Context: Planning in Reston

- **Objective**
  - Provide context for Working Draft Plan text
    - Fairfax County Comprehensive Plan
    - Review how Reston Master Plan relates to County's Plan

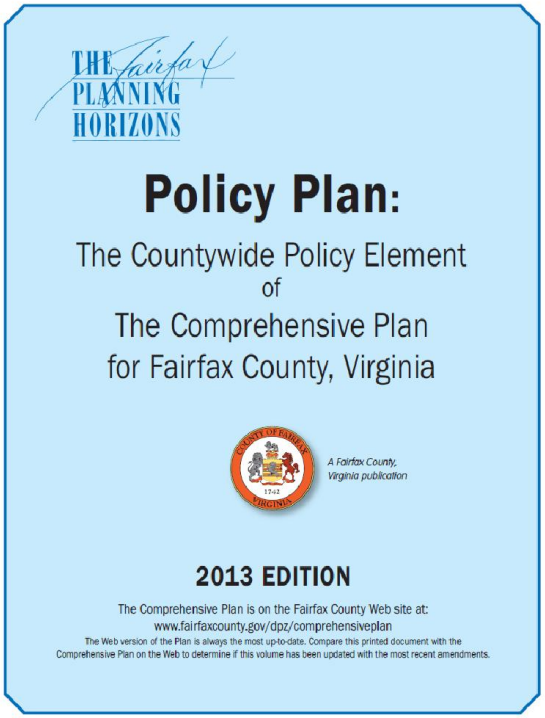
Context: Planning in Reston

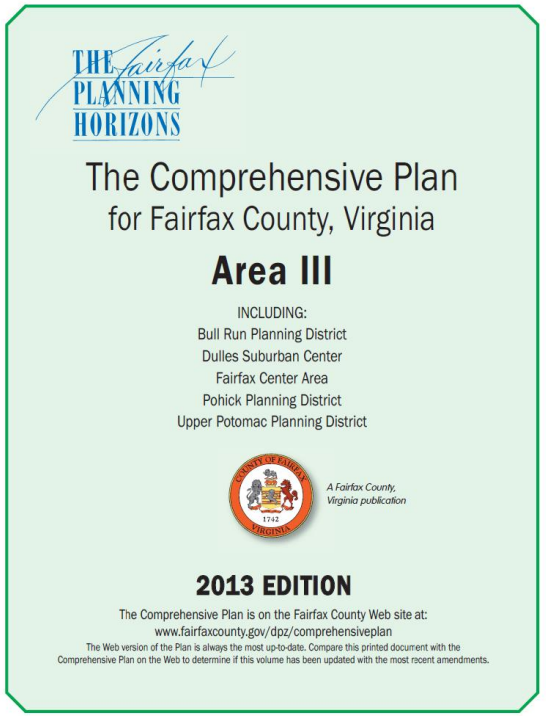
- **Fairfax County Comprehensive Plan**
  - Guide for future development
  - Not a regulatory document
  - Required by Code of Virginia
  - Long-range timeframe
    - Does not specify when development will occur
  - To implement Plan recommendations for a specific site, need legislative approval from Board of Supervisors

Context: Planning in Reston

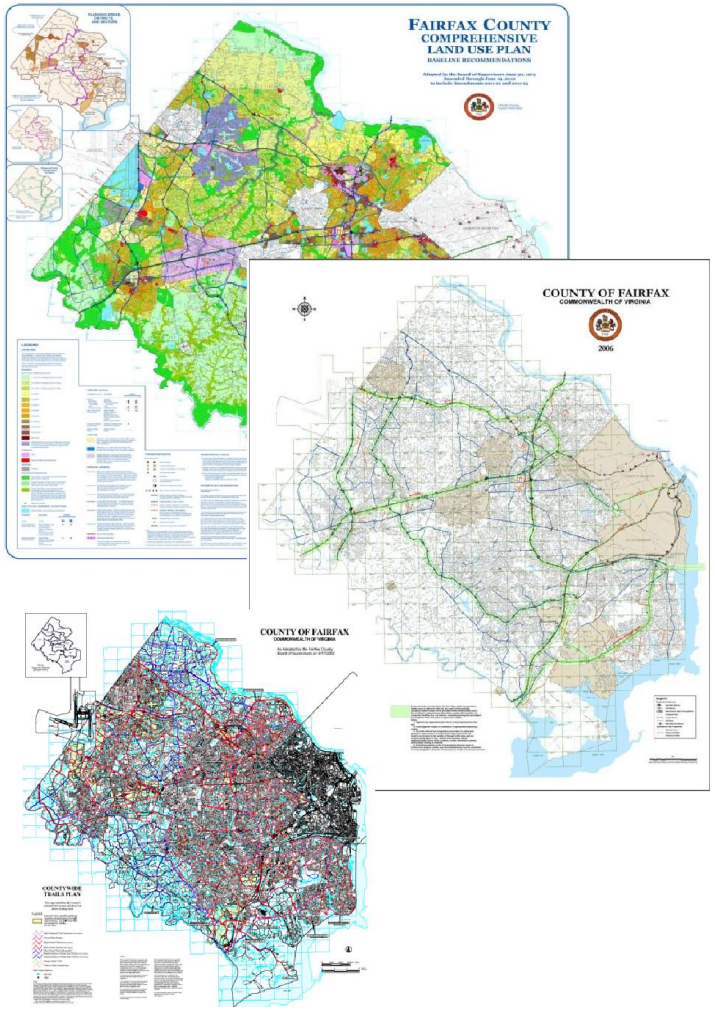
FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

- **Elements of Fairfax County Comprehensive Plan**

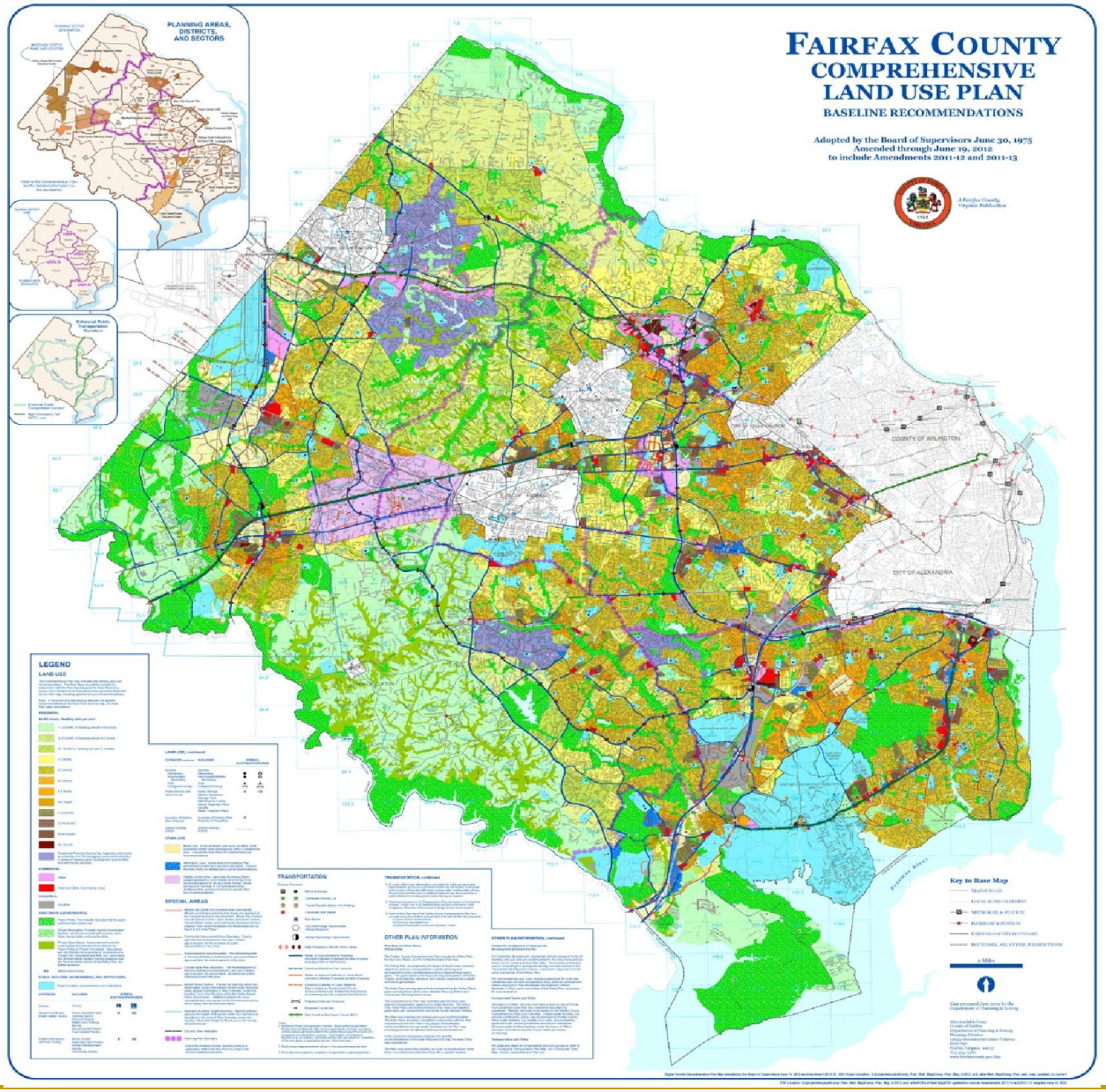




Context: Planning in Reston

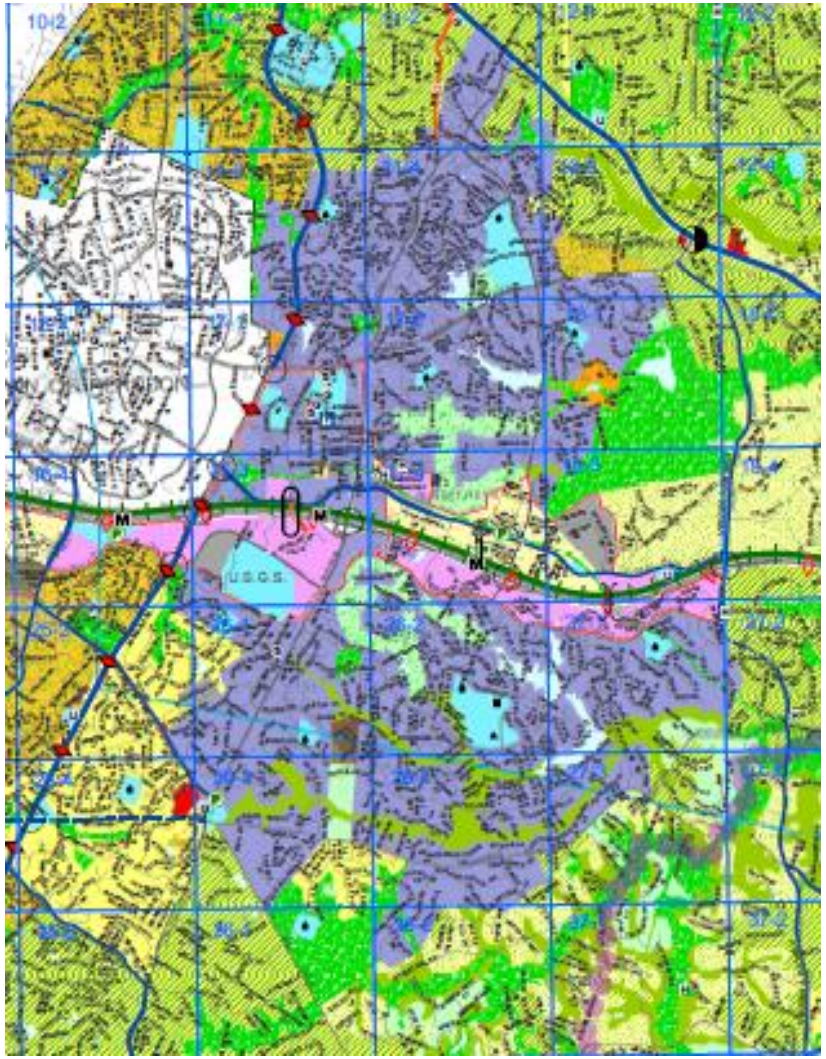


- **Elements of Fairfax County Comprehensive Plan**
  - Comprehensive Plan Map
  - Transportation Plan Map
  - Trails Plan Map

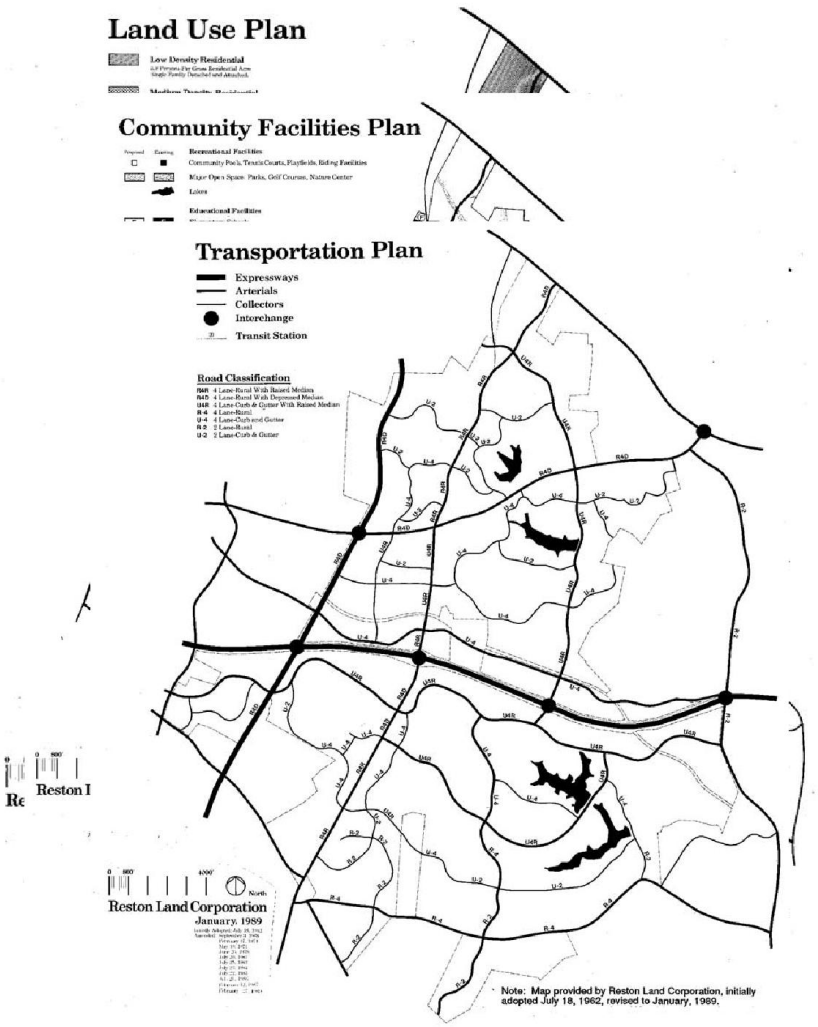


FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

Context: Planning in Reston



Context: Planning in Reston

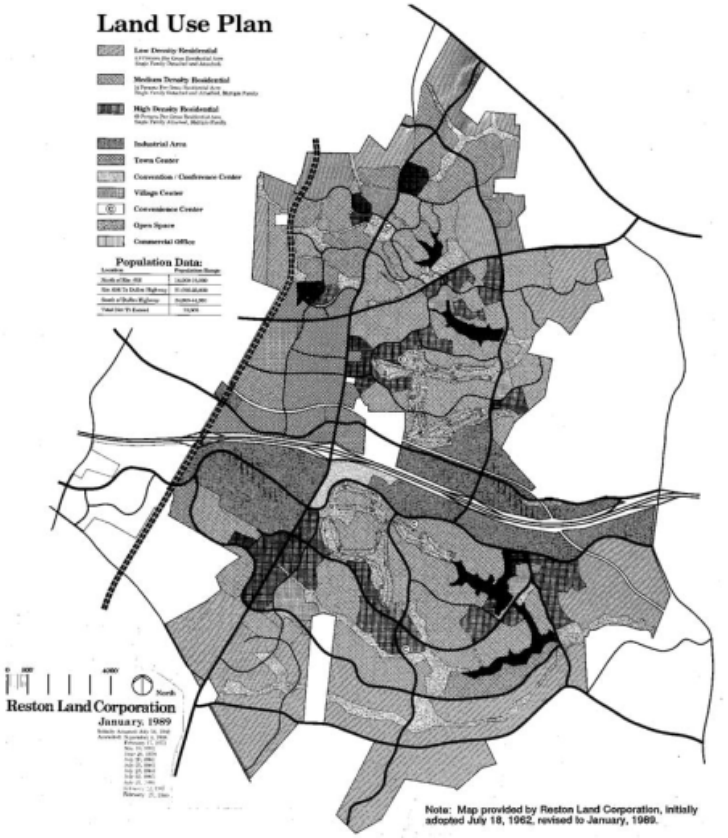


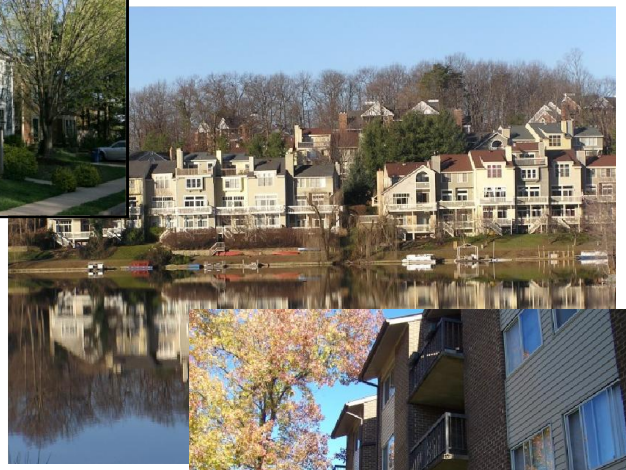
- **Reston Master Plan**
  - Consists of 3 Plan maps
  - Land Use Plan
  - Community Facilities Plan
  - Transportation Plan
- **Incorporated into Fairfax County Comprehensive Plan**

Context: Planning in Reston

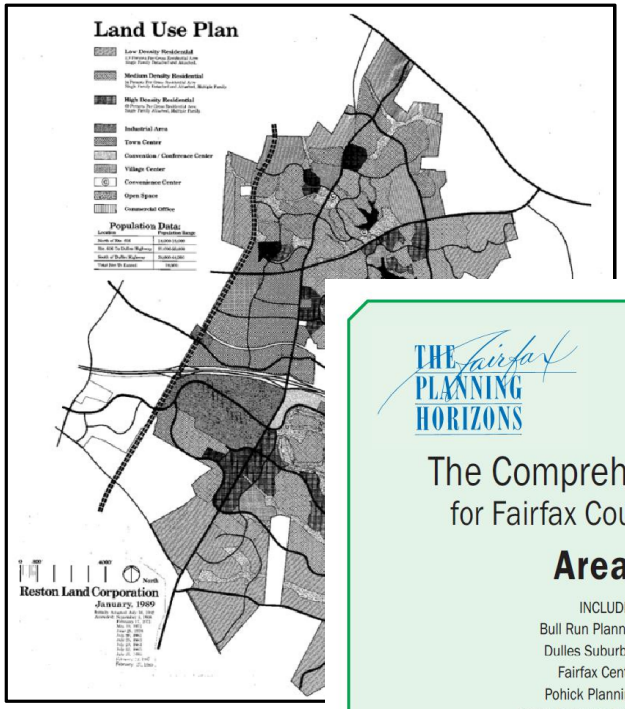
FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

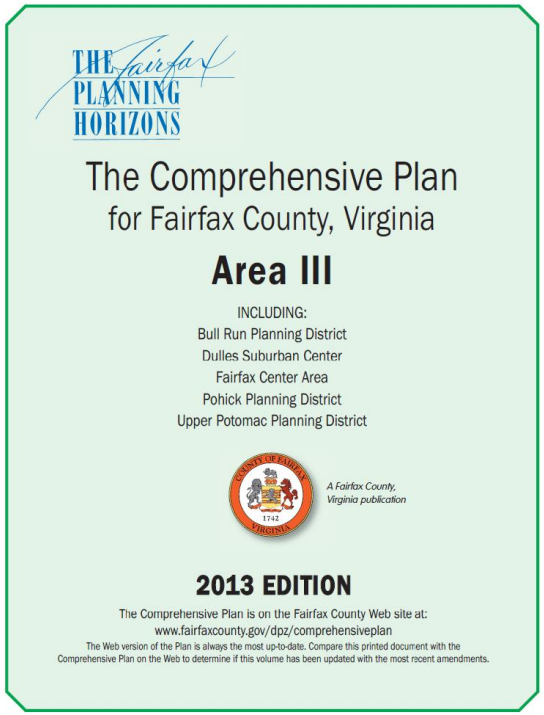
- **Reston Master Plan**





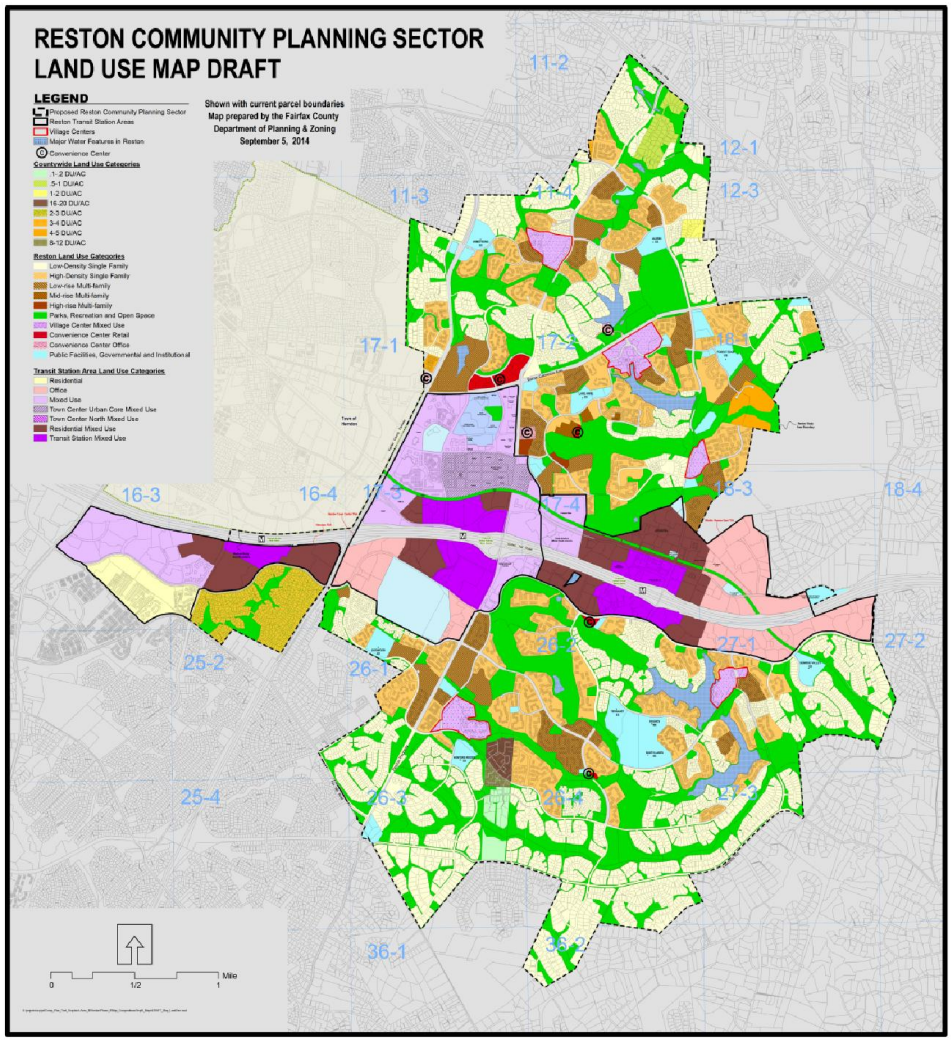
Context: Planning in Reston





- **Recommendations for Reston need revision**
  - Land Use Plan - last updated in 1989 at request of master developer
  - No longer a master developer to update Reston Master Plan
  - Plan recommendations have outdated elements
  - Need better Plan guidance as Reston is now a mature community

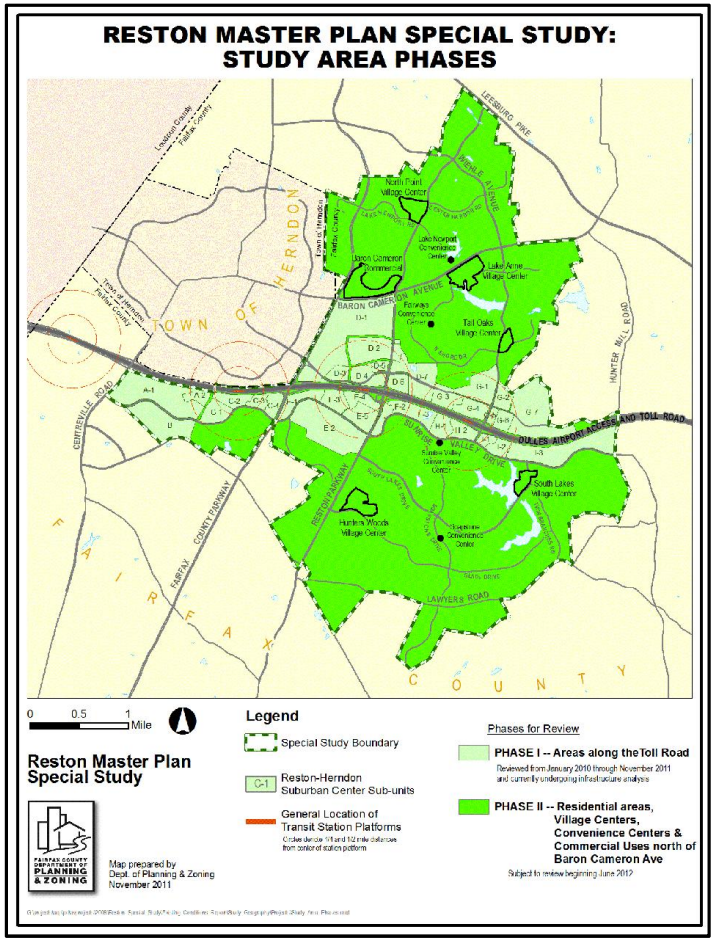
Context: Planning in Reston



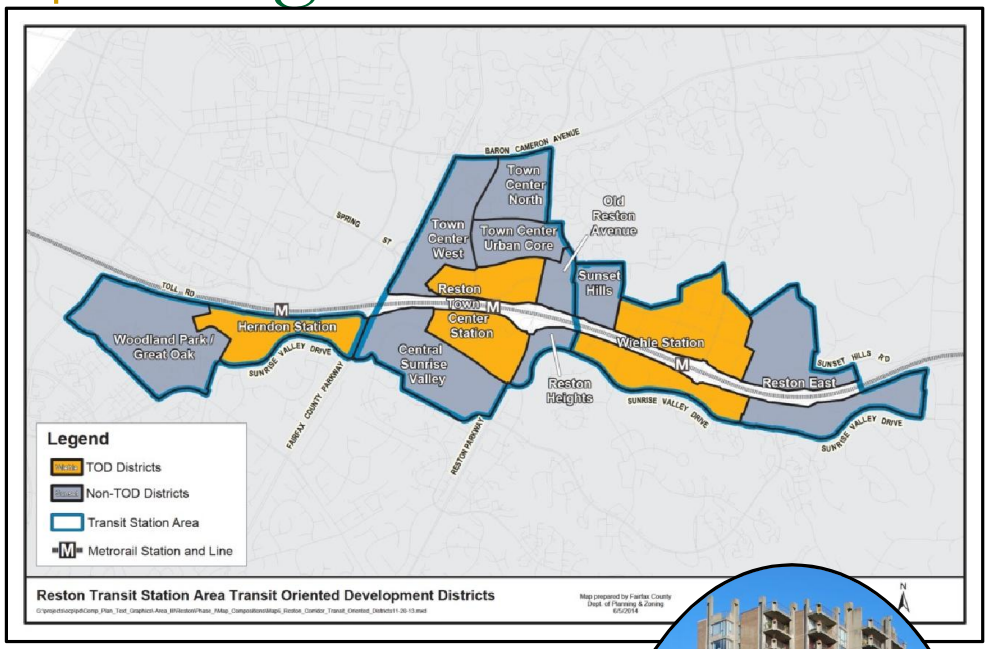
Background

May 2009 – Board of Supervisors (BOS) authorized planning study

- Phase 1 – Areas along Dulles Toll Road aka Reston Transit Station Areas (TSA)
  - Community Task Force held 200+ public meetings to discuss and provide recommendations to BOS
  - BOS adopted Reston TSA Plan Feb. 2014
  - 3 Follow-On Motions – work being completed in parallel with Phase 2
- Phase 2 - Areas of Reston away from Dulles Toll Road
  - Residential neighborhoods
  - Village Centers
  - Other commercial areas



Background



- Future growth focused in TSAs & Village Centers
- Task Force established Vision & Principles for all of Reston:
  - Transit Station Areas
  - Village Centers
  - Residential neighborhoods