Reston Area
Parks and Facilities
Presentation to the Vision Sub-Committee
November 10, 2010
Parks as a System

- Parks, recreation facilities, natural areas, and casual open space form a park system.
- Successful park systems include a variety of component facilities, suited to community needs and character.
- Components can be provided by the public sector, private sector, or partnerships.
- Parts are inter-related.
Serving Community Purposes

Parks systems serve various purposes

- Personal health and well-being
- Social and community building
- Environmental health
- Physical framework
- Create a sense of place
- Improve land values

Highline, New York, NY
Park System Functional Elements

- Nature enjoyment
- Social activities
- Sports
- Play and recreate
- Programs
- Events
- Arts
- Interpretation
- Education
- Wellness
Park System Facility Elements

- Stream valleys, forests, and natural areas
- Casual social areas
- Athletic facilities
- Playgrounds
- Nature centers
- Trails
- Historic sites
- Recreation centers
- Picnic sites
- Amphitheaters
Right Park in the Right Place

- Surrounding uses and desired community character help determine the park elements that are most appropriate
- Continuum of location types
- Near users
- Safe and comfortable
- Accessible
- Meet diverse user needs
- Similar form
GPGC Big “Themes”

- Connectivity
- Community Building
- Service Delivery
- Facility Reinvestment
- Land Acquisition
- Resource Interpretation
- Cultural Resource Stewardship
- Natural Resource Stewardship
Public Open Space Vision

- Environmentally sensitive area
- Active recreation
- Designated public open space
- Other public open space
- 20% minimum of net lot, not including roads and sidewalks
- Transfer open space areas to combine with other open space areas
Example - Reston Wiehle, Comstock

- 20% open space required and provided (2.49 ac)
- Cumulative, not lot-specific
Zoning Ordinance – Open Space Requirement in P Districts

- ZO definition of open space
  “That area within the boundaries of a lot that is intended to provide light and air, and is designed for either scenic or recreational purposes…”

- In P Districts, ranges from 15 to 45% of gross area
  - PDC: 15% of the gross area
  - PRM: 20% of the gross area
  - PDH-30: 45% of the gross area
Urban Parks Framework

- Background / Introduction
- Design Elements
- Park Types
- Implementation Process
In Mixed Use Transit-Oriented Areas, Parks Should…

- Be publicly accessible
- Pedestrian-oriented
- Provide visual enhancement and a sense of identity
- Provide opportunities for social interaction and recreation
- Match contextual form
- Connect to public realm
In Mixed Use Transit-Oriented Areas, Parks Should…

- Allow enjoyment of outdoor open space
- Support performing and visual arts
- Use park standards and service levels as a basis for determining need
- Be designed to the community context and character

The Yards Park, Washington, DC
Urban parks are generally integrated into mixed use developments or major employment centers in areas of the County that are planned or developed at an urban scale.

… Urban parks must be publicly accessible and can be administered by private land owners, public agencies, associations or through joint public and private sector agreements for public benefit.
When a more urban-scale development is proposed, urban park features such as plazas, gathering places, program areas, interactive play features, special landscaping and street furniture are appropriate to be integrated into the site and to surrounding areas.
Typology - Pocket Park

Camden Apartments, Fairfax, VA

Paley Park, New York, NY
Typology - Civic Plaza

Reston Town Center

Fairfax Corner
Typology - Recreation focused park

Columbus Park, New York, NY

Hecksher Playground, New York, NY
Fairfax County Park Authority
Adopted Urban Park Standards

- 1.5 acres per 1,000 residents
- AND
- 1 acre per 10,000 employees
Facility Standards

- Rectangle fields: 1 field / 2,700
- Playgrounds: 1 unit / 2,800
- Multi-use courts:
  1 court / 2,100
- Neighborhood dog parks:
  1 site / 86,000
Look Beyond the Numbers!

- Playgrounds in primarily senior housing vs. low to moderate income residences
- Rectangle fields near youth
- Adult softball fields near employment centers
- Dog walking, off-leash parks in areas absent yards
Tysons Park Network Model
Tysons Model

- Development must provide urban parks in accordance with urban park standard
- 16-20 athletic fields
- 4.5M s.f. = need for one athletic field
- Address through athletic field provided onsite, within district or within service area.
- Last alternative is equivalent cash contribution
Tysons Demonstration Project
Baileys Model

- Key Plan Elements
  - Arts Center
  - Parks
  - Town Center
  - Transit Stops
  - The Boulevard
Baileys Model – Parks and Open Spaces
Baileys Model

1. Urban Pocket Park
2. Promenade
3. Residential Green
4. Urban Plaza
5. Business Green

Key Map

Baileys Crossroads Planning Study
Town Center
Parks and Open Space
Baileys Model
Annandale Model

- Identify potential open space opportunities
  - Repurpose existing public land where available
  - Identify opportunities to expand and connect existing and future public spaces
  - Link spaces to provide maximum benefit
  - Develop urban spaces vs. traditional suburban areas
- Protect, connect, and enhance existing park facilities in the Annandale area
- Use Urban Parkland Standards and Framework to guide future development
- Address active recreation needs
Annandale Model

Enhanced Pedestrian corridor
Toll House park
Destination Public Urban Park
Urban Public Space
Existing FCPA parks
Creative Approaches for Recreation

- Synthetic turf and lighting to extend capacity
- Longer scheduling hours
- Rooftop facilities
- Commercial space dedicated to indoor facilities
- Collocate public facilities
- Collocate facilities with stormwater management facilities
Arrowbrook Center Model
Arrowbrook Center Model
Reston Combined Park System
Guiding Documents to Consider in the Vision

- Reston Master Plan established a park vision and values and designated park areas up front
- Comprehensive Plan - The Parks and Recreation Policy Plan establishes park classification system, endorses parkland and facility service level standards and provides policies and objectives for parks
- Urban Parks Framework
- Other area models
- Great Parks, Great Communities
- Reston Vision 2020
- RA Needs Assessment
Possible Strategies to Address Growth

- Form partnerships among providers and user groups
- Repurpose existing land and facilities to address changing needs – be creative
- Add capacity to existing facilities using new technologies
- Insure development offsets impacts through proffered funding, parkland and facilities
- Insure development integrates public urban spaces/parks that are appropriately designed in the urban context
- Insure sustainability
Thanks!
Reston Town Center, Open Space
Presentation Excerpt

- Urban Parks Standard: 1.5 acres/1K residents + 1 acre/10K employees
- Applied to TC Metro North and South:

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Reston TC, Committee Proposal

- +/-20% “functional open space” (modified PRM standard)
  - Would include:
    - Central greens and urban plazas; pocket parks
    - Traffic calming
    - Pedestrian pathways through blocks
    - Land unit buffers as appropriate
    - Storm water ponds if park buffers
    - Innovative uses of building rooftops
  - Would not include:
    - Streets and typical sidewalks; parking
    - Ball fields (not in downtown and urban spaces)
- Apply by parcel or zoning application
  - Allows some project flexibility
Reston TC, Central Open Space

- **Key feature of all three land bays**
  - Shared space; high social utility
  - TC Metro North urban plaza
  - TC Metro South and TCN central greens (5-7 acres contiguous space) could be active, passive, combined: community to decide

- **Relax 20% standard for parcels contributing to the central open space**
  - adjust based on size/character of contribution
  - 20% a high water mark in urban setting, esp. if limiting to “functional” open space