
Reston Master Plan Special Study Phase 2 Community Meeting

UPDATE ON WORKING DRAFT VERSION 2

January 29, 2015



The Second Version



Agenda

- Welcome
- Brief Background: Reston Master Plan Special Study
- Update on Special Study's Phase II
- Exploring the Version 2 Edits
- Next Steps
- Q&A and Comments

Q&A/Comments



- 4 options for participation tonight
 - Throughout presentation
 - Open Mic – Questions/Comments after presentation
 - Submit your question or comment on comment sheet
 - Talk one-on-one with planners after Open Mic:
 - Transportation (*Kristin Calkins*)
 - Planning and Zoning (*Richard Lambert & Faheem Darab*)
 - Office of Community Revitalization - Design Guidelines/Public Realm/Architecture (*Sonja Ewing*)
 - Park Authority (*Andi Dorlester*)

Who's in the Room?



- Attended a previous meeting?
- Live in Reston?
 - 0-10 years / 10-20 years / 20+ years
- Work in Reston?
- Own or run a business in a Village Center?
 - North Point / South Lakes / Tall Oaks / Hunters Woods / Lake Anne

Why we're here today:

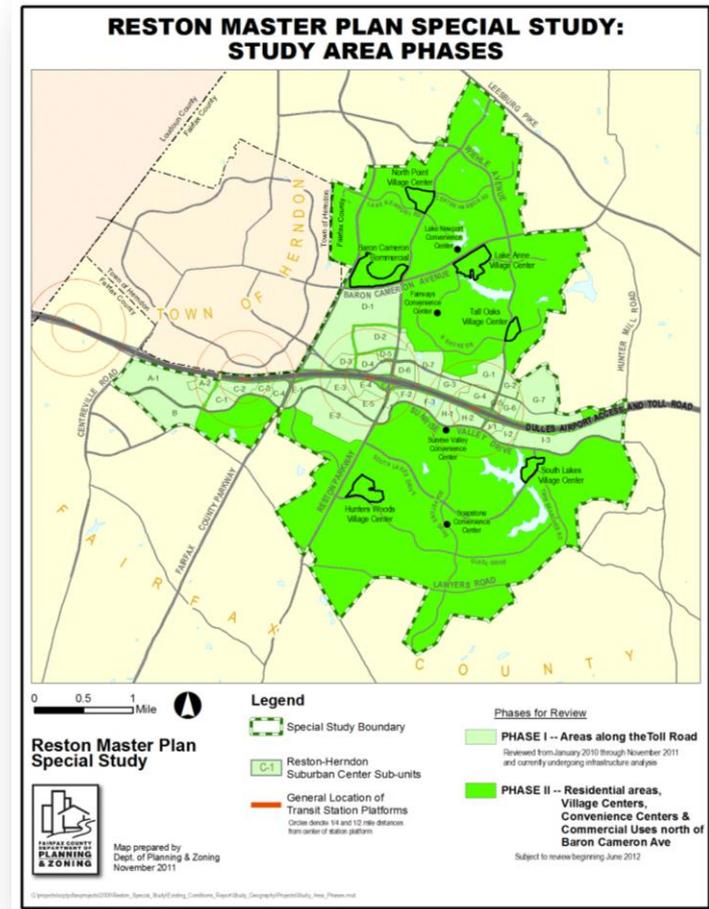


- Explain Comp Plan Amendment and Version 2 of the Working Draft
- Hear your comments and ideas
- Answer questions
- Update you on next steps

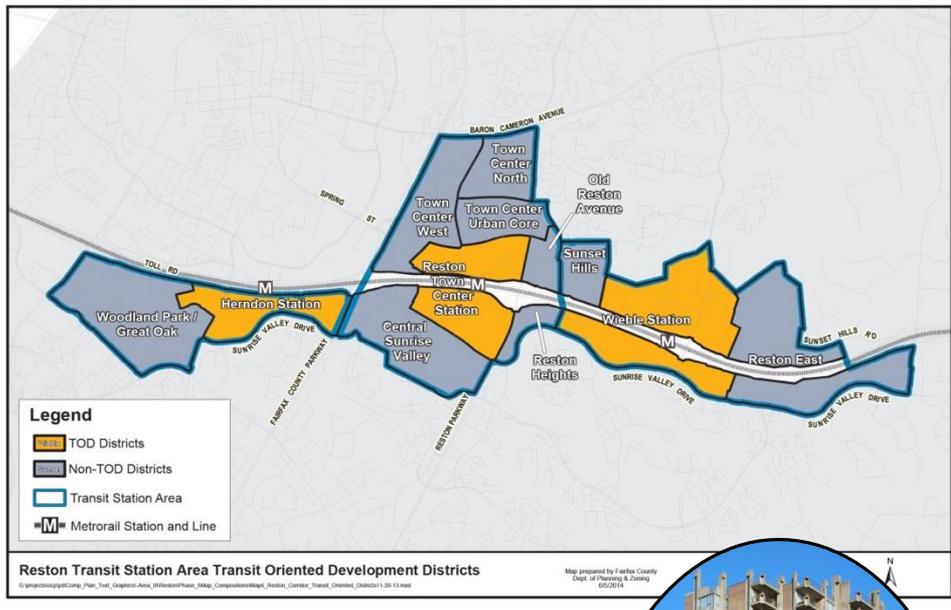
May 2009 – Board of Supervisors (BOS) authorized planning study



- 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



Primary Goals



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



Update on Phase II



- Open House on Saturday, June 7th
- Begin receiving Community Comments in June 2014
- Online Submission Period for Land Use Proposals from May 22, 2014 - July 11, 2014
- 1st version of Working Text is released Sept 5, 2014
- #1 Community Meeting on September 13, 2014
 - Residential Neighborhood section



Update on Phase II



- #2 Community Meeting on October 18, 2014
 - Village Center section
- #3 Community Meeting On November 8, 2014
 - Baron Cameron commercial area
 - Pedestrian and bike connectivity
 - Tall Oaks Village Center
- 2nd Version of Working Draft is released Dec. 19, 2014
 - Incorporates many community comments including those from previous community meetings
- Which brings us to today!!

Exploring the Version 2 Edits



- In General
 - Improved clarity, formatting and explanations of policies (e.g. design review)
 - Removed redundancy (e.g. affordable housing table)
 - Minor substantive edits, described in following slides

- Previously Adopted Guidance is unchanged
 - Transit Station Area guidance
 - Reston's Vision and Principles
 - Lake Anne Village Center guidance

Organization of the Working Draft is unchanged



- Reston Vision and Principles
- Community-wide Recommendations
- Geographic-specific guidance
 - Neighborhoods, Village Centers, Other commercial areas, and TSAs
- Reston is no longer a “planning sector” but its own tab within the Comprehensive Plan

Land Use Guidance



■ Altered land use descriptions

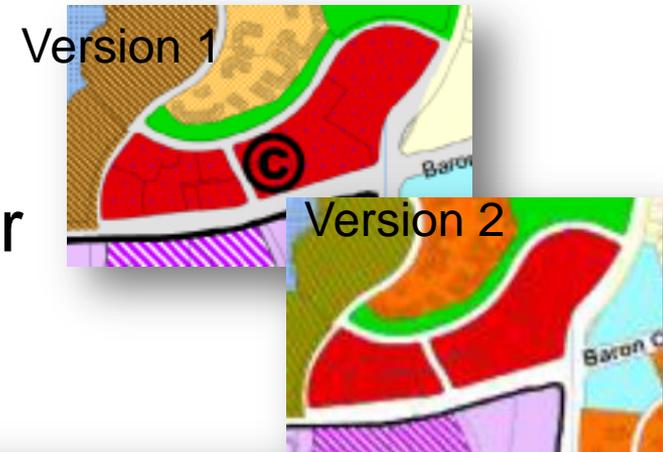
~~Medium-density~~ ~~Mid-rise~~ Multi-Family (21-50 du/ac) – Typically ~~M~~mid-rise structures of five to eight stories, typically ~~apartments or condominiums~~ with structured parking.

~~High-density~~rise Multi-family (greater than 50 du/ac) – Typically ~~H~~high-rise structures of nine or more stories, typically ~~apartments or condominiums~~ with underground or below grade structured parking.

Land Use Guidance



- Created Office and Retail categories
- Simplified Convenience Center category to apply to existing centers.



Convenience Center Office

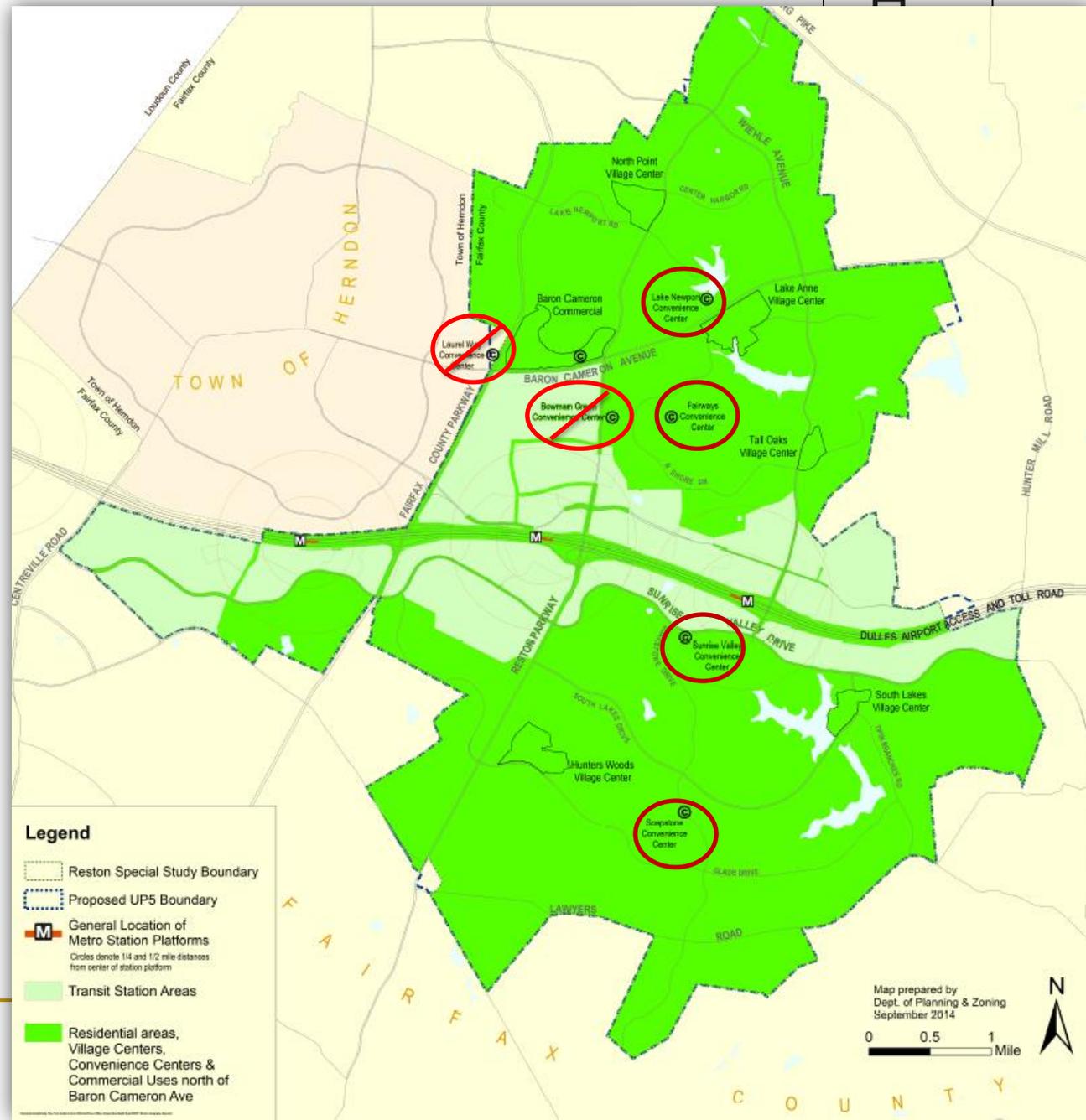
These areas are planned for office uses including research and development (R&D) uses and industrial flex space.

Retail

These areas are planned for a full range of activities promoting the sale of goods, merchandise, commodities and services.

Convenience Centers

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



Trails



- This section received updates to reference the Washington and Old Dominion Trail and its planned overpass over Wiehle Avenue.
- Existing Trails map added the Parks, Recreation and Open Spaces layers added, as well as existing ped/bike underpasses and overpasses.

Reston Area Parks and Open Spaces Categories

Reston Association Categories

-  Reston Association Parks
-  Reston Association Open Space

Fairfax County Land Use Base Categories

-  Private Open Space
-  Private Recreation
-  Public Parks

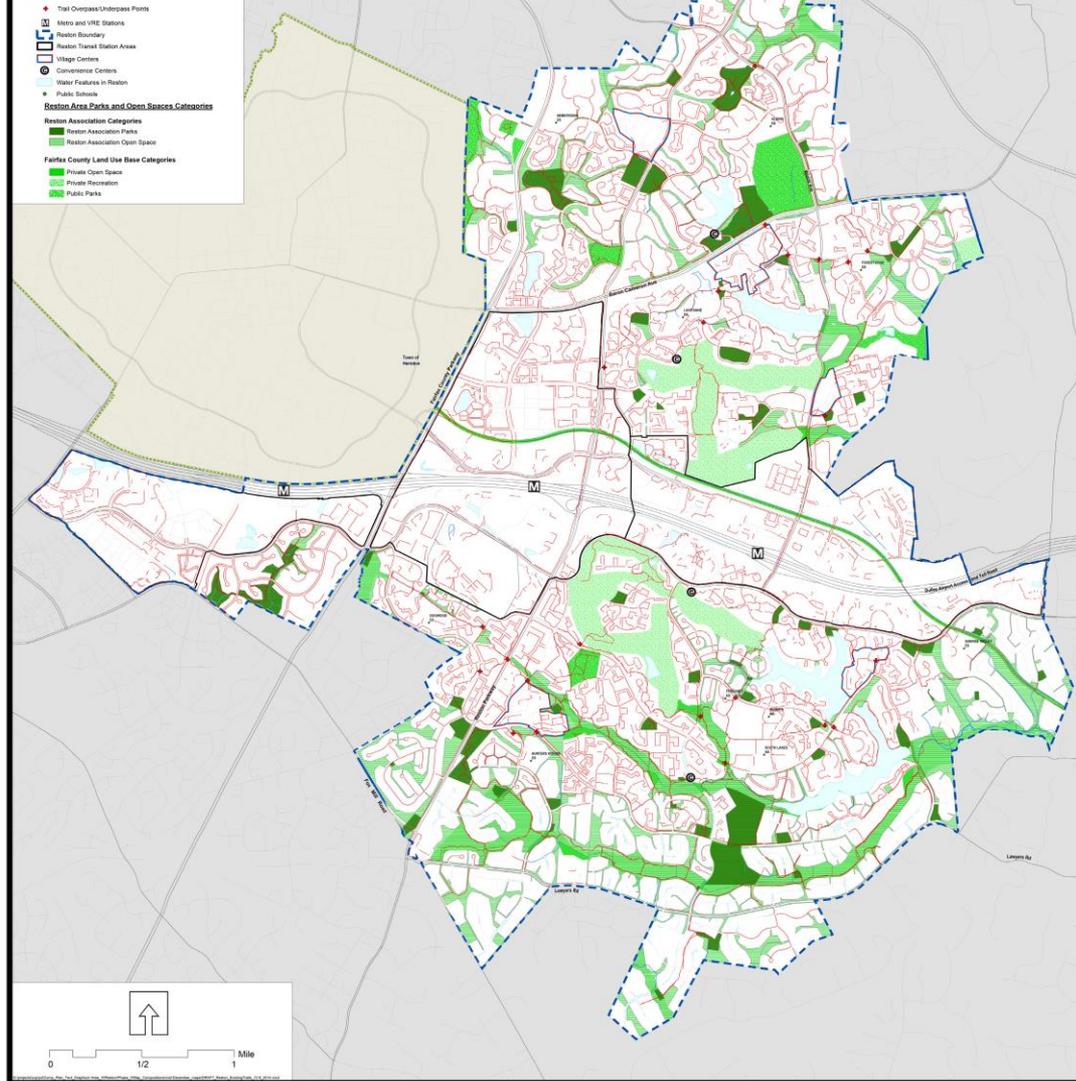
RESTON EXISTING TRAILS MAP DRAFT

This map does not include on-road bicycle trails. Please refer to the Department of Transportation Bicycle Trail Map for more information.

LEGEND

- Hard Surface - Asphalt, Brick, Concrete
- Soft Surface - Natural Surface, Gravel, Stone Dust
- Creek, Stream, River
- Trail Overpass/Underpass Points
- Metro and VRE Stations
- Reston Boundary
- Reston Transit Station Areas
- Village Centers
- Convenience Centers
- Water Features in Reston
- Public Schools
- Reston Area Parks and Open Spaces Categories**
- Reston Association Categories
 - Reston Association Parks
 - Reston Association Open Space
- Fairfax County Land Use Base Categories**
- Private Open Space
- Private Recreation
- Public Parks

Map prepared by the Fairfax County
Department of Planning & Zoning
December 9, 2014



Parks, Recreation & Open Space



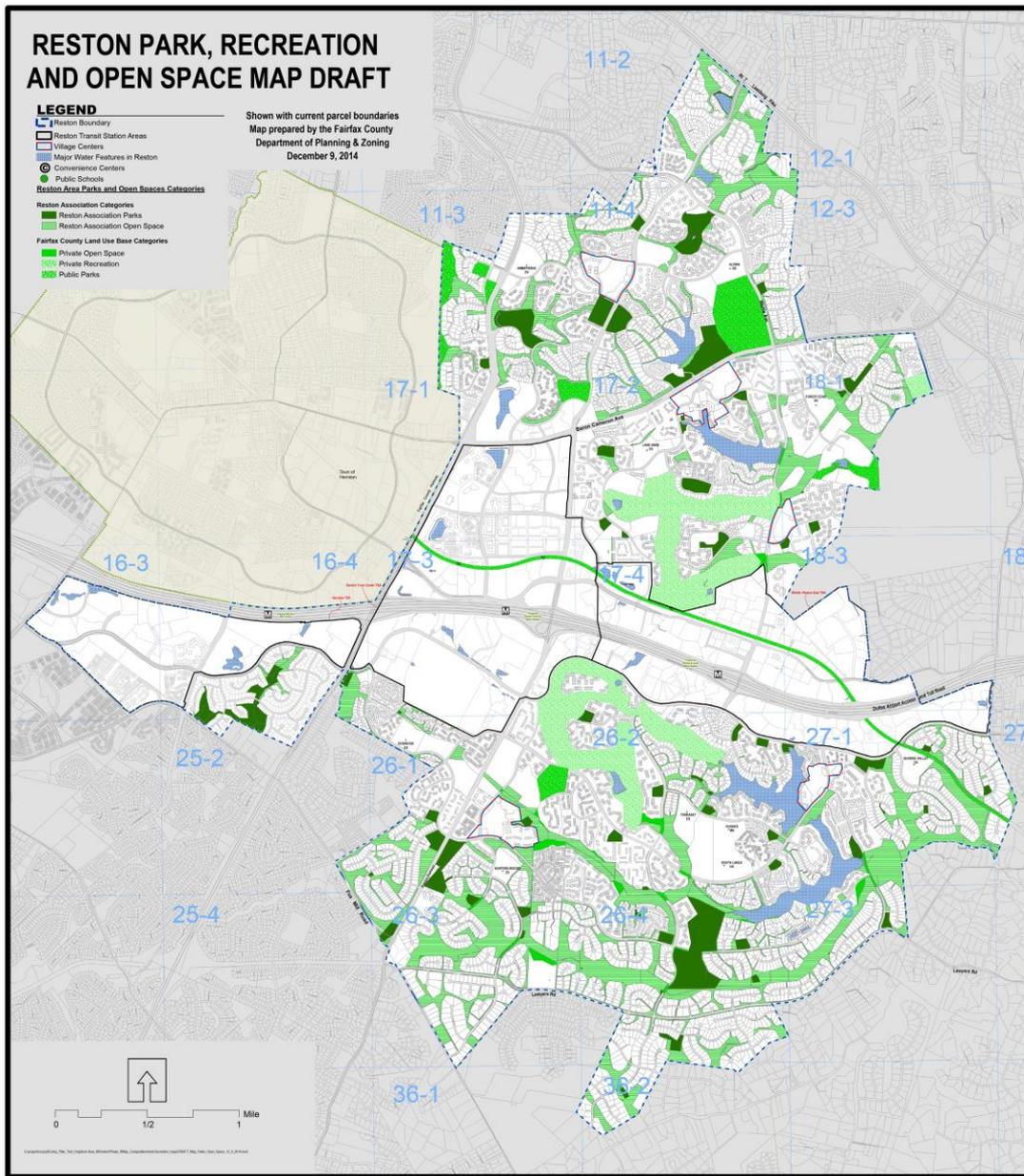
- Map was significantly improved to:
 - Removed redundant categories of information
 - Emphasize and Group RA categories of land then all other countywide Parks, Recreation, and Open Space

- Except for the map, all other guidance in this section remains unchanged.

RESTON PARK, RECREATION AND OPEN SPACE MAP DRAFT

- LEGEND**
- Reston Boundary
 - Reston Transit Station Areas
 - Village Centers
 - Major Water Features in Reston
 - Governance Centers
 - Public Schools
 - Reston Area Parks and Open Spaces Categories
- Reston Association Categories**
- Reston Association Parks
 - Reston Association Open Space
- Fairfax County Land Use Base Categories**
- Private Open Space
 - Private Recreation
 - Public Parks

Shown with current parcel boundaries
 Map prepared by the Fairfax County
 Department of Planning & Zoning
 December 9, 2014



Housing Choices & Affordability



- Added a Universally Designed Housing section
- Senior Housing section:
 - Adds guidance to suggest incentives to increase amount of senior housing
 - Strengthened by better linking to countywide Policy Plan
 - Reiterated the importance of locating near services and public transit
- Eliminated redundant affordable housing table



Transportation



- Expanded “Pedestrian Mobility and Bicycle Facilities” section based on community comment:
 - Sidewalks, pedestrian underpasses, intersections and lighting
 - RMAG recommendations and Reston Association’s “Reston on Foot” publication
 - Separation of bike facilities from vehicular traffic added

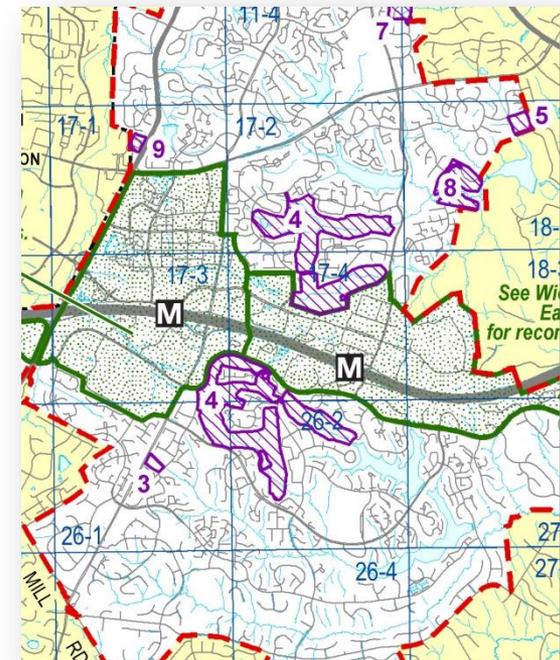
- Added guidance regarding bus stop improvements including shelters, seating and lighting



Residential Neighborhoods



- Added Figure 13, “Recommendations Locator Map” to help identify land use recommendations within Reston’s neighborhoods
- Added guidance to further protect large lot neighborhoods from subdivision
- Fairfax Hunt Club property:
 - If graves identified, should be preserved
 - The property, if developed should join RA



Residential Neighborhoods (contd)



- Guidelines for Single Family Redevelopment:
 - Removed redundant text to be addressed in Communitywide Urban Design section
 - Added guidance for maintaining natural areas and mature tree canopy



Residential Neighborhoods (contd)



- Guidelines for Multi Family Redevelopment:
 - Removed redundant text already addressed in countywide Policy Plan's "Guidelines for Neighborhood Redevelopment"
 - Added provision to maintain existing affordable housing and references Communitywide guidance

Village Centers



- Major reorganization for clarity sake. Section consists of:
 - General Vision applicable to all Village Centers (VCs)
 - VC redevelopment process and planning objectives including:
 - Land use objectives
 - Urban design objectives
 - Transportation objectives
 - Village Center Recommendations

Village Center (contd)



- Simplified General Vision & placed planning objectives in VC redevelopment section
- Redevelopment Process: If a VC wants to redevelop, it must undergo a Plan Amendment (excepting Lake Anne, which has a detailed redevelopment option)
- Land Use objectives: Added guidance related to community meeting spaces and providing public gathering spaces for community events

Village Center (contd)



- Village Center recommendations clarified to include “baseline” options for all VCs
 - Same uses
 - Same intensities (0.25 FAR)
 - Same boundaries as current Reston Master Plan
- Detailed Village Center redevelopment option only exists for Lake Anne while other VCs would need to undergo Plan Amendments as described in VC Redevelopment Process section

Other sections:



- Urban Design now mentions the need for community input on development proposals via several existing entities
- Public Facilities, Environmental Stewardship and Heritage sections remain largely unchanged



Next Steps



February 12

Last Day to Submit comments/suggestions for Planning Commission Staff Report

February – March 31

Staff completes Final Draft and Staff Report

April 1

PC Staff Report is published

April 22

Planning Commission Public Hearing

June

Board of Supervisors Public Hearing

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):
 - Richard Lambert & Faheem Darab (planners)
- Project website (materials to be posted):
<http://www.fairfaxcounty.gov/dpz/reston/>