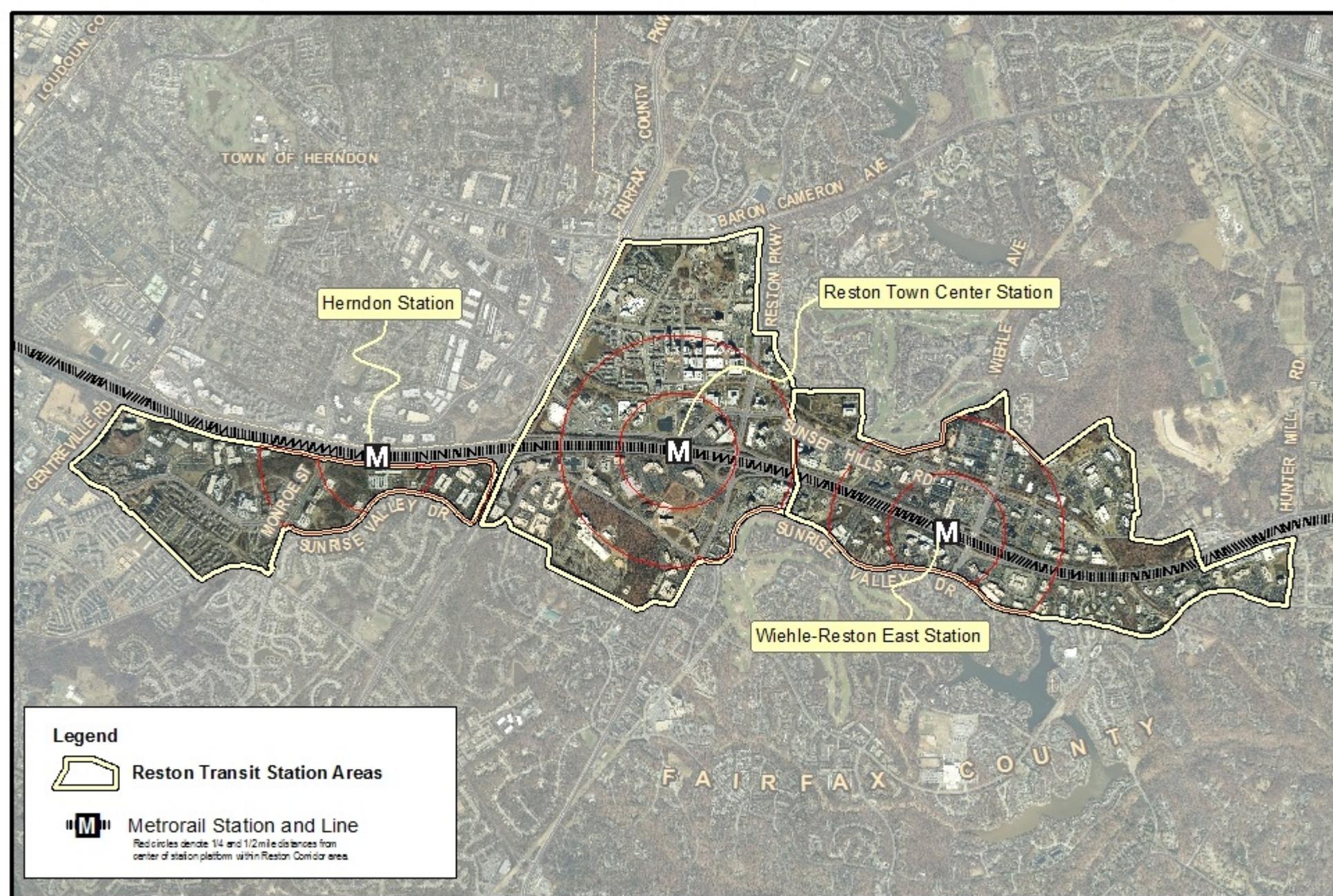
### Legend

- Special Study Boundary
- C-1 Reston-Herndon Suburban Center Sub-units
- General Location of Transit Station Platforms  
Circles denote 1/4 and 1/2 mile distances from center of station platform

### Phases for Review

- PHASE I -- Areas along the Toll Road**  
Reviewed from January 2010 through November 2011 and currently undergoing infrastructure analysis
- PHASE II -- Residential areas, Village Centers, Convenience Centers & Commercial Uses north of Baron Cameron Ave**

Subject to review beginning June 2012



**Legend**

 Reston Transit Station Areas

 Metrorail Station and Line  
 Red circles denote 1/4 and 1/2 mile distances from center of station platform within Reston Corridor area.

**Reston Metrorail Stations**  
 Fairfax County, Virginia

Map prepared September 2013 by DPZ.  
 Flight date March 2011.

1/2 Miles 

Copyright © 2013 Fairfax County, Virginia. All rights reserved. This map is a reproduction of the Reston Metrorail Station and Line map, prepared by DPZ, dated September 2013.

# Areawide Recommendations

- Land Use
- Urban Design
- Transportation
- Environmental Stewardship
- Urban Parks, Recreation Facilities, and Cultural Facilities
- Public Facilities
- General Implementation
- This guidance applies to all areas in Phase 1 of Special Study

# Areawide Land Use

- Land Use Concept
  - Mix of Uses
  - TOD vs Non-TOD
- Intensity
  - Focused at station
- Jobs-Housing

# Areawide Land Use (cont)

- Development Review Performance Objectives
  - Summarizes expectations of development proposals

# Areawide Urban Design

- High quality design:
  - Built environment, buildings and spaces between them
  - Integration with natural environment
  - Creating a place for people, not just cars

# Areawide Transportation

- Multi-modal:
  - Pedestrians
  - Bicyclists
  - Transit
  - Private vehicles
- Connectivity & Access:
  - Grid of streets and new connections across Dulles Toll Road

# Areawide Environmental Stewardship

- Stewardship of natural areas:
  - Protect headwaters
  - Restore and enhance tree canopy
  - Green technology
  - Noise attenuation
- Integration of existing mature tree areas within development when possible

# Areawide Urban Parks, Recreation and Cultural Facilities

- Integrated park, recreation, and cultural amenity system
- Collaboration of providers and identification core needs
- Urban Parks Framework, its typology, design elements, and standards
- Provision of recreational facilities and athletic fields in a manner consistent with other county TODs

# Areawide Public Facilities

- Provide adequate facilities to serve planned growth including:
  - Schools
  - Libraries
  - Fire and rescue
- May include urban format, such as co-location
- Provide at rate that development occurs

# Areawide Implementation

- Approach will need to be comprehensive, flexible and innovative
- Will utilize a variety of tools, some only recently used in Fairfax County including:
  - Funding strategies
  - Public-private partnerships

# Transit Station Areas

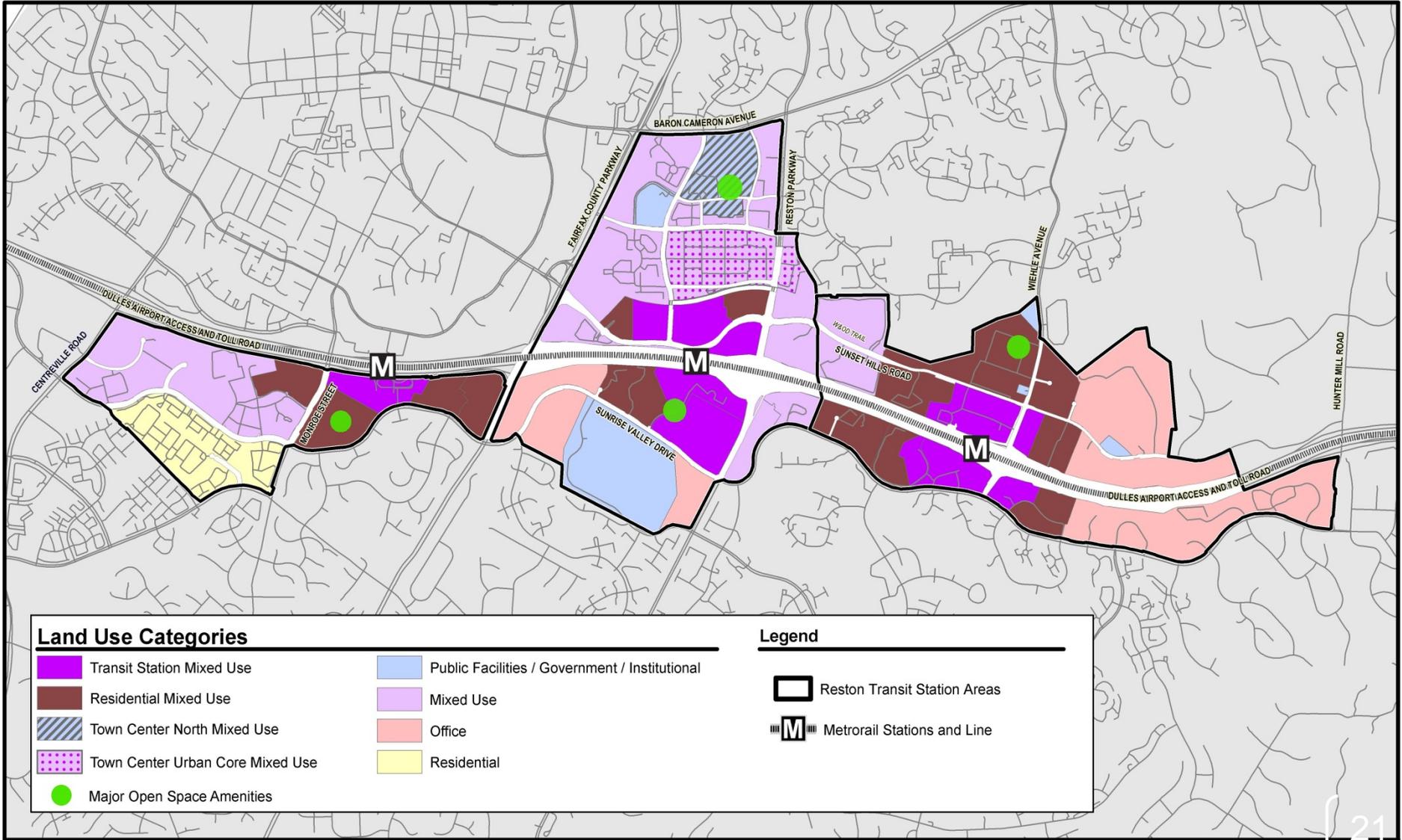
- Reston Town Center
  - Most intense area within Reston
  - Regional serving retail
- Wiehle-Reston East
  - Less intense
  - More local serving retail
  - Expand upon existing educational uses
- Herndon
  - Area south of the station
  - Existing wetland

# District Recommendations

- **District Recommendations**
  - Total of 12 districts
  - 3 Transit-Oriented Development (TOD) Districts
  - 9 Non-TOD Districts

# District Recommendations

- **Illustrated using Conceptual Land Use Map**
  - Shows in a general way what types of uses are planned in each Transit Station Area
  - Areas close to station are planned for Mixed Use development
  - **FOLLOWING MAP SHOULD BE REPLACED BY CHRIS MAP THAT INCLUDES DISTRICTS**



**Land Use Categories**

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

**Legend**

- Reston Transit Station Areas
- M Metrorail Stations and Line

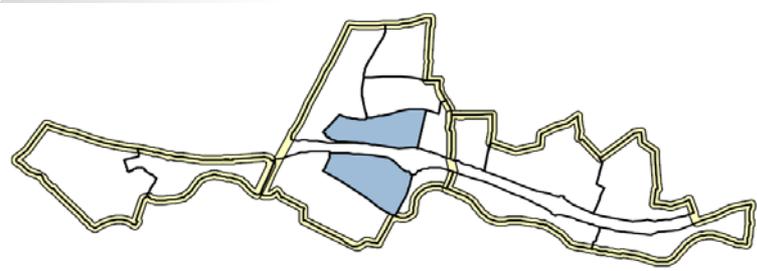
**Conceptual Land Use 10/9/2013**

G:\projects\kcp\Reston\_Special\_Study\_master\_folder\Map\_Compositions\Map5\_Land\_Use\_Concept\_10-8-13.mxd

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

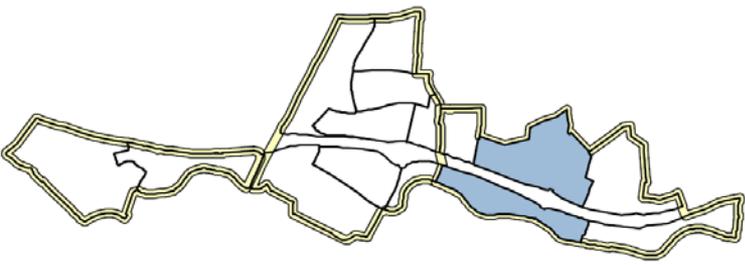
1/2 Miles





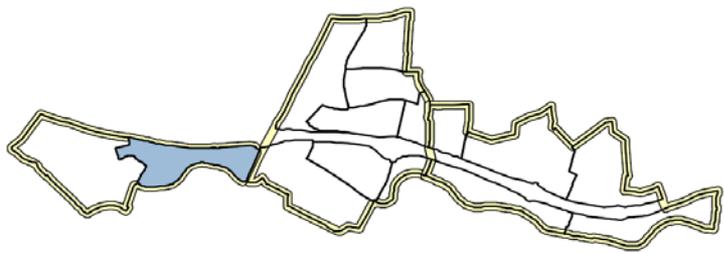
# Reston Town Center Station TOD District

- “Downtown” station with significant residential and commercial
- Complements existing development in Reston Town Center
- Concentrate office close to station
- Two subdistricts:
  - North – extension of Town Center with improved bike/ped connectivity
  - South – complements North but with lower overall intensity



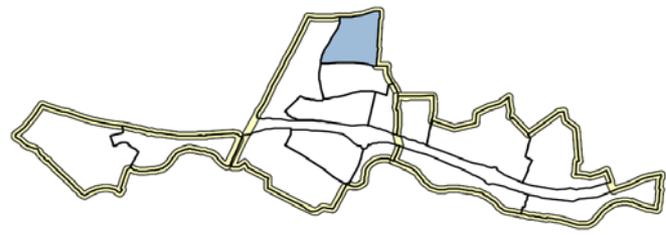
# Wiehle-Reston East Station TOD District

- Urban Transit neighborhood
- Robust residential
- Concentrate office close to station
- Education focus
- Two subdistricts:
  - North – Anchored by east-west main street featuring local retail, open space, active uses
  - South – Sensitive to existing neighborhoods south of Sunrise Valley Drive



# Herndon Station TOD District

- Located south of the station
- North of station, Town of Herndon controls its own planning & zoning
- Urban transit neighborhood adjacent to wetlands
- Concentrate office close to station
- Sensitive to existing neighborhoods south of Sunrise Valley Drive



# Town Center North Non-TOD District

- Currently includes INOVA and County facilities
- Will include significant civic presence
- Less intense than the Town Center core
- Uses organized around significant open space

# Important Dates

- Next Task Force Meeting Oct. 29 at Reston Association headquarters, 7pm
- Planning Commission Public Hearing Nov. 13th
  - [www.fairfaxcounty.gov/planning/](http://www.fairfaxcounty.gov/planning/)
- Board of Supervisors Public Hearing, December 3<sup>rd</sup>
  - [www.fairfaxcounty.gov/government/board/](http://www.fairfaxcounty.gov/government/board/)

# Contact Us for More Information

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