

RESTON MASTER PLAN SPECIAL STUDY

Planning for Reston's Future

SUMMARY OF ADOPTED RESTON PLAN

Background

This document briefly highlights the key planning guidance from Fairfax County's Reston Plan, adopted on June 2, 2015. The Plan guides future development in this premier planned community. For the adopted Reston Plan, see:

<http://www.fairfaxcounty.gov/dpz/reston/>

Previously Adopted Guidance 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 in February 2014).
- 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 & updated December 2014).

Organization of the Reston Plan

- 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.
- All other areas of Reston (residential neighborhoods and Convenience Centers) are generally planned to remain as currently built.

Parks, Recreation, Open Space & Trails

- Reston Association and Fairfax County Public Parks, Private Recreation, and Private Open Space are now reflected in Reston's Land Use Map and are further detailed in the Reston Parks, Recreation and Open Space map.

- Existing trails are now mapped within the Reston Plan.
- Reston's two golf courses are planned to remain.

Transportation

- The importance of expanded and improved pedestrian and bicyclist mobility and infrastructure is emphasized.
- Reston's existing and planned bicycle facilities are now mapped.



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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.
- 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. A higher percentage is expected in the Transit Station Areas.

Residential Neighborhoods

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

Village Centers

- Reston's Village Centers are planned to transform into mixed use community gathering places designed around public plazas.
 - * Lake Anne Village Center has detailed planning guidance to guide future redevelopment. This guidance was retained from the previously adopted Plan.
- A General Vision and Guidelines for Redevelopment is established for any future Village Center redevelopment proposals. Previously the Village Centers had neither a vision, nor redevelopment guidelines that would have created a common set of expectations for residents, landowners and businesses regarding future changes.
 - * The 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.
- Environmental stewardship will remain a central planning principle of Reston.



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