

Reston Master Plan

Vision and Principles:

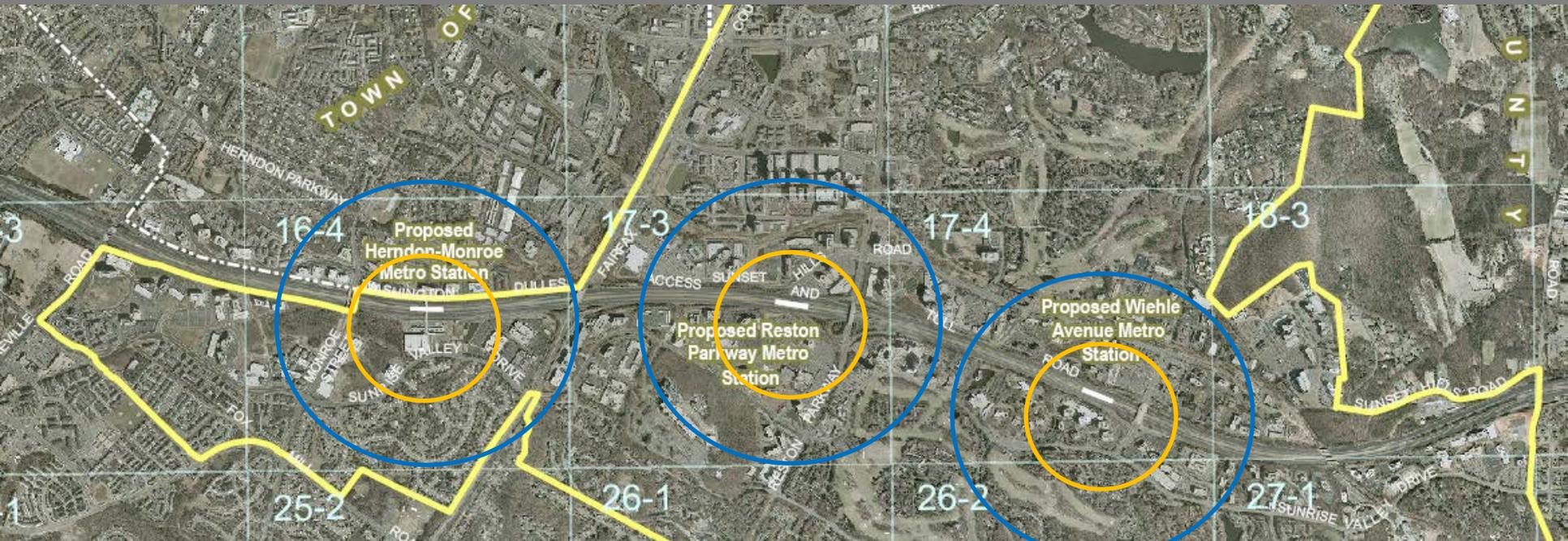
October 22, 2013

Reston Master Plan

Vision

Vision:

Reston will be a complete community designed for the 21st century with broad choices in jobs, housing, and life styles for an increasingly diverse population.

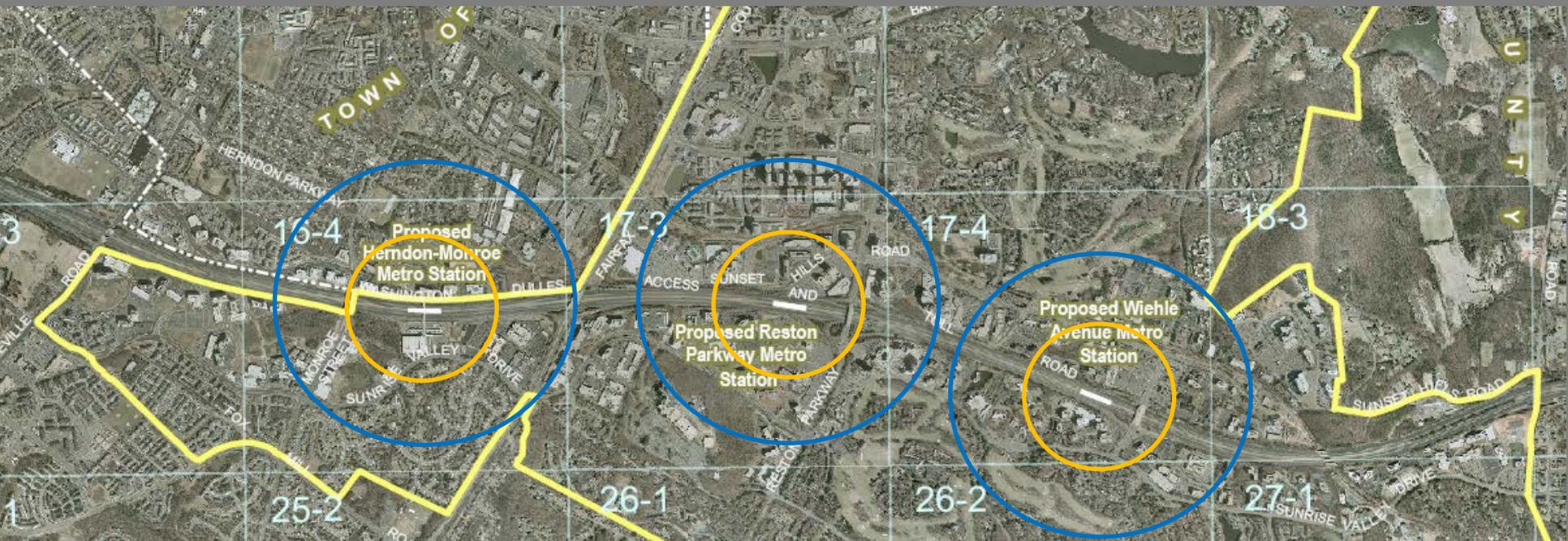


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Principles

To achieve this vision:

- Planning will take full advantage of three, new Metro rail stations
- Greatest densities will be at the three Metro rail stations
- Full range of housing choices will be provided
- Employment opportunities
- Strong institutional component
- Emphasizing leadership in energy and environmental design



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Design Excellence

1. Excellence in planning, urban design and architecture as a hallmark.



Buildings:

- Street defining buildings
- Concealed parking
- Sustainable technology
- Design Excellence

Reston Master Plan Design Excellence

1. Excellence in planning, urban design and architecture as a hallmark.



Placemaking:

- Pride of place
- Open space and plazas
- Public art
- Memorial garden

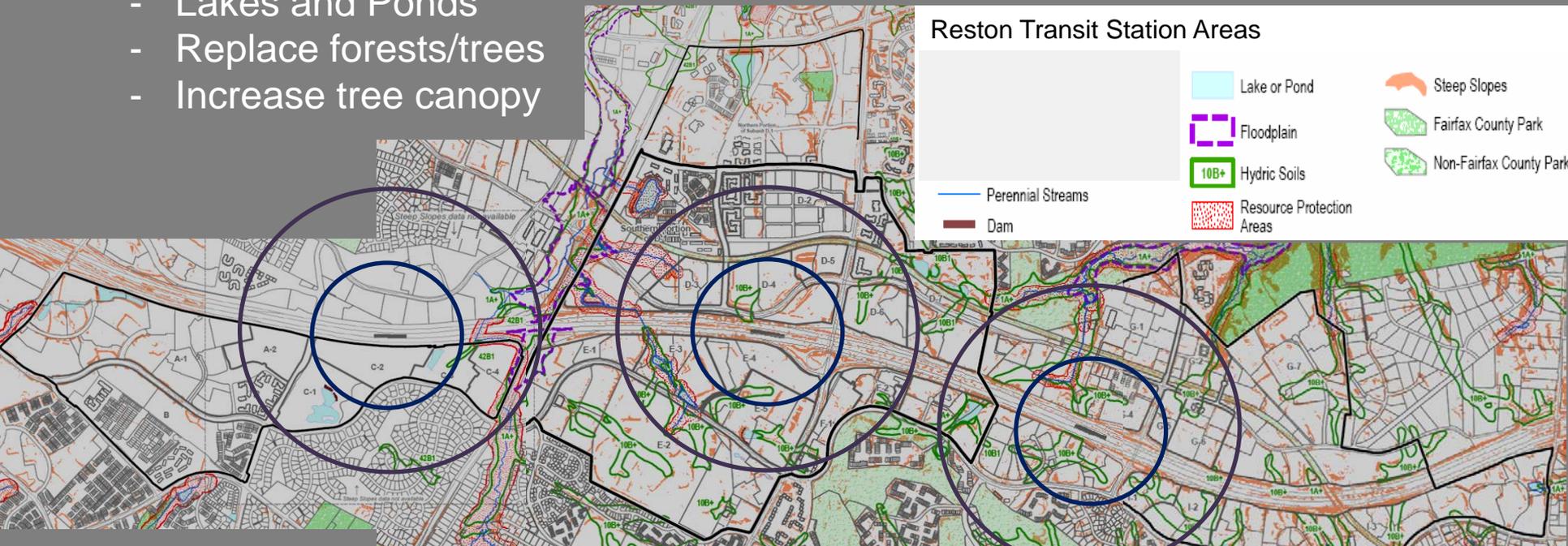


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Energy and Environment

2. Planning will provide leadership in energy and environmental design

- **Protect:**
 - Wetlands
 - Streams and buffer areas
- **Restore and Enhance:**
 - Intermittent streams (daylight streams)
 - Lakes and Ponds
 - Replace forests/trees
 - Increase tree canopy



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Energy and Environment

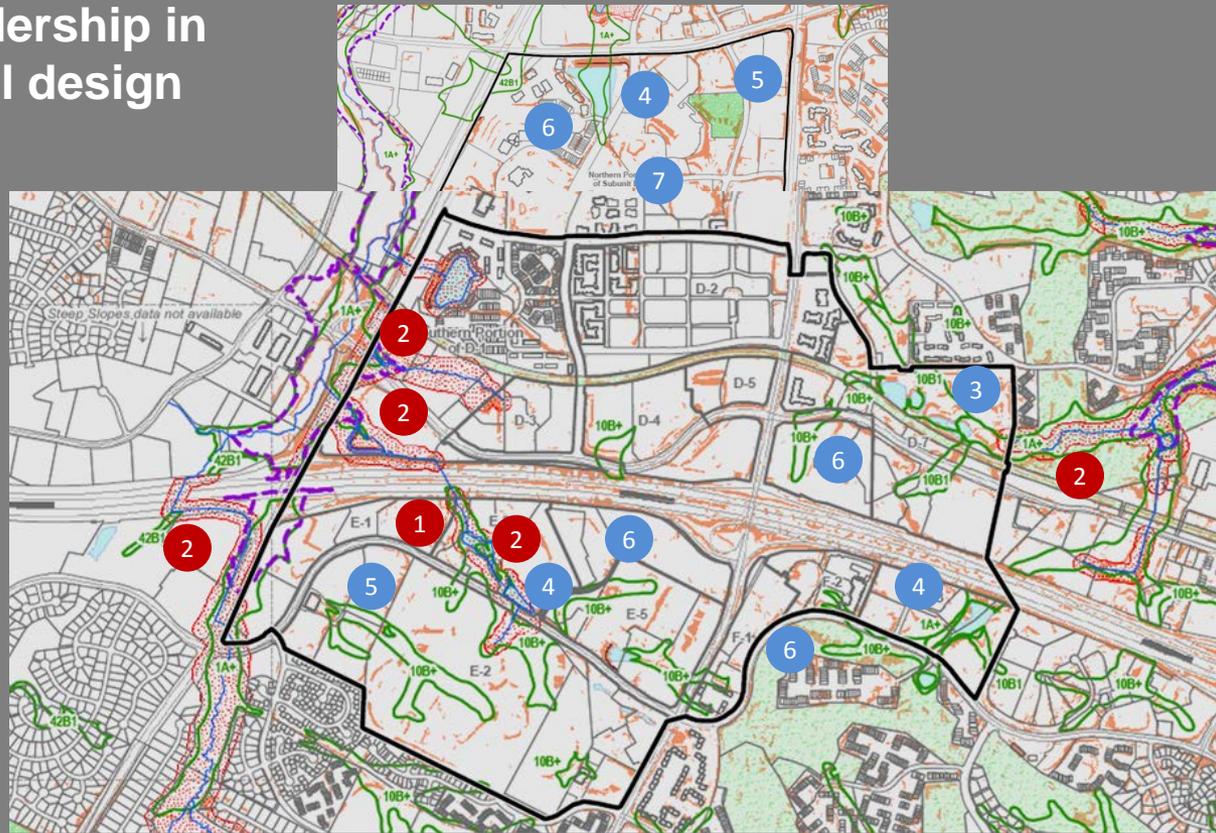
2. Planning will provide leadership in energy and environmental design

Protect (RPAs): ●

1. Wetlands
2. Streams and buffer areas (100 feet)

Restore and enhance: ●

3. Intermittent streams
4. Lakes and ponds
5. Forests and trees
6. Hydric Soils
7. Steep slopes



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Energy and Environment

2. Planning will provide leadership in energy and environmental design

Green Neighborhoods and Buildings:

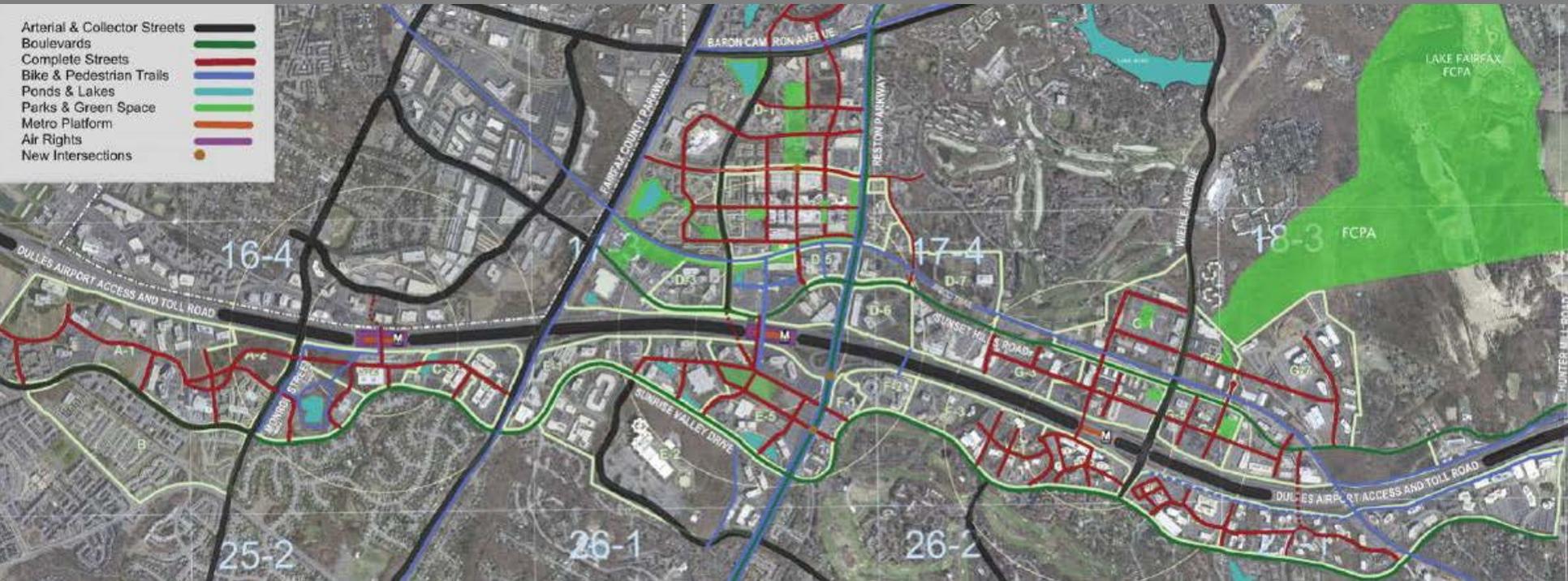
- Site planning for solar access
- Open space and solar access
- Integrate geothermal areas
- Use of green/cool roof areas
- Solar panels
- Sun shades to daylight interiors
- Use of local materials



Reston Master Plan Infrastructure

3. Development will be phased with infrastructure

- Transportation infrastructure and programs
- Schools
- Parks
- Other facilities



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Land Use Mix

4. Reston will continue to offer a mix of urban and suburban life styles



Mix of urban and suburban life styles:



- Metro station areas



- Village centers



- Residential neighborhoods

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Principles

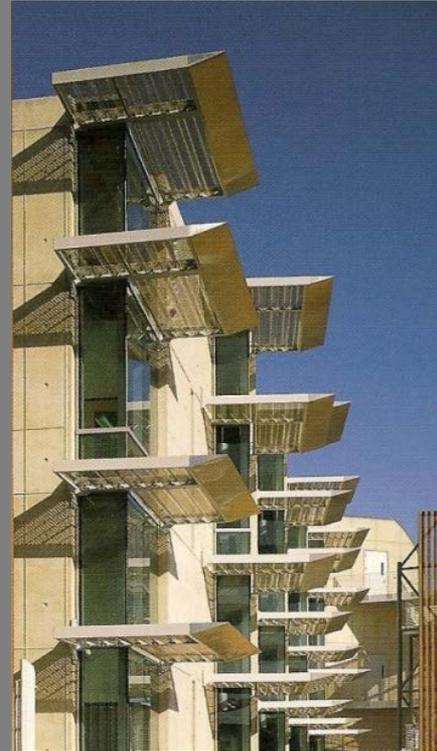
5. The rail corridor will be transformed



Placemaking:
Mix of land uses and open spaces



Connectivity:
Mobility will be enhanced



Energy:
Energy and carbon footprint reduced

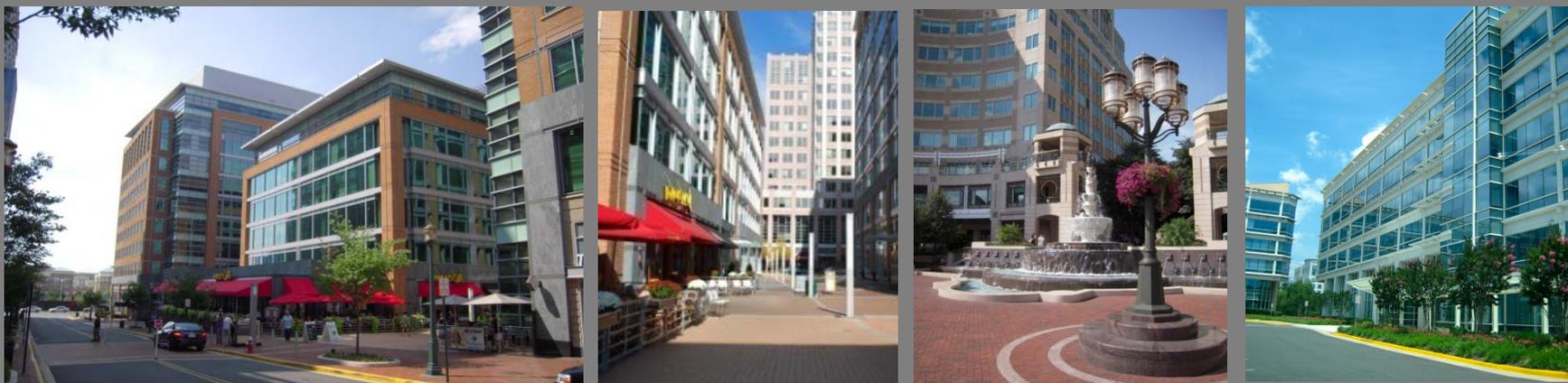


Conservation:
Natural resources will be preserved

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Vibrant Employment Center

6. Reston will become a more vibrant employment center



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Vibrant Employment Center

6. Reston will become a more vibrant employment center

- Performing arts center
- Major university
- Large indoor multi-use, recreation center
- Library
- Hospital and medical facilities



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Housing

7. Housing will provided for all ages and incomes



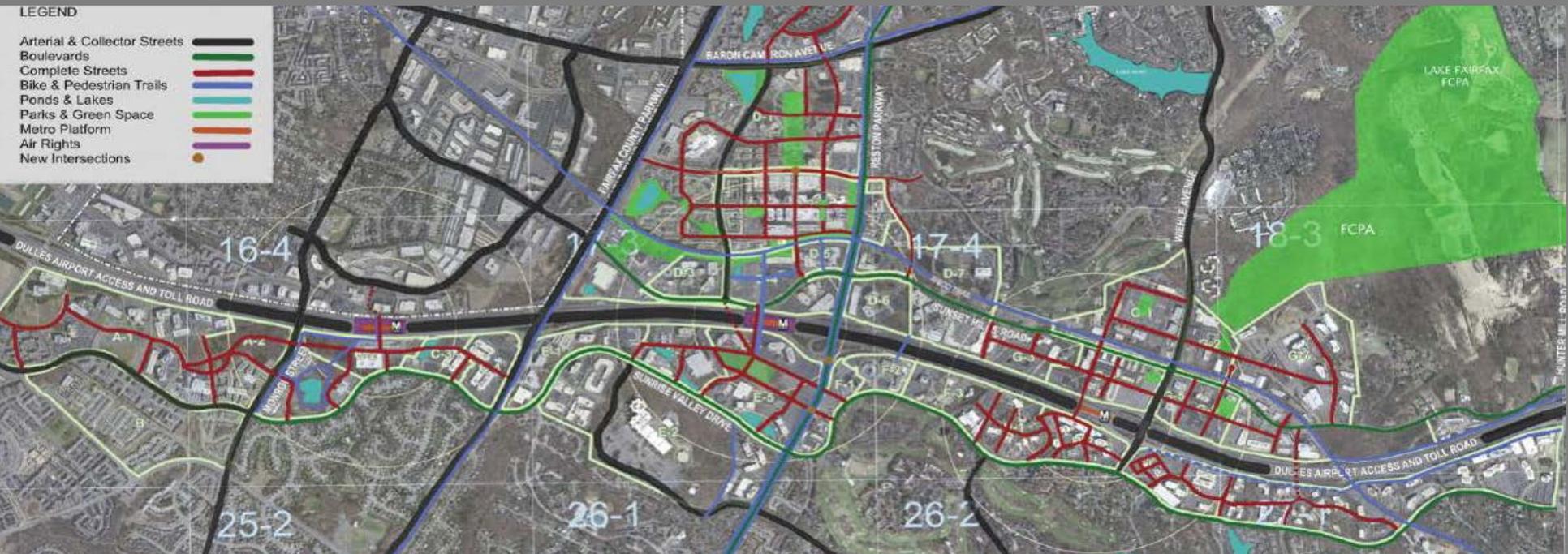
Housing for all:

- Design Excellence
- Variety of building types
- Design for all ages and incomes

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8. Connectivity and mobility will be strengthened

- Expand pedestrian and bike access
- Provide and enhance transit options
- Expand network of streets
- Improve operational characteristics
- Address levels of congestion and expand capacity
- Improved evaluation process



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Urban Design

8. Connectivity and mobility will be strengthened



Streets:

- Enhanced boulevards
- Connect north and south Reston

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Transportation

8. Connectivity and mobility:

- Arterials
- Collectors
- Main Streets
- Business or local Streets



Reston Master Plan Transportation

8. Connectivity and mobility will be strengthened

- Expanded pedestrian access
- Improved bikeways



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Public Facilities

9. High quality public spaces will be required:

- Large urban central park
- Recreational facilities
- Urban plazas and greens
- Pocket parks
- Playgrounds



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Open Spaces

9. High quality open spaces



Variety of Open Spaces:

- Large urban central park
- Recreational facilities
- Urban plazas and greens
- Pocket parks
- Playgrounds



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Public Participation

10. Public participation in planning and zoning will continue to be the community's foundation.

- Participation as a hallmark of the planning and zoning processes
- Cumulative development and redevelopment should be routinely assessed and evaluated