

# RESTON MASTER PLAN SPECIAL STUDY

## Planning for Reston's Future

### SUMMARY OF RESTON PLAN WORKING DRAFT *(Version 2 published 12.19.14)*

#### Background

This document briefly highlights some of the key planning guidance from Fairfax County's working draft document for the Reston Plan. The working draft is a tool to promote discussion about Reston's future.

[http://www.fairfaxcounty.gov/dpz/reston/staff\\_documents/20141219\\_version\\_2\\_reston\\_working\\_text\\_edits.pdf](http://www.fairfaxcounty.gov/dpz/reston/staff_documents/20141219_version_2_reston_working_text_edits.pdf)

#### Previously Adopted Guidance to be Retained

- Guidance for Reston's Transit Station Areas (TSAs) which includes the areas along the Dulles Toll Road, generally within walking distance of planned or existing Metrorail stations. The TSAs include Reston Town Center (guidance adopted as part of Phase I of the Reston Master Plan Special Study).
- Reston's Vision and Planning Principles (adopted as part of Phase I of the Reston Master Plan Special Study).
- Guidance for Lake Anne Village Center (adopted in 2009 as part of a study specific to Lake Anne).

#### Organization of the Reston Plan Working Draft

- Reston Vision & Principles
- Community-wide Recommendations
- Geographic-specific Guidance including:
  - \* Neighborhoods / Village Centers / Other Commercial Areas / Transit Station Areas



#### Growth & Change in Reston

- Growth will be focused in Reston's Transit Station Areas (the areas along the Dulles Toll Road, generally within walking distance of planned or existing Metrorail stations) and Village Centers. See "Reston Community Planning Sector Geography" map (p. 4 of 81).
- All other areas of Reston (residential neighborhoods and Convenience Centers) are generally planned to remain as currently built (p. 50 and 79).

#### Parks, Recreation, Open Space & Trails



- All Public Parks, Private Recreation, and Private Open Space are now reflected in Reston's Land Use Map (p.15) and are further detailed in the Parks and Open Space map (p.41).
- More parks & recreation facilities and open space are now included in the Reston Land Use Map (p. 15).
- Existing trails are now mapped within the Reston Plan (p. 38).
- Reston's two golf courses are planned to remain (p. 51).

#### Transportation

- The importance of expanded and improved pedestrian and

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### SUMMARY OF RESTON PLAN WORKING DRAFT (Continued)



#### Housing Choices & Affordability

- Housing choices are encouraged to maintain Reston's diverse age, family status and income structure. These choices include different unit types, architectural styles, ownership patterns, senior housing and universally designed housing (p. 22-24).
- Housing affordability has been boosted by going beyond County-wide policies to recommend 12% or more Affordable Dwelling Units or Workforce Dwelling Units for any residential development or redevelopment in Reston (p. 23). A higher percentage is expected in the Transit Station Areas.

#### Residential Neighborhoods

- Residential land use categories (p.18-19) have been expanded from their current 3 broad categories (low, medium, and high density) to 5 categories to more closely reflect what has been built in the community (Land Use Map p. 15), with the desired result of maintaining established neighborhoods.
- Reston Neighborhoods section provides guidance to maintain the established residential neighborhoods (p. 50).
- In the event of residential neighborhood redevelopment requests, more stringent redevelopment criteria (p. 52-54) have been established that go beyond the County-wide criteria.
- Fairfax Hunt property is planned with a residential option preserving the cemetery if graves are found (p. 51).

#### Village Centers

- Reston's Village Centers are planned to reflect the land uses that are there today, with the exception of Lake Anne as noted below (p. 60).
  - \* Lake Anne Village Center currently has detailed planning guidance to guide future redevelopment. This guidance will be retained (p.62-78)
- A General Vision and Guidelines for Redevelopment is established (p. 55-57) for any future Village Center redevelopment proposals. Currently the Village Centers have neither a vision, nor redevelopment guidelines that create a common set of expectations for residents, landowners and businesses regarding future changes.
  - \* The proposed general vision establishes the basic elements necessary for any redevelopment proposal in any Village Center.
  - \* The guidelines for redevelopment establish the process required of any redevelopment proposal as well as detailed planning objectives.

#### Other Guidance

- Urban design guidance is now tailored to Reston's unique character and identity (p. 20).
- Environmental stewardship will remain a central planning principle of Reston (p. 41).



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