
Reston Master Plan Special Study Phase 2 Community Meeting

Additional Dialogue re: Tall Oaks Village Center/
Baron Cameron Commercial Area/
Pedestrian Connectivity

November 8, 2014



Village Centers Discussion



Agenda

- ❑ Welcome
- ❑ Background: Reston Master Plan Special Study
- ❑ Goals of Phase 2
- ❑ Future Input
- ❑ Overview of Today's Input Activities
- ❑ Activities
- ❑ Report Out of Activities

Welcome

Who's in the Room?



- Live in Reston?
 - Less than 5 years / more than 5 years
- Work in Reston?
- Own or run a business in a Village Center?
 - North Point / South Lakes / Tall Oaks / Hunters Woods / Lake Anne
- Attended previous meeting?

Welcome



■ Why are we here today?

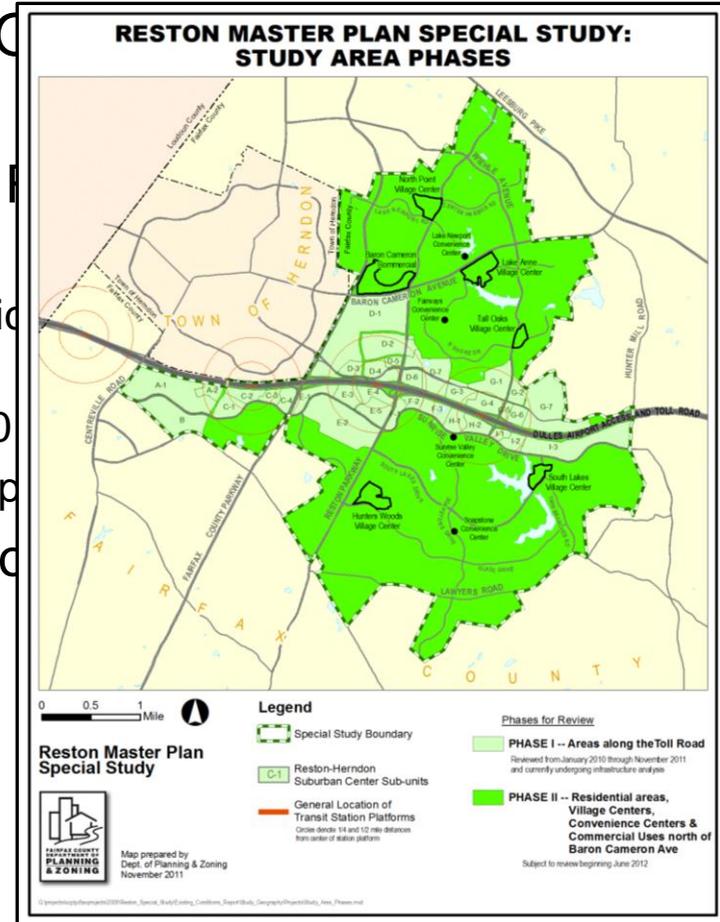
- Seek additional input and ideas from you about:
 - Tall Oaks Village Center
 - Baron Cameron Commercial Area
 - Pedestrian Connectivity

Background

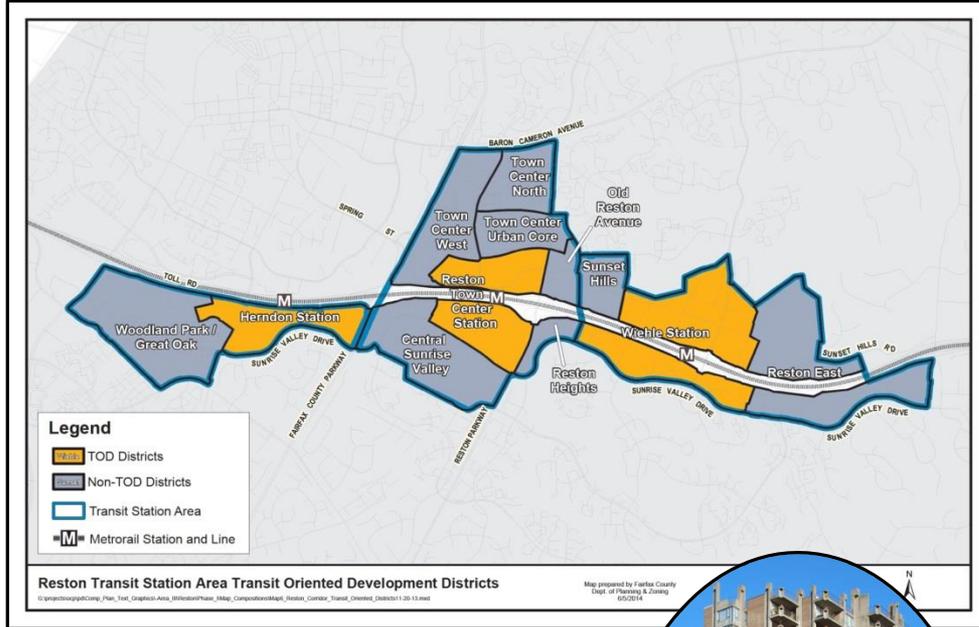


May 2009 – Board of Supervisors (BOS) study

- Phase 1 – Areas along Dulles Toll Road Station Areas (TSA)
 - Community Task Force held 200+ public recommendations to BOS
 - BOS adopted Reston TSA Plan Feb. 2010
 - 3 Follow-On Motions – work being completed
- Phase 2 - Areas of Reston away from 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



Goals of Phase 2



- Prepare new Plan text guidance for Reston:
 - Community-wide recommendations
 - Residential Neighborhoods
 - Village Centers
 - Convenience Centers
 - Baron Cameron Retail Area
- Update Reston land use map.
- Incorporate adopted Vision & Principles & TSA guidance with new Plan text guidance for Reston.

Goals of Phase 2



- “Working Draft” document:
 - Establish expectations for development in Reston now that it is a mature community.
 - Maintain existing residential uses and character.
 - Reston-specific and enhanced redevelopment criteria for residential redevelopment.
 - Create General Vision for Village Centers and process for consideration of redevelopment.
 - Maintain existing uses & character of Reston’s Convenience Centers and other commercial areas.

Goals of Phase 2



- Consider property-specific land use proposals for Phase 2 Area:
 - 3 proposals received from community:
 - Fairfax Hunt (abutting Lake Fairfax Park) is addressed specifically in the Working Draft.
 - Two other proposals either weren't property-specific or were outside study area therefore are not specifically addressed in Working Draft.
 - 1 proposal remained from 2008-2009 Area Plans Review (APR) process:
 - APR applicant no longer pursuing proposed change.
 - View proposals information:
http://www.fairfaxcounty.gov/dpz/reston/landuse_submissions.htm

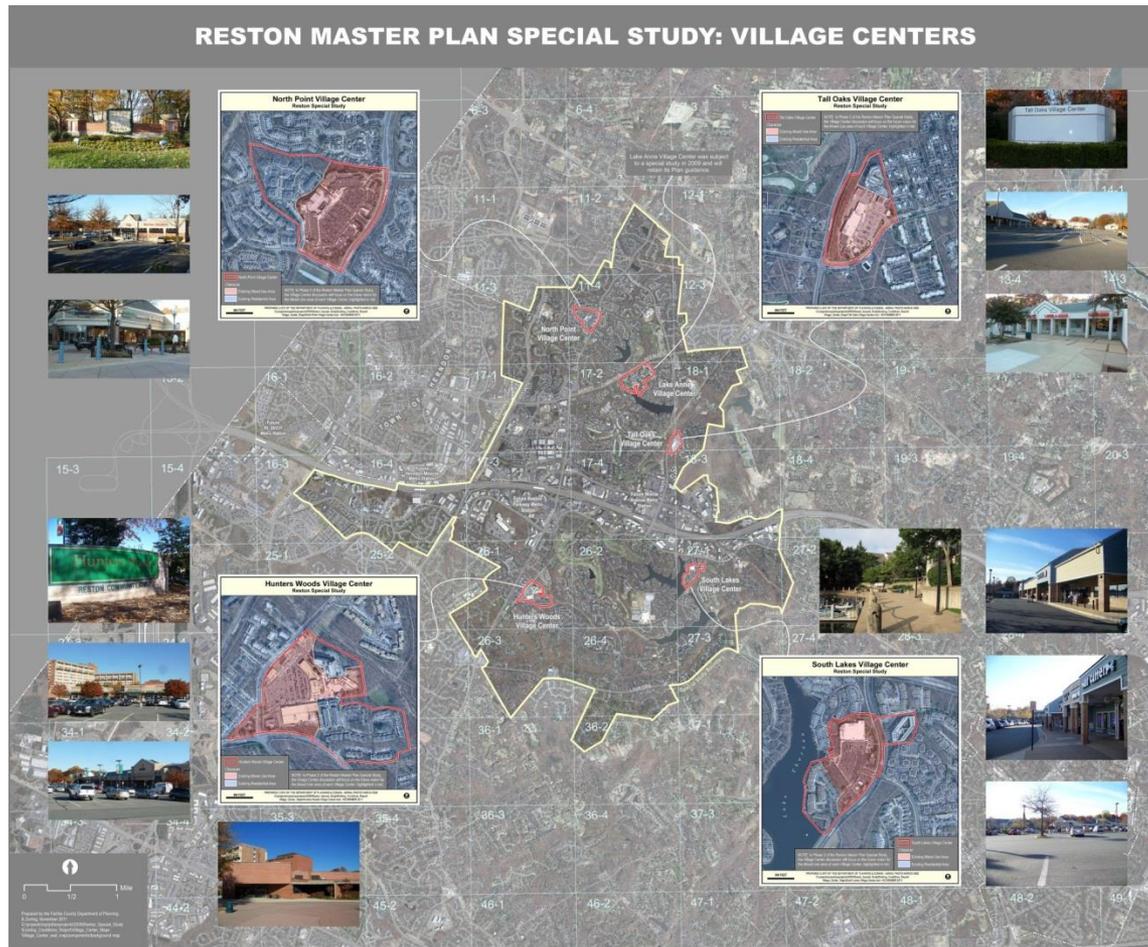
Neighborhoods



Convenience Centers



Working Draft Village Centers



Future Input Opportunities

Additional Community Input



- mid-December: Revised Working Draft document will be posted to website
- January 2015: Additional Community Meeting to discuss Revised Working Draft
- Goal: Plan text finalized February 2015
- Full Study Schedule online.

Future Input Opportunities

Information / Contact Us



- We welcome your comments and questions.
- Email comments for posting to project website:
<http://www.fairfaxcounty.gov/dpz/reston/comments.htm>
- Call us or schedule a meeting (703-324-1380):
 - Heidi Merkel (project manager)
 - Richard Lambert & Faheem Darab (planners)
- Project website (materials to be posted):
<http://www.fairfaxcounty.gov/dpz/reston/>

Community Input Activities



- Your ideas will be:
 - Considered for incorporation into Reston Plan.
 - Summarized & added to today's meeting page on project website.
 - Included in a comment matrix when publishing Plan text with staff report, if incorporated into Reston Plan.
- We thank you for your participation!

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