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# Reston Master Plan Special Study

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Orientation Meeting  
December 1, 2009



# Reston Master Plan Special Study



- **Tonight's Agenda - Two Parts**
    - Special Study Information
    - Setting Stage regarding General Planning Principles for Reston
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# Reston Master Plan Special Study



## ■ Tonight's Agenda

- "What, Where, Why, How, Who, and When" of the Special Study
  - Questions
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# Reston Master Plan Special Study



## ■ **Tonight's Agenda**

- **Developing General Planning Principles for Reston**
    - **Background**
    - **Next Steps**
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# Reston Master Plan Special Study



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



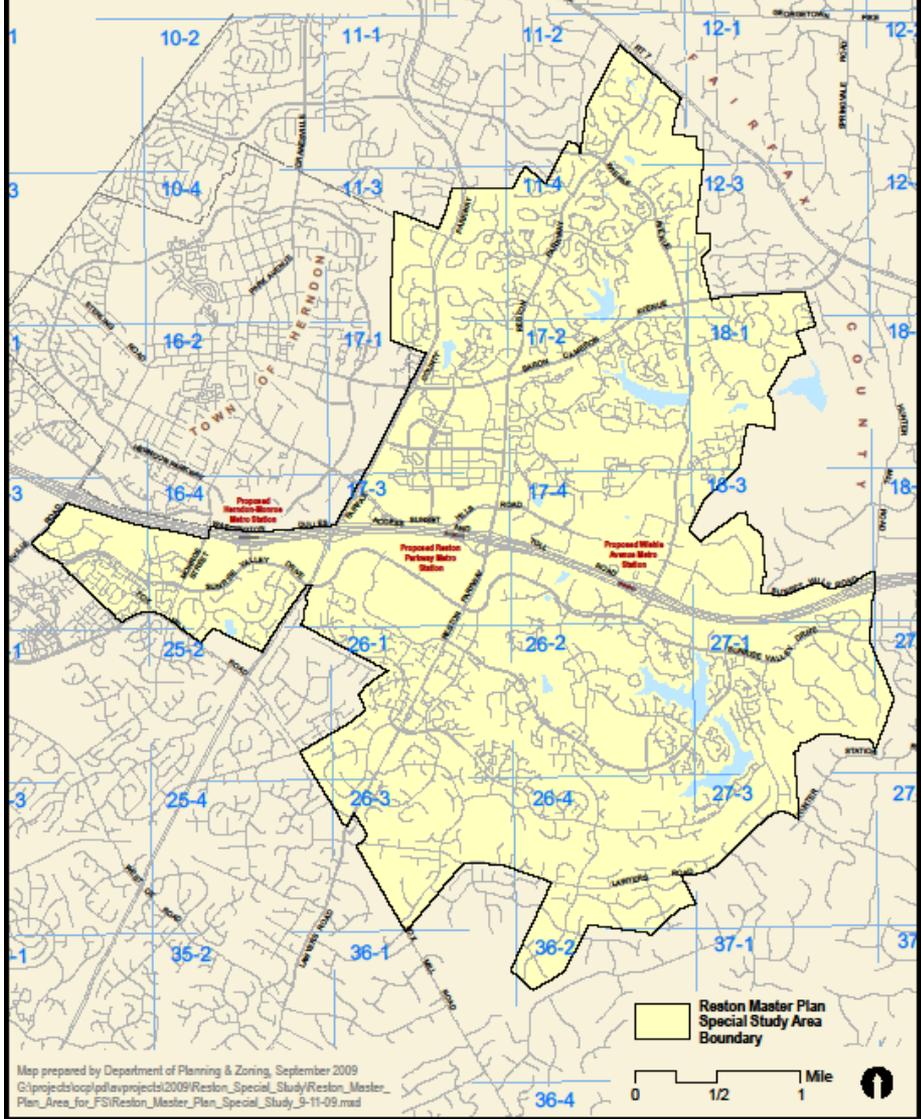
- ***What is the Reston Master Plan Special Study?***
    - Not planning “from scratch”
    - Build on existing Comprehensive Plan guidance
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# Reston Master Plan Special Study



- **What areas will be studied?**  
***(Where)***
    - Planned Community of Reston
      - zoned Planned Residential Community
    - Areas around 3 planned rail stations
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# Reston Master Plan Special Study Area



Map prepared by Department of Planning & Zoning, September 2009  
 C:\projects\ocpl\pl\projects\2009\Reston\_Special\_Study\Reston\_Master\_Plan\_Area\_for\_FSI\Reston\_Master\_Plan\_Special\_Study\_9-11-09.mxd



# Reston Master Plan Special Study



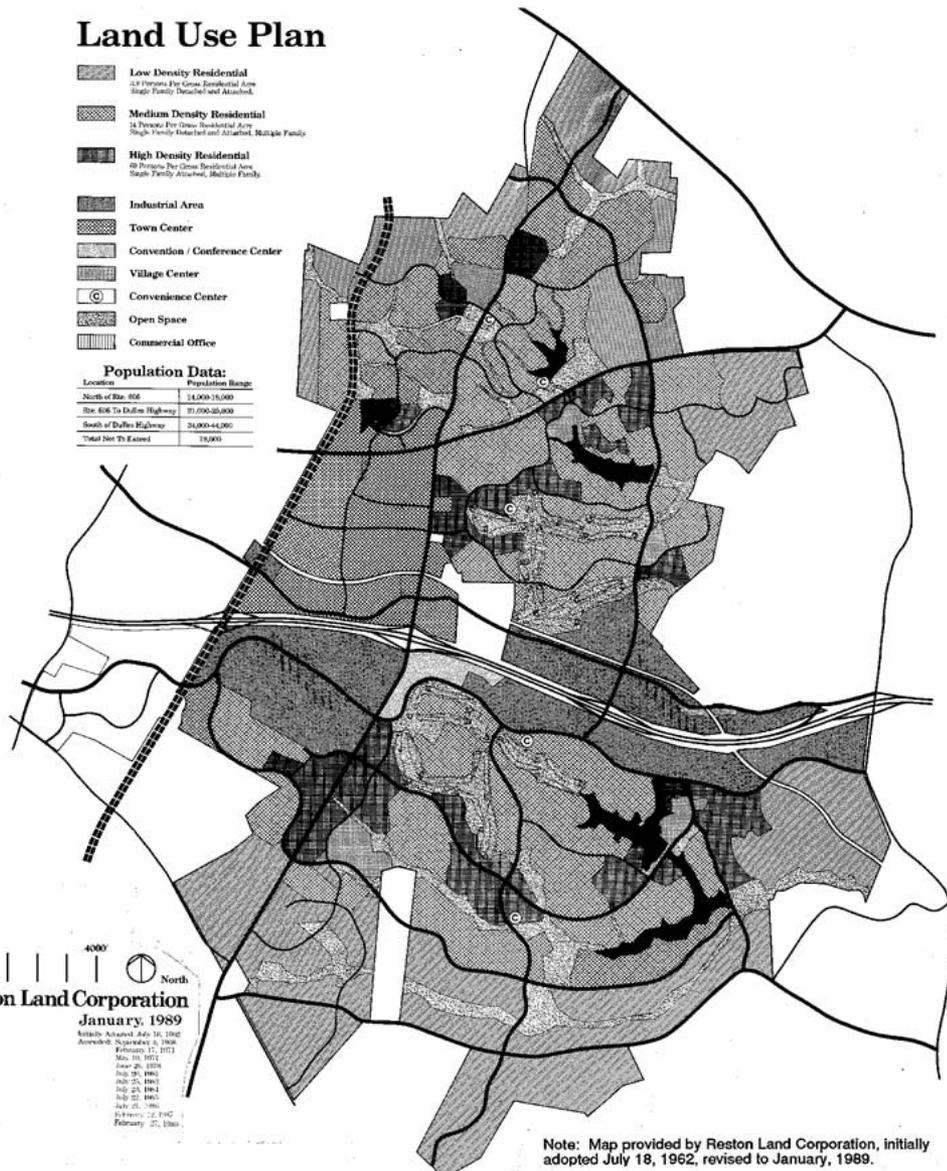
- ***Why* do Plan recommendations for Reston need to be revised?**
    - Current Plan recommendations have outdated elements
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# Land Use Plan

-  **Low Density Residential**  
12 Persons Per Gross Residential Acre  
Single Family Detached and Attached
-  **Medium Density Residential**  
18 Persons Per Gross Residential Acre  
Single Family Attached and Attached, Multiple Family
-  **High Density Residential**  
24 Persons Per Gross Residential Acre  
Single Family 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. 606	14,000-18,000
Rte. 606 To Dulles Highway	31,000-40,000
South of Dulles Highway	24,000-41,000
Total (See '93 Census)	75,000



0 800 4000

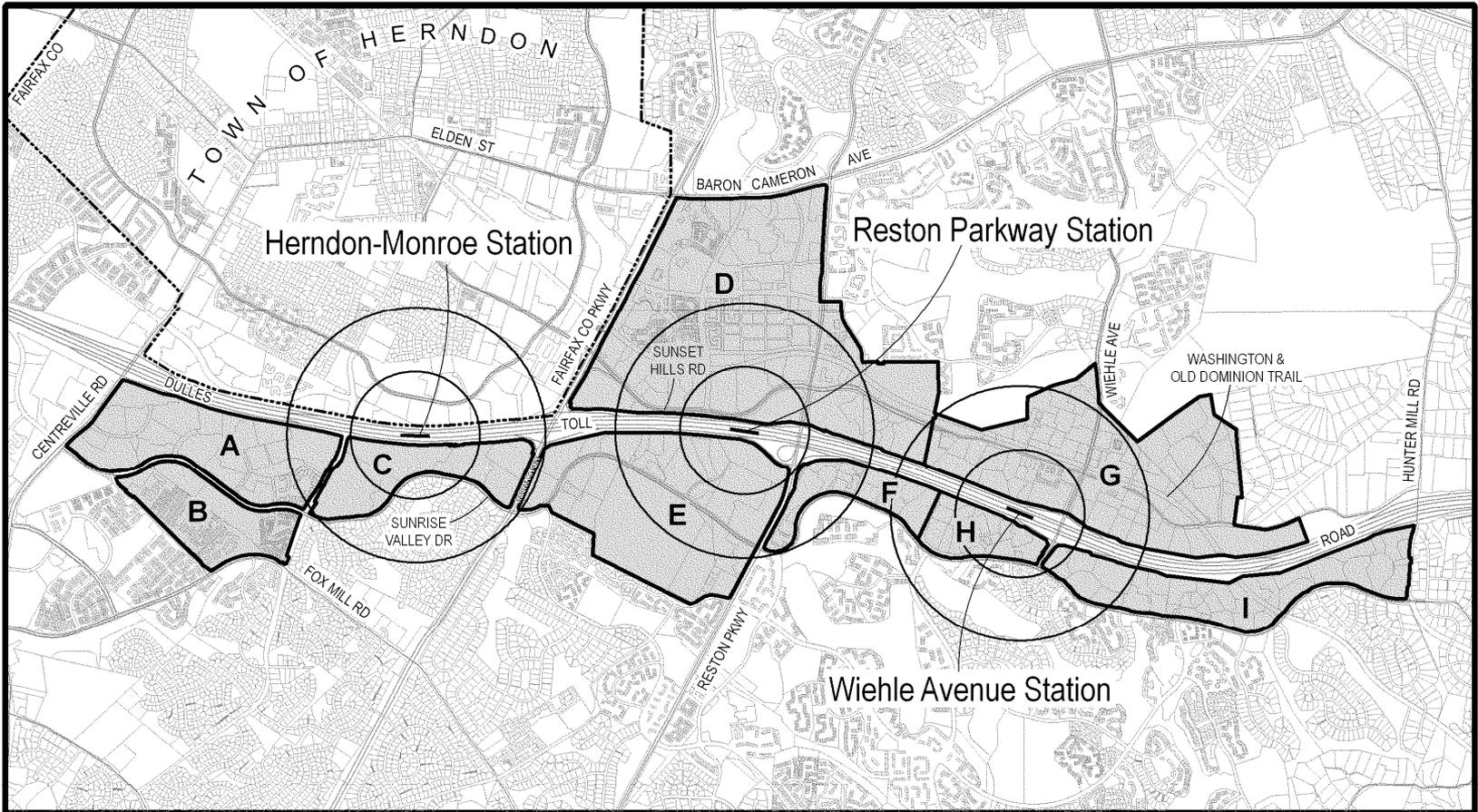
North

**Reston Land Corporation**  
January, 1989

Articles Adopted July 18, 1962  
Amended September 2, 1968  
February 17, 1973  
May 30, 1975  
June 26, 1978  
June 28, 1981  
July 25, 1983  
July 25, 1984  
July 22, 1985  
April 21, 1986  
February 22, 1987  
February 27, 1989

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





**Reston-Herndon Suburban Center**  
**Land Units**  
 and Proposed Reston-Herndon Transit Stations

0 1,500 3,000 4,500 6,000 Feet



Prepared by the Department of Planning & Zoning, April 2001, revised July 2009

**Legend**

-  Suburban Center Land Units
-  Proposed Transit Station Platform
-  Circles denote 1/4 and 1/2 mile distances from proposed station platform.



# Reston Master Plan Special Study



## ■ More on *Why?*

- Challenges associated with “Planning Horizon”
  - Provide guidance as Reston continues to evolve as a community
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# Reston Master Plan Special Study



- **How will this Study be conducted?**
    - Organized around series of Community meetings
    - Task Force Meetings
    - Public comment opportunities via website
    - Public hearings
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# Reston Master Plan Special Study



- **Who will be participating in this Study?**
    - Community
      - Residents
      - Property owners
      - Employers
      - Employees
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# Reston Master Plan Special Study



- **Who will be participating in this Study?**
    - Reston Master Plan Special Study Task Force
      - Community organizations
      - Reston residents
      - Property owners
      - Business groups
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# Reston Master Plan Special Study



- **Who will be participating in this Study?**
    - Fairfax County staff
      - Planning & Zoning
      - Transportation
      - Park Authority
      - Public Schools
      - Public Works
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# Reston Master Plan Special Study



## ■ ***When will this Study take place?***

### Study Phases -

#### □ 2010:

- Land along Dulles Toll Road
- Reston Town Center

#### □ 2011:

- PRC areas outside of Town Center, including Village Centers
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# Reston Master Plan Special Study



- **Will the Reston Master Plan maps be altered as part of Study?**
  - Need to reflect what has happened over past 40 years



Excerpt from DP A-502  
dated August 10, 1992.  
Map prepared by DPZ  
October 2006.



0 200 400 600 Feet

# Reston Master Plan Special Study



- **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 Master Plan Special Study



- **Will 2008 North County Area Plan Review Proposals (nominations) be considered individually?**
    - Staff recommendation to Task Force –
      - Do not consider each nomination individually
      - Evaluate areas within the Dulles Corridor and Town Center comprehensively
-

# Reston Master Plan Special Study



- **2008 North County Area Plan Review Nominations**
    - Staff will provide nominations to Task Force so they are familiar with nature of proposals
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# Reston Master Plan Special Study



- **Questions about Special Study**

# Reston Master Plan Special Study



## ■ Discussion of General Planning Principles

- 1<sup>st</sup> of two community meetings
  - 2<sup>nd</sup> meeting in January
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## ■ Discussion of General Planning Principles

Goal -

- 7-10 key principles
- Articulate broad ideas/objectives that can be addressed via Comprehensive Plan

# Reston Master Plan Special Study



## ■ Discussion of General Planning Principles

- Background information
  - Goals for the New Town – set forth by Bob Simon
  - Objectives of Planned Residential Community zoning district
  - UP5 Reston Community Planning Sector Plan text
    - Lake Anne – pages 134 & 136

# Reston Master Plan Special Study



## ■ Special Study Webpage

[www.fairfaxcounty.gov/dpz/projects/reston.htm](http://www.fairfaxcounty.gov/dpz/projects/reston.htm)

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

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