

Proposed Changes for: Reston Master Plan Special Study, Phase II – Residential Neighborhoods and Village Centers ST09-III-UP1(B)

Upper Potomac Planning District

Staff recommended modifications to the Comprehensive Plan are shown as underlined for text to be added and as ~~strikethrough~~ for text to be deleted.

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, as amended through 12-02-2014; Overview, page 1:

“The Greater Herndon, West Ox, and Greater Reston Community Planning Sectors contain concentrations of office, industrial and commercial development, surrounded by residential development. The Innovation Center Transit Station Area is located in the Greater Herndon Community Planning Sector, and the Reston Transit Station Areas are ~~in the~~ within Reston, which encompasses the Woodland Park section of the West Ox Community Planning Sector as well as the Greater Reston Community Planning Sector. The Sully Community Planning Sector is located entirely within the Dulles Suburban Center and is partially developed with office, industrial and commercial development, with large vacant areas. The portion of the West Ox Community Planning Sector outside of Woodland Park, and the Lee-Jackson Community Planning Sectors ~~are~~ is characterized by suburban neighborhood development in the western areas in the vicinity of Chantilly, and low density residential development in the eastern area where the headwaters of the Difficult Run Watershed are located...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, as amended through 12-02-2014; Overview, page 1:

“The county has adopted a sewer service area map which defines areas where public sewer is planned to be permitted. Several planning sectors in the Upper Potomac Planning District, including Riverfront, Springvale ~~and~~ Hickory, Greater Reston and West Ox, have areas that are outside the Approved Sewer Service Area...”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, as amended through 12-02-2014; Overview, page 3:

“The Reston Transit Station Areas are recommended in the Concept for Future Development for a mixture of office, retail and residential uses, with ancillary institutional uses. These areas are addressed within the Reston Plan.”

MODIFY

FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, as amended through 12-02-2014; Overview, p. 24, Figure 7 “Upper Potomac Planning District Existing Public Facilities”

“UP5	Aldrin, Armstrong, Crossfield, Dogwood, Forest Edge, Hunters Woods, Lake Anne, Sunrise Valley, Terraset Elem., Hughes Middle, South Lakes High, Baron-Cameron Site	Reston Regional	Reston Government Center, Reston Fire Station Co. 25, Reston District Police Station, North Point Fire Station Co. 39, North County Juvenile Court Probation Services	Northwest Center for Community Mental Health, Alcohol and Drug Services Adult Outpatient, Alcohol and Drug Services - Stonegate, ACCESS, Reston Teen Center, Reston/Herndon Senior Center, Embry Rucker Community Shelter (Reston)	Recycling Drop-off Centers (2), FCWA Reston Pumping Station	Wiehle Avenue <u>East Metro Park-&-Ride</u> , Herndon-Monroe Park-&-Ride, Reston Town Center Transit Center, *Va. State Highway Maintenance Facility”
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MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, as amended through 12-02-2014; Overview, page 25:

“1. If warranted, consider the development of a fire and rescue mini-station to serve the north Great Falls area. (UP1, UP2)

2. Implement the Regional Stormwater Management Plan by providing necessary stormwater detention ponds in this district.

3. Provide the necessary improvements to the Corbalis Water Treatment Plant on land currently owned at the Authority's plant site to meet current and future needs. (UP4)

4. Construct a new elementary school in Sector UP7.

5. Construct additional public transit facilities including park-and-ride lots at the southeastern quadrant of the Dulles Airport Access Road and Monroe Street, at Reston East and at Lawyers Road and Reston Parkway. Construct a transit center in Reston at the Reston Town Center. In addition, preserve the potential for rail destination stations at the following locations: Dulles Toll Road just west of the Reston Parkway, Dulles Toll Road at the Herndon-Monroe Park & Ride, and Dulles Toll Road at the Center for Innovative Technology (CIT). (UP5)

6. Fire facilities and equipment at the Herndon Fire Station should be kept adequate to meet increasing demand for fire and emergency protection. (UP4)

7. Provide an additional 2.5 million gallon ground water storage tank at the county Water Authority's Penderwood Water Storage Tanks II site on West Ox Road near Waples Mill Road. (UP7)

8. Provide two adult day health care centers, one in the Reston-Herndon vicinity and one in Chantilly. (UP8)
9. Provide a District Public Health Center in the Centreville/Chantilly area. (UP8)
10. Provide a five-acre site for Crossroads, an intensive drug and alcohol treatment program. In addition to treating clients, this facility will also house children of clients.
11. Expand the Reston Regional Library in Sector UP5 consistent with the Policy Plan standards for regional libraries. As an alternative to expansion, a new library can be incorporated into development within the Reston Town Center North District of the Reston Transit Station Areas (TSA), or another location within the TSAs (UP5).
12. Provide any necessary improvements to FCWA’s Riverside Manor Water System to meet future regulations (UP2).
13. Provide additional finished water transmission facilities between the Corbalis Water Treatment Plant and The Fox Mill Storage and Pumping Facilities (UP5, UP7).
14. Provide additional finished water transmission facilities between Lawyers Road and Vale Road along the Fox Mill corridor (UP5, UP7).
15. Provide additional finished water transmission facilities along the Route 50 corridor between Rugby Road and Stringfellow Road (UP8).
16. Explore possible sites for a Great Falls Community Center. (UP1, UP2, and UP3).
17. Provide one new elementary school in the Town Center North District of the Reston Transit Station Areas (UP5).
18. Provide one new elementary school in the Central Sunrise Valley District of the Reston Transit Station Areas (UP5).
19. Provide one new middle school west of Reston, potentially in the Dulles Suburban Center’s Land Unit A (UP6).
20. Provide one new high school west of Reston, potentially in the Dulles Suburban Center’s Land Unit A (UP6).
21. Provide one new Fire and Rescue station in the Town Center North District of the Reston Transit Station Areas (UP5).
22. Provide vehicular access to the rear of the Reston Fire and Rescue station to improve safety and traffic flow along Wiehle Avenue (UP5).”

MODIFY: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, as amended through 12-02-2014; Overview, Parks and Recreation recommendations, page 26:

“The Difficult Run, Little Difficult Run, and Sugarland Run stream valley system, which traverses the entire district from south to north, contains environmentally sensitive natural resources and cultural resources. A variety of resource protection mechanisms, including acquisition of conservation/open space, scenic, and historic preservation easements, land dedication and purchase by the county should be utilized to protect identified resources not currently in public ownership. The intrusion of non-recreational development should be restricted and the impacts of offsite development should be mitigated.

Several public, quasi-public, non-profit, and private organizations currently provide park, recreation and cultural facilities and amenities to the Reston area. However, as growth occurs in Reston and park and recreation needs and trends evolve, additional publicly accessible parks and recreation facilities will be required beyond park and open space areas established in the Reston Master Plan.”

MODIFY
FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, as amended through 12-02-2014; Overview, page 27:

FIGURE 8
UPPER POTOMAC PLANNING DISTRICT
EXISTING PUBLIC PARKS
(As of ~~10/10/94~~ 04/22/15)

	NEIGHBORHOOD	COMMUNITY	DISTRICT	COUNTYWIDE	REGIONAL	STATE/ FEDERAL
UP1				Riverbend	Upper Potomac Regional	Great Falls National Potomac River National Heritage Trail
UP2	Holly Knolls	Windermere		Great Falls Grange		
UP3	Lockmeade	Lexington Estates	Great Falls Nike	Colvin Run Mill Colvin Run S.V. Difficult Run S.V.		
UP4	Stanton	Grand		Dranesville		

APPENDIX D – RECOMMENDED PLAN TEXT OF THE UPPER POTOMAC PLANNING DISTRICT

	Cuttermill Trailside	Hamptons Hutchison School Site Bruin Alabama Dr. Bready Chandon Runnymede		Tavern Folly Lick S.V. Sugarland Run S.V. Folly Lick S.V.	
UP5	Stuart Road (Reston) Town Green <u>South Lakes Drive</u>	Reston North Shaker Woods Tamarack Stratton Woods	Baron Cameron School Site Fox Mill District <u>Fred</u> <u>Crabtree</u>	Lake Fairfax Colvin Run S.V. Difficult Run S.V. Little Difficult Run S.V.	W&OD Trail
UP6		Floris School Site		Sully Frying Pan S.V. Horsepen Run S.V.	
UP7	Franklin Oaks Garchayne Navy Vale	Floris Community Franklin Farm Clarks Landing		Frying Pan Frying Pan S.V. Difficult Run S.V. South Fork S.V.	
UP8	Fair Woods Franklin Glen	Fox Valley		Little Difficult Run S.V.	