Reston Parkway Station Area Community Meeting

Reston Master Plan Special Study

April 17, 2010

FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

Reston Parkway Station Area Community Meeting

- **Meeting Objective**

  - Generate ideas
  - Refine vision for Reston Parkway area
    - **Provide information to Task Force** for their use in preparing proposals for Plan changes

Reston Parkway Station Area Community Meeting

- **Agenda**
  - Background information
  - Community brainstorming activity

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Reston Parkway Station Area Community Meeting

- **Purpose of Reston Master Plan Special Study**
  - **Evaluate** current Comprehensive Plan recommendations
  - **Develop changes** to recommendations

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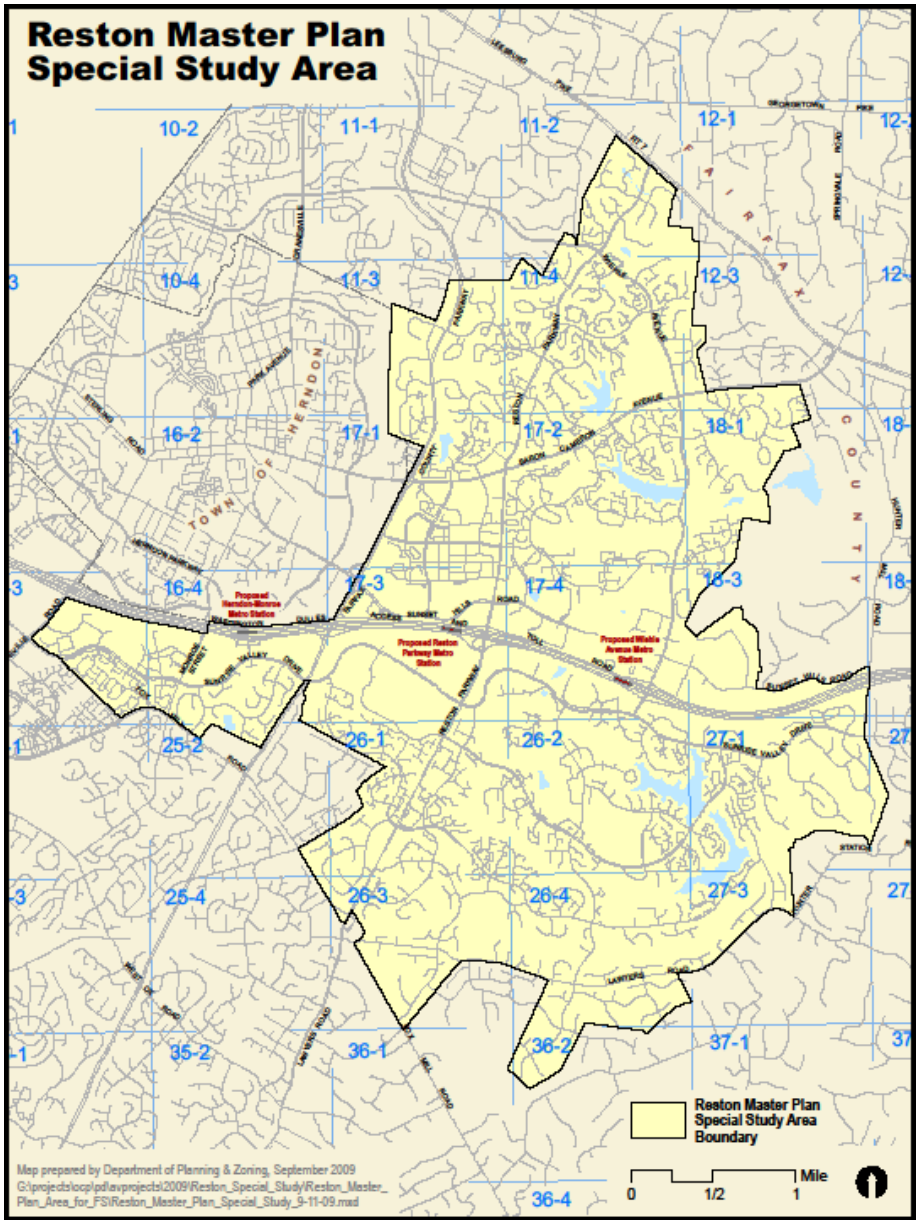
- **Comprehensive Plan**
  - Guidance on appropriate development for different areas of jurisdiction
  - "Comprehensive" because it addresses elements in addition to land use
    - Transportation
    - Housing
    - Environment
    - Trails
    - Heritage Resources
    - Public Facilities
    - Parks and Recreation



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Reston Parkway Station Area Community Meeting

- **Study Phases -**
  - 2010:
    - Land along Dulles Toll Road
    - Reston Town Center
  - 2011:
    - Areas outside of Town Center, including Village Centers

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- **Reston Master Plan Special Study**
  - Not planning “from scratch”
  - Build on existing Comprehensive Plan guidance
    - Encourage a mix of uses
    - Promote use of land that will support use of rail

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- **Transit-Oriented Development Guidelines**
  - Adopted after current Reston Parkway recommendations (2007)
  - Accommodate growth
  - Expand choices for residents and employees

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- **Transit-Oriented Development**
  - Compact (area closest to transit station)
  - Pedestrian and bicycle-friendly
  - Higher density

source: www.bouldercolorado.gov

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- **Transit-Oriented Development Guidelines**
  - Station-specific flexibility
  - Mix of land uses
  - Pedestrian and bicycle access
  - Housing Affordability
  - Urban Design

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- **Transit-Oriented Development Guidelines**
  - Street Design
  - Parking
  - Transportation and Traffic
  - Vision for the community
  - Environmental Considerations
  - Open Space

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- **Reston Master Plan Special Study**
  - Planning process will evaluate impacts on:
    - Transportation network
    - Schools
    - Parks
    - Other Public Facilities (e.g. public safety)

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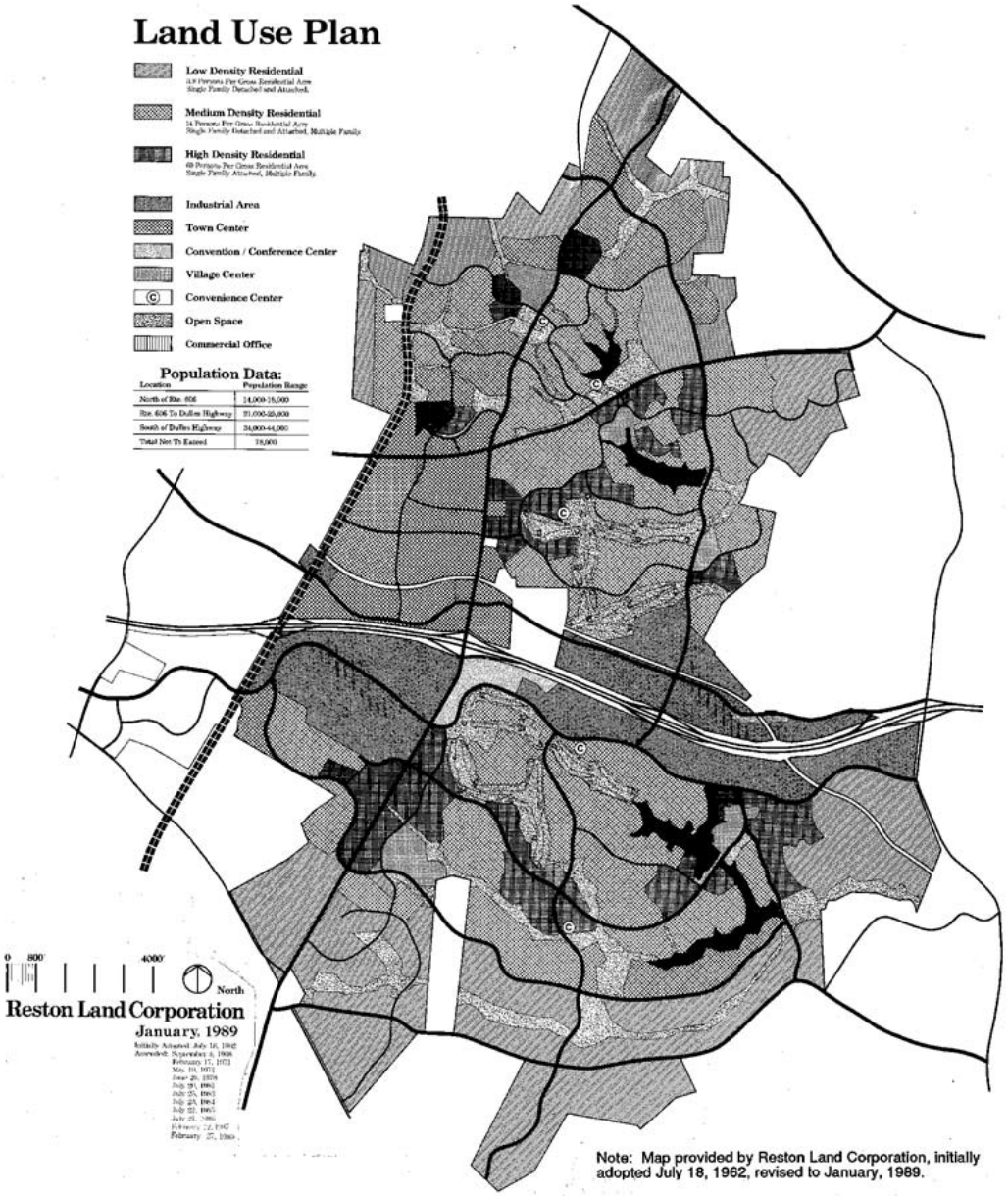
- **Why do Plan recommendations need to be revised?**
  - Current Plan recommendations have outdated elements
  - Better reflect Transit-Oriented Development policy
  - Provide guidance as Reston continues to evolve as a community



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

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

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- **Reston Parkway Station Area Specifics**
  - Existing Land Uses
  - Planned Land Uses

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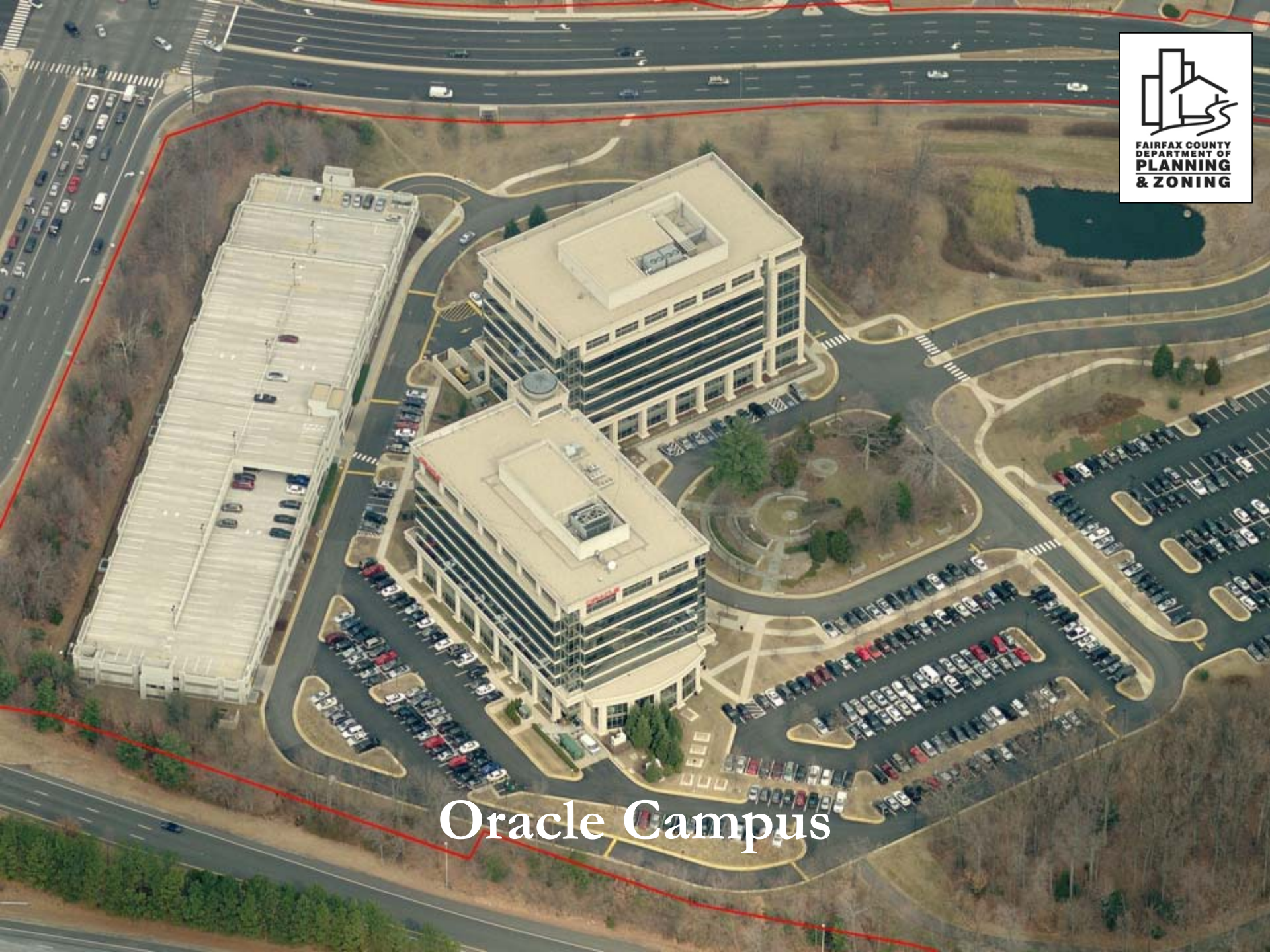
NORTH of Planned
Reston Parkway Station

SOUTH of Planned Reston Parkway Station


FAIRFAX COUNTY
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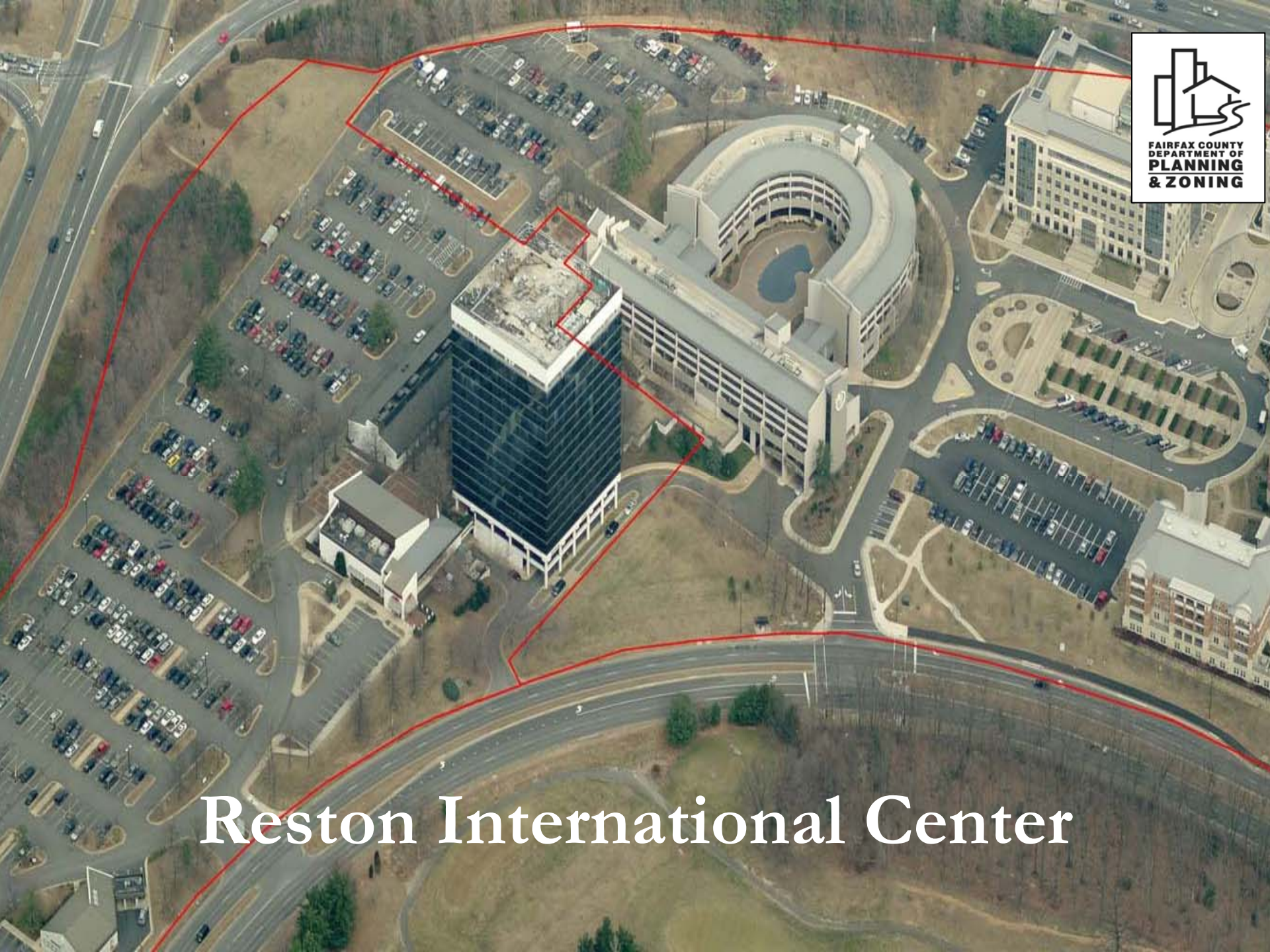
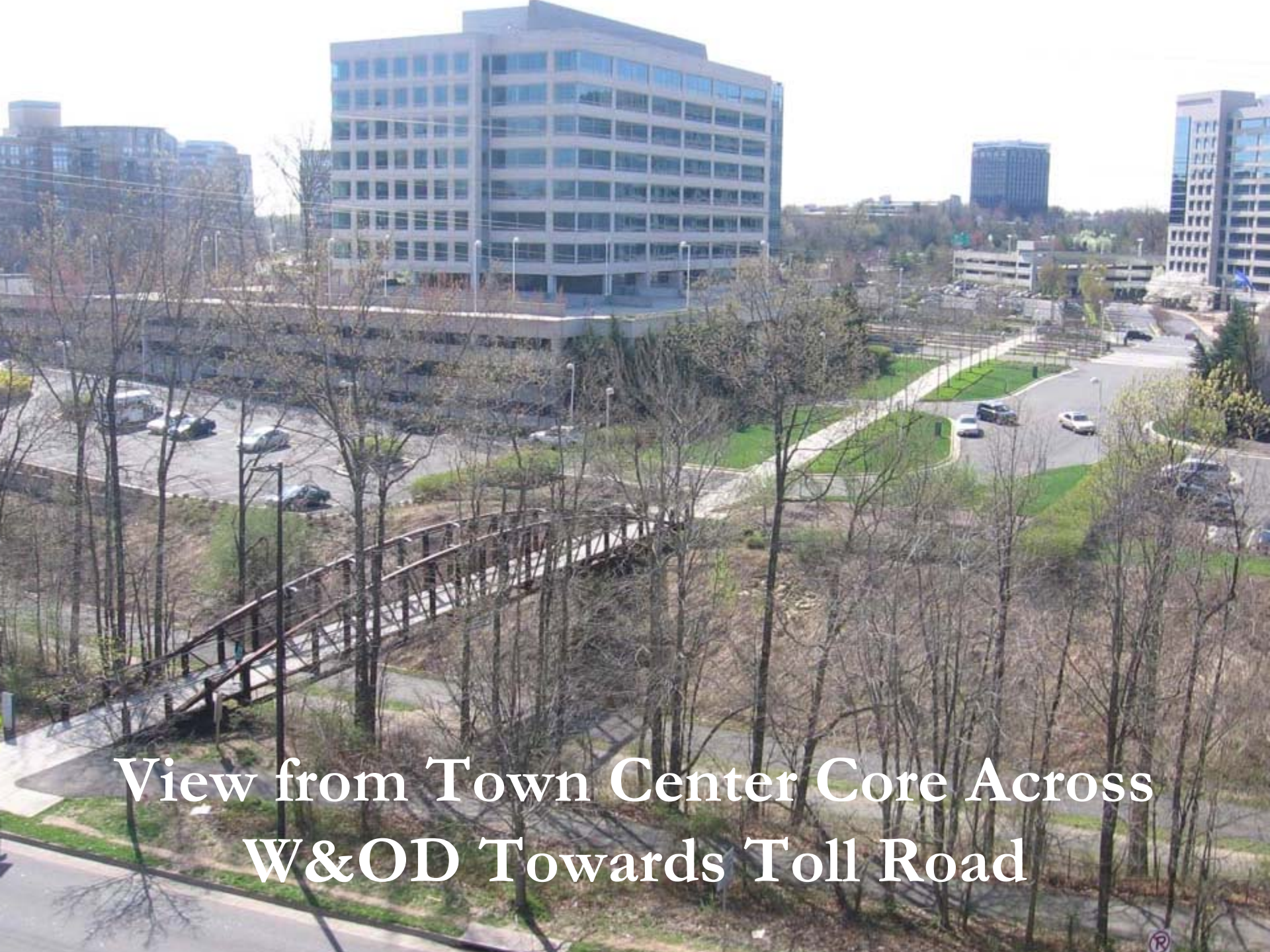
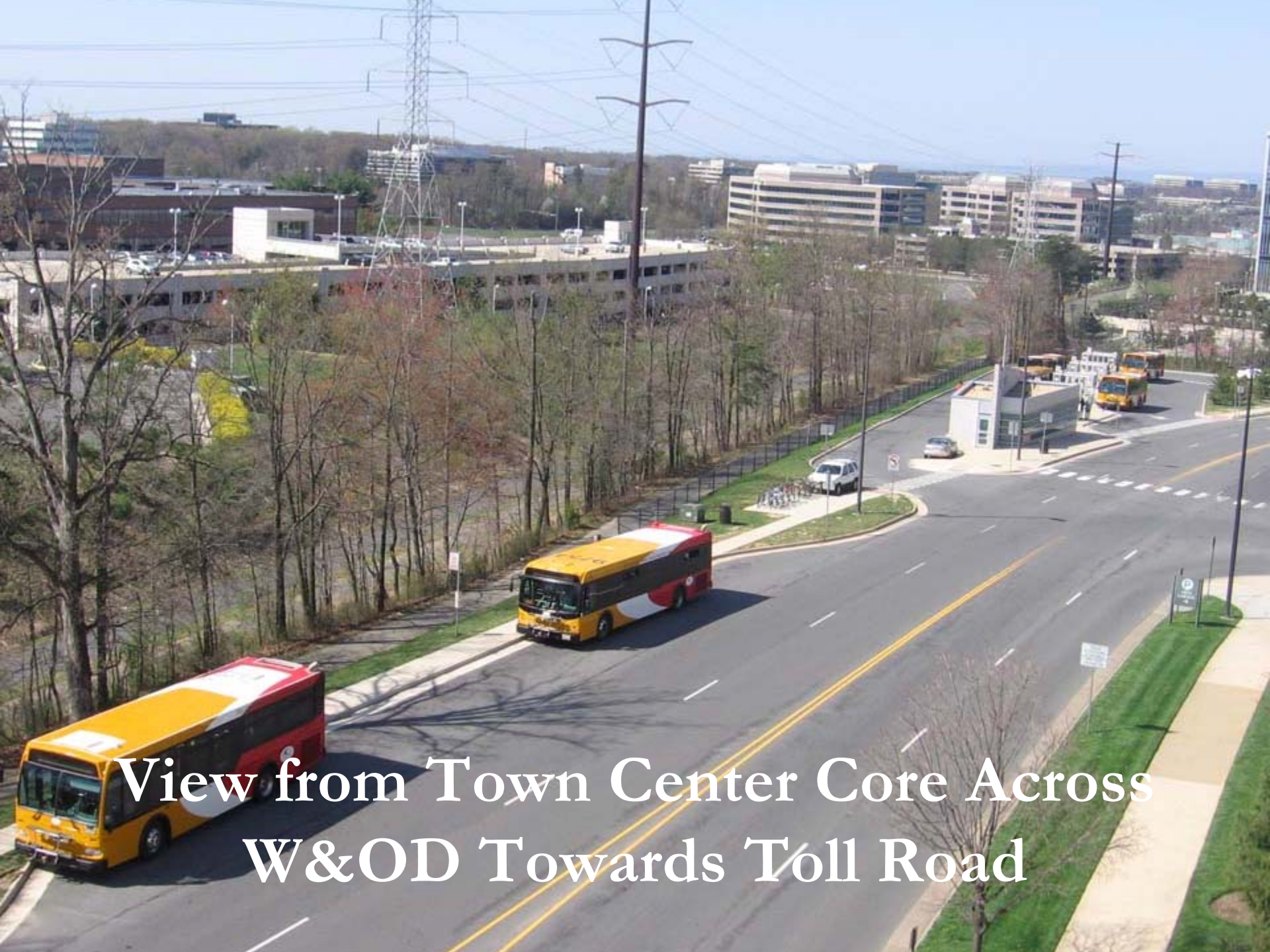
Oracle Campus



Reston International Center


View from Town Center Core Across
W&OD Towards Toll Road


View from Town Center Core Across
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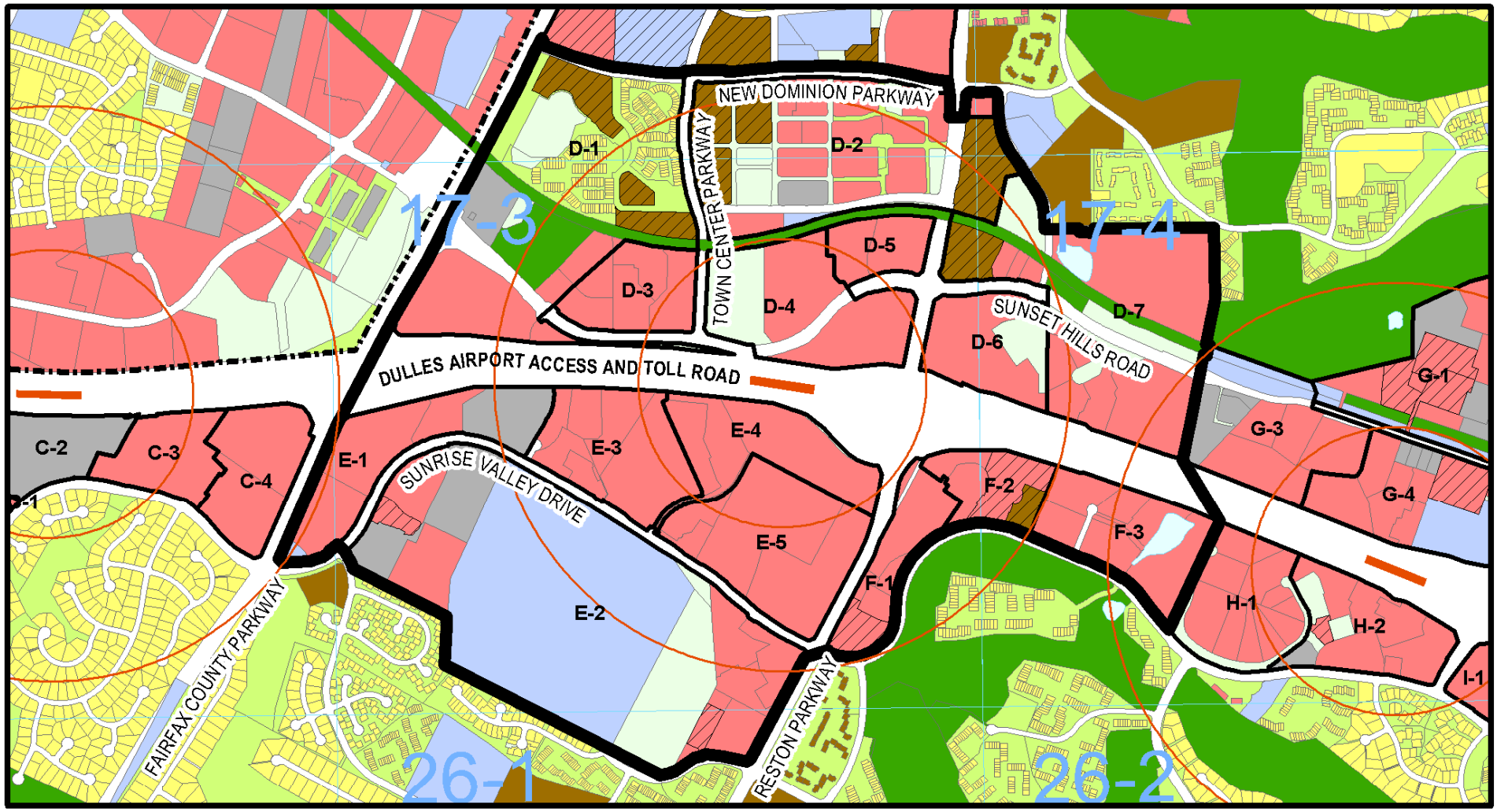
RESTON PARKWAY AREA: EXISTING LAND USE



0 660 1,320 Feet

Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
January 2010

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Legend

- C-2 Reston-Herndon Suburban Center Sub-units
- Town of Herndon Boundary
- General Location of Transit Station Platforms
  Circles denote 1/4 and 1/2 mile distances from center of station platform
- Condominium Ownership
- Office and Retail
- Government/Institutional
- Industrial
- Low Density Residential
- Multi-family
- Parks and Recreation
- Private Open Space
- Vacant Land

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Reston Parkway Station Area Community Meeting

- **Planning Objective**
  - Encourage mix of uses
    - Include office, residential, local serving retail amenities
  - Guide development by recognizing future opportunities and constraints

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- **Planning Opportunities**
  - Potential for linkages to Town Center
  - Proximity to W&OD Trail
    - Pedestrian & bicycle accessibility
  - Possibilities for grid of streets

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- **Planning Constraints**
  - Location of newer development
    - Northrop Grumman
    - Discovery Square (Microsoft)
  - Difficulties linking to east quadrants

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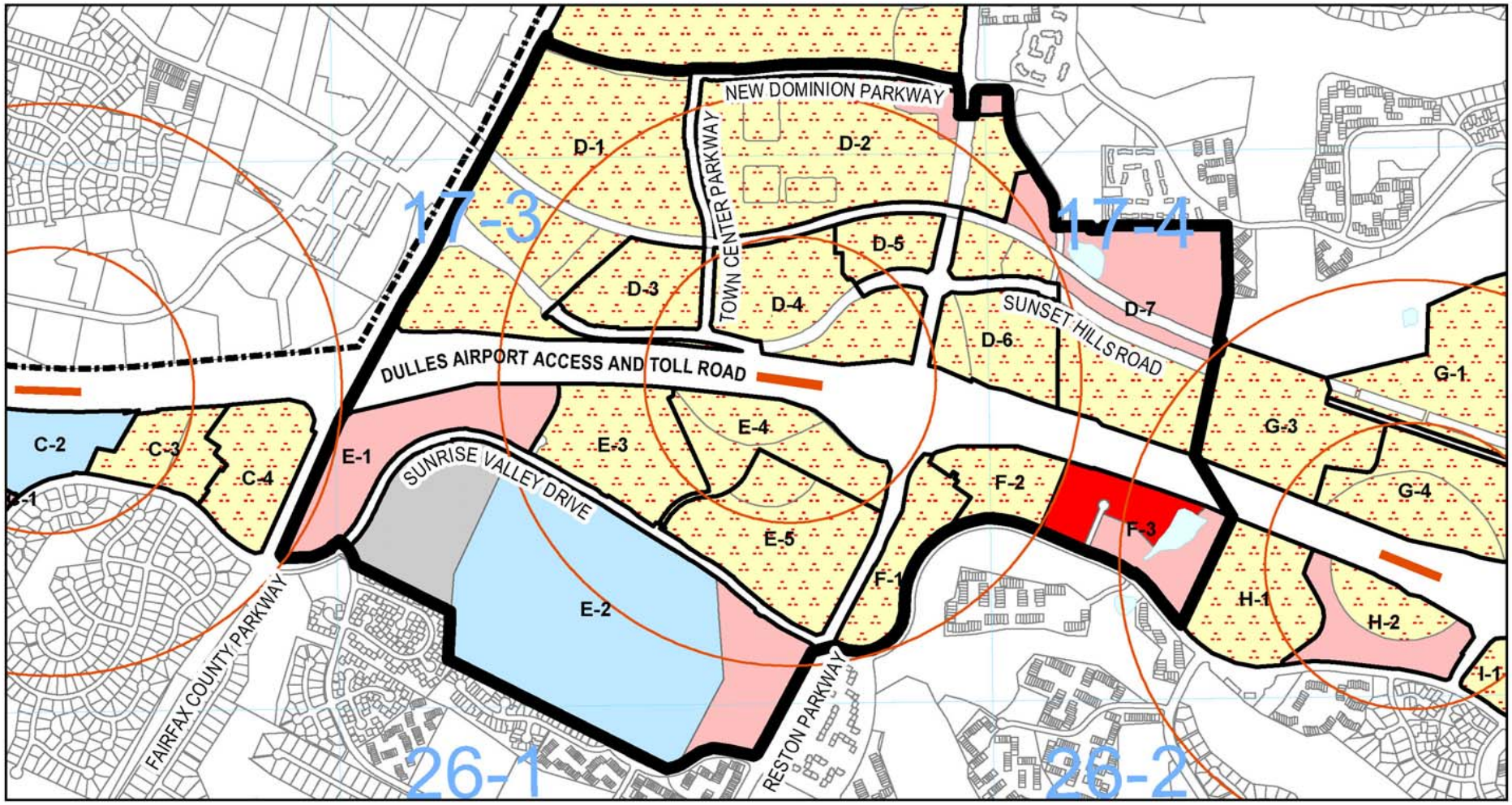
- **Current Plan Recommendations**
  - Higher intensity development on north & south side of Toll Road closest to platform
    - **Looking to maximize opportunities**
  - Medium intensity development east of Reston Parkway
    - **Recognizes constraints**

Reston Parkway Station Area Community Meeting

- **Current Plan Recommendations**
  - Station function = destination station

RESTON PARKWAY AREA: PLANNED LAND USE



0 700 1,400 Feet

Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
April 2010

FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

Legend

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- Mixed Use
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- Hotel
- Industrial
- Govt/Institutional

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Reston Parkway Station Area Community Meeting

- **The Reston Charrette (2002)**
  - Led by team of consultants
    - Economic
    - Transportation
    - Architects and planners
  - Discussion about development around Reston Parkway and Wiehle Avenue Stations

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- **The Reston Charrette (2002)**
  - Consultant team conclusion:
    - Mixed use approach = **best opportunity to further successfully transition Reston as America's evolving New Town**

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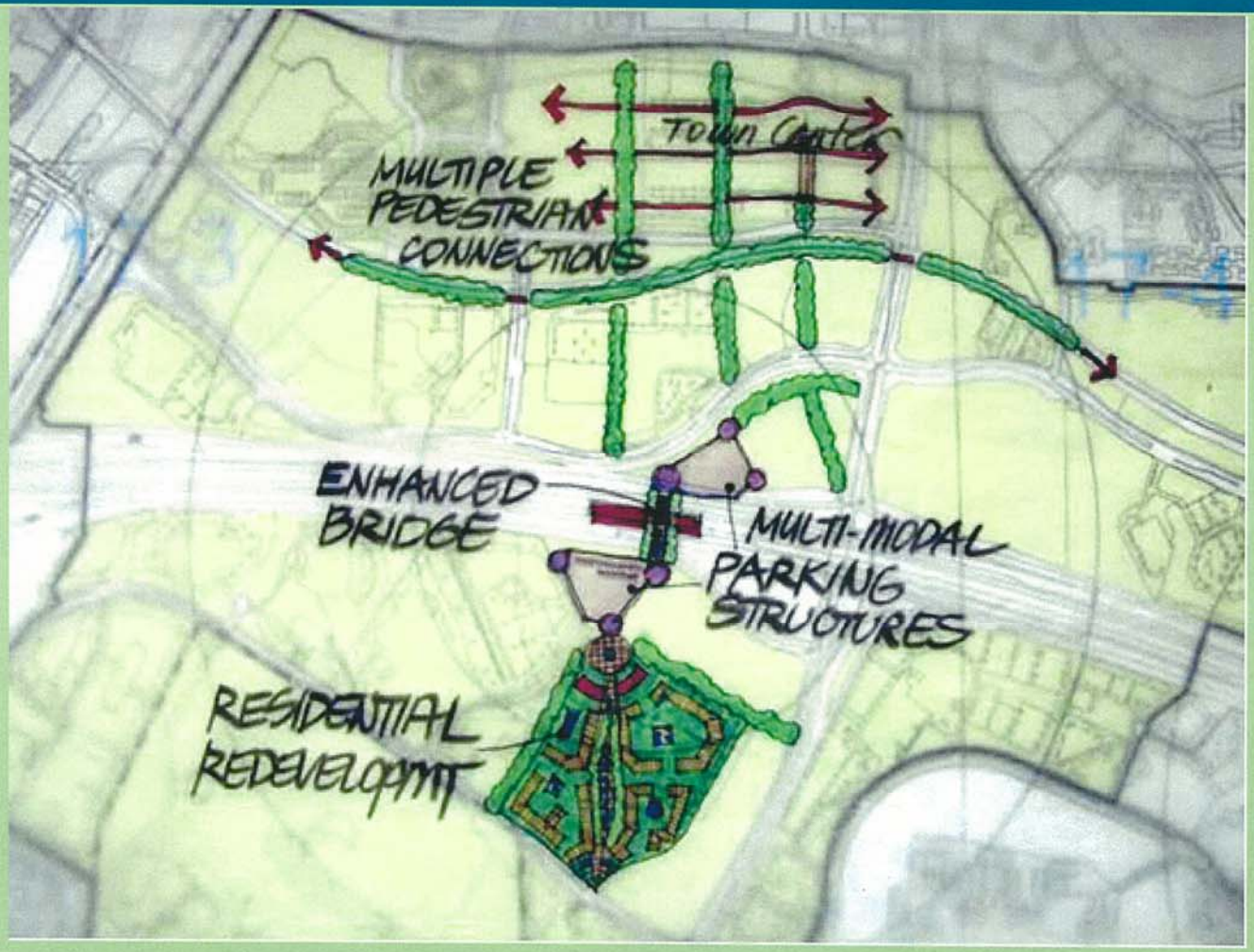
Reston Parkway Station Area Community Meeting

- **The Reston Charrette (2002)**
  - Consultant team concern -
    - **Dependence on massive office floor volumes** as sole driver of both present and future development future

Alternative Concepts

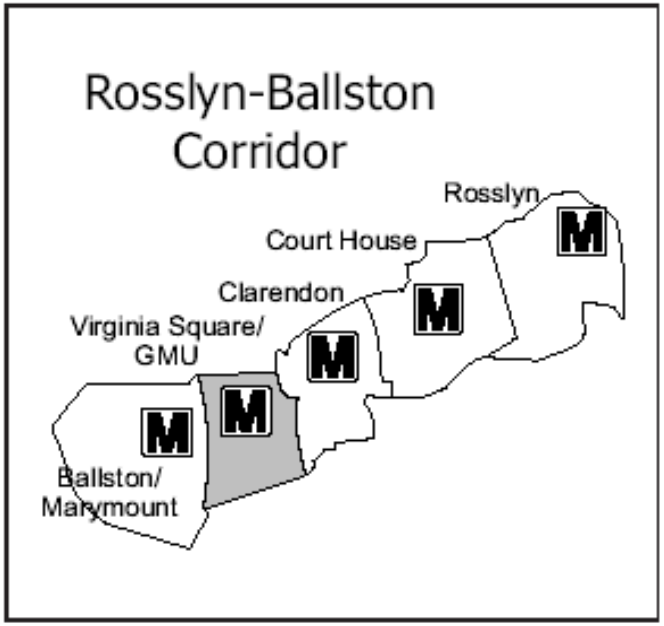


Reston Parkway – OPTION 1 "Water Enhanced Pedestrian Bridge"

Reston Parkway Station Area Community Meeting

- **Brainstorming Activity**
  - What will happen with input from today's meeting?
  - **Inform the Task Force as they develop a concept/identity for Reston Parkway Area**

Reston Parkway Station Area Community Meeting



- **Rosslyn:**
  - Office Center
- **Courthouse:**
  - Government Center
- **Clarendon:**
  - Urban Village
- **Virginia Square:**
  - Residential, Cultural and Educational Center
- **Ballston:**
  - New Downtown

Reston Parkway Station Area Community Meeting

- **Brainstorming Activity**
  - Small Groups
  - 2 minutes to speak
  - Last 15 minutes of activity – develop a vision statement
  - List 3 opportunities/issues of concern that Task Force should be aware of

Reston Parkway Station Area Community Meeting

- **Brainstorming Activity**
  - What kind of place would you like this transit area to become?
  - How should the transit area relate to the Reston Town Center?
  - What would help make it become more livable and vibrant?

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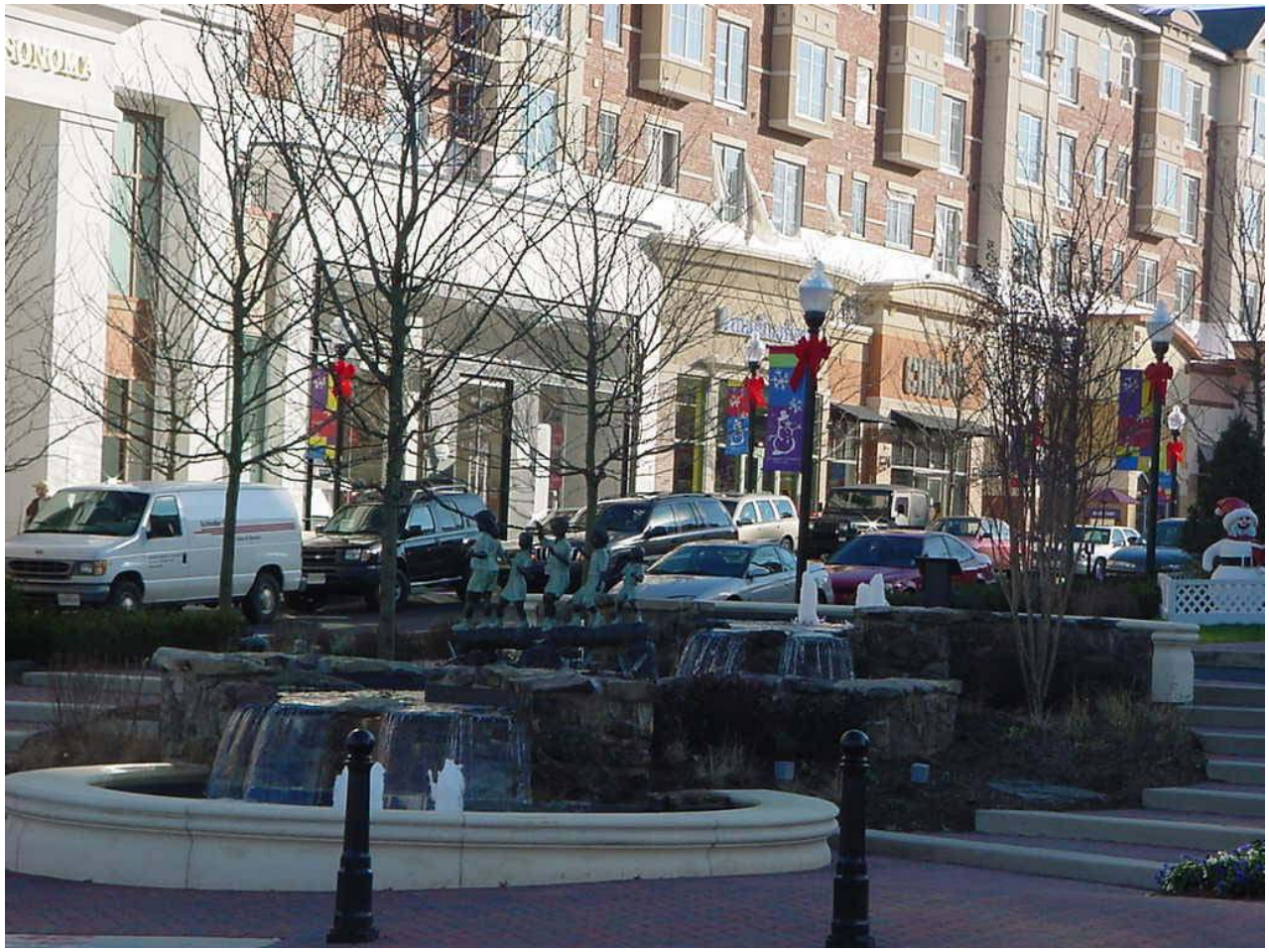
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