

WELCOME to the OPEN HOUSE

8:30 – 10:30

Open House

Information Displays and Staff Available for Q & A on:

- Phase II Process
- Project Website & Listerve Sign-up
- Residential Neighborhoods
- Village Centers
- Parks, Recreation & Cultural Facilities
- Transportation
- Ongoing Related Studies
- Reston Transit Station Areas (adopted as part of Phase I of study)

10:30

Welcoming Remarks

Hunter Mill District Supervisor Catherine M. Hudgins

10:45 – 12:30

Special Viewing of “The Reston Story” Film

(a work in progress)

- Q & A w/ filmmaker Rebekah Wingert-Jabi

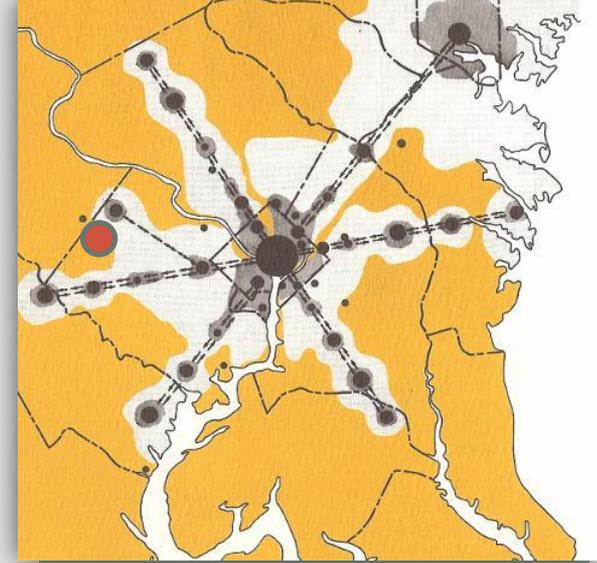
Reston Master Plan Special Study: **Vision**

The Reston Vision was adopted during Phase I of the study. The Reston Vision applies to the wider Reston community, as well as the Transit Station Areas.

Vision

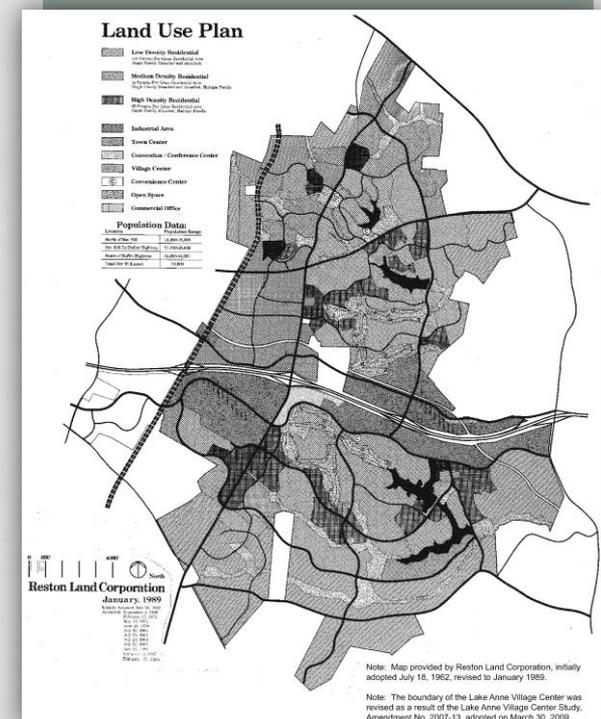
Reston will be a complete community designed for the 21st century. An increasingly diverse residential population will have broad choices in jobs, housing, and lifestyles. To achieve this vision:

- Planning will take full advantage of the Metrorail Silver Line Extension. Metrorail will connect to the Washington Metropolitan Region and Washington Dulles International Airport, and will be complemented by improved station area connectivity, a strong local and regional bus network, complete streets that serve pedestrians, bicyclists and transit users, and a network of trails.
- The community's greatest densities will be at the three Metro station areas. A broad mix of regional retail and other attractions will be part of an enhanced urban center at the Town Center and strong local retail and a variety of amenities will characterize the other Metro station areas and village centers. To address congestion, the station areas will have an appropriate balance of residential uses and employment opportunities.
- A full range of housing choices will be provided for households of all incomes and needs.
- Employment opportunities will build upon the existing mix of international and national corporations, professional associations, centers for advanced technology, research and development companies, and local services.
- A strong institutional component will include a major hospital center, a regional government center, a new 21st Century regional public library, a major fine and performing arts center, other civic and cultural uses, and public and private educational institutions of higher learning.
- Planning will emphasize protection of natural areas and the environment and development of an array of cultural, educational, and recreational opportunities.



Above: Reston in the Washington Region

Below: Original Reston Land Use Plan



Note: Map provided by Reston Land Corporation, initially adopted July 18, 1962, revised to January 1989.
Note: The boundary of the Lake Anne Village Center was revised as a result of the Lake Anne Village Center Study, Amendment No. 2007-13, adopted on March 30, 2009.

Reston Master Plan Special Study: Planning Principles

The Reston Planning Principles were adopted during Phase I of the study. The Planning Principles apply to the wider Reston community, as well as the Transit Station Areas.

Planning Principles

Planning will consider Reston as a comprehensive unit. Development projects will be evaluated based on their ability to meet the planning principles and the particular character of each area, as well as their specific impacts on the surrounding neighborhoods. The following principles will guide development of Reston as a complete community for the 21st century.

1. Excellence in planning, urban design, and architecture will be community hallmarks.
2. Planning will provide for environmental sustainability and green technology.
3. Development will be phased with infrastructure.
4. Reston will continue to offer a mix of urban and suburban life styles.
5. The rail corridor will be transformed.
6. Reston will become a more vibrant employment center.
7. Housing will be provided for all ages and incomes.
8. Connectivity and mobility will be strengthened.
9. High quality public open space will be required.
10. Public participation in planning and zoning will continue to be the community's foundation.



Reston Master Plan Special Study: Phase II Scope

Existing Reston Master Plan:

- Consists of 3 black and white maps not updated since 1989.
- The maps depict Reston's land use plan, community facilities plan and transportation plan.

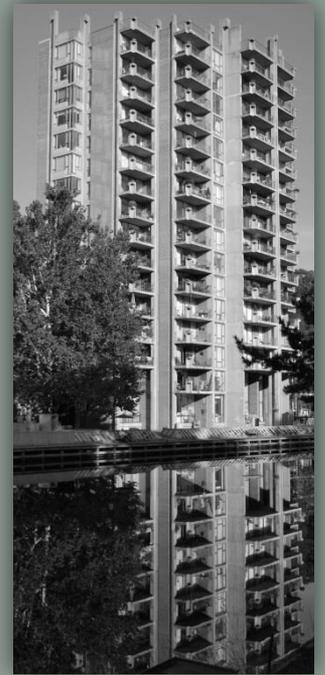
Additional Reston guidance includes:

- Text supporting preserving residential neighborhoods
- Emphasis on retail at Village Centers



The Phase II Study will:

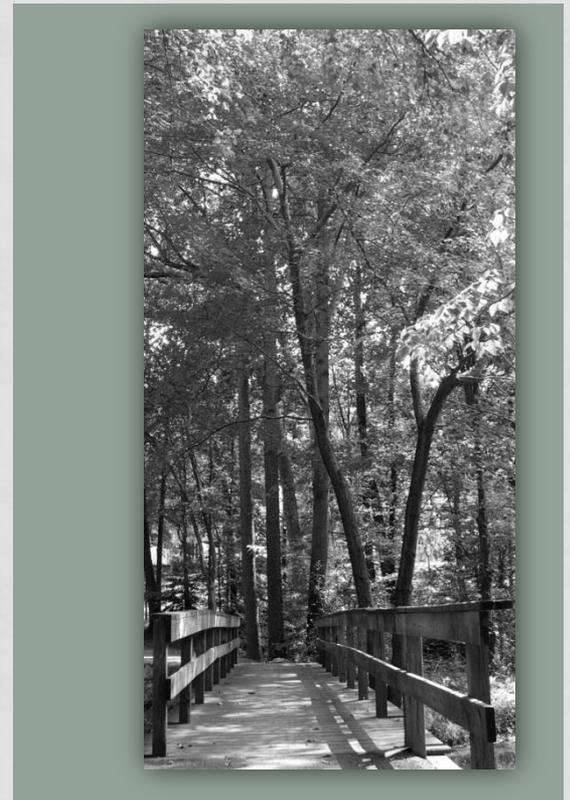
- Update the three maps
- Refine text regarding residential neighborhoods to:
 - Preserve existing residential neighborhoods
 - Enhance their redevelopment criteria
- Define a process for redevelopment at the Village Centers to:
 - Emphasize a mix of uses, including residential use
 - Provide a focus on design, including provision of public plazas
 - Provide for a strong community engagement component



Reston Master Plan Special Study: Phase II Schedule

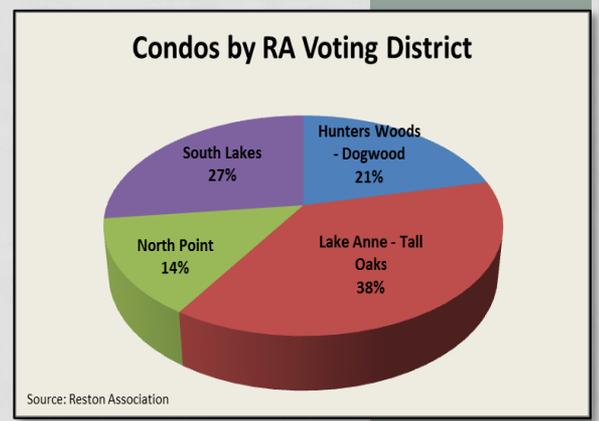
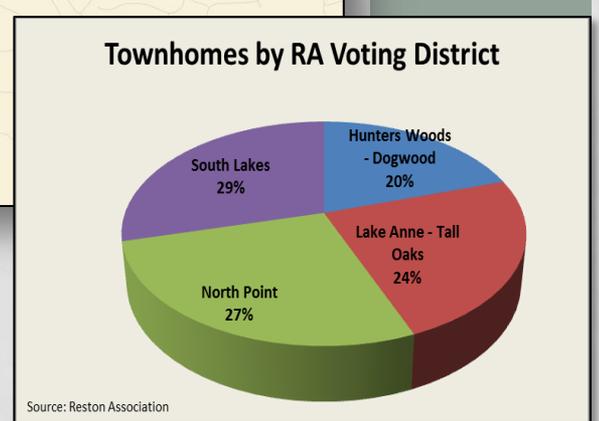
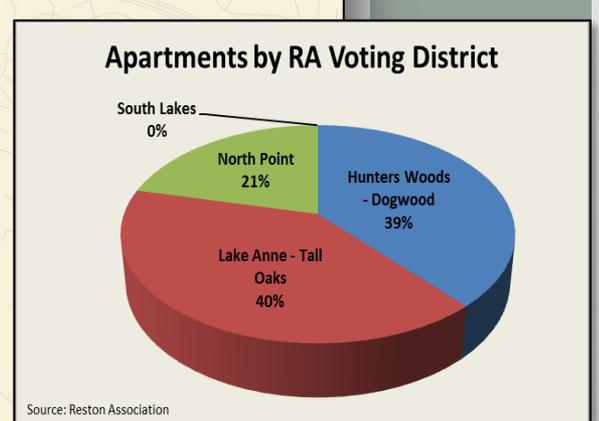
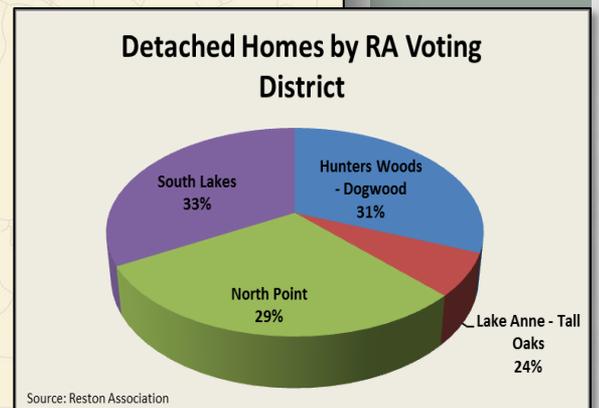
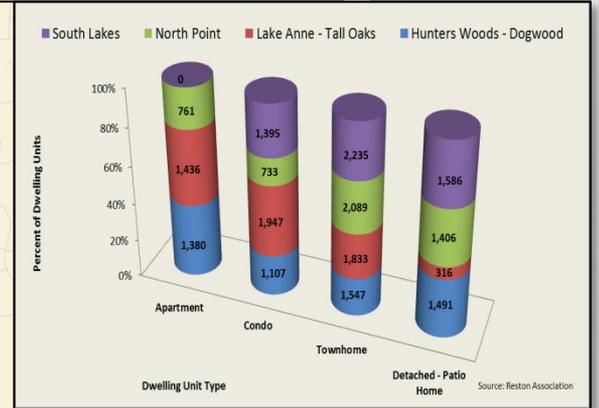
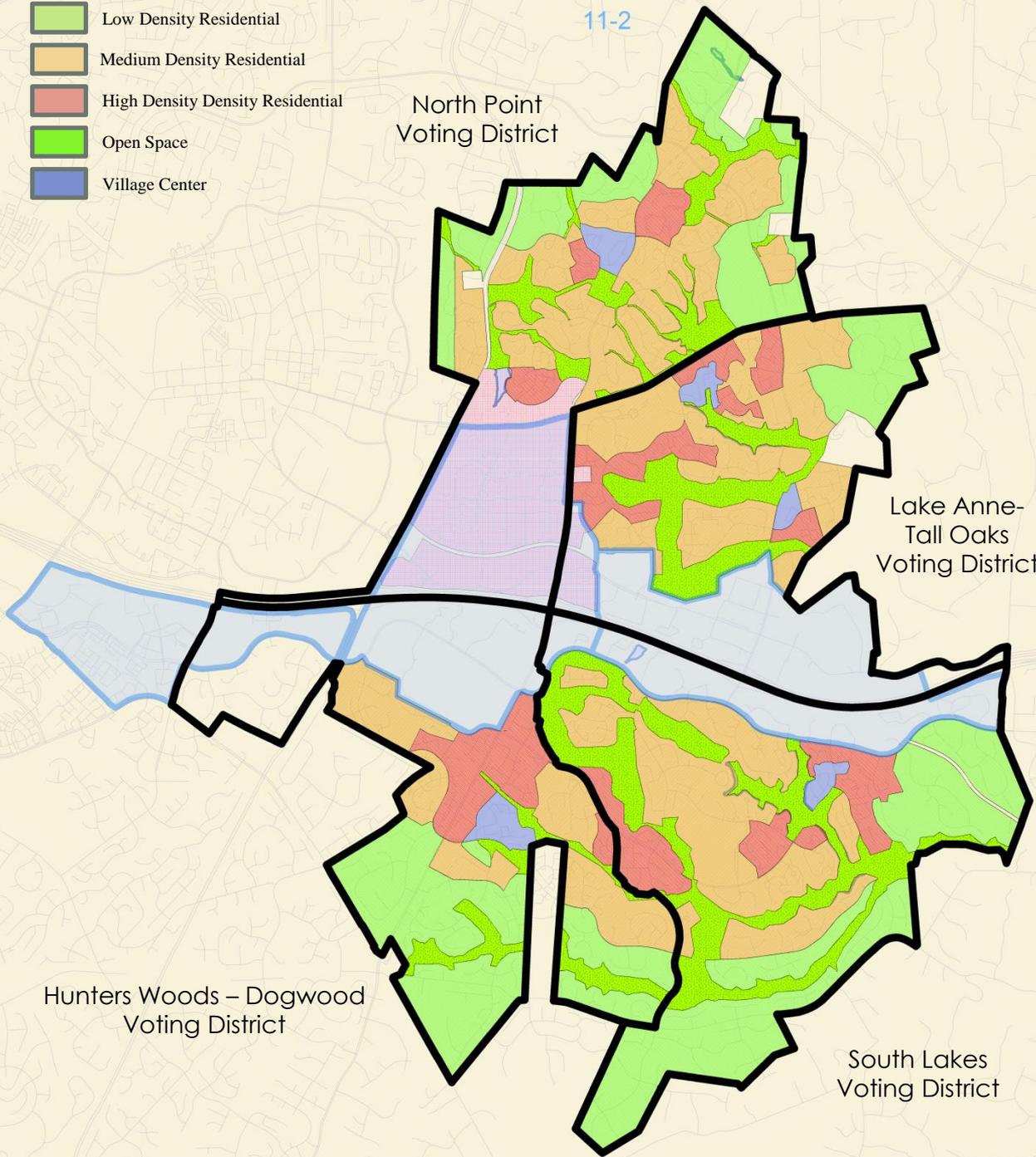


	2014							2015					
	June	July	August	September	October	November	December	January	February	March	April	May	June
Community Meeting: Open House (June 7th)													
Online Submission Period for Land Use Proposals (ends July 11th)													
Community Comments to be posted to website if requested (ends after Planning Commission Public Hearing)													
Community Meeting #1: "Strawman" Text on Residential Neighborhoods (specific date TBD)													
Community Meeting #2: "Strawman" Text on Village Centers (specific date TBD)													
Community Review and Input Period for Strawman Text (other community meetings as needed)													
Publish Recommended Comprehensive Text & Staff Report (specific date TBD)													
Planning Commission Public Hearing (specific date TBD)													
Board of Supervisors Public Hearing (specific date TBD)													



Dwelling Units and Current Land Use Plan

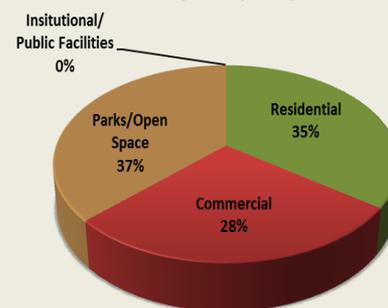
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Open Space
-  Village Center



Tall Oaks Village Center Profile

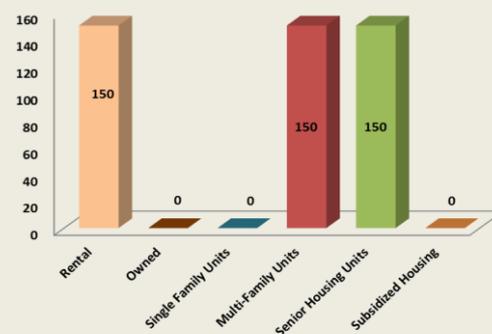


Existing Property Use



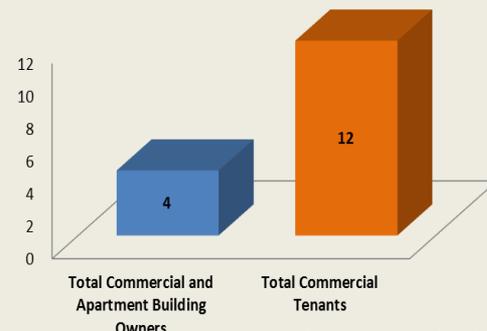
Source: Fairfax County Department of Tax Administration

Residential Units Summary



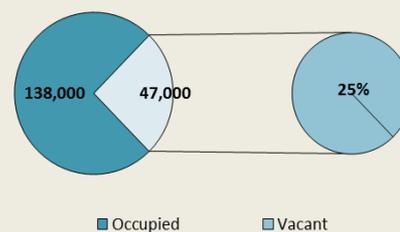
Source: Fairfax County Department of Tax Administration

Commercial Owners and Tenants



Source: Fairfax County Department of Tax Administration

Rentable Commercial Space (Estimated)



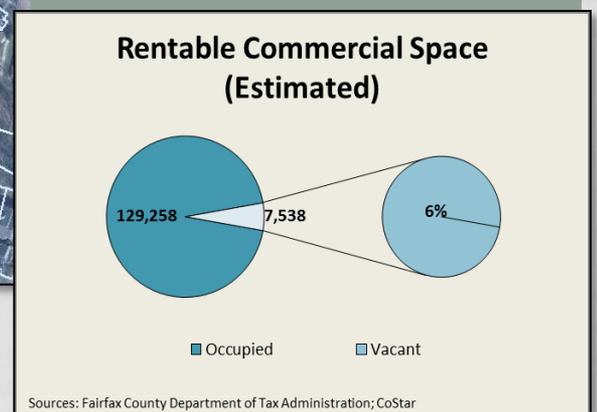
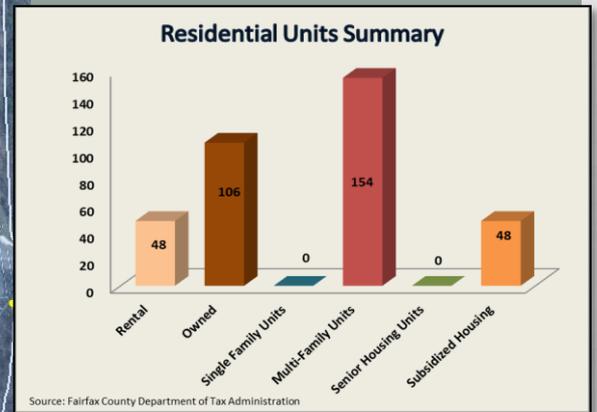
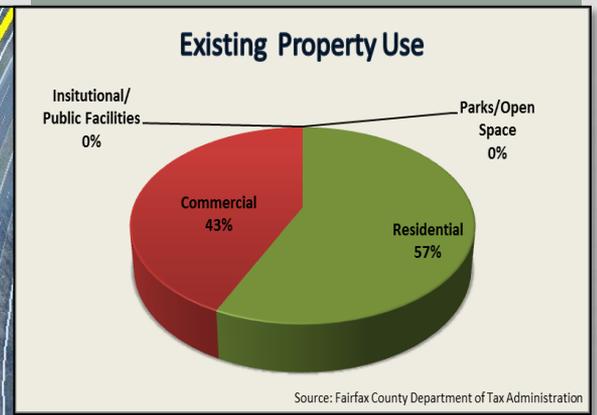
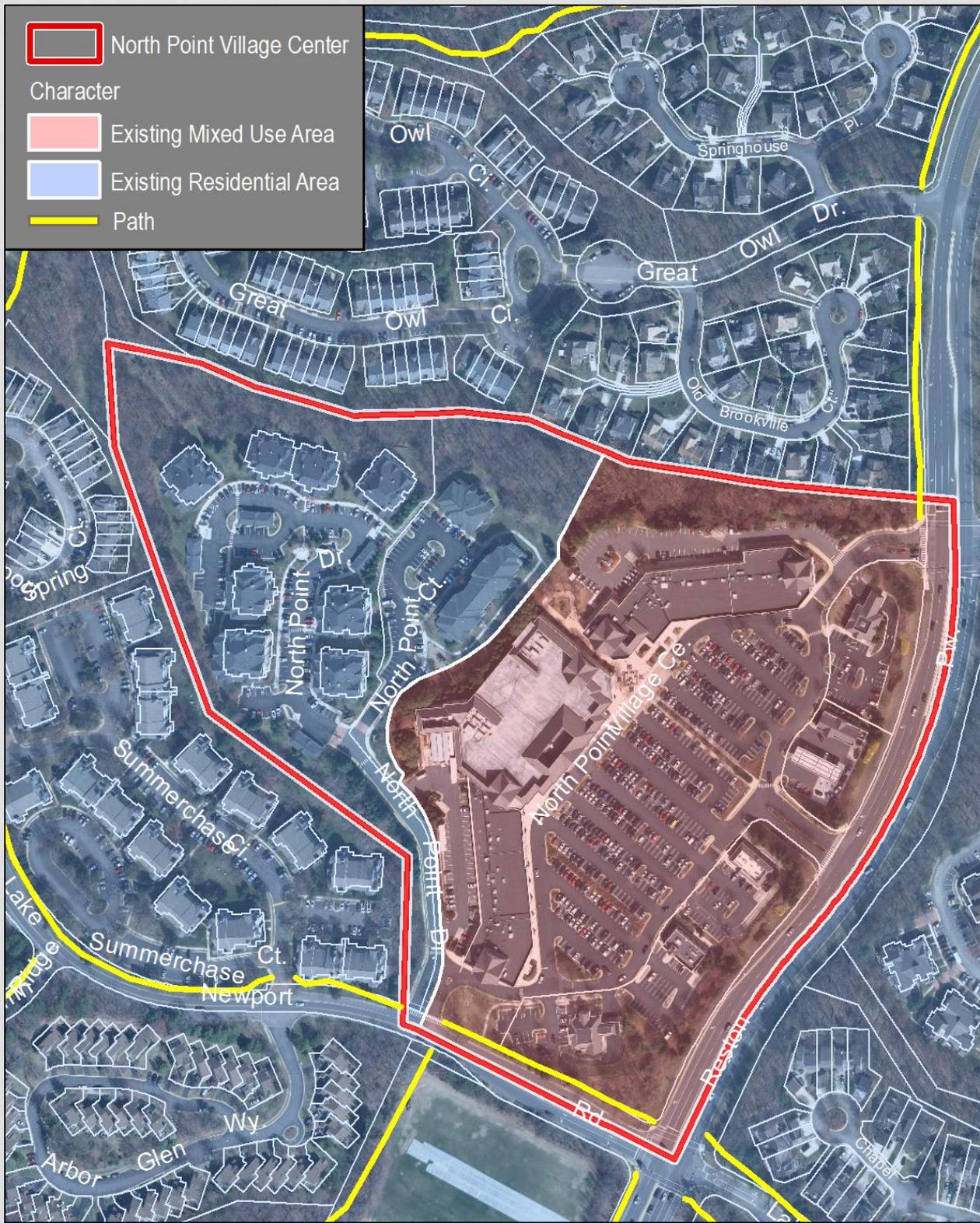
Sources: Fairfax County Department of Tax Administration; CoStar



Industry Category	NAICS #	Number of Businesses
Food Services and Drinking Places	722	5
Personal and Laundry Services	812	2
Professional, Scientific, and Technical Services	541	2
Educational Services	611	1
Nursing and Residential Care Facilities	623	1
Religious, Grantmaking, Civic, Professional, and Similar Organizations	813	1
Grand Total		12

Source: CoStar, Department of Planning & Zoning

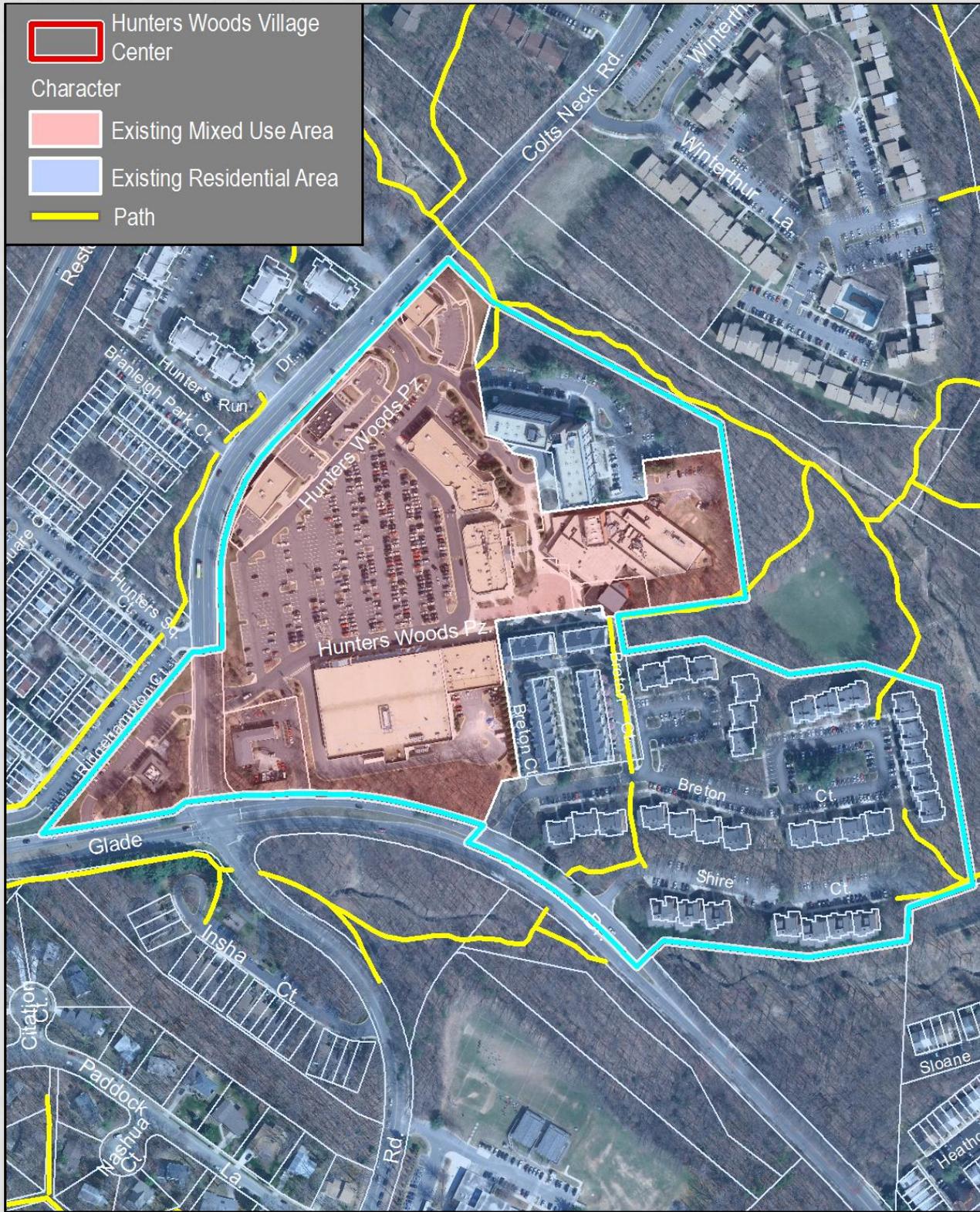
North Point Village Center Profile



Industry Category	NAICS #	Number of Businesses
Food Services and Drinking Places	722	11
Personal and Laundry Services	812	6
Food and Beverage Stores	445	3
Clothing and Clothing Accessories Stores	448	2
Credit Intermediation and Related Activities	522	2
Electronics and Appliance Stores	443	2
Ambulatory Health Care Services	621	1
Educational Services	611	1
Gasoline Stations	447	1
Health and Personal Care Stores	446	1
Miscellaneous Store Retailers	453	1
Sporting Goods, Hobby, Book, and Music Stores	451	1
Amusement and Recreation Industries	713	1
Grand Total		33

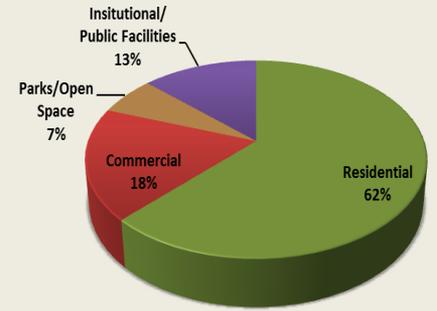
Source: CoStar, Department of Planning & Zoning

Hunters Woods Village Center Profile



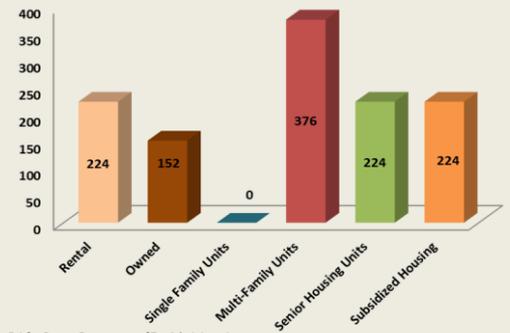
- Hunters Woods Village Center
- Character
- Existing Mixed Use Area
- Existing Residential Area
- Path

Existing Property Use



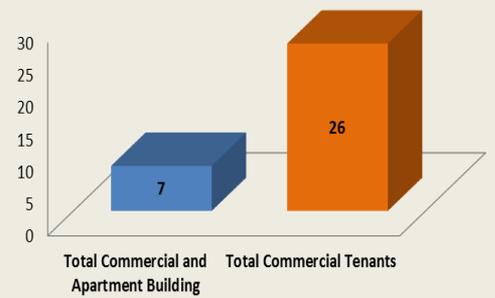
Source: Fairfax County Department of Tax Administration

Residential Units Summary



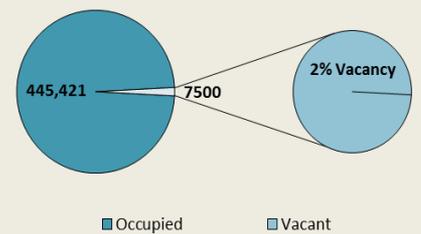
Source: Fairfax County Department of Tax Administration

Commercial Owners and Tenants



Source: Fairfax County Department of Tax Administration

Rentable Commercial Space (Estimated)



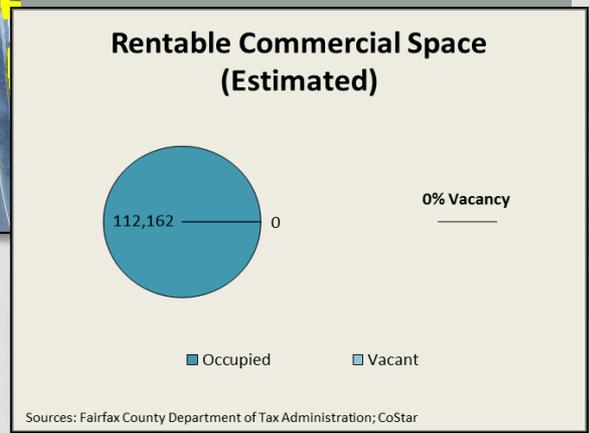
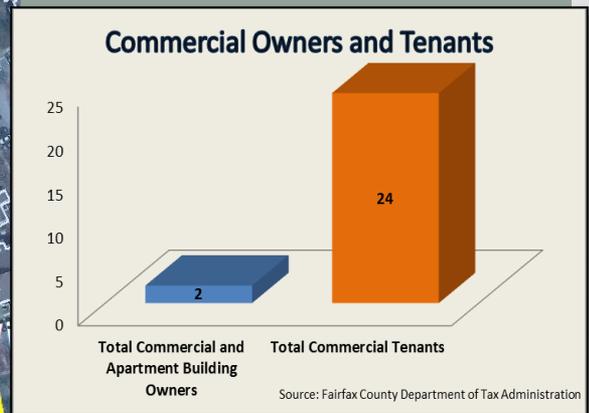
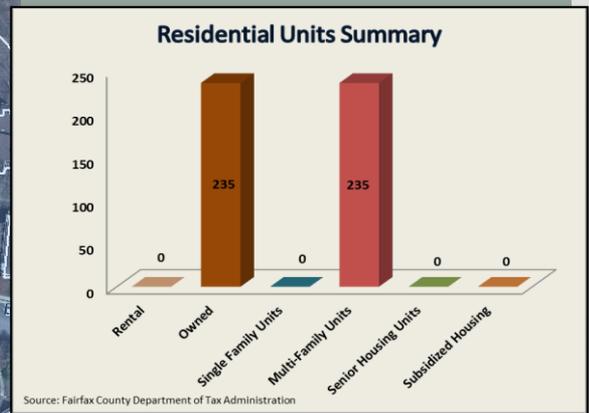
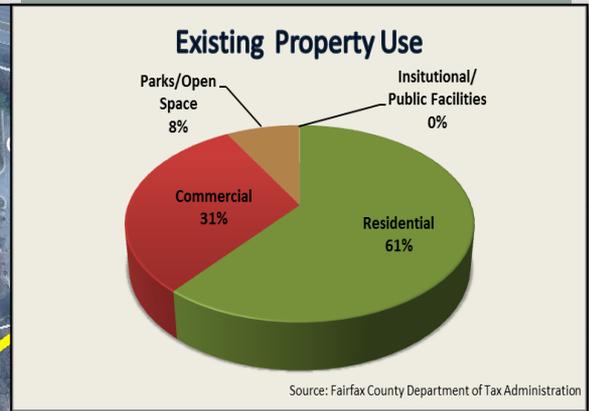
Sources: Fairfax County Department of Tax Administration; CoStar



Industry Category	NAICS #	Number of Businesses
Food Services and Drinking Places	722	9
Personal and Laundry Services	812	6
Educational Services	611	3
Credit Intermediation and Related Activities	522	2
Miscellaneous Store Retailers	453	2
Food and Beverage Stores	445	1
Gasoline Stations	447	1
Health and Personal Care Stores	446	1
Religious, Grantmaking, Civic, Professional, and Similar Organizations	813	1
Grand Total		26

Source: CoStar, Department of Planning & Zoning

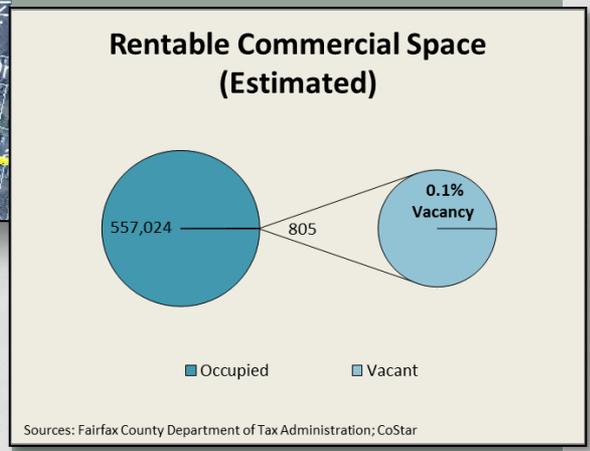
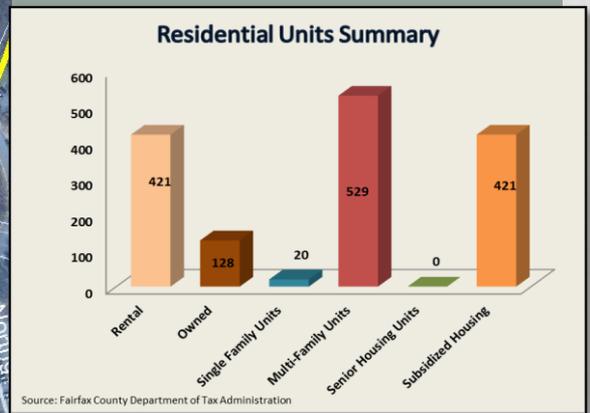
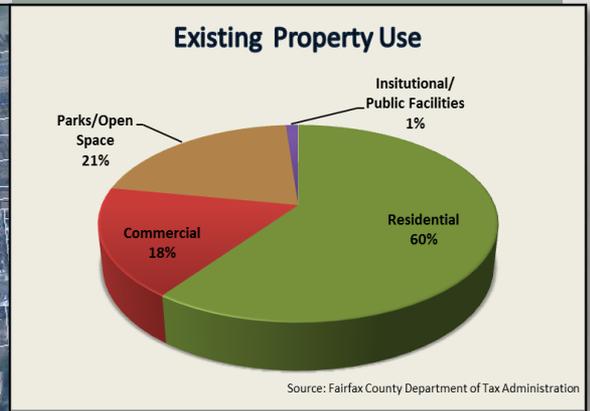
South Lakes Village Center Profile



Industry Category	NAICS #	Number of Businesses
Food Services and Drinking Places	722	6
Personal and Laundry Services	812	4
Credit Intermediation and Related Activities	522	2
Food and Beverage Stores	445	2
Health and Personal Care Stores	446	2
Miscellaneous Store Retailers	453	2
Administrative and Support Services	561	1
Educational Services	611	1
Furniture and Home Furnishings Stores	442	1
Gasoline Stations	447	1
Amusement and Recreation Industries	713	1
Grand Total		23

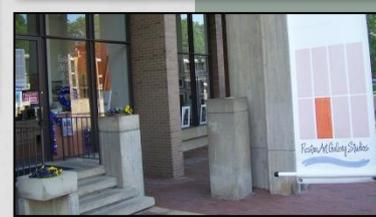
Source: CoStar, Department of Planning & Zoning

Lake Anne Village Center Profile

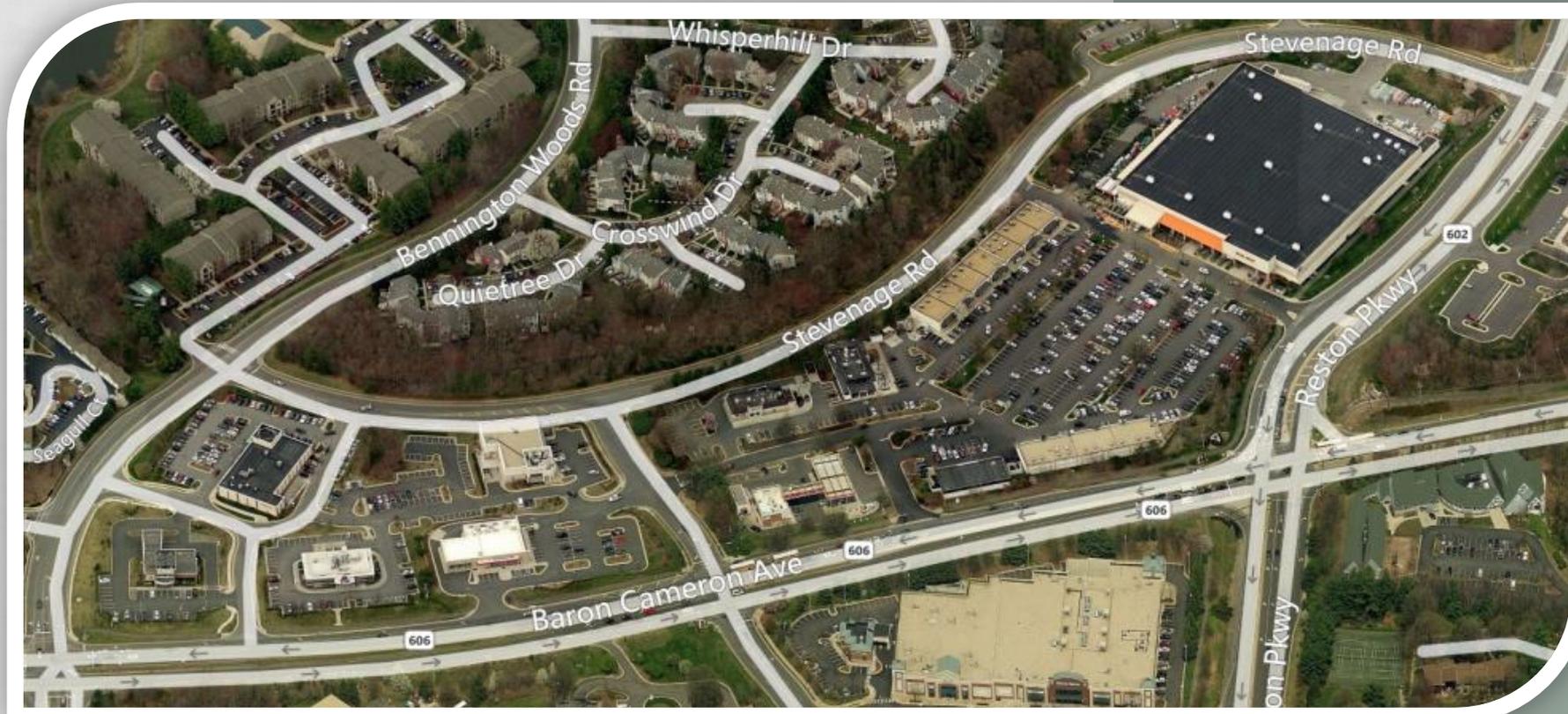


Industry Category	NAICS #	Number of Businesses
Food Services and Drinking Places	722	7
Personal and Laundry Services	812	6
Food and Beverage Stores	445	4
Religious, Grantmaking, Civic, Professional, and Similar Organizations	813	4
Professional, Scientific, and Technical Services	541	3
Miscellaneous Store Retailers	453	2
Repair and Maintenance	811	2
Social Assistance	624	2
Clothing and Clothing Accessories Stores	448	1
Educational Services	611	1
Food Manufacturing	311	1
Gasoline Stations	447	1
General Merchandise Stores	452	1
Health and Personal Care Stores	446	1
Museums, Historical Sites, and Similar Institutions	712	1
Real Estate	531	1
Rental and Leasing Services	532	1
Grand Total		39

Source: CoStar, Department of Planning & Zoning



Commercial Area North of Baron Cameron

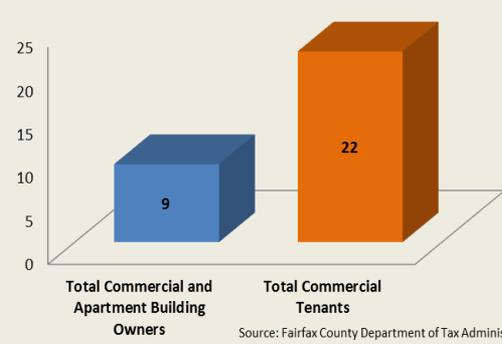


Industry Category	NAICS #	Number of Businesses
Food Services and Drinking Places	722	7
Credit Intermediation and Related Activities	522	3
Building Material and Garden Equipment and Supplies Dealers	444	2
Personal and Laundry Services	812	2
Administrative and Support Services	561	1
Ambulatory Health Care Services	621	1
Food and Beverage Stores	445	1
Furniture and Home Furnishings Stores	442	1
Gasoline Stations	447	1
Miscellaneous Store Retailers	453	1
Motor Vehicle and Parts Dealers	441	1
Real Estate	531	1
Grand Total		22

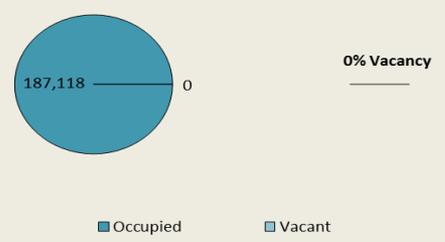
Source: CoStar, Department of Planning & Zoning

Total Land Area
963 thousand sqft

Commercial Owners and Tenants



Rentable Commercial Space (Estimated)



Sources: Fairfax County Department of Tax Administration; CoStar

Convenience Centers

Sunrise Valley Convenience Center



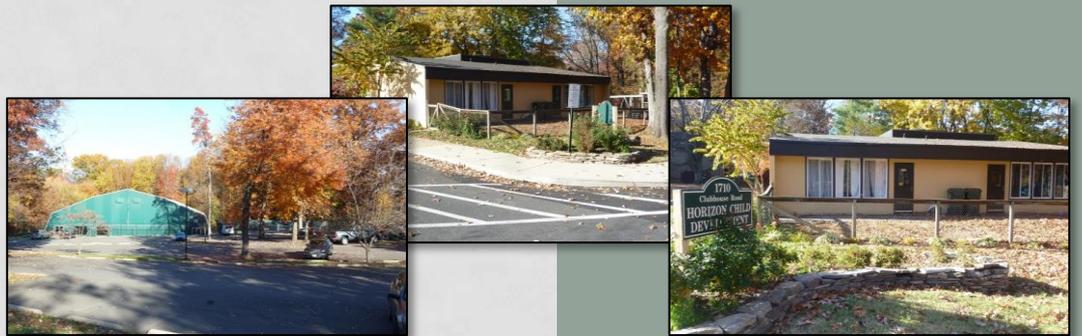
Lake Newport Convenience Center



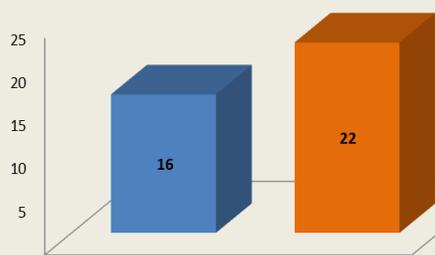
Soapstone Convenience Center



Fairways Convenience Center



Commercial Owners and Tenants

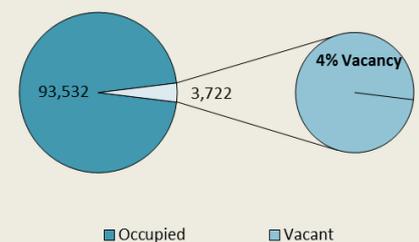


Source: Fairfax County Department of Tax Administration

Industry Category	NAICS #	Number of Businesses
Ambulatory Health Care Services	621	6
Educational Services	611	4
Personal and Laundry Services	812	4
Food Services and Drinking Places	722	2
Real Estate	531	2
Clothing and Clothing Accessories Stores	448	1
Credit Intermediation and Related Activities	522	1
Food and Beverage Stores	445	1
Amusement and Recreation Industries	713	1
Grand Total		22

Source: CoStar, Department of Planning & Zoning

Rentable Commercial Space (Estimated)



Sources: Fairfax County Department of Tax Administration; CoStar

Urban Design Guidelines

Goals

High Quality Building Design

- World-class architecture to reflect the excellence and innovation that has been key to the development of Reston from its inception.
- Buildings designed so that they taper and transition down in scale as they move further from the transit stations and major roadways.
- Ground level facades that respect the pedestrian by incorporating transparency, reflecting the human scale, and encouraging activity.
- Sustainable building design that uses best practices including appropriate materials, building orientation, and facilities design.

Innovative Site Design

- Integrated public spaces and plazas of varying sizes to enhance the natural feel, provide gathering places and opportunities to rest, and complement the adjacent buildings and streetscape.
- Thoughtful strategies to support infill development that incrementally transitions the Transit Station Areas from suburban office parks and seas of asphalt to walkable urban areas.
- Active uses that will border pedestrian corridors, parking structures located on side streets and/or wrapped with retail other pedestrian-friendly uses.

Reflect Reston Character

- Encourage interaction of all Reston residents, employees, and visitors in high quality public spaces.
- Incorporate Public Art throughout.
- Meld the natural environment into a mixed use, walkable, urban landscape.
- Expect the highest caliber of livability, land use planning, compatibility and architectural design.
- Support civic involvement.

Complete Streets for walking, biking, transit and cars

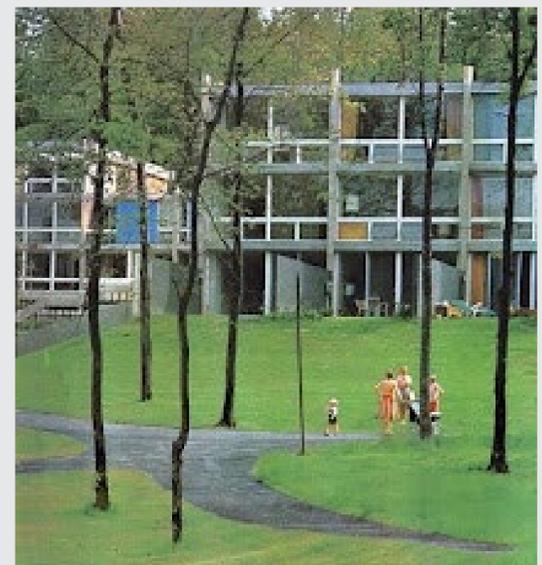
- Enhanced street network that provides for safe walking and biking, includes sustainable and green elements, encourages transit use, and incorporates vehicles as balanced uses within the public realm.
- Pedestrian and bicycle connections that improve linkages between the transit system to key locations.

Exemplary Sustainable Design Practices

- Establish Reston as a leader in sustainable design.
- Identify cutting edge trends in sustainability and consider how to incorporate appropriate innovations as standards in Reston.
- Encourage multi modal planning including car share, bike share, pedestrian and bicycle use and low energy vehicles as key elements of development.
- Examine best practices in sustainable design such as LEED ND and Eco-Districts and consider how to evolve with future innovations.

Establish a Framework for Expectations

- Continue the dialogue between the Reston stakeholders and the development community about design expectations for architecture and the public realm in the Transit Station Areas.

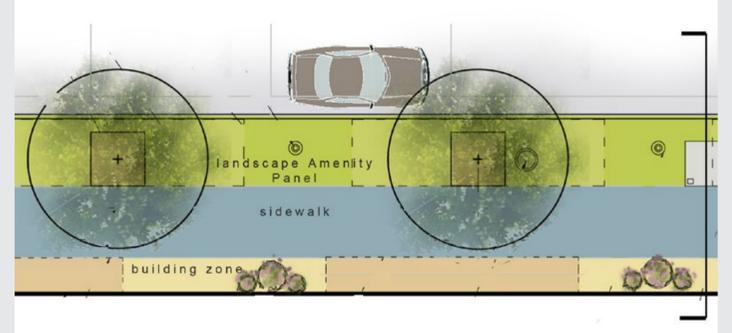


RESTON TRANSIT STATION AREAS & VILLAGE CENTERS

Urban Design Guidelines

STREETSCAPE DESIGN GUIDELINES: THE FRAMEWORK

Block size is integral in creating a streetscape that is safe and pleasant. The grid of streets concept for Reston TSA emphasizes shorter blocks and more frequent mid-block connections that result in convenient, short walking distances. Shorter blocks also allow for varied uses and architectural building faces within the span of a short walking distance to create interest and activity along the street edge.



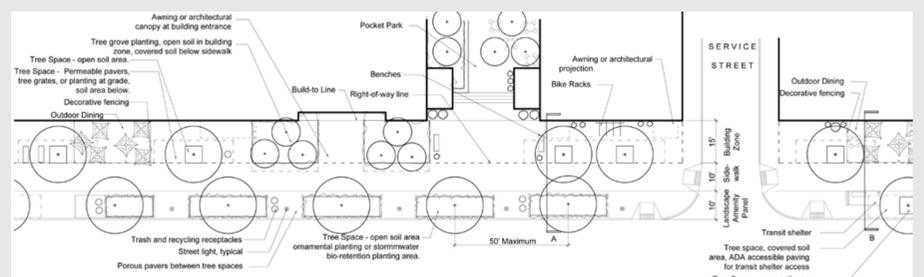
All new streetscape types in Reston TSA (with the exception of service streets) will be comprised of the following three zones: the building zone, the sidewalk, and the landscape amenity panel.

- The building zone is the area immediately adjacent to the building where entrances are located and where activities such as outdoor dining and retail browsing occur.
- The sidewalk is exclusively reserved for pedestrian movement and should be clear of any obstructions.
- The landscape amenity panel is the area adjacent to the street in which street furniture, street lights, signage, transit stops, and other public realm amenities are located.

STREETSCAPE DESIGN GUIDELINES: THE DETAILS

The Design Guidelines will include recommendations for pedestrian realm streetscape details apply to all streetscape areas between the curb and building face on both public and private streets. They will cover:

- hardscape elements
- paving
- planting
- lighting
- street furniture
- benches
- litter and recycling receptacles
- bike racks
- signage
- public art

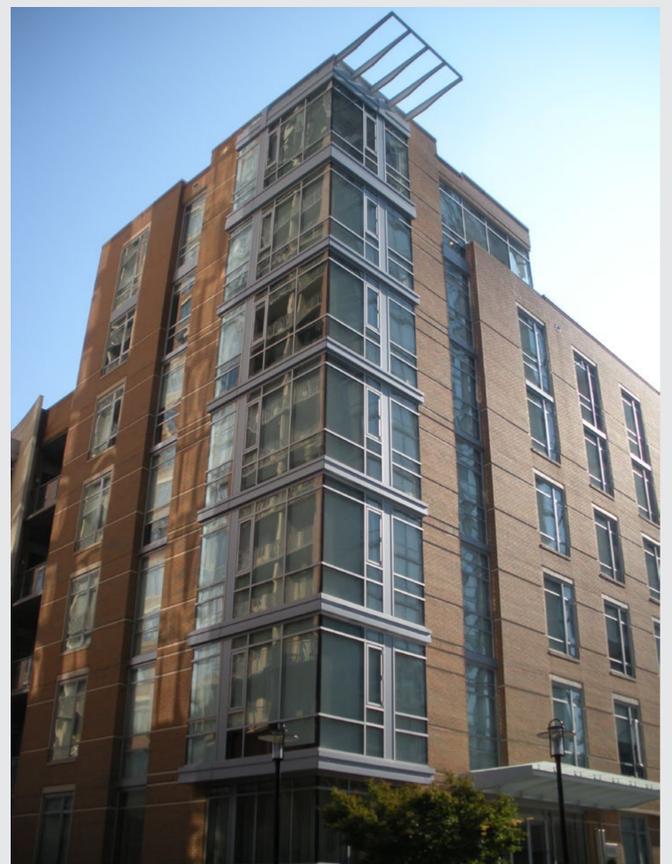


Urban Design Guidelines

SITE AND BUILDING DESIGN GUIDELINES

To further the urban design vision set forth in the Comprehensive Plan, the Design Guidelines provide guidance that encourage a built urban form that achieves the following:

- A consistent build-to line or street edge that frames the public realm but also allows for architectural variation and interest.
- A street edge that is fronted by active uses, such as retail, commercial, or residential, along which pedestrian frequent entrances are located to activate the public realm. Blank walls should be avoided.
- Variation and creative articulation of the building façades to create diversity and an interesting, vibrant pedestrian experience.
- Buildings that accommodate their intensity using greater heights and smaller building footprints.
- Varied building heights, with the tallest located near Metrorail stations, and on Boulevards, Avenues and Collectors, .
- Incorporation of parking in underground and/or internal structures wrapped by active uses.
- Inclusion of high-quality, well-integrated urban park elements and public spaces.
- Use of building step-backs to provide light and air at the street level.
- A commitment to excellence in site and building design.
- Incorporation of sustainable building practices in site and building design.

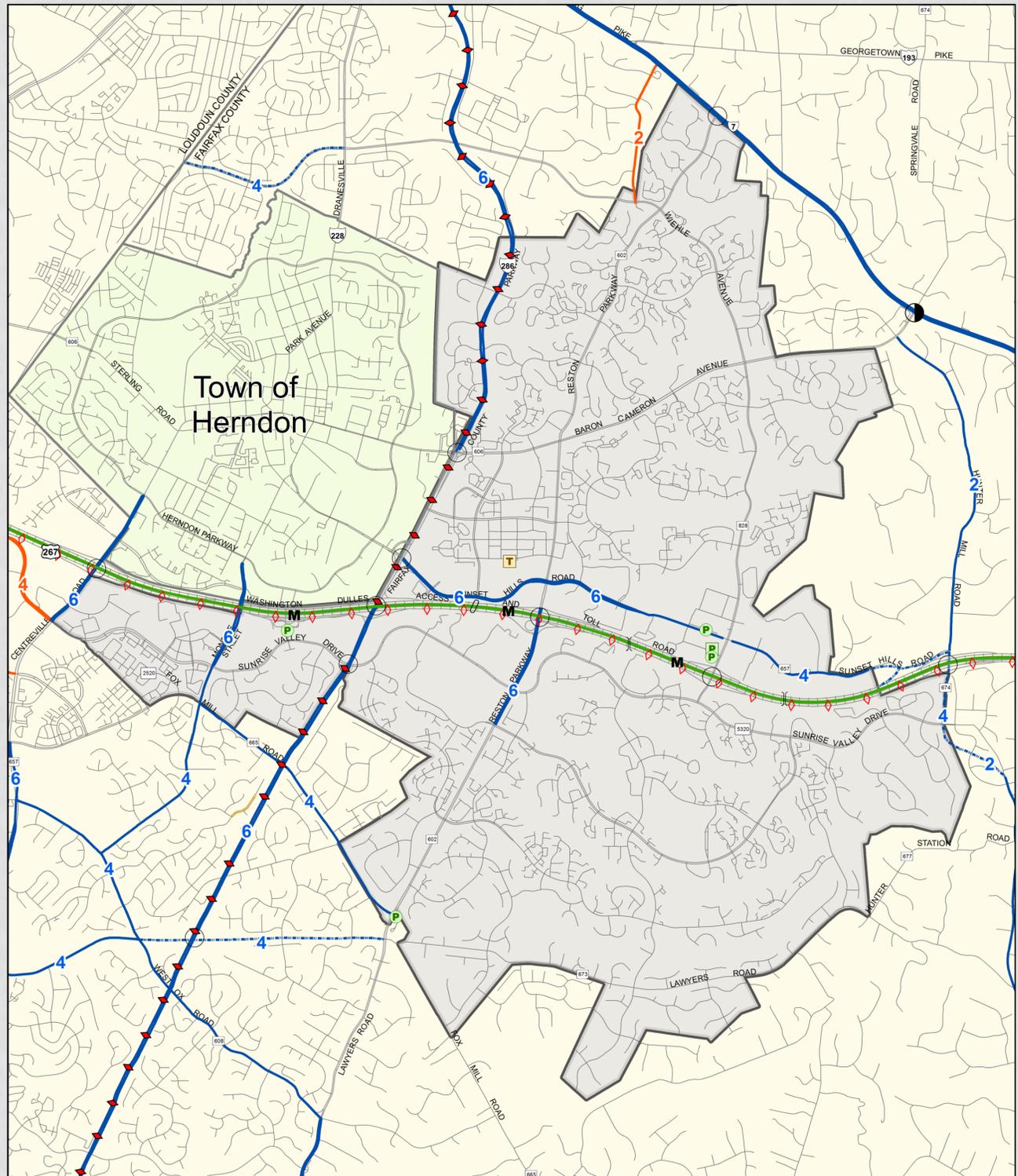


RESTON TRANSIT STATION AREAS & VILLAGE CENTERS

Where is _____ in Reston?



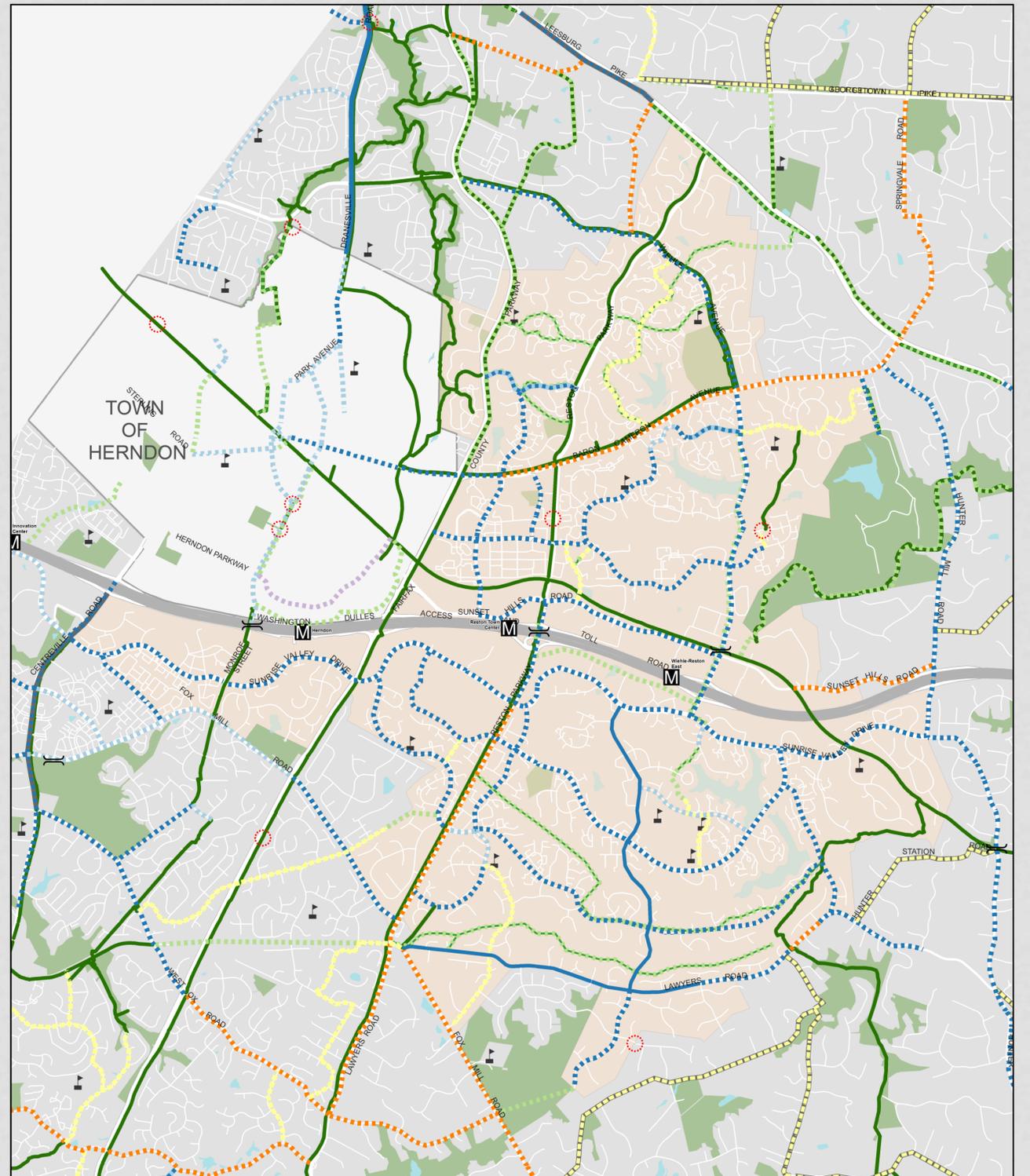
Reston Phase II Transportation



Current Transportation Plan Recommendations
Through - June 2014

0 0.5 1 Miles

<p>Proposed Improvements</p> <ul style="list-style-type: none"> ○ Full Interchange ◐ Partial Interchange M Metro Station P Commuter Parking T Transit Transfer Center ⌋ Highway Overpass ⌋ Highway Underpass ◆ High Occupancy Lanes ◆ High Occupancy Lanes — Metro Silver Line 	<p>Existing Facilities</p> <ul style="list-style-type: none"> ◆ High Occupancy Lanes P Commuter Parking Study Area Boundary — Widen or Improve Arterial — Construct Arterial — Widen or Improve Collector — Construct Collector — Proposed Cul-de-Sac
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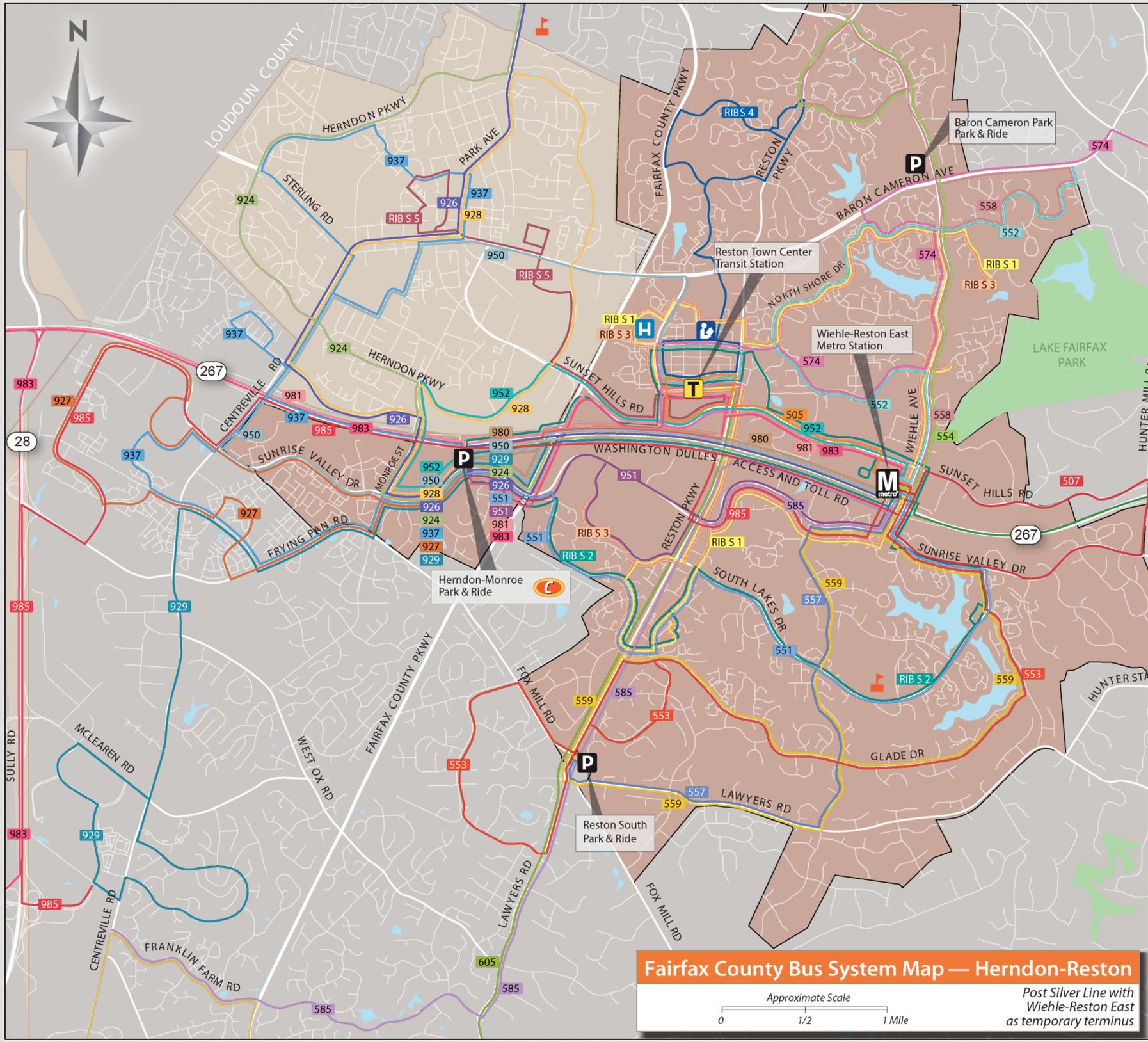


DRAFT Recommended Bicycle Network
Countywide Bicycle Master Plan - May 2014

0 0.5 1 Miles

<p>Recommended Facilities</p> <ul style="list-style-type: none"> — Bike Lane — Buffered Bike Lane — Sharrow — Climbing Lane — Striped Shoulder — Shared Roadway — Shared Roadway w/ Safety Treatment 	<p>Existing Facilities</p> <ul style="list-style-type: none"> — Shared Use Path — Upgrade Existing Path — Cycletrack — Bike Access Links and Crossings — Grade Separated Crossing — Planned Metro Station — Bike Lane — Shared Use Path — Cross County Trail — Public Schools — Parkland — Study Area Boundary
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Reston Phase II Transportation: Bus Routes



Learn More! Website and Email Distribution

Learn about the study

<http://www.fairfaxcounty.gov/dpz/reston/>

The screenshot shows the Fairfax County website for the Reston Area Study. The main heading is "Fairfax Forward - The Reston Area Study". Below this is a row of icons for different sections: Reston Area Study, About The Study, Comment + Connect, Documents, Meetings, Presentations, FAQs, Interactive Map, and FAIRFAX FORWARD HOME. The "About The Study" section is highlighted with a red arrow. Below the icons, there is a section titled "The Reston Master Plan Special Study" with text describing the study's phases and an "Open House" event. A map of the Reston Study Area is shown on the right side of the page.

Provide feedback and sign up for email

This close-up shows the "Comment and Connect" section. It features a list of links and icons for user interaction:

- [To contact us or comment on the Reston Area Study click here.](#) (with an envelope icon)
- Send county planning staff comments and questions.
- [Reston Master Plan Special Study Listserv](#) (with an envelope icon)
- Sign up to receive information about the study (e.g. invitations to upcoming meetings and notices when new publications are available).
- [To fill out a questionnaire for the meeting you attended click here](#) (with a question mark icon)
- [Comprehensive Plan Facebook Page](#) (with a Facebook icon)
- Get Updates
- Ask Staff Questions
- Post Comments

A "Comment + Connect" icon is also present on the right side of this section.

Send comments and suggestions by emailing staff at this link

Sign up for email distributed information by clicking this link