
Reston Master Plan Special Study Phase II Community Meeting

September 13, 2014





Who's in the Room??

Live in Reston?

Lived in Reston less than 5 years? Between 5 and 10 years? 11-20 years? Over 20 years?

Work in Reston?

Own a business in Reston?

Attended the Open House in June?

Reston Master Plan Special Study - Phase 2



■ Agenda

- **Welcome**
- The Reston Master Plan Special Study
- Phase 2
 - Goals of Phase 2
 - Draft Land Use Map
 - Goals of Text
 - Overview of Working Draft
- Future Input
- Feed-back groups

Welcome



- **Why we are here today**
 - Begin a dialogue with you, the stakeholder
 - Elicit feedback and reaction
 - Varying opinions are welcomed
 - Not a final document
 - Inform you about the text, staff's approach to building the text and the general planning process

Welcome



■ Why we are here today (cont)

- Get feed-back and ideas on the following text:
 - Community-wide recommendations
 - Approach to neighborhoods
 - Approach to small commercial areas
 - Land Use Map
- Identify next steps for dialogue

Welcome



■ Materials

□ Individual Handouts

- Phase II Schedule
- Phases of the Study map
- Reston's Vision and Principles
- Working Plan Text summary
- General Comment form
- Fairfax Forward Meeting feedback survey

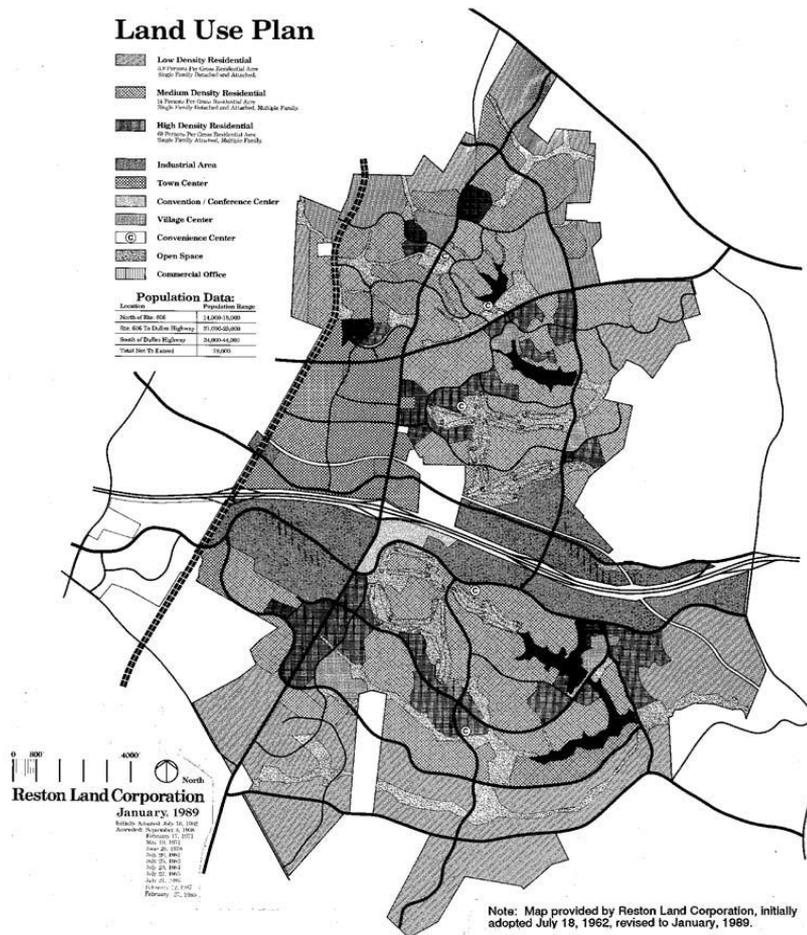
Coming Up Next



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- **The Reston Master Plan Special Study**
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The Reston Master Plan Study



- **Recommendations for Reston require revision**
 - No longer a master developer to update plan
 - Plan recommendations had (and still have) outdated elements
 - Provide guidance as Reston evolves as a community

The Reston Master Plan Study (cont)



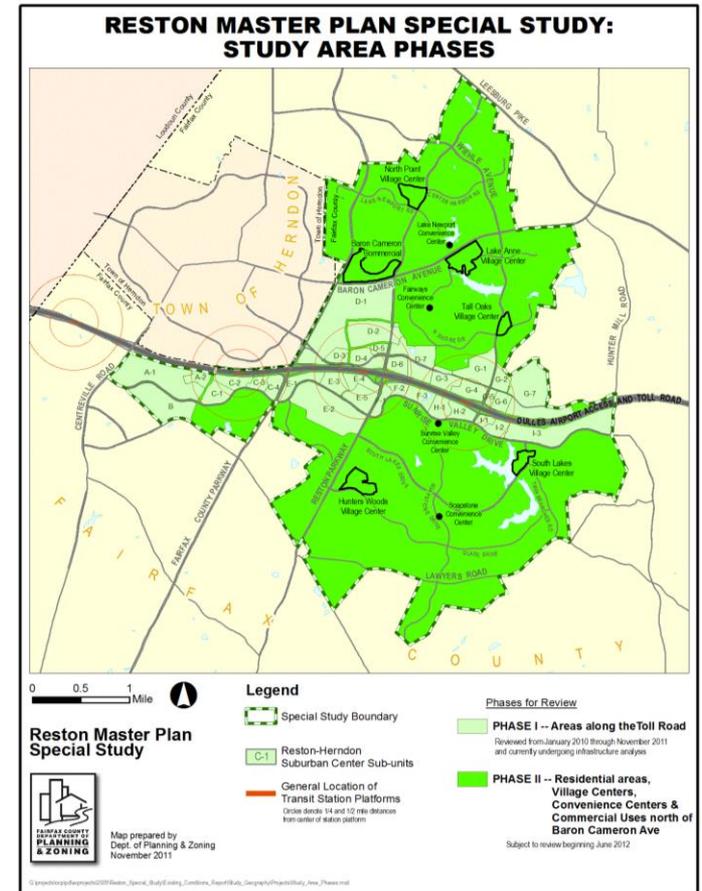
■ **May 2009 - BOS authorized study**

□ Phase 1 – Areas around 3 Metrorail Stations

- Adopted Feb. 11, 2014
- 3 Follow-On Motions – work being completed in parallel

□ Phase 2 - Areas of Reston away from Toll Road

- Not revisiting TSA text



Coming Up Next



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Goals of Phase 2



- ❑ Create a new land use map
- ❑ Provide written Plan guidance to accompany the land use map
 - Community-wide recommendations
 - Residential Neighborhoods
 - Village Centers
 - Convenience Centers
 - Baron Cameron Community Retail Area

Goals of Phase 2



- **Provide opportunity for consideration of property-specific changes to the Draft Plan text**
 - 3 proposals were received via the on-line submission form and 1 site-specific proposal remained from 2008-2009 Area Plans Review (APR) process
 - 2 of the submissions were not site-specific, so not considered as part of the Draft Plan text
 - 3rd on-line submission pertained to Fairfax Hunt property, next to Lake Fairfax Park and is addressed in the Working Draft
 - APR applicant is no longer pursuing proposed change

Coming Up Next



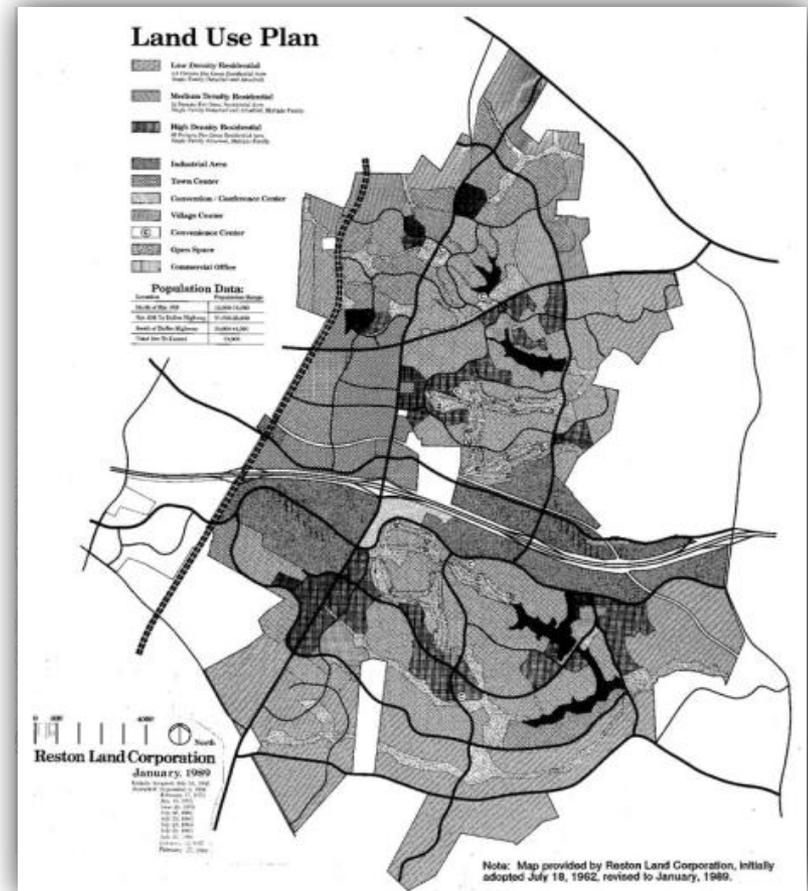
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Draft Reston Community Planning Sector Land Use Map



- ❑ Designation changes
- ❑ Combined Land Use and Facilities Map
- ❑ Transportation information is now on County Wide Transportation Map



Draft Reston Community Planning Sector Land Use Map



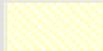
■ Residential Designation changes

□ From Density

- Low
- Medium
- High

□ To Form

Reston Land Use Categories

-  Low-Density Single Family
-  High-Density Single Family
-  Low-rise Multi-family
-  Mid-rise Multi-family
-  High-rise Multi-family

Proposed designations reflect existing built development

Draft Reston Community Planning Sector Land Use Map



■ Commercial Designation changes

□ From

- Village Center
- Convenience Center
- Commercial Office

□ To

-  Village Center Mixed Use
-  Convenience Center Retail
-  Convenience Center Office

Proposed designations reflect existing built development

Draft Reston Community Planning Sector Land Use Map



■ Transit Station Area (approved as part of Phase I)

□ From

- Town Center
- Industrial
- Convention/Conference

□ To

<u>Transit Station Area Land Use Categories</u>	
	Residential
	Office
	Mixed Use
	Town Center Urban Core Mixed Use
	Town Center North Mixed Use
	Residential Mixed Use
	Transit Station Mixed Use

Draft Reston Community Planning Sector Land Use Map



■ Other Designations

 Parks, Recreation and Open Space

 Public Facilities, Governmental and Institutional

Countywide Land Use Categories

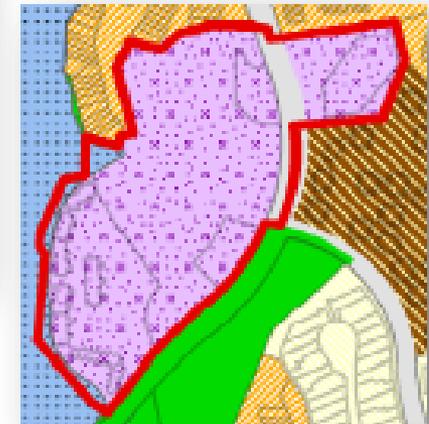
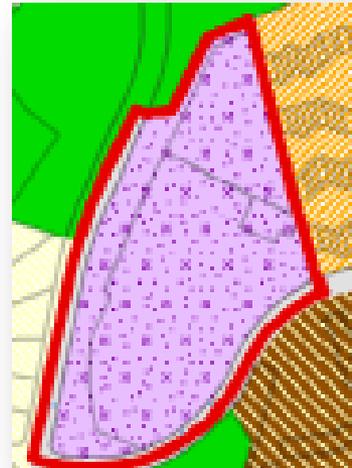
	.1-.2 DU/AC
	.5-1 DU/AC
	1-2 DU/AC
	16-20 DU/AC
	2-3 DU/AC
	3-4 DU/AC
	4-5 DU/AC
	8-12 DU/AC

Draft Reston Community Planning Sector Land Use Map



■ Other Features

- Convenience Centers
- Village Centers



RESTON COMMUNITY PLANNING SECTOR LAND USE MAP DRAFT

LEGEND

- Proposed Reston Community Planning Sector
- Reston Transit Station Areas
- Village Centers
- Major Water Features in Reston
- Convenience Center

Countywide Land Use Categories

- 1-2 DU/AC
- 3-4 DU/AC
- 5-8 DU/AC
- 9-12 DU/AC
- 13-16 DU/AC
- 17-20 DU/AC
- 21-24 DU/AC
- 25-30 DU/AC
- 31-36 DU/AC

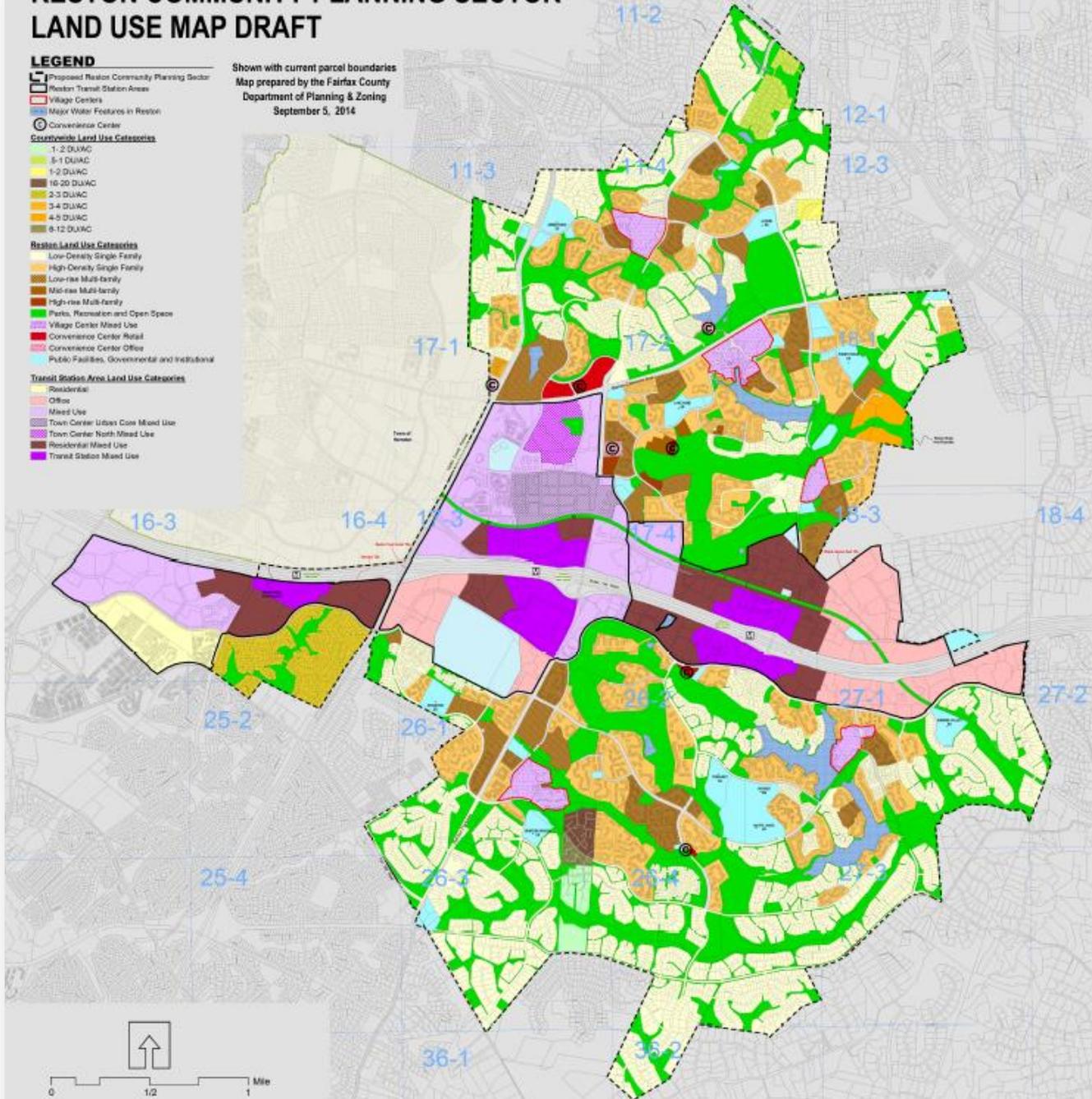
Reston Land Use Categories

- Low-Density Single Family
- High-Density Single Family
- Low-rise Multi-Family
- Mid-rise Multi-Family
- High-rise Multi-Family
- Parks, Recreation and Open Space
- Village Center Mixed Use
- Convenience Center Retail
- Convenience Center Office
- Public Facilities, Governmental and Institutional

Transit Station Area Land Use Categories

- Residential
- Office
- Mixed Use
- Town Center Urban Core Mixed Use
- Town Center North Mixed Use
- Residential Mixed Use
- Transit Station Mixed Use

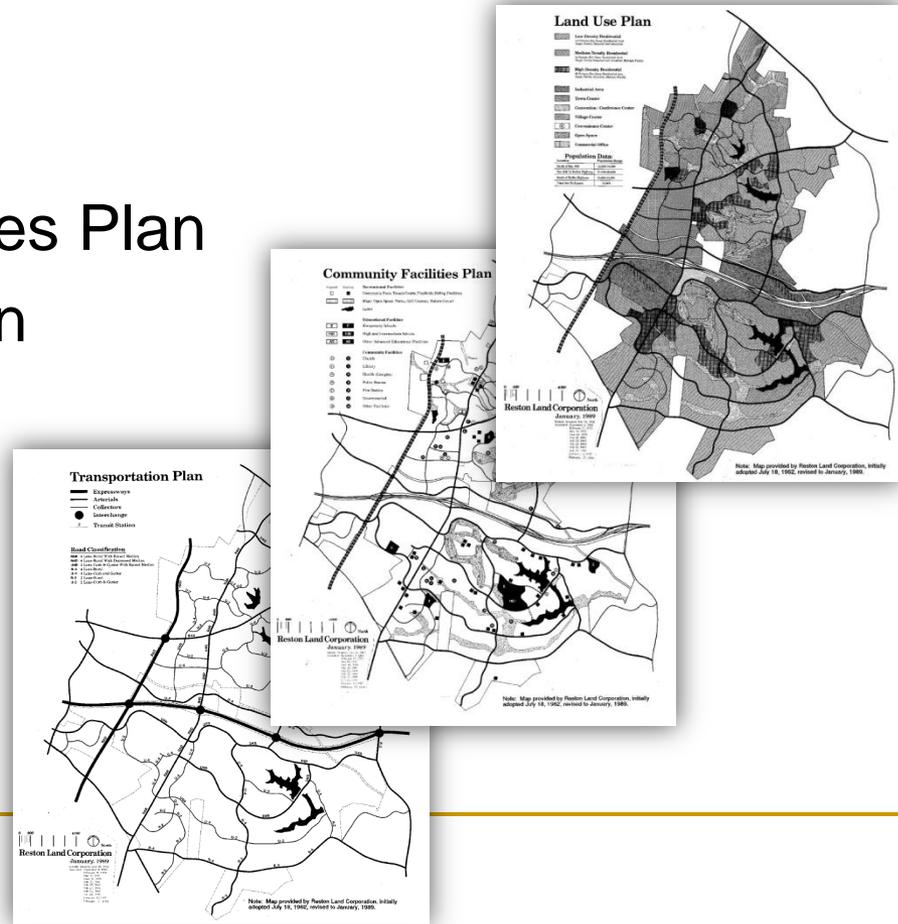
Shown with current parcel boundaries
Map prepared by the Fairfax County
Department of Planning & Zoning
September 5, 2014



Draft Reston Community Planning Sector Land Use Map



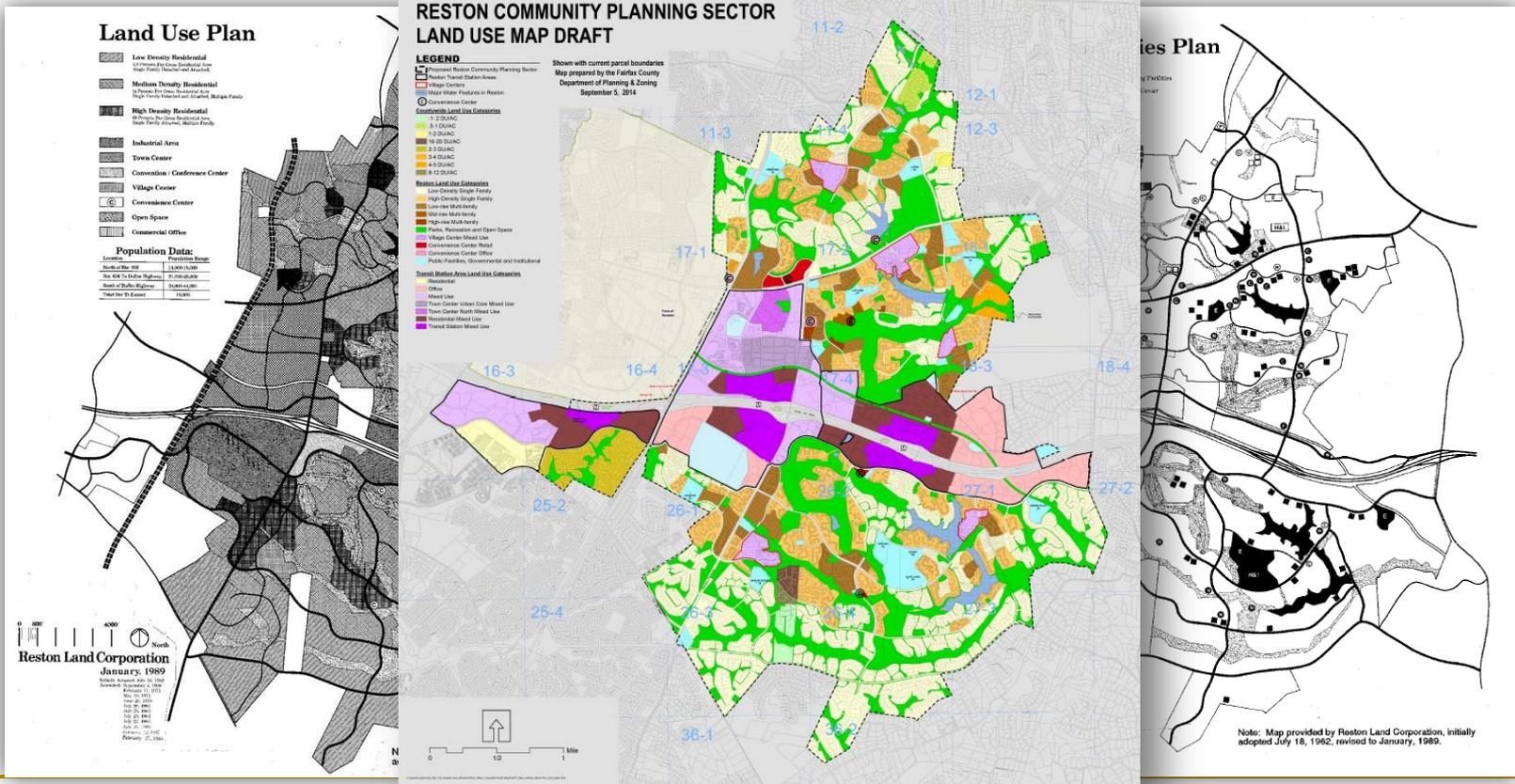
- **What's going to happen with the current maps?**
 - Land Use
 - Community Facilities Plan
 - Transportation Plan



Draft Reston Community Planning Sector Land Use Map



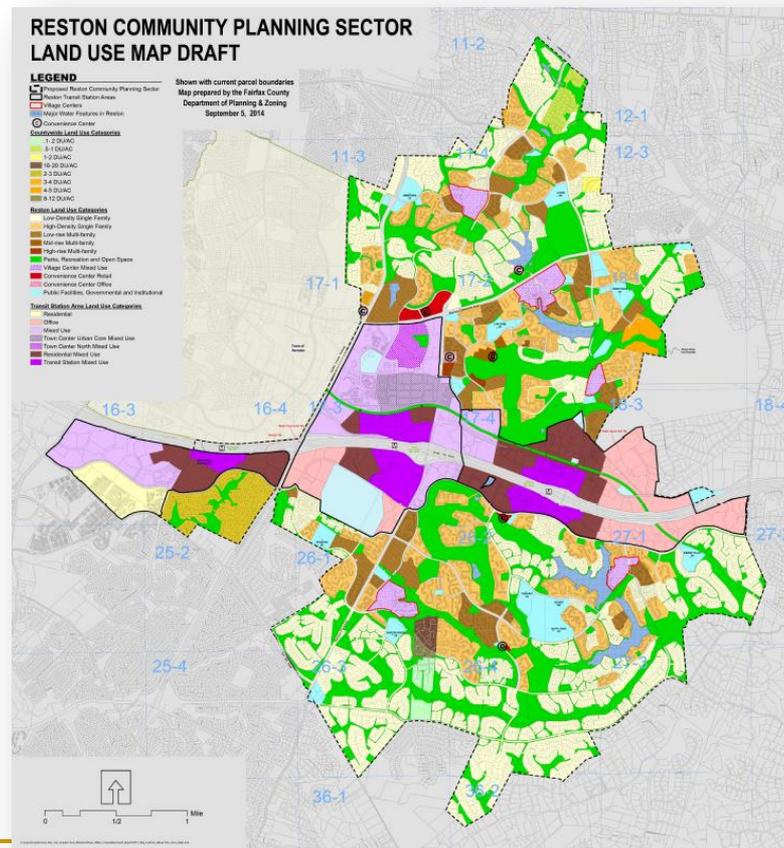
■ Land Use and Community Facilities Plan Combined



Draft Reston Community Planning Sector Land Use Map



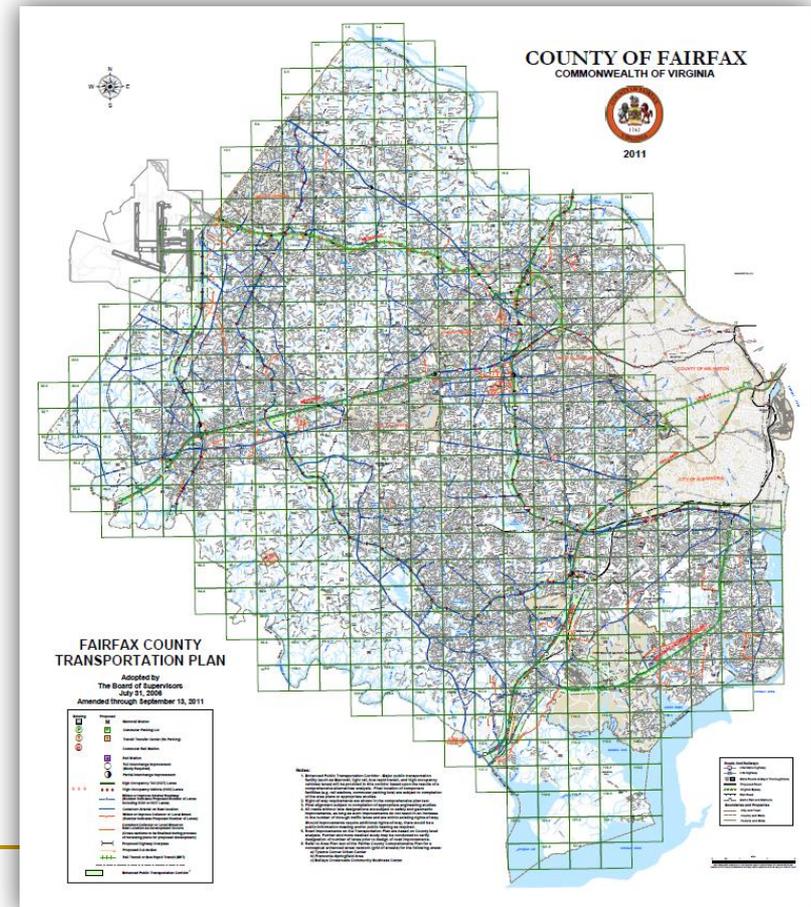
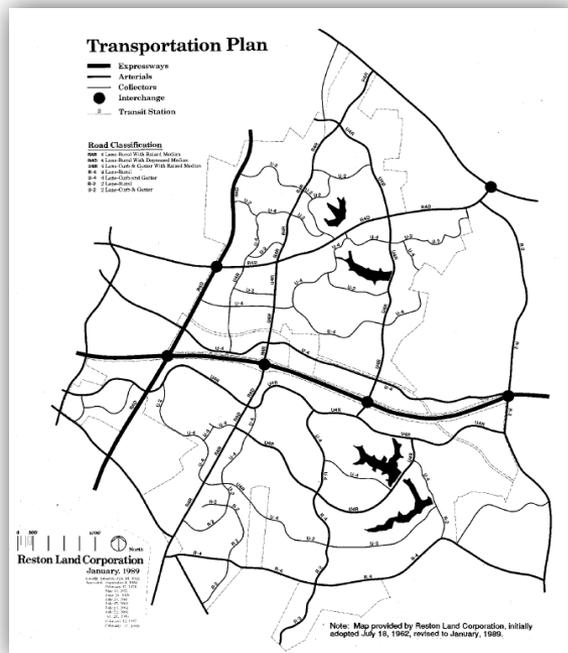
■ New Land Use Map



Draft Reston Community Planning Sector Land Use Map



- Reston Transportation Plan is now part of Fairfax County Transportation Plan

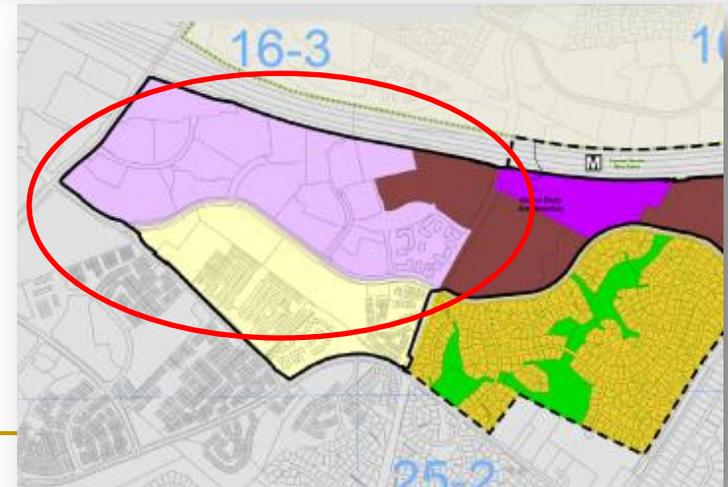


Draft Reston Community Planning Sector Land Use Map



■ Exceptions to the Rule

- **Charter Oaks** and **Fairways** are examples of developments that have legislative approvals already allowing significant changes
- **Woodland Park** is a part of the Community Planning Sector even though it's not part of Reston community due to its relationship with the Herndon Transit Station Area



Coming Up Next



■ Agenda

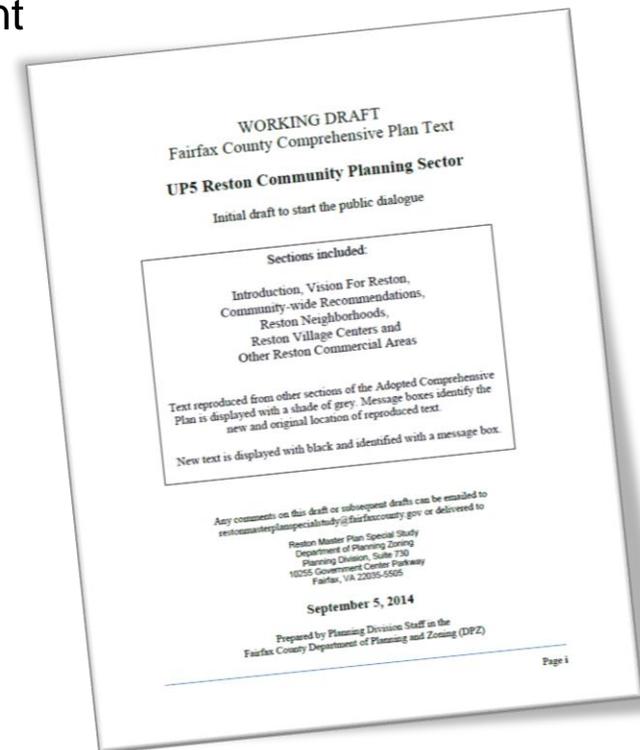
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Goals of Text



Maps can convey but so much information, so the County has relied on Plan text to provide further definition and description of what the Land Use map is communicating

- ❑ Communicate expectations for future development in Reston now that it is a mature community
- ❑ Provide a structured Reston specific process and more rigorous criteria for the consideration of single-family and multi-family redevelopment proposals
- ❑ Establish general guidance for vision and expectations for redevelopment of the Village Centers
- ❑ Maintain the existing character of Reston's Convenience Centers



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Overview of Working Draft



■ Organization

- Introduction with maps
- Reston Vision & Principles (Pages 6-12)
- Community-wide Recommendations (Pages 13-45)
- Geographic-specific Guidance
 - Neighborhoods (Pages 46-49)
 - Village Centers (Pages 49-69)
 - Other Commercial Areas (Pages 70 & 71)
 - *Transit Station Areas (to be included in final)*
- **Text brought forward is shaded gray**
- **New text is in black**

Overview of Working Draft



■ Vision and Planning Principles

- ❑ Developed by the Community Task Force during Phase I, but pertains to all of Reston
- ❑ Expands upon Bob Simon's "7 Goals"
- ❑ Adopted by the Phase I Community Task Force on March 15, 2011
- ❑ Vision articulates ideals on integrating the TSAs, housing and job balance, housing choices, environmental sustainability and preservation, employment, and Reston's institutions (e.g. hospital, educational and other public uses)
- ❑ 10 Planning Principles guide development projects (e.g. offer a mix of urban and suburban lifestyle; strengthen connectivity and mobility)



Overview of Working Draft



■ Approach to Community-Wide Recommendations

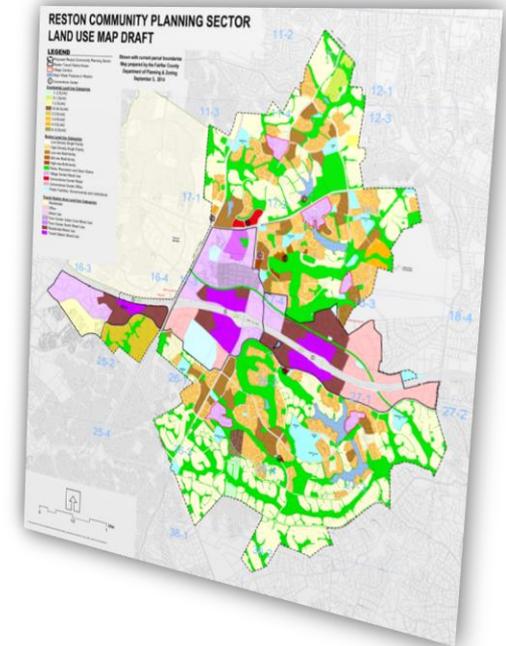
- Describes existing conditions of Reston (in certain categories)
- Provides recommendations that are applicable to development in residential areas, Village Centers, and Transit Station Areas
- Sets framework for evaluating redevelopment proposals

Overview of Working Draft Community-Wide



■ Land Use

- Growth is focused in Reston's Transit Station Areas and Village Centers
- All other areas of Reston are generally planned to remain as currently built
- Approach required the creation of new land use categories
- Updates 1989 Land Use map to include areas not zoned the same as most of Reston but, nevertheless, function as a part of the Reston community

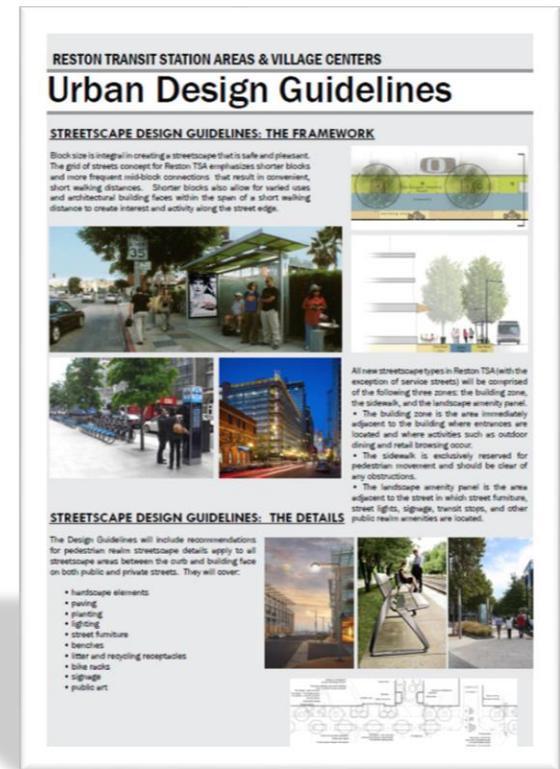


Overview of Working Draft Community-Wide



■ Urban Design and Placemaking

- Articulates the design principles that guide the appearance, arrangement, and function of a variety of elements in the built environment
- Some principles include
 - Complement the existing Reston character
 - Prioritize pedestrian connections
 - Conserve land
 - Enhance local and regional identity
 - Encourage sustainable buildings and environments



Overview of Working Draft Community-Wide



■ Transportation

- Reston will be served by a multimodal transportation system
 - Transit
 - Pedestrians
 - Bicyclists
 - Vehicles
- Pedestrian and bike facilities are emphasized throughout working draft
- Existing trails have a map in the Working draft
- County Bicycle Master Plan (still in development)
 - Owned by FFX Dept. of Transportation
- Text carried forward from previously approved Comprehensive Plan text



Overview of Working Draft Community-Wide



■ Housing

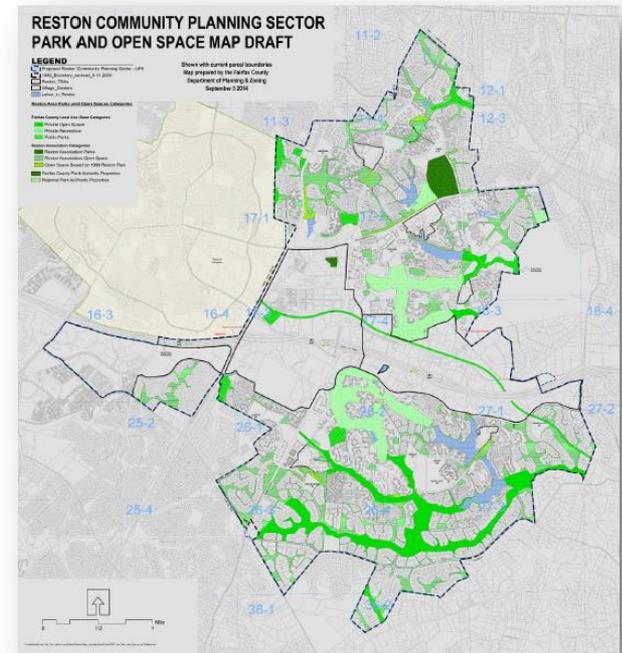
- Reston should continue to have a variety of residential unit types
- Reston should also have affordable and supportive housing for all incomes and stages of life
- All new residential development should contribute 12% or more affordable housing (workforce and/or Affordable Dwelling Units)

Overview of Working Draft Community-Wide



■ Parks and Recreation

- All public parks, private recreation, and open space are detailed in the Parks and Open Space map
- Park facilities should be added or expanded as growth occurs
- Map provides considerably more information than the 1989 Reston Land Use Map
- Text carried forward from previously approved Comprehensive Plan text



Overview of Working Draft Community-Wide



■ Environmental Stewardship

- Natural Resource Management (who manages)
 - Wetlands, Streams, and Ponds
- Enhance the Environment (examples include planting native plants, stream restoration, and Green Buildings)
- Recommendations to protect, restore, and enhance tree canopy
- Green building guidelines
- Text carried forward from previously approved Comprehensive Plan text



Courtesy of Wetland Studies and Solutions, Inc.

Overview of Working Draft Community-Wide



■ Heritage Resources

- Identifies Lake Anne Village Center Historic Overlay District
- Recommends that any development or ground disturbance should be preceded by heritage resource studies
- Text carried forward from previously approved Comprehensive Plan text

Overview of Working Draft Community-Wide



■ Public Facilities

- ❑ Identifies existing schools, fire & rescue, and library
- ❑ Recommends that public facilities should be expanded in order to serve the planned growth (urban fire station)
- ❑ Text carried forward from previously approved Comprehensive Plan text



Overview of Working Draft Community-Wide



■ Public Art

- Encourages the application of Fairfax County Policy Plan's existing guidance
 - Invest in existing and new arts facilities
 - Support opportunities to display art
- Identifies the role of Initiative for Public Art in Reston (IPAR) in providing public art in Reston
- Text carried forward from previously approved Comprehensive Plan text

Overview of Working Draft



■ Residential Neighborhoods

- Provides guidance that maintains the established residential neighborhoods
- Provides separate guidelines for single-family redevelopment proposals and multi-family redevelopment proposals
- In the event of residential neighborhood redevelopment requests, more stringent redevelopment criteria are proposed that go beyond the existing County-wide criteria

Overview of Working Draft



■ Residential Neighborhoods

- Existing Plan text includes site-specific recommendations for selected parcels which have been updated to reflect what was built
- New site-specific recommendations have been added
 - Reston's two golf courses are explicitly planned to remain as golf courses
 - Fairfax Hunt property is planned with a residential option of up to 1 dwelling unit/acre subject to certain conditions

Overview of Working Draft



- **Reston Village Centers**
 - Working draft contains initial text related to the Village Centers.
 - Text to be reviewed at October 18th Community Meeting

Overview of Working Draft



- **Convenience Centers**
 - Originally designed to be small commercial centers serving its surrounding neighborhood
 - Working Draft recommends maintaining existing character and uses

Overview of Working Draft



■ Convenience Centers (cont)

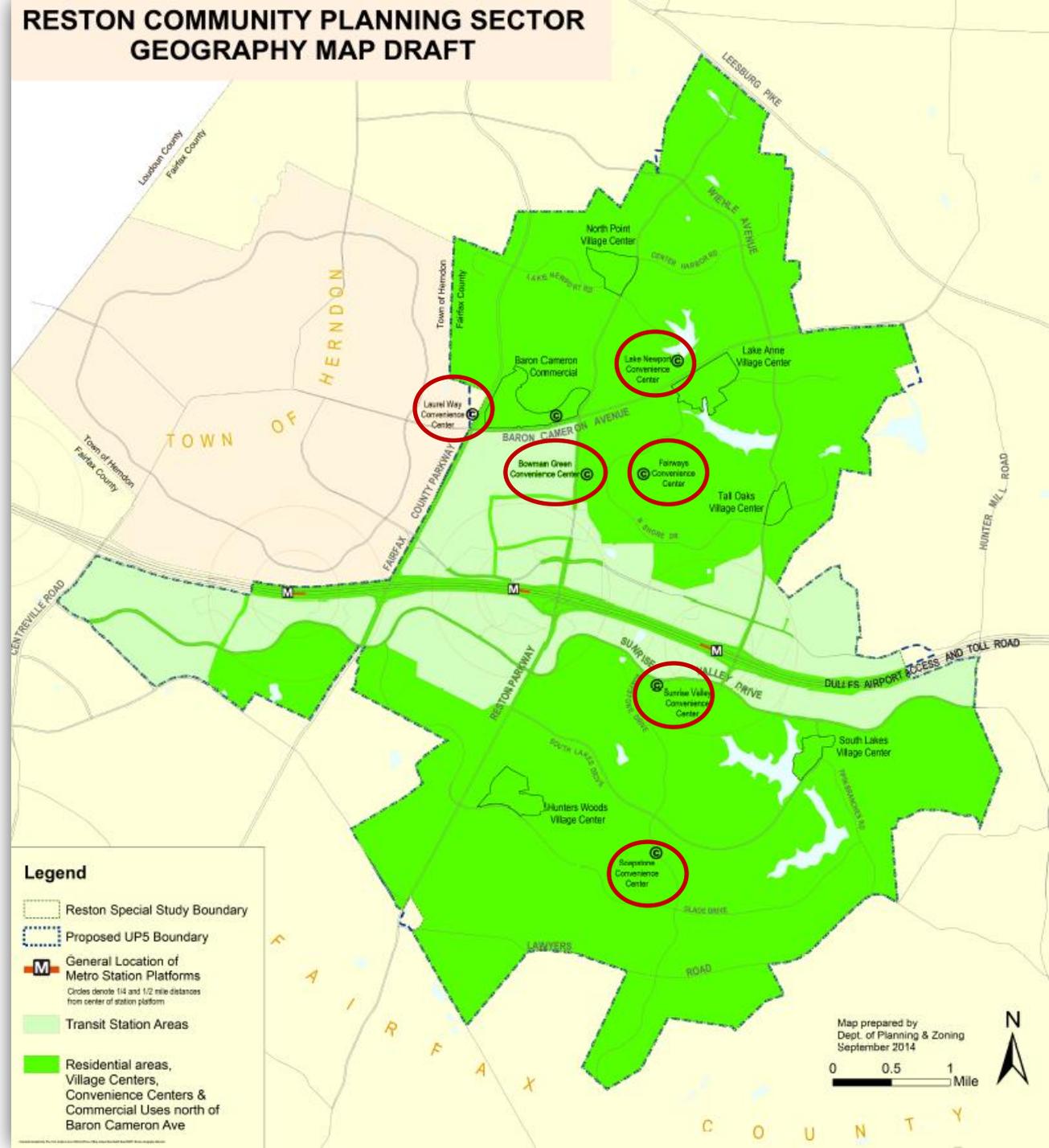
- On the 1989 Reston Land Use map, there are 5 convenience centers shown
- Draft Land Use map eliminates one of those 5 centers (developed as Lake Newport pool & recreation area)
- Draft Land Use map identifies 7 convenience centers
 - 4 retail focused
 - 3 office focused

RESTON COMMUNITY PLANNING SECTOR GEOGRAPHY MAP DRAFT

Convenience Centers

- ❑ Bowman Green
- ❑ Fairway
- ❑ Lake Newport
- ❑ Laurel Way
- ❑ Soapstone
- ❑ Sunrise Valley

- ❑ *Baron Cameron Community Retail Area*
 - *Staff is considering how to create a new designation for this area*



Overview of Baron Cameron Community Retail Area



Overview of Working Draft



■ Baron Cameron Community Retail Area

- ❑ Originally planned to be a part of Town Center but never developed to the same scale or urban design
- ❑ Working Draft recommends that the area maintain existing uses and intensities
- ❑ Enhance pedestrian connectivity to and within the area



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- **Future Input**
- Feed-back groups

Opportunities for Future Input



- ❑ Process timeline
- ❑ Village Center discussion
 - Saturday, Oct. 18, 8:30am – 11:30am
- ❑ Additional community tentatively planned in November & December
- ❑ Send comments via [website](http://www.fairfaxcounty.gov/dpz/reston/comments.htm)
 - <http://www.fairfaxcounty.gov/dpz/reston/comments.htm>

Opportunities for Future Input-Timeline



Reston Master Plan Special Study:
Phase II Study 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 (up to PC Public Hearing)													
Community Meeting #1: Working Draft Text on Residential Neighborhoods (09-12-14)													
Community Meeting #2: Working Draft Text on Village Centers (10-18-14)													
Community Meeting #3: Additional Community Input (specific November date TBD)													
Community Meeting #4: As Needed (specific December date TBD)													
Community Review and Input Period for Strawman Text													
Publish Recommended Comprehensive Text & Staff Report (specific date TBD)													
Planning Commission Public Hearing (specific date TBD)													
Board of Supervisors Public Hearing (specific date TBD)													

For more information, please visit fairfaxcounty.gov/dpz/reston

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Format of Feedback Groups



- ❑ Group discussion until 11:30
 - ❑ Two Concurrent Sessions
 - For those who are less familiar with the role of planning in Reston and would like to learn more, please stay in this room
 - For those who have a strong comfort level with the planning process
 - ❑ All feedback tables have a series of questions that we would like participants to answer
 - ❑ Please work together and follow the Small Group Ground Rules
-

Format of Feedback Groups



■ **Materials (cont)**

□ **Feed-back Group Materials**

- Working Draft
- Questions for feed-back groups
- 1989 Reston Land Use Plan map
- Draft Reston Community Planning Sector Land Use map
- Information sheets on commercial areas (not Village Centers)
- Comment sheets

Other Feedback



- ❑ Special areas to capture feedback on specific topics
- ❑ General comment cards are available to capture thoughts about subjects, concerns, praise not discussed today