

Ideas for Development of the Phase 2 Reston Master Plan
RCA Reston 2020 Committee
July 11, 2014

Village Centers

The village centers are important community gathering spaces that include a mix of locally serving retail, a residential component, and employment opportunities. Redevelopment to augment and enhance the village centers will be pedestrian-oriented, should include a plaza as a central element and provide adequate transition to surrounding neighborhoods. Convenient public transportation options should link the village centers and the transit stations.

Reston Planning Principle #4
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The Village Centers in Reston should be planned and developed for neighborhood retail use up to .25 FAR, integrated with accessory office uses, community services, and residential development.

Land Use within Reston Planned Community
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Existing Village Center Usages and Density (GSF)				
	Land Area	Non-Residential	Residential	FAR
Hunters Woods	1,527,214	236,344	469,675	0.46
Lake Anne	2,355,725	186,422	585,642	0.33
North Point	1,174,378	133,596	176,913	0.26
South Lakes	754,459	123,985	243,702	0.49
Tall Oaks	615,938	80,916	101,563	0.30

Reston’s village centers (VCs) are generally divided into central mixed use areas (VCMUAs) with peripheral residential areas (VCRAAs). Only the VCMUAs should be allowed to add low-rise dwelling units above ground-level retail and other local serving businesses. To ensure redevelopment of the VCMUAs does not have an adverse visual, noise, or other adverse effects on neighboring residential areas (including the VCRAAs), development within the VCMUAs should taper to the neighboring areas and trees and shrubbery along the edge of these areas must be preserved. Surface parking should be eliminated and substantial greens and/or plazas would replace asphalt as a key VC feature. The adjoining VCRAAs would be planned and zoned “as built”; any redevelopment would require the addition of significant open space amenities. The VCs should be seamlessly connected by bicycling and pedestrian pathways as well as improved roadways and extensive transit service to the surrounding neighborhoods.

- VC Mixed Use Areas (VCMUAs)
 - These areas may be developed to a FAR 0.75 with a 4:1 residential:non-residential balance. (Note: “FAR” is “floor-area ratio” and is a general measure of density or how much development can occur on a parcel.
 - To ensure an adequate transition to neighboring residential areas, building height in the MUAs is limited to no greater than 20’ higher than the shortest neighboring residential area within 100’ of the edge of the MUA, including the VCRA. Buildings not near peripheral residential areas may be as much as 50’ tall.
 - Each MUA will generally be constructed to focus on a unique or unusual VC area feature (lake, community center, Fellowship House, etc.) to establish its distinctive identity.
 - Each MUA will be built with a large public open space (green or plaza). Overall, public ground-level open space should comprise at least 50% of the MUA to assure attractiveness to shoppers and potential residents.
 - See Reston Planning Principle #9: “High quality open spaces will be required.”
 - Currently, three VCs have less than 10% open space, and North Point has none.
 - All parking will be underground or within buildings meeting the preceding height restrictions.
 - To ensure that each VC will have adequate “local serving” retail that is preferably locally-owned and operated. Each VC will include at least one full-service pharmacy, supermarket, gasoline station, and bank branch.
 - Service vehicle, transit access, and extensive bicycling and pedestrian paths should be provided into the MUA.
 - The first floor of development in these areas will be limited to retail and other walk-in professional services, except that each VCMUA should include a large ground-floor public meeting space serving area neighborhoods.
 - The floors above ground-floor retail, not to exceed four floors, will comprise residential housing.
 - One-quarter of the housing will be of universal design generally intended to serve seniors and others who are less abled.
 - One-quarter of the housing will be designated workforce housing.
 - A single office building of moderate height (meeting the above height restrictions) designed to serve the Reston residential market may be included in each VCMUA.
 - All existing trees and shrubs within 30’ of the edge of an MUA will be protected in redevelopment.
 - *Tall Oaks VC*: Tall Oaks MUA should be redeveloped as a residential area with a FAR 0.75, including a neighborhood-focused convenience center, that otherwise complies with the guidelines for VC RAs.

- VC Residential Areas (VCRA's)
 - VCRA's will be planned and zoned "as built."
 - Any VCRA redevelopment should:
 - Not exceed the existing maximum height within the cluster nor the existing density (FAR).
 - Set aside at least one-third of the total VCRA space as ground-level public open space comprising a park-like setting with playground and other appropriate recreational facilities.
 - Provide in-building or underground parking for all residents and guests whether internal to the residential construction or a separate building(s).

Convenience Centers

Reston's convenience centers provide the community important retail opportunities (fast food restaurants, dry cleaning, etc.) that may not be well suited in a busy village center or station area retail settings.

- Convenience centers should be planned/zoned "as built." This is especially the case for Sunrise Valley Drive convenience center that borders the Wiehle station area. We cannot allow "creeping urbanism" beyond the established transit station area boundaries.

Commercial Area North of Baron Cameron Avenue

- The area may be re-developed into a mixed-use area at a FAR not to exceed 0.5 with a building height restriction of 50'. (*Note: The Town Center North area across Baron Cameron has a FAR maximum of 0.9.*)
 - The residential:non-residential balance of gross square footage should not be less than 4:1, that is, weighted toward residential development.
 - Non-residential development should predominantly include ground-floor retail, but may include office buildings not to exceed 50' in height.
 - Supermarkets, pharmacies, banks, gasoline stations, and other local serving businesses should be important parts of any redevelopment to accommodate internal and nearby residential areas.
 - Diverse retail development focused on Reston shopping needs and locally-owned businesses is encouraged.
 - At least one-third of the total ground area (~321,000 SF) should be publicly-accessible, ground-level green space comprising park-like settings with appropriate facilities.
 - Parking for residents, shoppers, and other visitors should be provided within buildings or underground.
 - Provisions should be made for robust bus transit, bicycling, and easy pedestrian access.

Residential Areas

Residential neighborhoods will continue to provide a variety of housing types serving all income levels. Appropriate transitions will be provided between new development and all residential neighborhoods.

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- Plan and zone all existing Reston residential areas, including those on the periphery, “as built.”
- All existing RA- and privately-owned open space, natural areas, etc., should be preserved as is.
- Drop the word “**stable**” as used with “stable neighborhoods” throughout the Reston plan—and the County Comprehensive Plan generally.
 - The County has no unambiguous, operational definition of this word leaving open the possibility/likelihood of frivolous/disingenuous claims of “instability.”
 - Research literature on the topic of “neighborhood stability” is equally ambiguous and sometimes characterizes “stable” neighborhoods as those occupied by a single race—*anathema* to the Reston Vision.

General Requirements

- **Supporting Infrastructure:** In general, developers/owner should provide and pay for all infrastructure costs generated by their redevelopment prior to or concurrent with redevelopment.
 - These include, but are not limited to, education (classroom space, school busing, etc.), recreation and culture (additional public parks, RA recreational facilities, performing and fine arts, etc.), transportation (roadway improvements, bus transit, biking and walking paths, etc.), environmental (air pollution, lost trees and other green space, stormwater management on and off property, etc.), and so on.
 - Money in lieu of improvements is not acceptable because (a) it is never enough and (b) it rarely comes back—and *never concurrently*—to investment in Reston’s infrastructure.
- **Environmentally Friendly Construction:** All construction and redevelopment, residential and non-residential, will meet at least a LEED Silver standard or its equivalent.
- **Walk-in urgent care medical centers:** There should be one walk-in urgent care medical center capable of handling unscheduled and emergency care in a village center north and one south of the Dulles Corridor. Developers (one on each side of the Corridor) may earn an extra FAR 0.25 for offering this medical facility.
 - This is especially important if INOVA’s Emergency Care Center on Baron Cameron is closed as a result of restructuring Town Center North’s parcels.