

RESTON MASTER PLAN SPECIAL STUDY

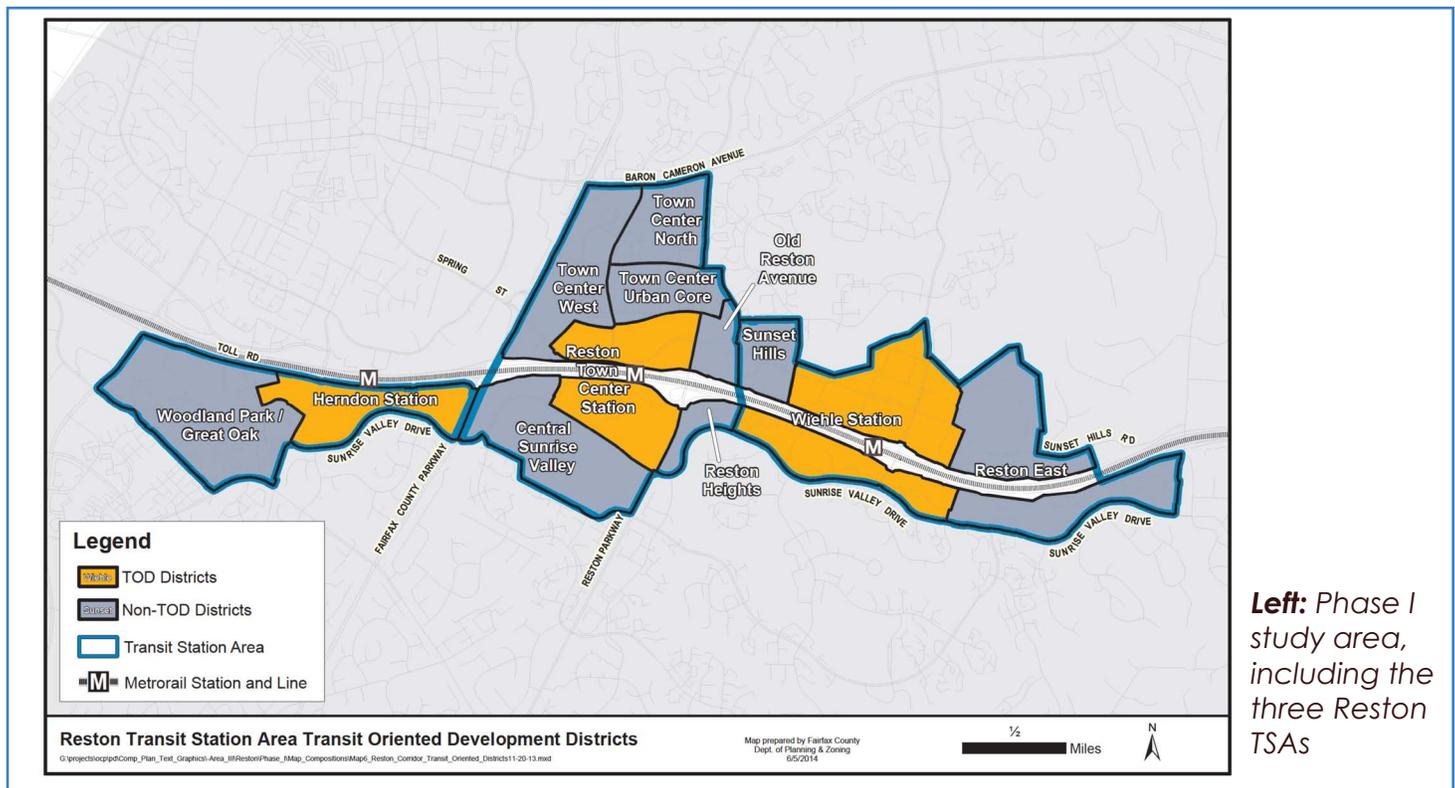


COUNTY OF FAIRFAX, VA
JULY 2014

PHASE I

BACKGROUND

On February 11, 2014, culminating four and a half year effort, the Fairfax County Board of Supervisors adopted a new Comprehensive Plan for the areas around the three planned Reston Metrorail Silver Line stations: **Reston Town Center, Wiehle-Reston East, and Herndon**. The new Plan was the result of the first phase of the Reston Master Plan Special Study. As shown in the map below, the regions around the three future Metrorail stations were designated as **Transit Station Areas (TSAs)**.



Left: Phase I study area, including the three Reston TSAs

Phase I recommendations are based on planning analysis as well as the work of a Task Force comprised of representatives of Reston resident groups, owners of area commercial properties, and other interested members of the community. Most notably, Phase I calls for **transit-oriented development (TOD)** around each of the three TSAs. TOD is a land use, development, and transportation policy that promotes a **mix of uses, walkability, a range of housing types, and commercial development** around a transit station. Phase I 's TOD plan recommends that the most dense development be located in existing commercial areas that are within one half mile of each Metro station. Residential areas located within one half mile of the stations were not a part of Phase I of the study. As shown in the map above, areas outside of TSAs should generally maintain their existing character, uses and intensity.

PHASE II

Phase II of the Reston Master Plan Special Study is currently in progress. Phase II will focus largely on the wider Reston community not located near rail transit stations, including Village Centers and selected commercial areas.

For more information visit: <http://www.fairfaxcounty.gov/dpz/reston/>.

PHASE I RECOMMENDATIONS

Phase I offers many recommendations concerning **land use, transportation, environment, parks and recreation, public facilities, and urban design.**

LAND USE MIX AND INTENSITY

- > The designation of **TOD and non-TOD districts** along the Toll Road
- > A focus on creating new neighborhoods at the Metro stations with places to live, work & meet daily needs
- > The creation of new **publicly-accessible gathering spaces** at the Metro stations.

TRANSPORTATION

- > The creation of a multimodal transportation infrastructure system that appeals to **pedestrians, cyclists, transit riders, and drivers**
- > The implementation of **transportation demand management (TDM)** strategies to reduce single-occupant vehicle trips
- > The establishment of a **street grid** for enhanced connectivity



Source: metrosilverlinehomes.com



Source: cunninghamquill.com

ENVIRONMENTAL STEWARDSHIP

- > The protection of headwaters, restoration and enhancement of natural tree canopy, and the promotion of green technology
- > The implementation of sound **stormwater management practices** to restore local streams and reduce water pollutant loads
- > The **preservation of area wetlands** for habitat, recreation, and pollutant management purposes

URBAN PARKS, RECREATION, & CULTURAL FACILITIES

- > The encouragement of an **integrated urban park**, recreation, and cultural amenity system
- > The creation of more active recreation areas, including more **athletic fields** and facilities

PUBLIC FACILITIES

- > "The creation of **new school capacity** through enhancements at existing school locations and eventually new school sites
- > The construction of a new fire station to meet growing demand
- > The renovation and expansion of the **Reston Regional Library**



Source: Restonnow.com

URBAN DESIGN

- > The use of defined **urban design principles** to enhance local and regional identity, establish a sense of place, improve connectivity, design sustainable environments, respect surrounding neighborhoods, and incorporate the arts
- > The enhancement of the public realm through coordinated **streetscape improvements**