
Reston Town Center North Community Meeting

Reston Master Plan Special Study
May 22, 2010



Reston Town Center North Community Meeting



■ Meeting Objective

- Generate ideas
- Offer input to vision for Reston Town Center north area
 - **Provide information to Task Force** for their use in preparing proposals for Plan changes



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■ Agenda

- Background information
 - Community brainstorming activity
-

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



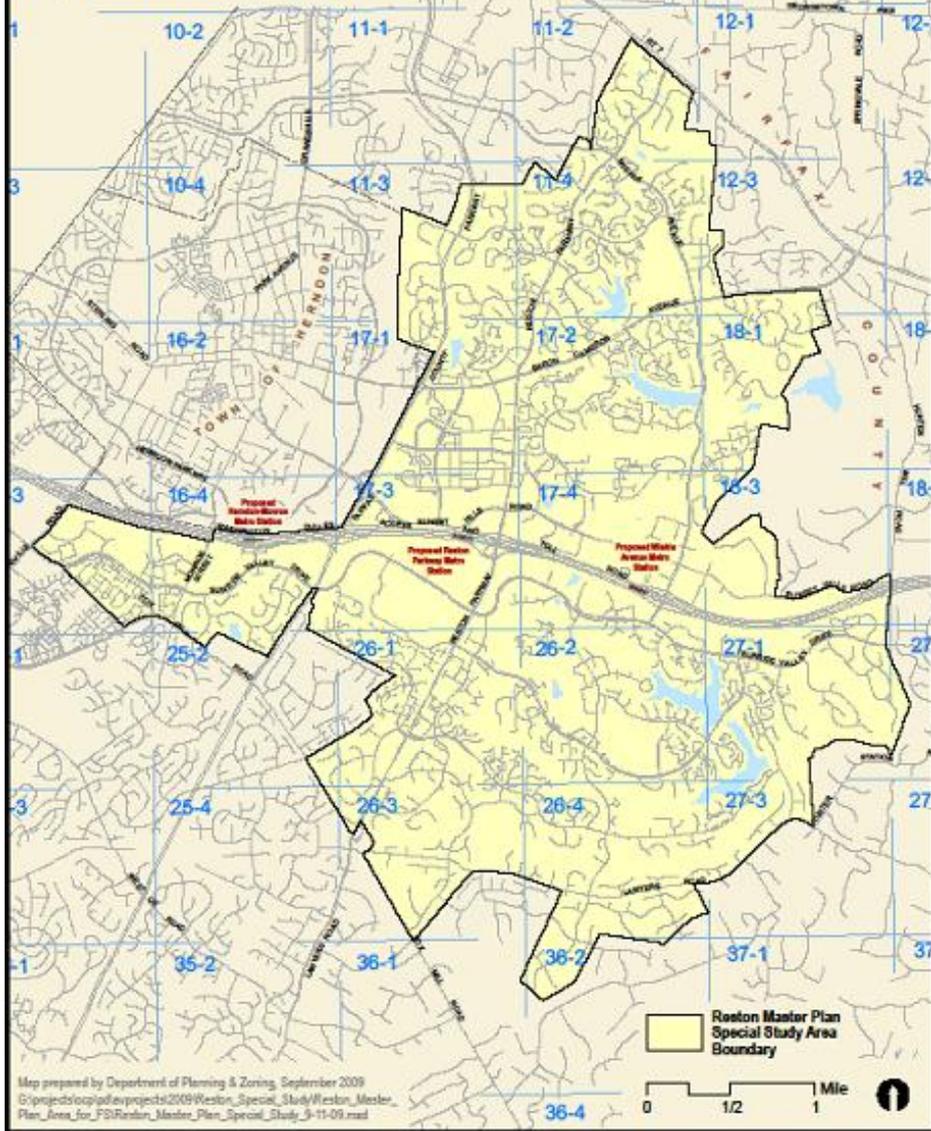
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■ **Comprehensive Plan**

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

Reston Master Plan Special Study Area



Map prepared by Department of Planning & Zoning, September 2009
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FAIRFAX COUNTY
DEPARTMENT OF
**PLANNING
& ZONING**

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■ **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
 - Develop more detailed guidance for this area
 - Encourage a mix of uses
 - Identify how to continue to meet civic needs
 - Encourage development that is complementary to existing Town Center uses

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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 - Current Plan recommendations have outdated elements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
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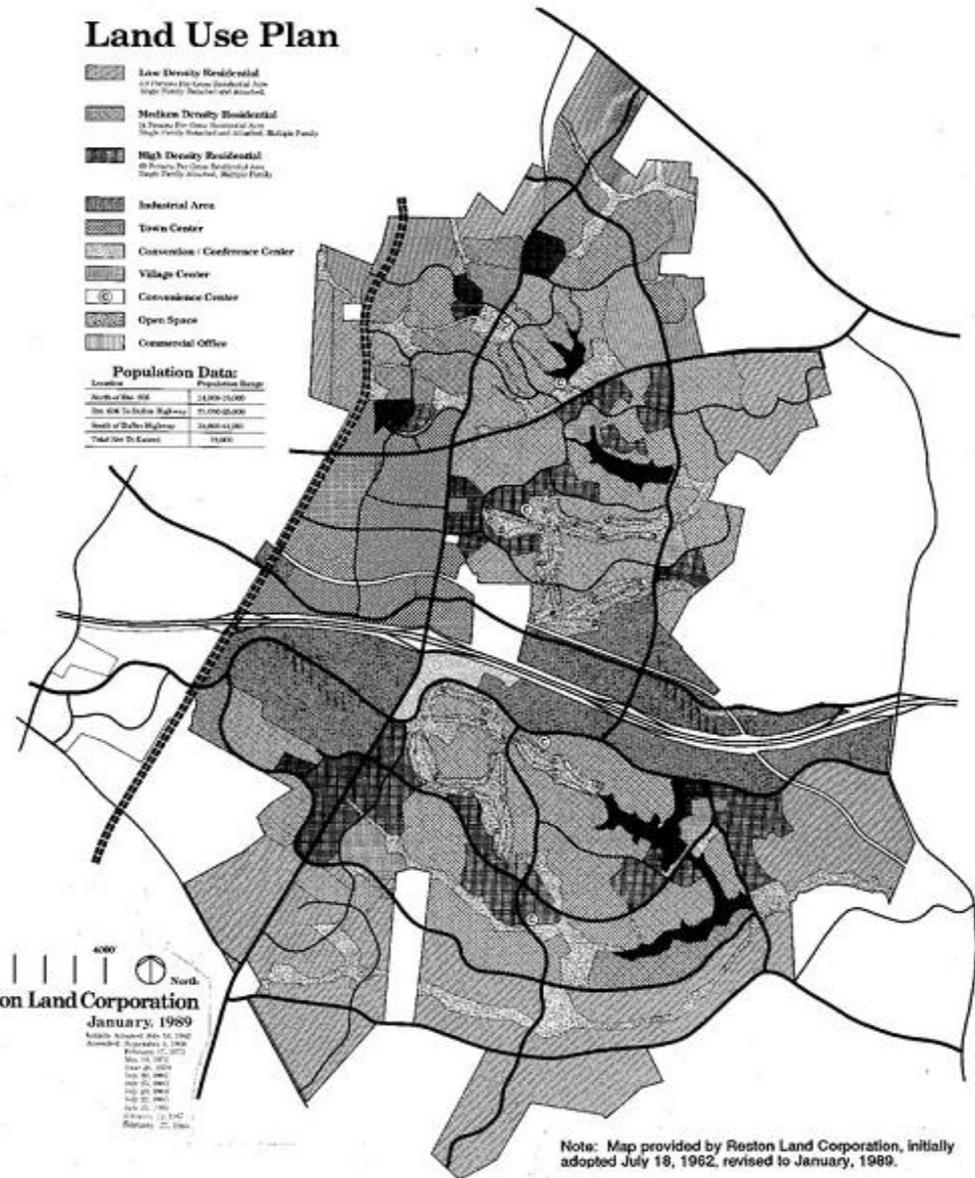


Land Use Plan

-  **Low Density Residential**
20 Units Per Acre (Single-Family, Duplex, Town House, Attached Single-Family Detached and Attached)
-  **Medium Density Residential**
25 Units Per Acre (Single-Family, Duplex, Town House, Attached Single-Family Detached and Attached, Multiple Family)
-  **High Density Residential**
40 Units Per Acre (Single-Family, Duplex, Town House, Attached Single-Family Detached and Attached, Multiple Family)
-  **Industrial Area**
-  **Town Center**
-  **Convention / Conference Center**
-  **Village Center**
-  **Convenience Center**
-  **Open Space**
-  **Commercial Office**

Population Data:

Location	Population Range
North of Rte. 266	24,000-25,000
Between Rte. 266 & Rte. 288	25,000-26,000
South of Rte. 288	26,000-27,000
Total (See Districts)	75,000



0 200 400



Reston Land Corporation
January, 1989

Adopted: November 19th, 1987
Approved: 12/1/87

Map No. 100
Title: 100
Date: 10/1/87
Scale: 1" = 100'
Author: J.L. 100
Date: 11/1/87
Revised: 12/1/87
Revised: 1/1/89

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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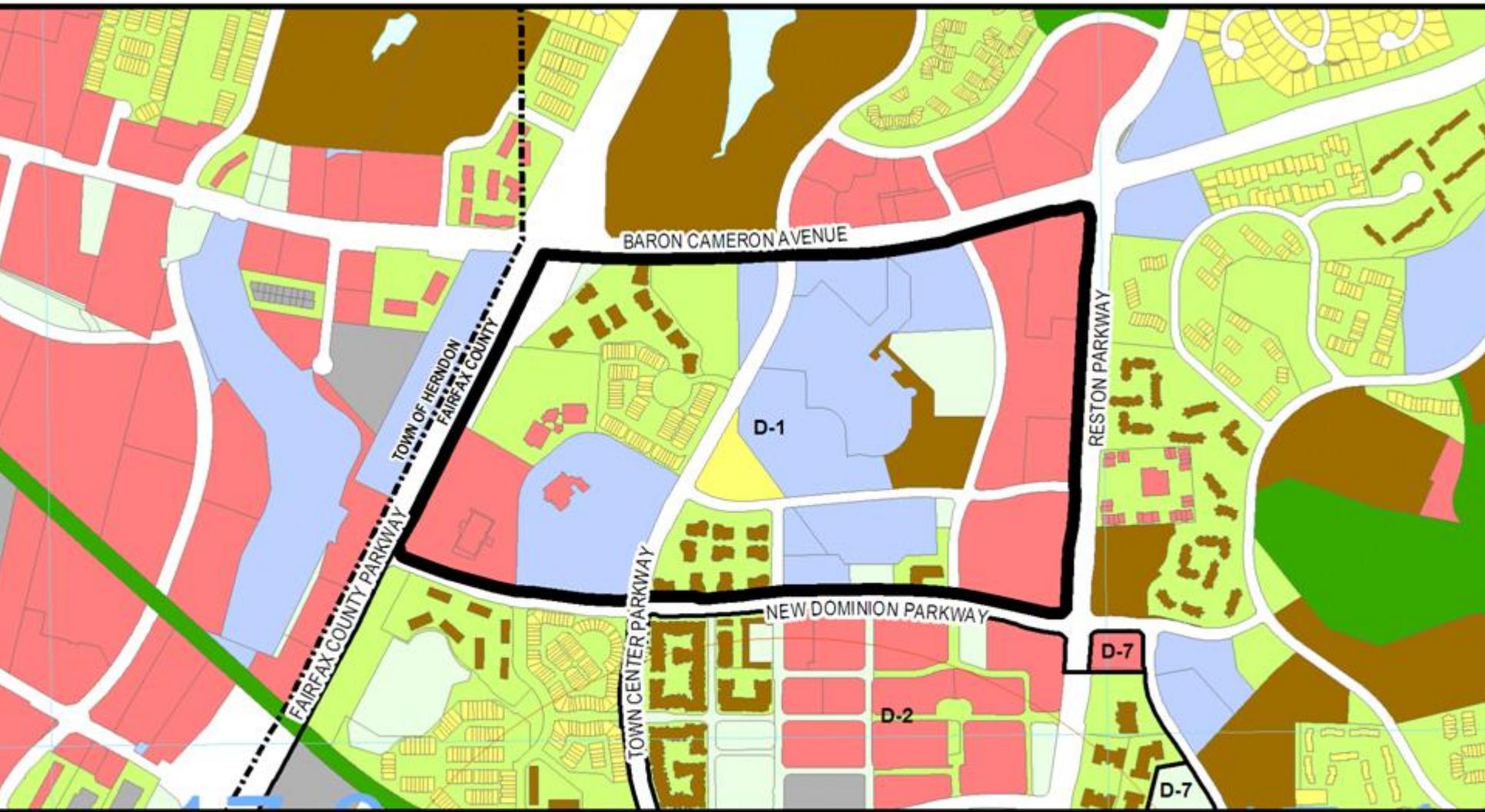


- **Reston Town Center North Area Specifics**
 - Existing Land Uses
 - Planned Land Uses
-

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RESTON TOWN CENTER NORTH AREA: EXISTING LAND USE



500 1,000 Feet



Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
May 2010

Legend

-  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

-  Office and Retail
-  Government/Institutional
-  Industrial
-  Low Density Residential
-  Multi-family

-  Parks and Recreation
-  Private Open Space
-  Vacant Land

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■ **Planning Objective**

- Encourage mixed-use development
 - Include office, residential, local serving retail amenities
- Guide development by recognizing future opportunities and constraints

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■ **Planning Opportunities**

- ❑ Older development – likely to redevelop in near term
 - ❑ Two property owners
 - ❑ Possibility for grid of streets
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- **Planning Constraints**
 - Transitions to nearby residential uses
 - Challenges linking across New Dominion Parkway

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■ **Current Plan Recommendations**

- Recognize existing uses:
 - Medical-related uses including Cameron Glen, INOVA Access facility, Sunrise Assisted Living
 - County uses including North County Government Center, Human Services office building, Library
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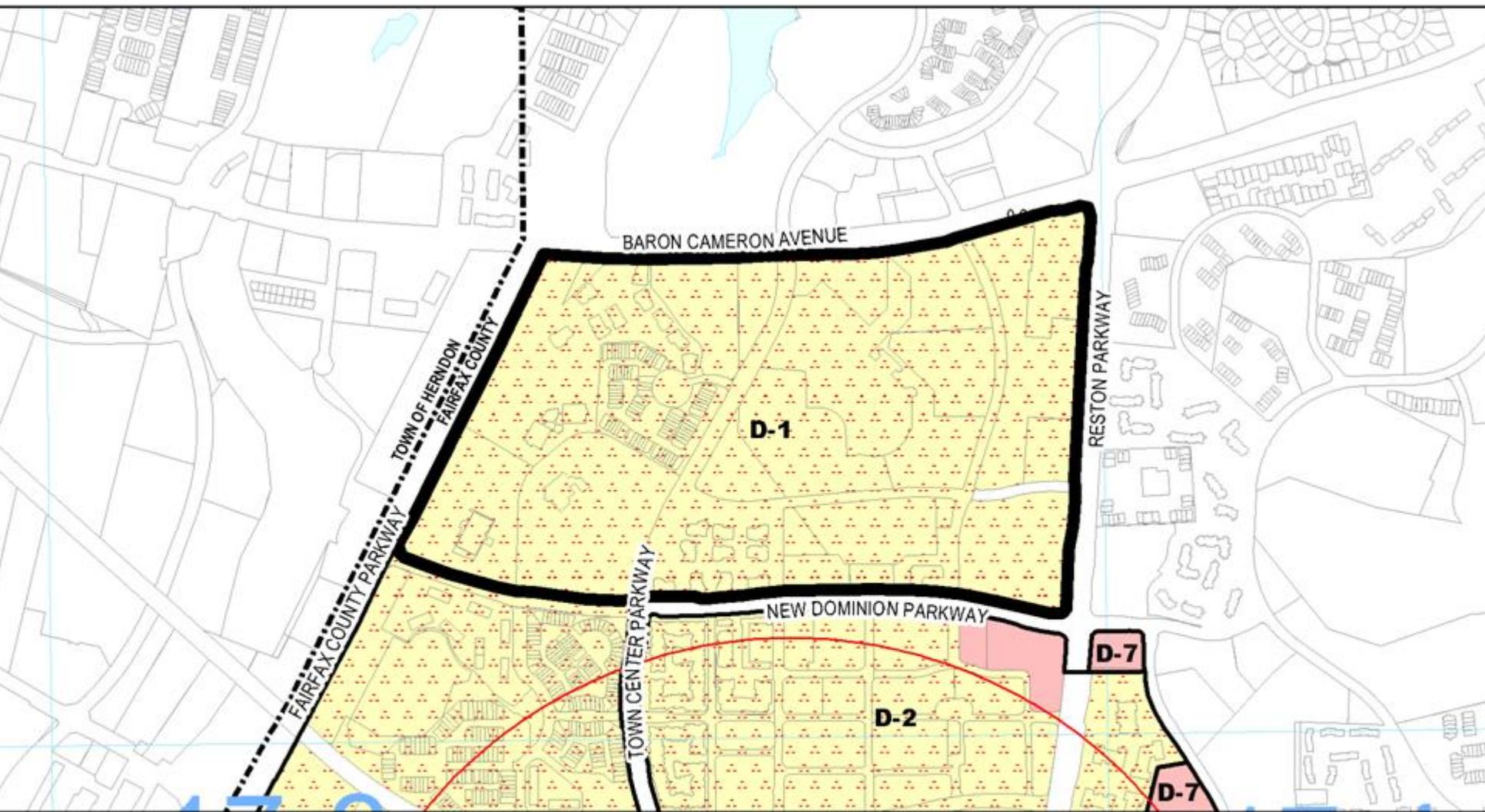
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■ **Current Plan Recommendations**

- Lack a vision for this area
- Do not offer guidance for how this area should relate to Town Center to south

RESTON TOWN CENTER NORTH AREA: PLANNED LAND USE



500 1,000 Feet



Legend

-  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

-  Mixed Use
-  Office



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■ **The Reston Charrette (2002)**

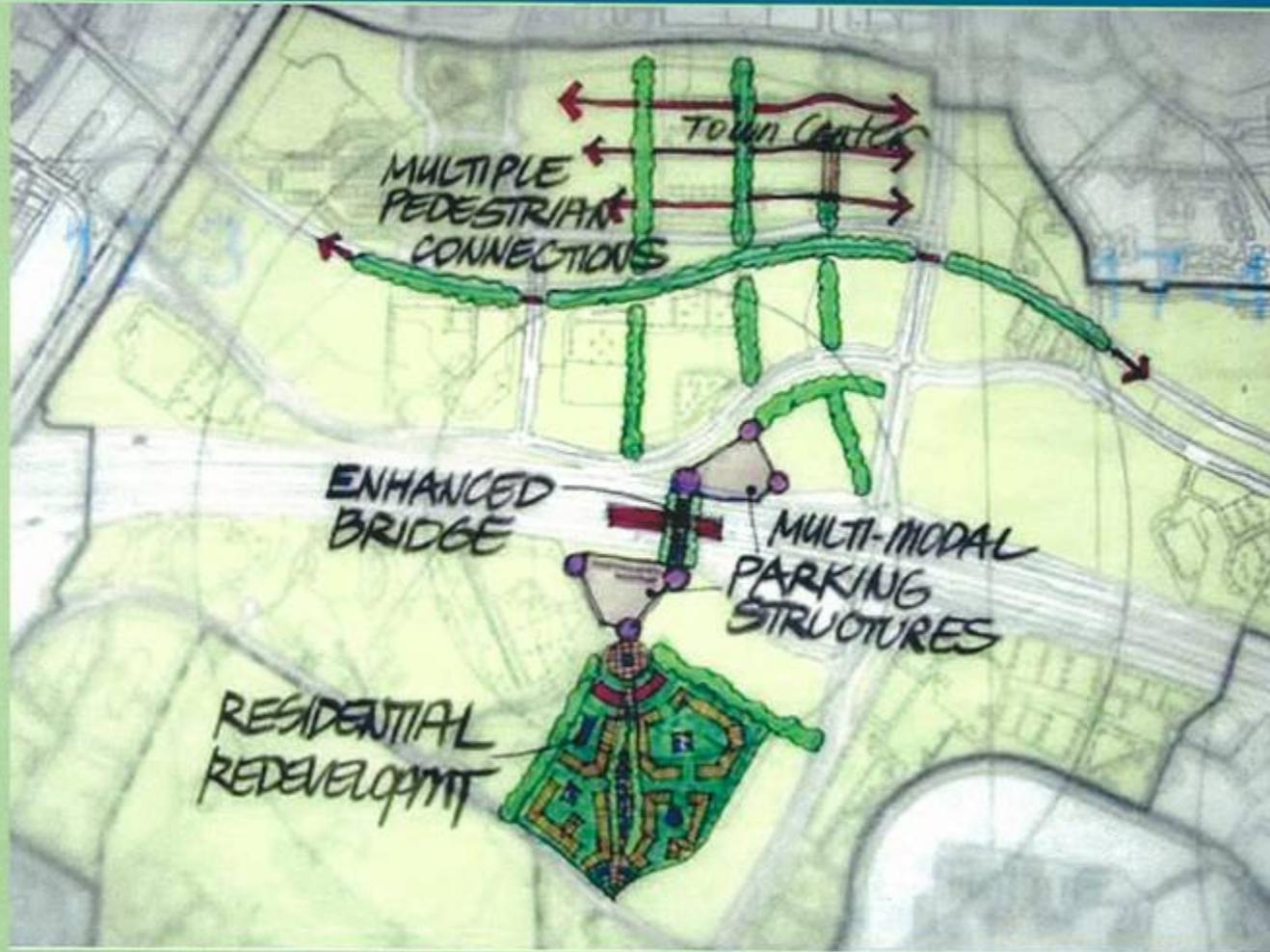
- Led by team of consultants
 - Economic
 - Transportation
 - Architects and planners
 - Discussion about development around Reston Parkway and Wiehle Avenue Stations
-

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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**

Alternative Concepts



Reston Parkway – OPTION 1 “Water Enhanced Pedestrian Bridge”

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- **Reston Master Plan Task Force –
Town Center Sub-Committee**
 - Has received input from:
 - INOVA
 - Fairfax County
 - Fairfax County Park Authority
 - Spectrum (adjacent development)
 - Discussion about framework for future development
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■ **Brainstorming Activity**

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

- What kind of place would you like this part of Town Center to become?
 - How should this northern part of the Town Center relate to the urban core of the Reston Town Center?
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