

# Reston Master Plan

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First Draft

## Areawide Recommendations

Vision Sub-committee

September 14, 2010

# Reston Master Plan

## Outline

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### Vision Sub-committee:

- John Bowman
- John Carter, Co-Chair
- Robert Simon
- Van Foster
- Milton Matthews
- Susan Mochenhaupt
- William Penniman
- Judith Pew
- Terri Phillips
- Joe Stowers
- Kohann Williams, Co-Chair

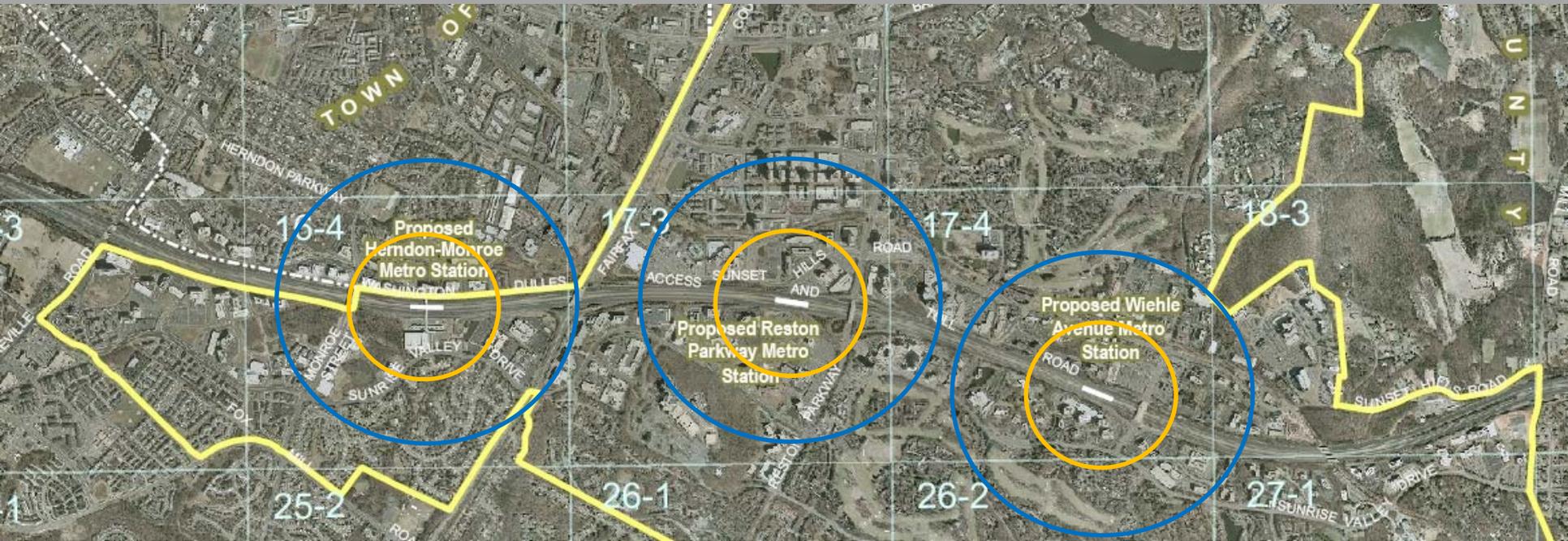
### Presentation Outline:

- Principles
- Environment
- Transportation
- Urban Design
- Land Use

# Reston Master Plan

## Principles

- Strive for excellence in planning, urban design and architecture
- Plan for environmental sustainability and green technology
- Balance land use with infrastructure
- Concentrate development near transit
- Maintain the Reston Town Center as an active central place
- Transform the rail-transit corridor



# Reston Master Plan

## Principles



Create, augment and enhance the village centers



Maintain the character of the existing residential neighborhoods



Provide diverse housing opportunities



Connect the Reston community

# Reston Master Plan

## Principles



Provide high quality, active public open space



Emphasize transit oriented development



Address economic needs



Encourage public participation

# Reston Master Plan

## Environment

**Protect** - Streams and buffer areas

- Wetlands
- 100 year flood planes

**Restore**

- Replace forest
- Increase tree canopy (from 38% to 45% canopy)
- Daylight streams

**Enhance**

- Streams and ponds
- Pervious surfaces
- Green buildings and neighborhoods



# Environment

## Herndon-Monroe Station Area

Protect (RPAs): ●

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

Restore and enhance: ●

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



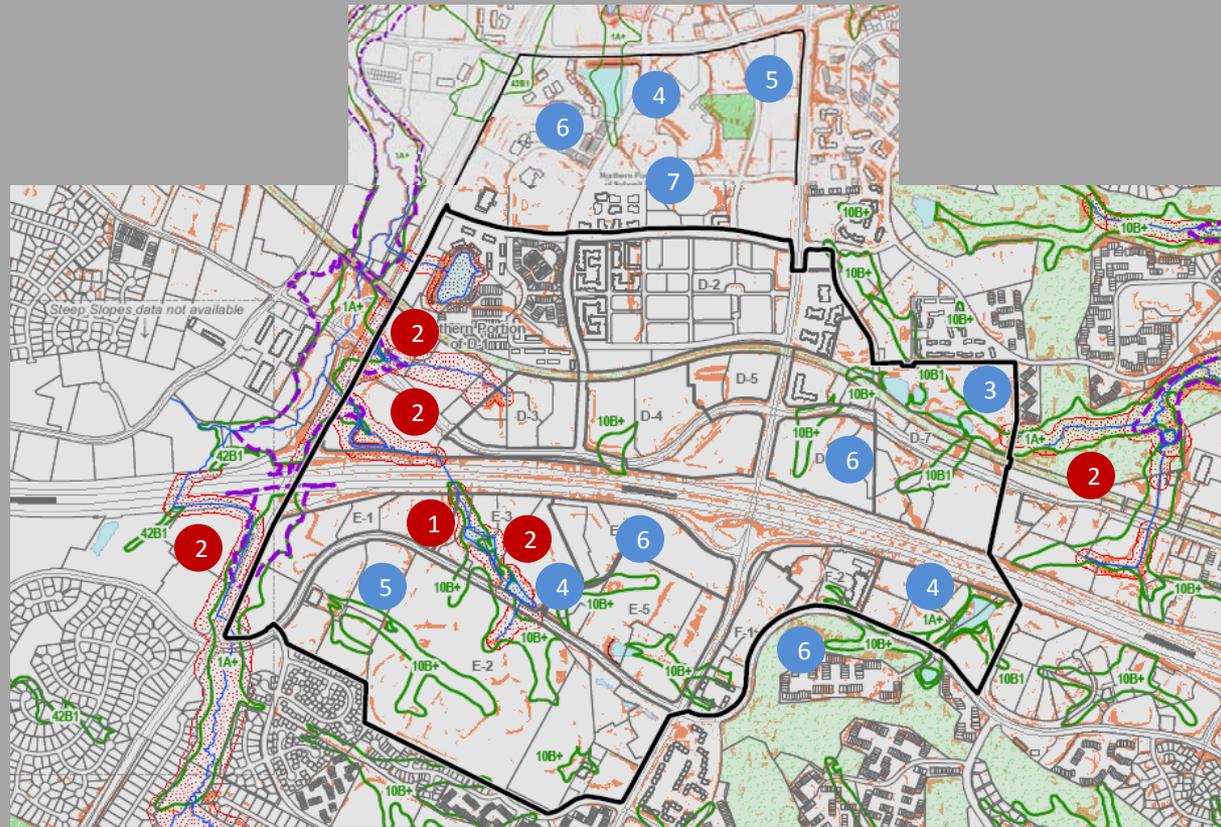
## Reston Parkway/Town Center North

Protect (RPAs): ●

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

Restore and enhance: ●

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



# Environment

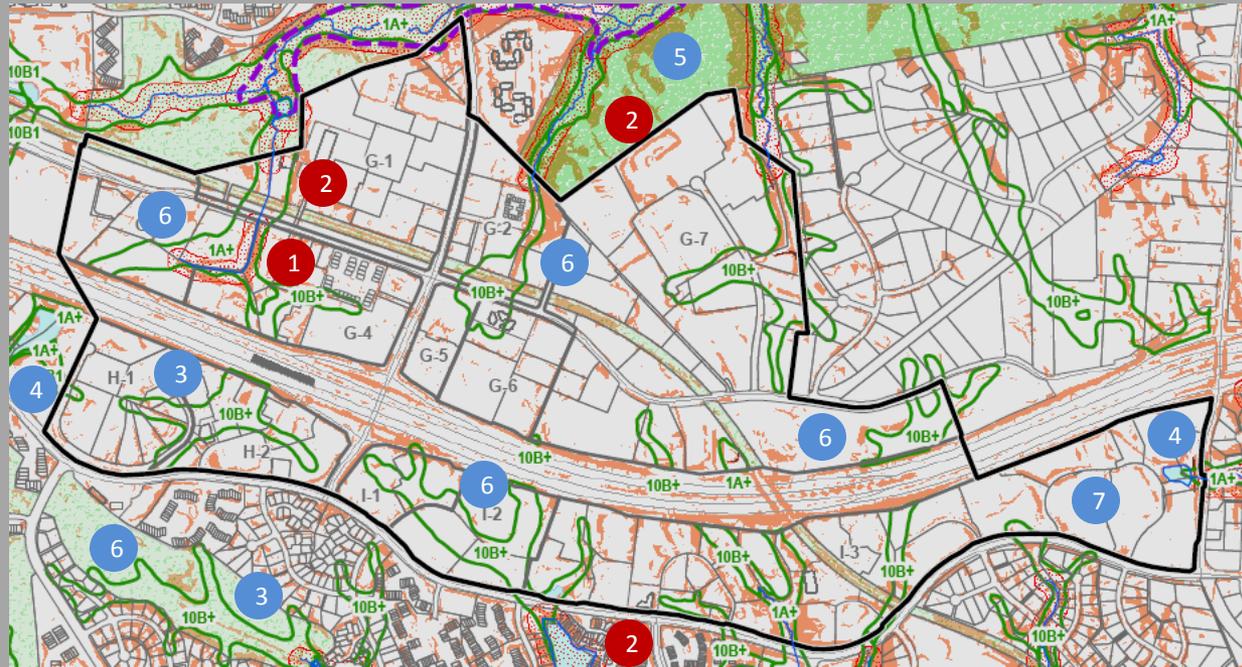
## Wiehle Avenue Station Area

Protect (RPAs): ●

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

Restore and enhance: ●

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



# Environment

## Green Neighborhoods

Enhance:

- Stream protection
- Forestation and tree canopy
- Stormwater management
- Pervious surfaces
- Low impact planning and design
- Connectivity



# Environment

## Green Building Technology

Enhance:

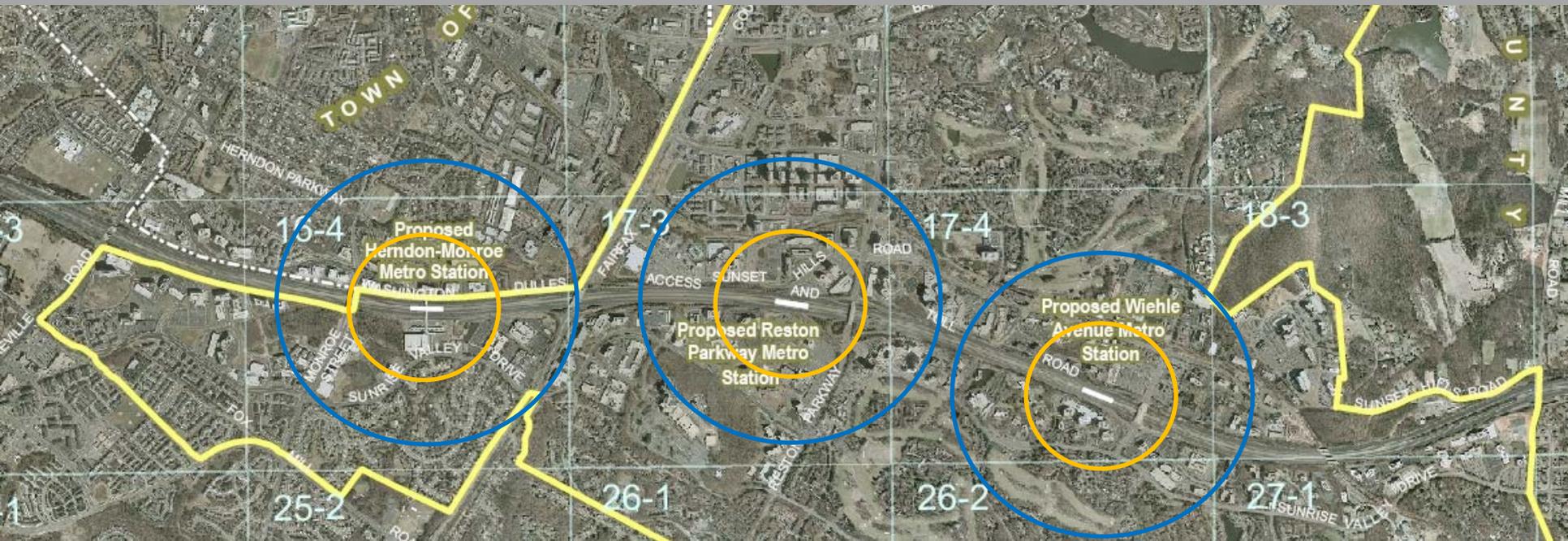
- Use of green roof areas
- Integrate geothermal areas
- Sun shades to daylight interiors
- Use local materials



# Reston Master Plan

## Transportation

- Streets
- Transit
- Pathways and Trails
- Transportation Management Program
- Parking
- Land Use



# Reston Master Plan

## Transportation

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### Summary of Recommendations:

- Stage 1: Before Wiehle Avenue Station opens
  - Soapstone bridge over Dulles Access Road
  - Station area pedestrian ways and bikeways
- Stage 2: Before Reston Parkway and Herndon Monroe Stations Open (See RMAG Report)
  - Roads and intersections
  - Pedestrian ways and bikeways
  - Transit and feeder bus
  - Transportation Management Program
- Support future air rights development at each station
- Construct the structure for bridges over the Dulles Access Road
- Transition Metro parking to parking for joint development
- Additional ramps for the Dulles Access Road
- Develop transit station oriented transportation analysis techniques to examine land use alternatives

# Reston Master Plan

## Transportation

### Sub-committee Street System

Herndon-Monroe



Reston Parkway



Wiehle

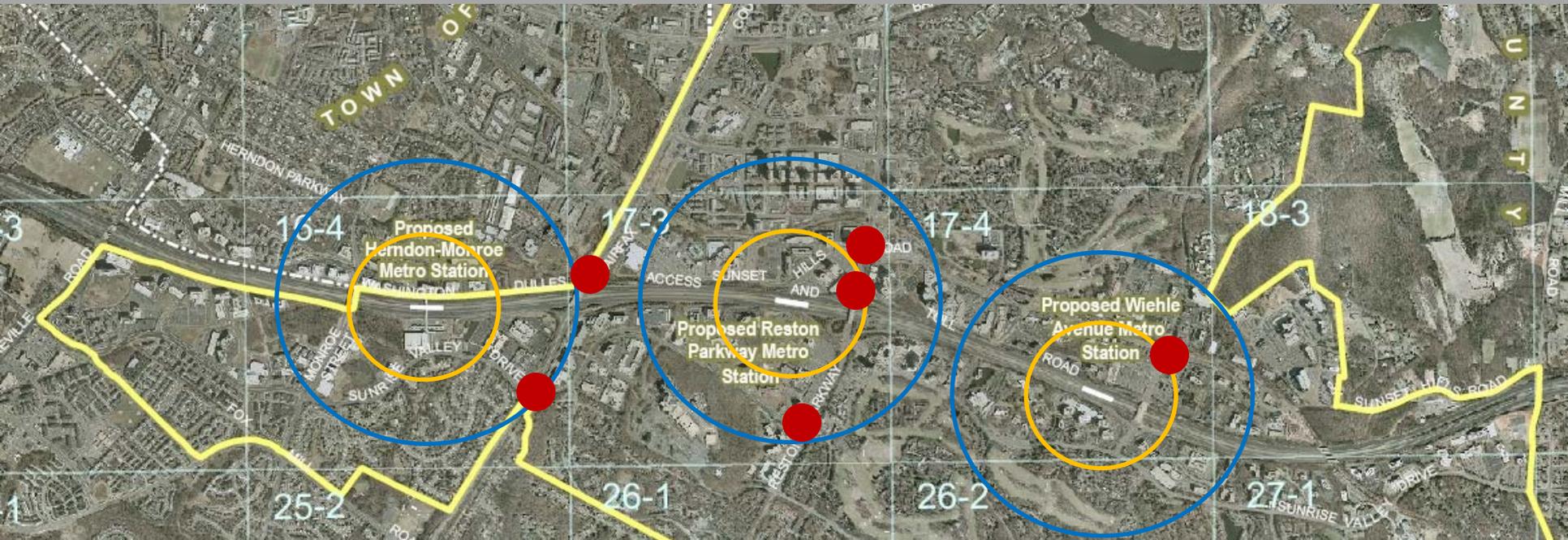


# Reston Master Plan

## Transportation

- ¼ mile radius
- ½ mile radius

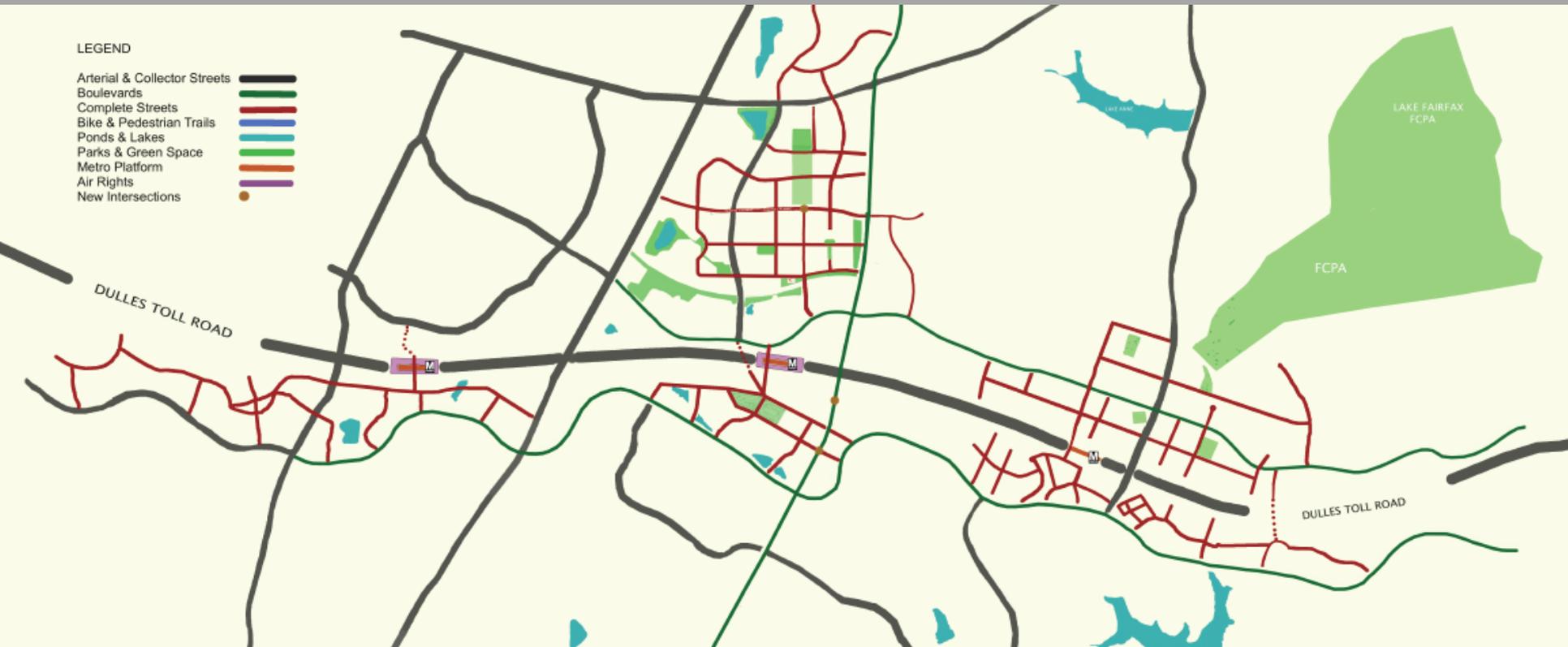
● Current peak period p.m. level of service E or F



# Reston Master Plan

## Transportation

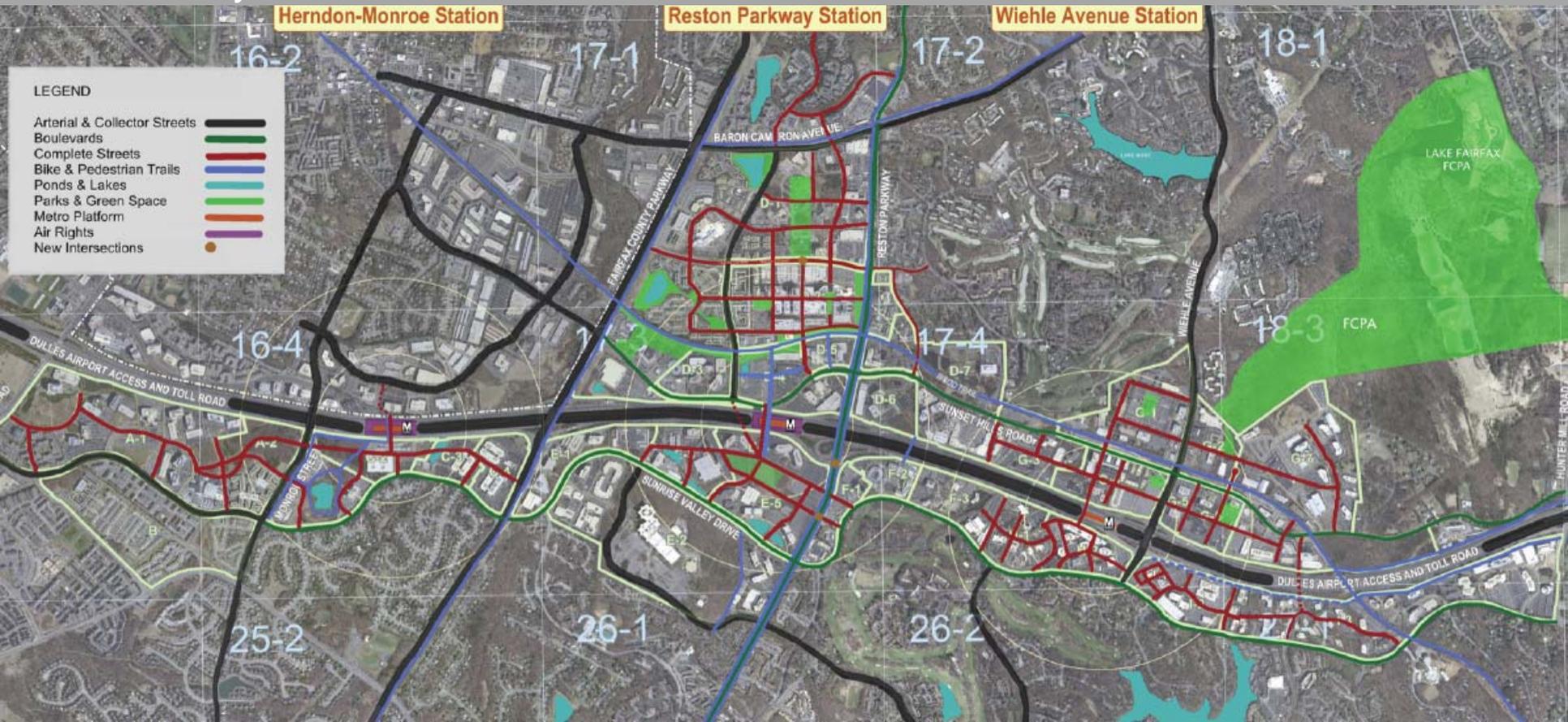
- Arterials and Collectors
- Boulevards
- Complete Streets



# Reston Master Plan

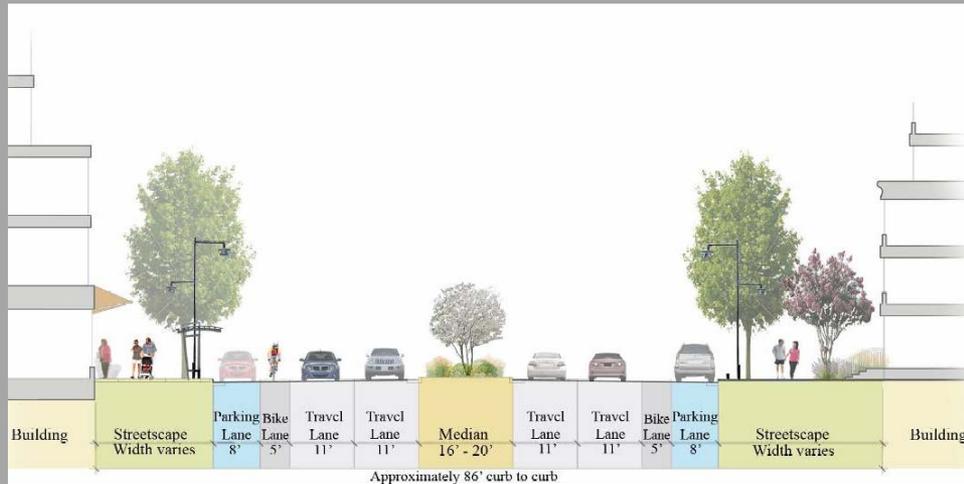
## Transportation

- Arterials and Collectors
- Boulevards
- Complete Streets
- Traffic Calming
- Bikeways

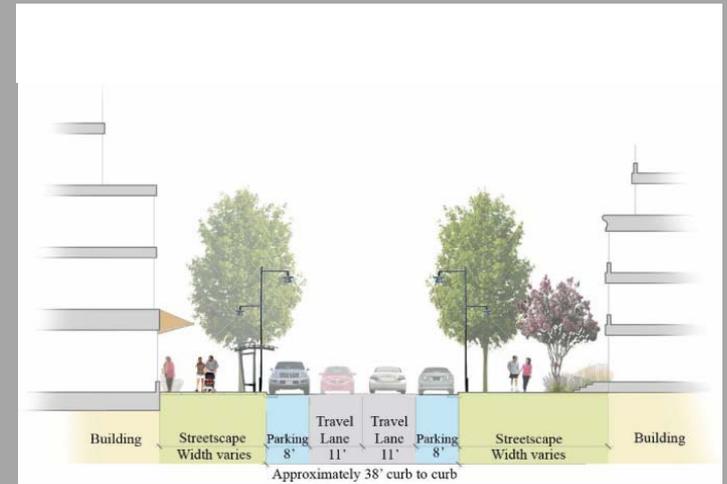


# Reston Master Plan

## Transportation



Boulevard - Reston Parkway

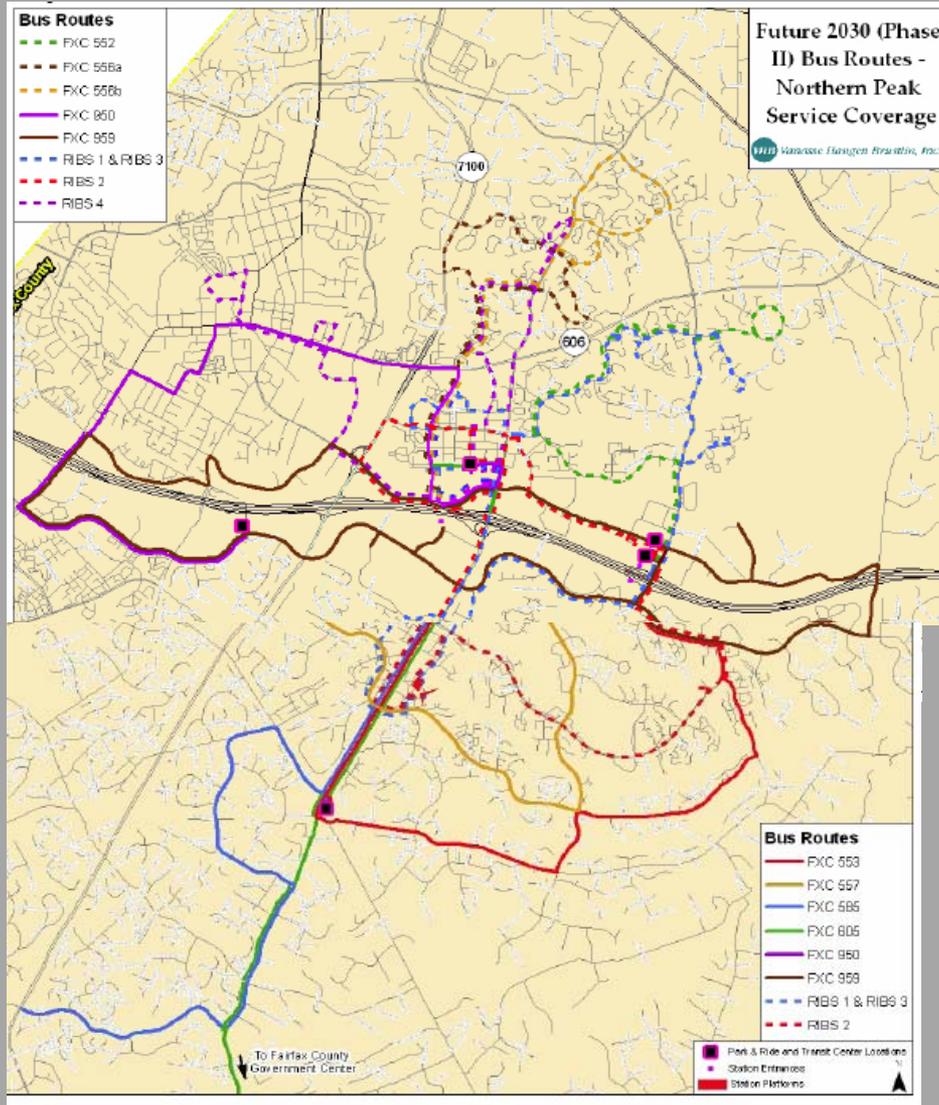


Local Street - Market Street

Highway Functional Classification	Urban Design Functional Classification	Reston Examples
Primary Arterial	Major Streets	Fairfax County Parkway
Minor Arterial	Boulevards	Sunrise Valley Drive
Collector	Collector	Wiehle Avenue
Local Street	Local Street	Market Street/Complete Streets
Pedestrian pathway	Pedestrian pathway/trail	W&OD Bikeway and Trails

# Reston Master Plan

## Transportation



Expanded Opportunities for Feeder Bus



# Reston Master Plan

## Urban Design



### Streets

Enhanced boulevards  
Connect north and south Reston  
Complete streets  
Pathways and trails



### Open Spaces

Wetlands, ponds and streams  
Forests  
Recreation fields  
Public open spaces



### Buildings

Street defining buildings  
Concealed parking  
Sustainable technology  
Design Excellence



### Public Art

Placemaking  
Reston ownership  
Pride of place

# Reston Master Plan

## Urban Design

### Streets



### Streets

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Connect north and  
south Reston  
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# Reston Master Plan

## Urban Design

### Open Spaces



Open Spaces

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# Reston Master Plan

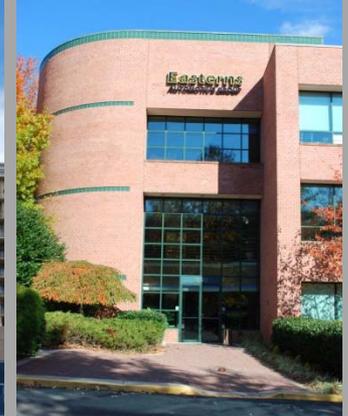
## Urban Design

### Buildings



#### Buildings

Street defining buildings  
Concealed parking  
Sustainable technology  
Design Excellence



# Reston Master Plan

## Urban Design

### Public Art

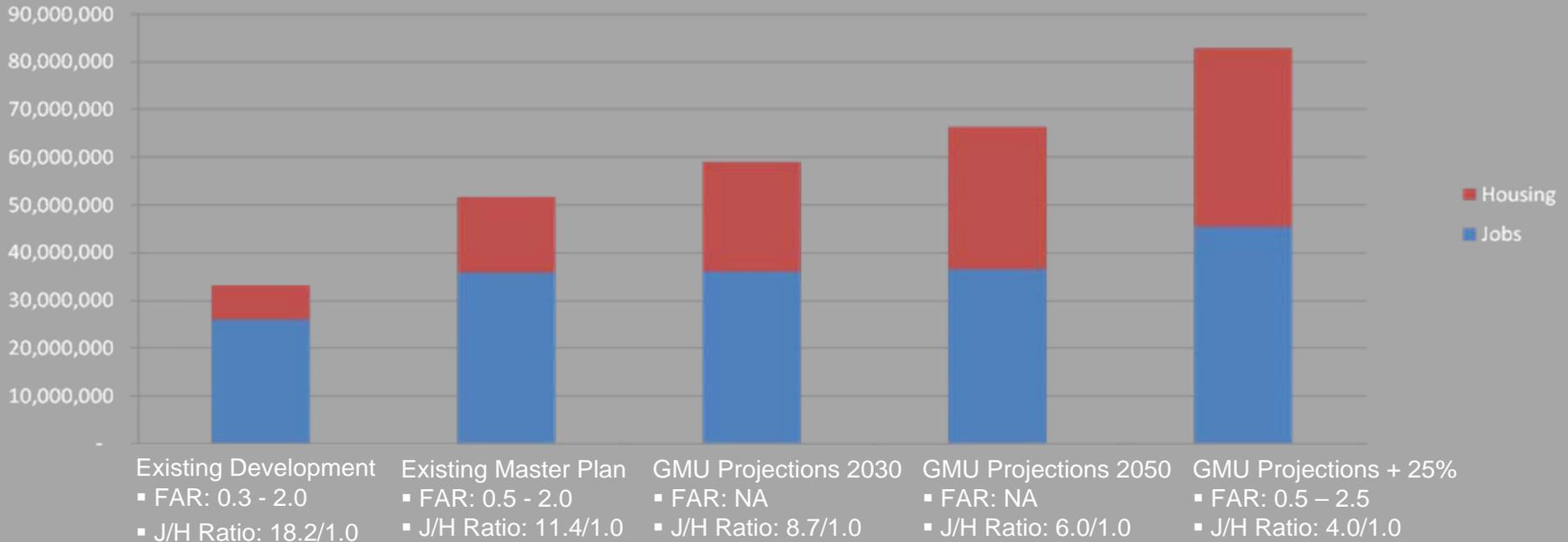


### Public Art

Placemaking  
Reston ownership  
Pride of place

# Reston Master Plan

## Land Use



# Reston Master Plan

## Land Use

### Amount of Development:

- ¼ Mile Development
- ½ Mile Development
- Beyond ½ Mile

### Land Use Mix:

- Retail
- Office
- Industrial/Storage
- Public Facilities and Other
- Residential



# Reston Master Plan

## Land Use

### Other Land Uses:

- Schools
- Universities
- Police station
- Arts centers
- Libraries
- Fire stations
- Hotels
- Hospital

### Residential:

- Variety of unit types  
(townhouses, low-rise and high-rise units)
- Affordable and workforce housing percentage



# Reston Master Plan

## Next Steps

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Land Use

Transportation

Design

Public Facilities

Implementation