
Reston Master Plan Special Study Phase 2 Information Meeting

November 16, 2011

South Lakes High School



Reston Master Plan Special Study - Phase 2 Information Meeting



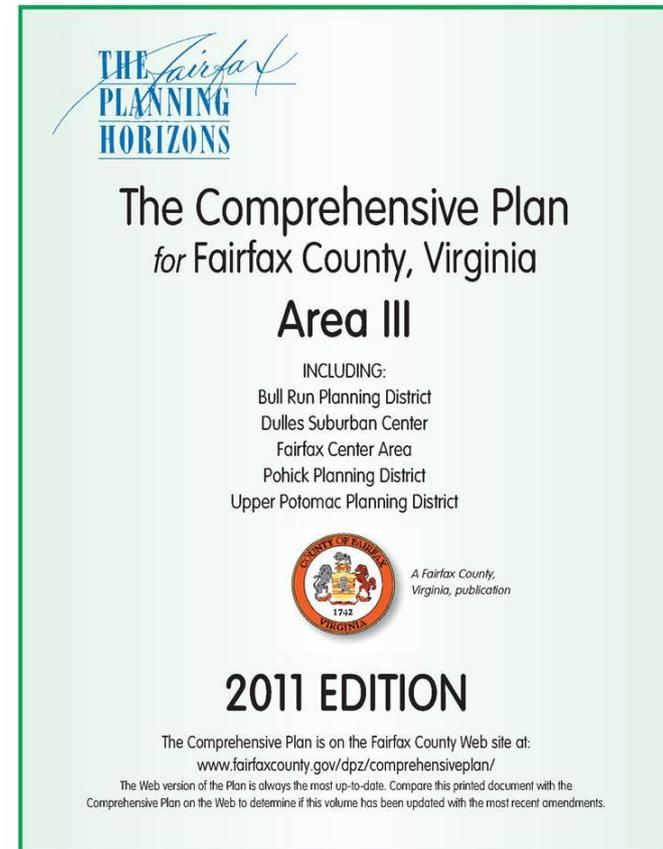
■ Objectives

- Review Purpose of Phase 2
- Share update about Phase 2 timing
- Identify Key elements of Phase 2
- Identify Phase 2 Community Input opportunities

Reston Master Plan Special Study - Study Purpose



- **What is the Reston Master Plan Special Study?**
 - **Review current Comprehensive Plan recommendations for Reston**
 - **Develop revisions to existing recommendations**



Reston Master Plan Special Study - Study Purpose



- ***What is the Reston Master Plan Special Study?***
 - Not planning “from scratch”
 - Build on existing Comprehensive Plan guidance
 - Better reflect that there is no longer a “master developer” in Reston

Reston Master Plan Special Study - Study Purpose



Land Use Plan

- Low Density Residential
1.5 Persons Per Gross Residential Area
Single Family, Attached and Attached
- Medium Density Residential
3 Persons Per Gross Residential Area
Single Family Attached and Attached, Multiple Family
- High Density Residential
10 Persons Per Gross Residential Area
Single Family Attached, Multiple Family
- Industrial Area
- Town Center
- Convention / Conference Center
- Villages Center
- Convenience Center
- Open Space
- Commercial Office

Population Data:

Location	Population Range
South of Old Lee	21,000-32,000
Old Lee To Dulles Highway	27,000-30,000
South of Dulles Highway	34,000-44,000
Total for 75 Acres	72,000



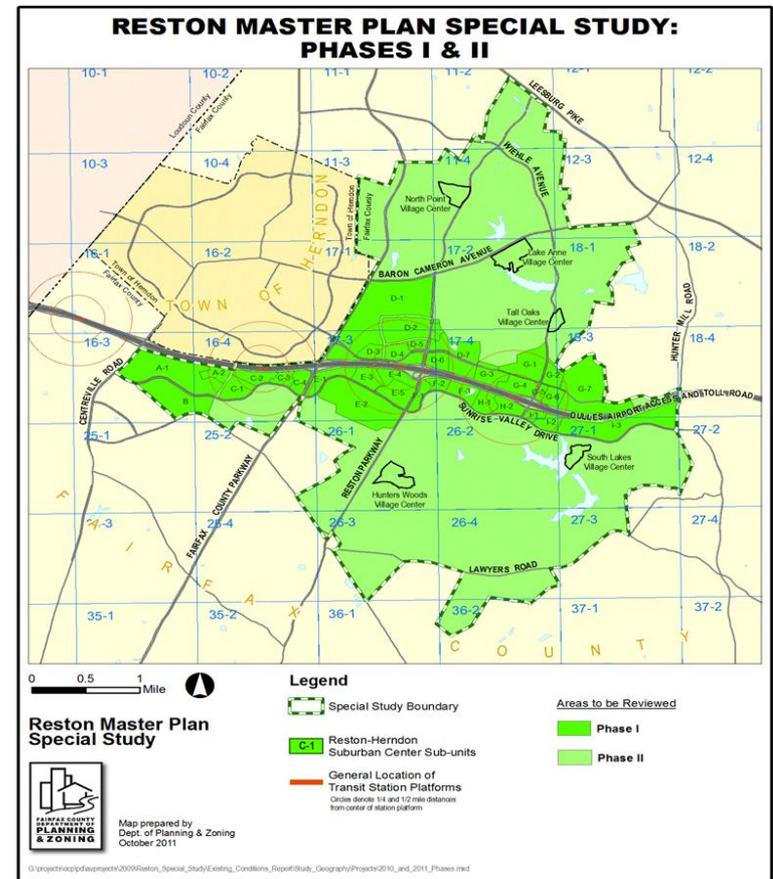
Note: Map provided by Reston Land Corporation, initially adopted July 18, 1962, revised to January, 1989.

- **Why do Plan recommendations for Reston need to be revised?**
 - Current Plan recommendations have outdated elements
 - Provide guidance as Reston evolves as a community

Reston Master Plan Special Study - Study Geography



- **What areas will be studied? (*Where*)**
 - **Phase 1** - Areas around 3 planned rail stations and most of Town Center (dark green)
 - **Phase 2** – Areas of Reston away from Toll Road (light green)



Reston Master Plan Special Study - Phase 2



■ Purpose of Phase 2

- Evaluate areas zoned Planned Residential Community (PRC)
 - Most of Reston's Town Center is zoned PRC but is part of Phase 1

Reston Master Plan Special Study - Phase 2



■ Phase 2 Timing

- Begin once Phase 1 Task Force makes its recommendations to the Planning Commission
- Expected to begin late spring 2012
- Phase 2 planned to conclude in late fall 2012

Reston Master Plan Special Study - Phase 2 Key Elements



■ **What will be included in Phase 2?**

- Residential areas
- Village Centers
- Other Commercial Areas
 - Commercial area north of Baron Cameron adjacent to Town Center
 - Convenience Centers



Reston Master Plan Special Study - Phase 2 Key Elements



■ Residential Neighborhoods

- Community input to date -
 - Desire for predictability
 - PRC zone designed to give flexibility
 - More certainty desired now that Reston is mature community
 - Desire for structured process for consideration of redevelopment proposals

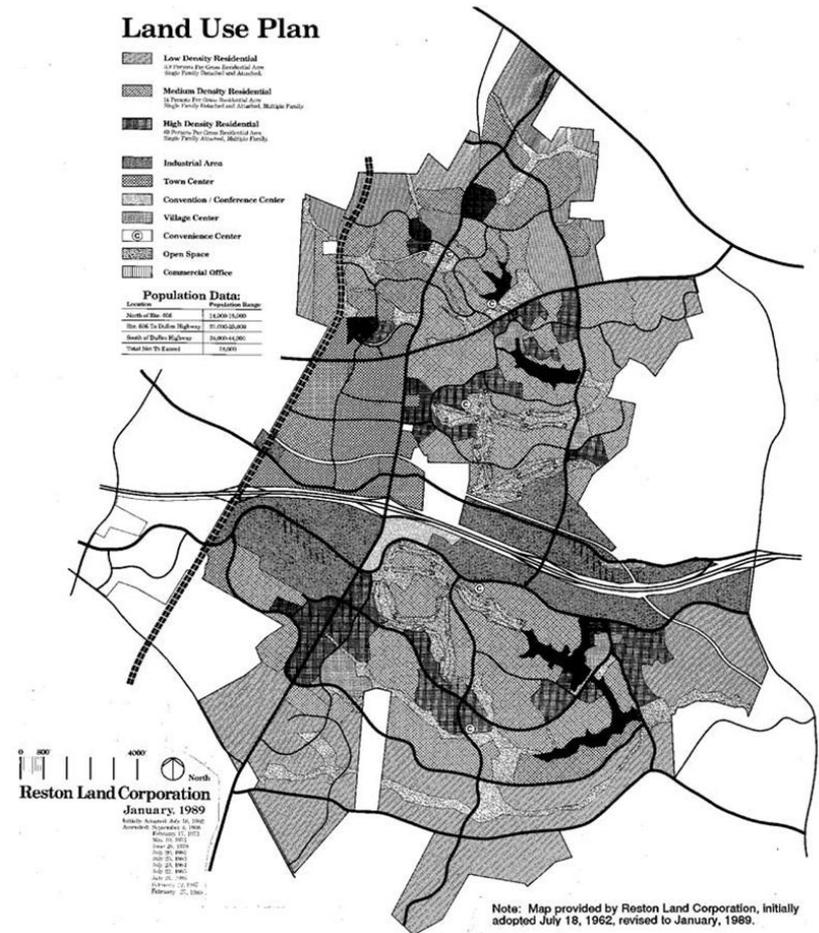
Reston Master Plan Special Study - Phase 2 Key Elements



■ Residential Neighborhoods

□ General Approach

- Revise Reston Land Use Plan map to better reflect existing development
- Adjust residential categories
- Currently Low Density, Medium Density and High Density





Reston Master Plan Special Study - Phase 2 Key Elements



■ **Residential Neighborhoods**

□ **General Approach**

- Develop guidelines for proposals for redevelopment
- Similar to existing Countywide Guidelines for Neighborhood Redevelopment
- Guidelines to ensure there is high level of owners' support

Reston Master Plan Special Study - Phase 2 Key Elements



■ Village Centers

□ General Approach

- Engage community and Village Centers' property owners regarding future vision
- Consider charrette as a tool in visioning process for Village Centers that have redevelopment opportunity



Reston Master Plan Special Study - Phase 2 Key Elements



■ Other Commercial Areas

□ General Approach

- Review current geographic extent and uses
- Consider keeping as they are for foreseeable future



Reston Master Plan Special Study - Phase 2 Key Elements



■ **Planned Residential Community**

□ Population Cap

- Established by Zoning Ordinance
- Currently 13 people per acre
- As part of Phase 2 will evaluate options for how to address time when the population cap is reached

Reston Master Plan Special Study - Phase 2 Community Input



- **How will Phase 2 be conducted?**
 - Organized around series of Community meetings

Reston Master Plan Special Study - Phase 2 Community Input



- **How will Phase 2 be conducted?**
 - Community task force or advisory group
 - composition under consideration
 - Community organizations
 - Reston residents
 - Commercial property owners/business representatives

Reston Master Plan Special Study - Phase 2 Community Input



- **How will Phase 2 be conducted?**
 - Public hearings
 - Planning Commission to make recommendation to Board of Supervisors
 - Board of Supervisors to adopt change to the Comprehensive Plan

Reston Master Plan Special Study - Study Results



- **Will the Reston Master Plan maps be altered as part of Study?**
 - Need to reflect what has happened over past 40 years
 - Adjust Land Use Plan map & consider combining with Community Facilities map
 - Update Transportation map to show existing facilities & planned improvements

Reston Master Plan Special Study - Study Results



- **What will happen after Study finishes?**
 - New Plan recommendations will be in place
 - Zoning actions will be required to achieve development under new recommendations

Reston Master Plan Special Study - Phase 2 Meeting



■ Questions

Reston Master Plan Special Study - Phase 2 Meeting



■ Study Webpage

www.fairfaxcounty.gov/dpz/projects/reston.htm

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

Electronic email announcements sent out regularly – sign up at study website