

# Reston Comprehensive Plan

Extending the Legacy of New Town Planning in America



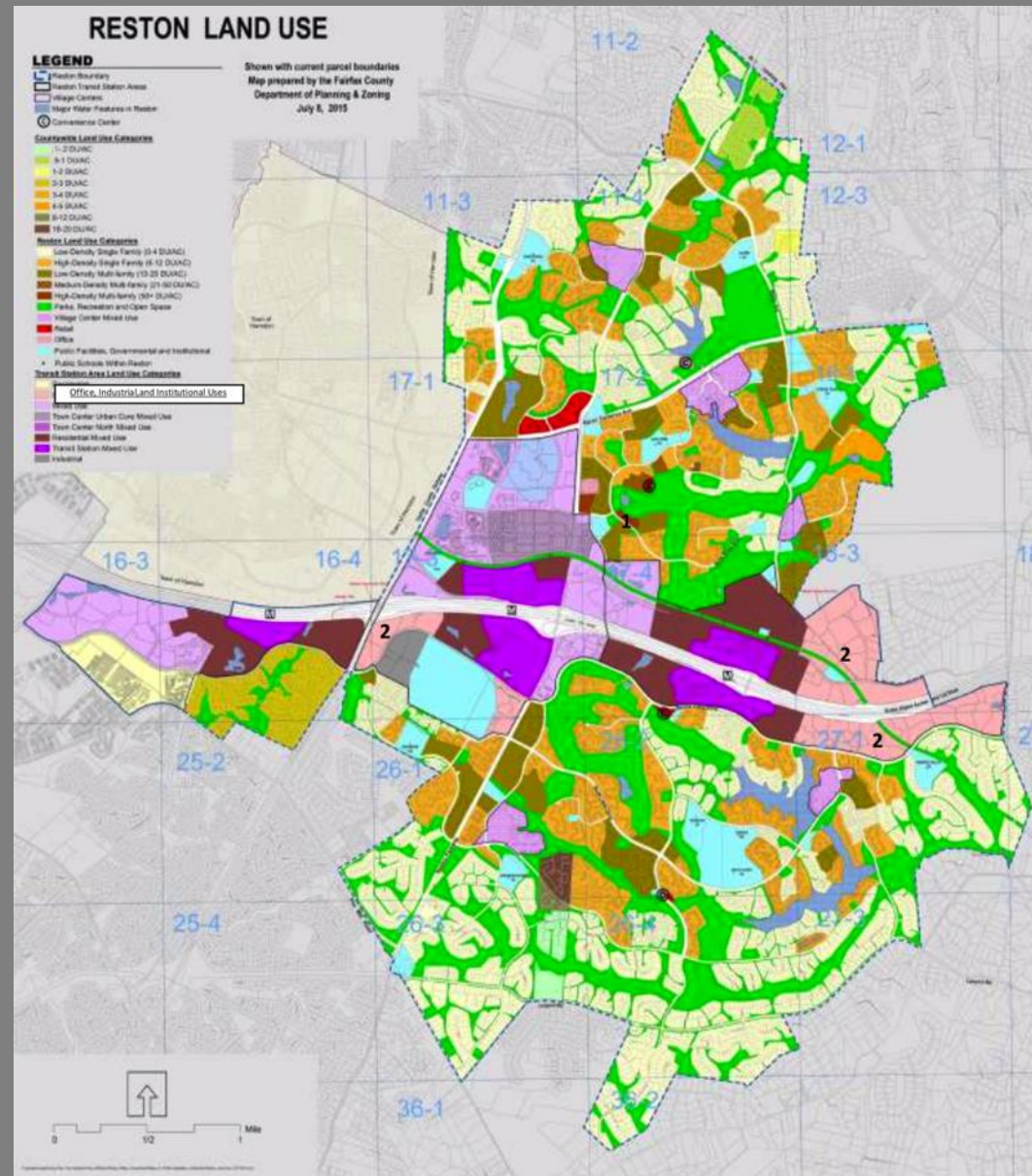
### Table of Contents

#### Introduction:

- Vision
- Principles
- History

#### Plan Elements:

- Land Use and Design
- Transportation
- Environmental Stewardship
- Parks, Recreation and Open Space
- Public Facilities
- Affordable Housing
- Heritage Resources
- Public Art
- New Town Planning  
(Introduction, Equity, Community Health and Economic Development)





## Introduction:

- Vision
- Principles
- History

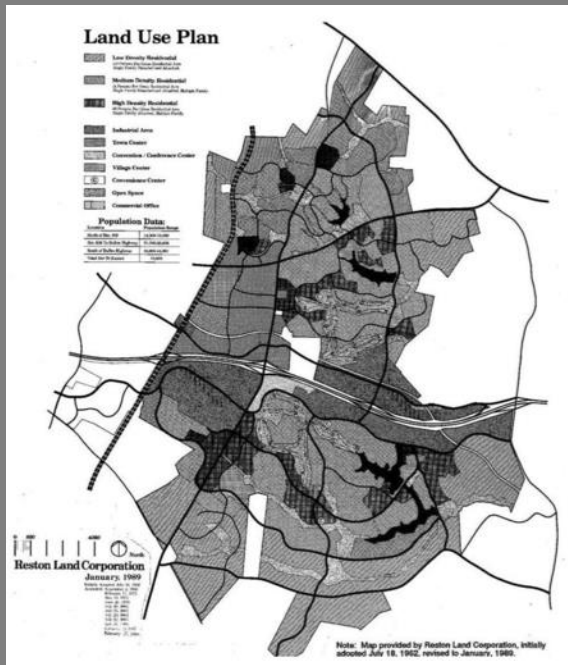
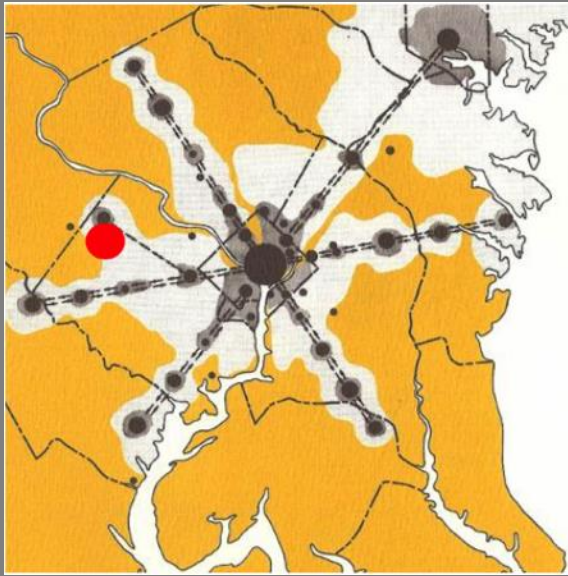
# Introduction

## Reston Comprehensive Plan

### Planning a new Town

#### Founding Principles:

1. Housing for all
2. Allow residents to “Live, Work and Play” in the same community
3. Importance and dignity of each individual as a focal point of planning
4. Beautiful and nature would be fostered
5. Accommodate leisure time
6. Amenities from the start including a library, golf courses, art and more
7. Financially successful





## Plan Elements:

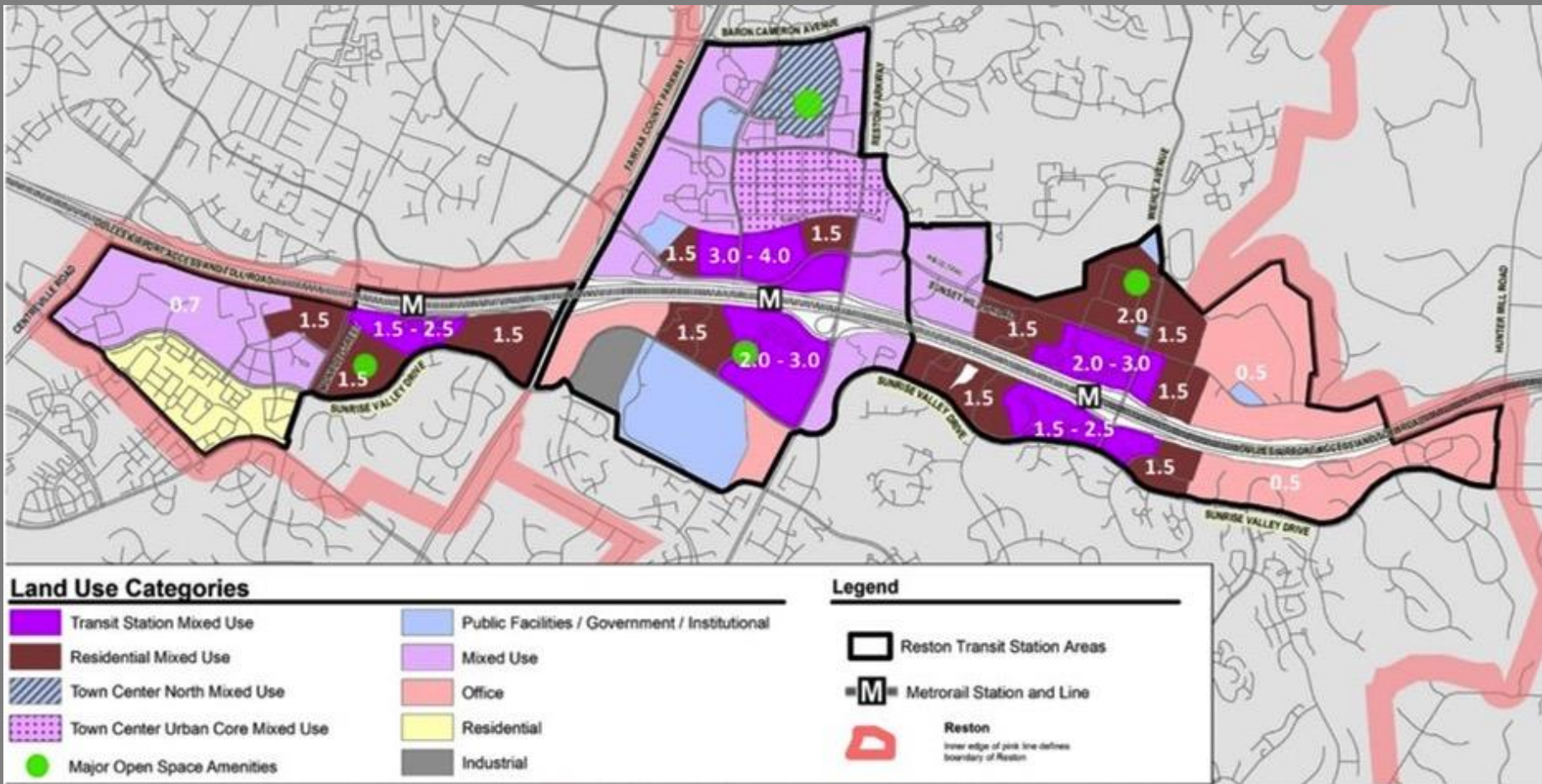
- Land Use and Design
- Transportation
- Environmental Stewardship
- Parks, Recreation and Open Space
- Public Facilities
- Affordable Housing
- Heritage Resources
- Public Art
- New Town Planning (Introduction, Equity, Community Health and Economic Development)

# Land Use and Design - TSA Land Use

## Reston Comprehensive Plan

### Transit Station Areas TOD and Non-TOD Areas:

- Wiehle Transit Station Area
- Town Center Station Area
- Herndon Station Area



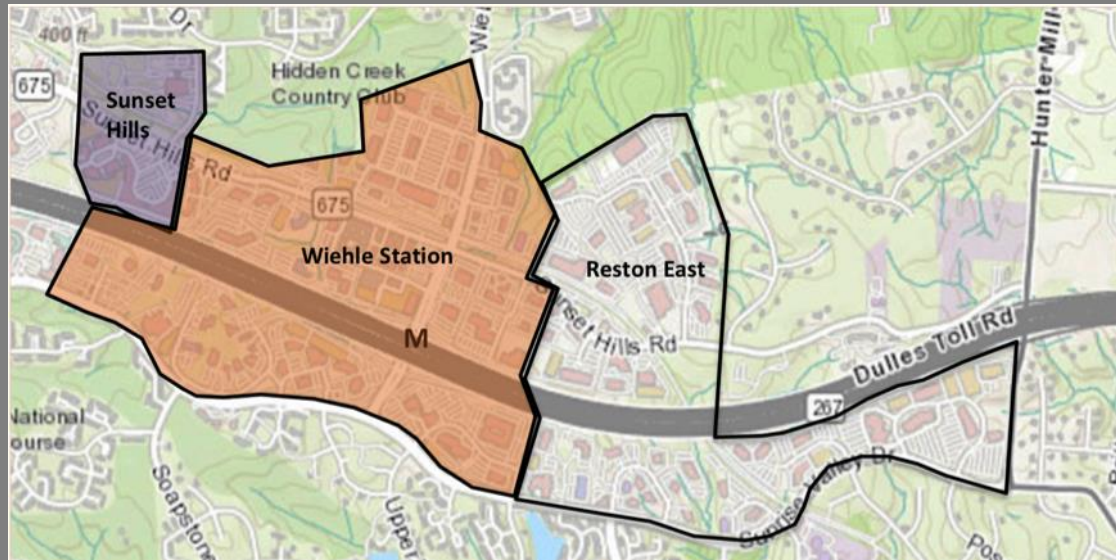
# Land Use and Design - Wiehle Station

Reston Comprehensive Plan



# Wiehle Station Non-TODs

Reston Comprehensive Plan



## Wiehle Station Non-TODs:

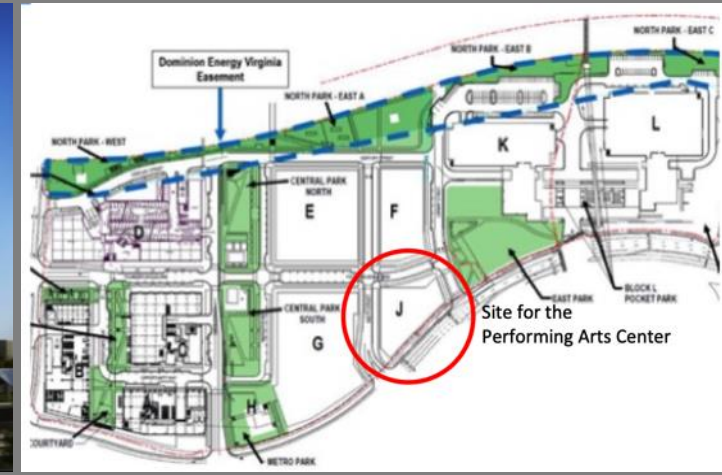
- Reston East North of the Dulles Toll Road
- Reston East South of the Dulles Toll Road
- Sunset Hills:
  - Plaza America
  - Fannie Mae





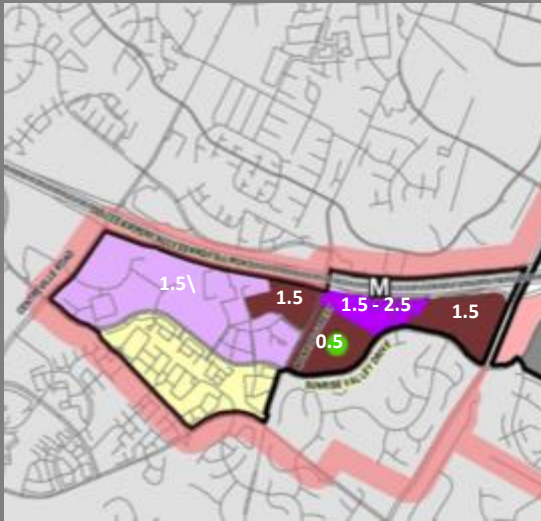
# Land Use and Design - Town Center Station

## Reston Comprehensive Plan



# Land Use and Design - Herndon Station

Reston Comprehensive Plan



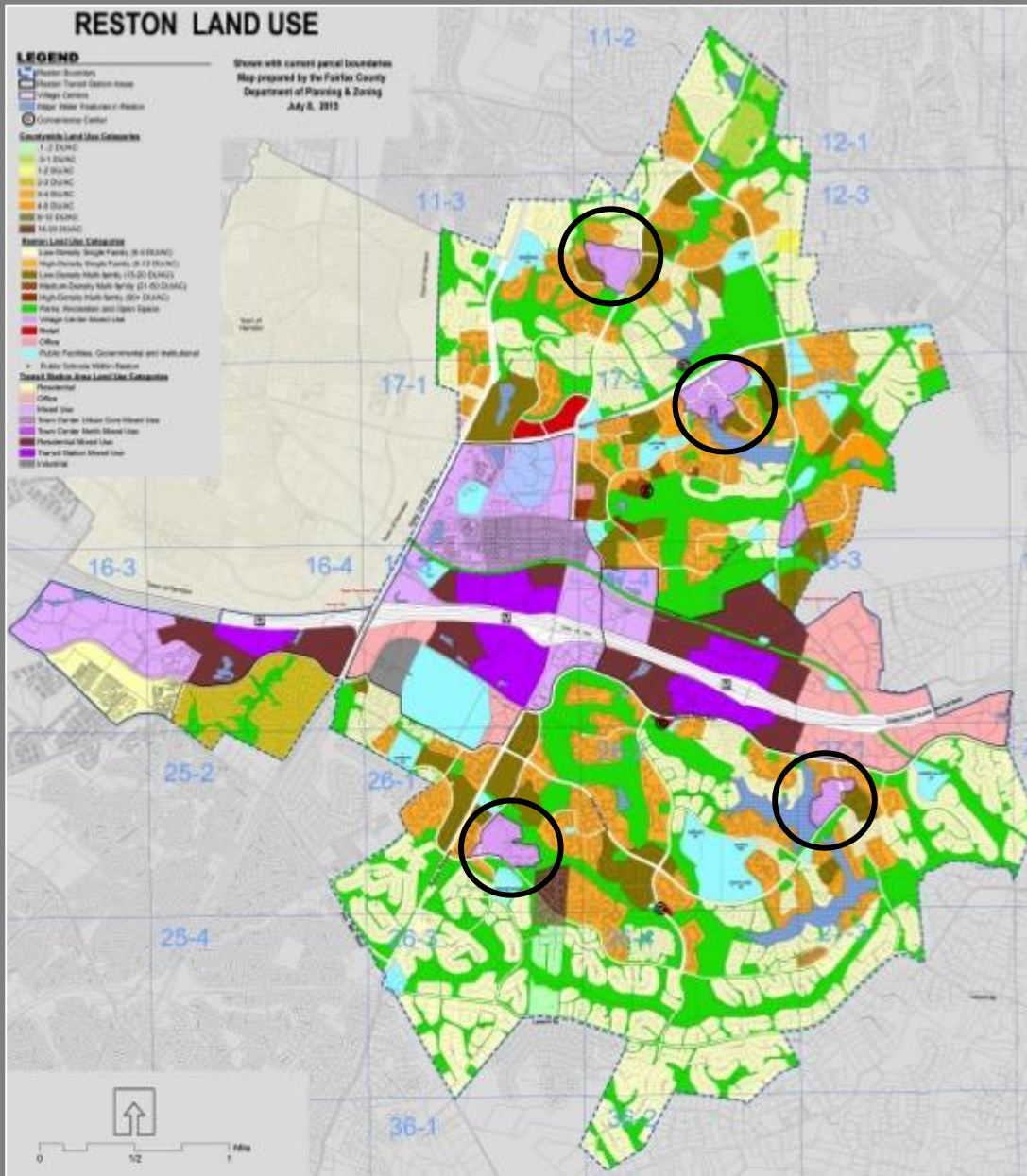
## Herndon Station TODs - North and South of the Dulles Toll Road:

- 50/50 Residential/Non-Residential - Mixed-Use/Fairfax County Land
- 75/25 Residential/Non-Residential - Mixed-Use, Stormwater Management/Wetlands



# Land Use and Design - Village Centers

Reston Comprehensive Plan



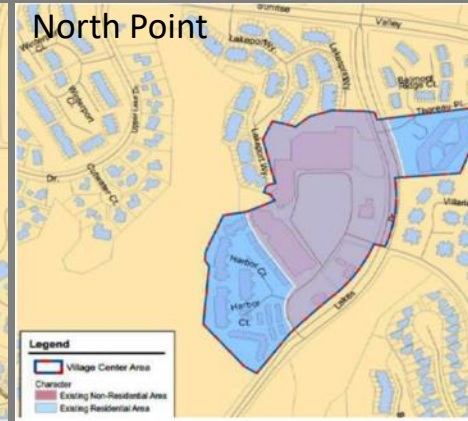
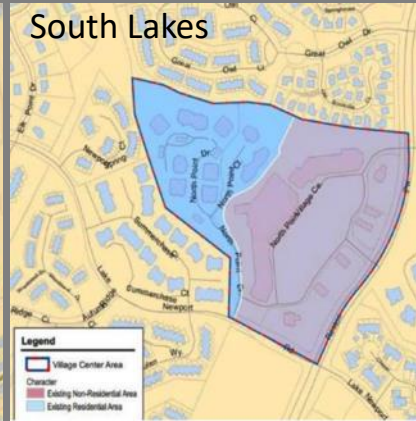
## Village Centers:

- North Point
- Lake Anne
- Hunters Woods
- South Lakes



# Land Use and Design - Village Centers

## Reston Comprehensive Plan



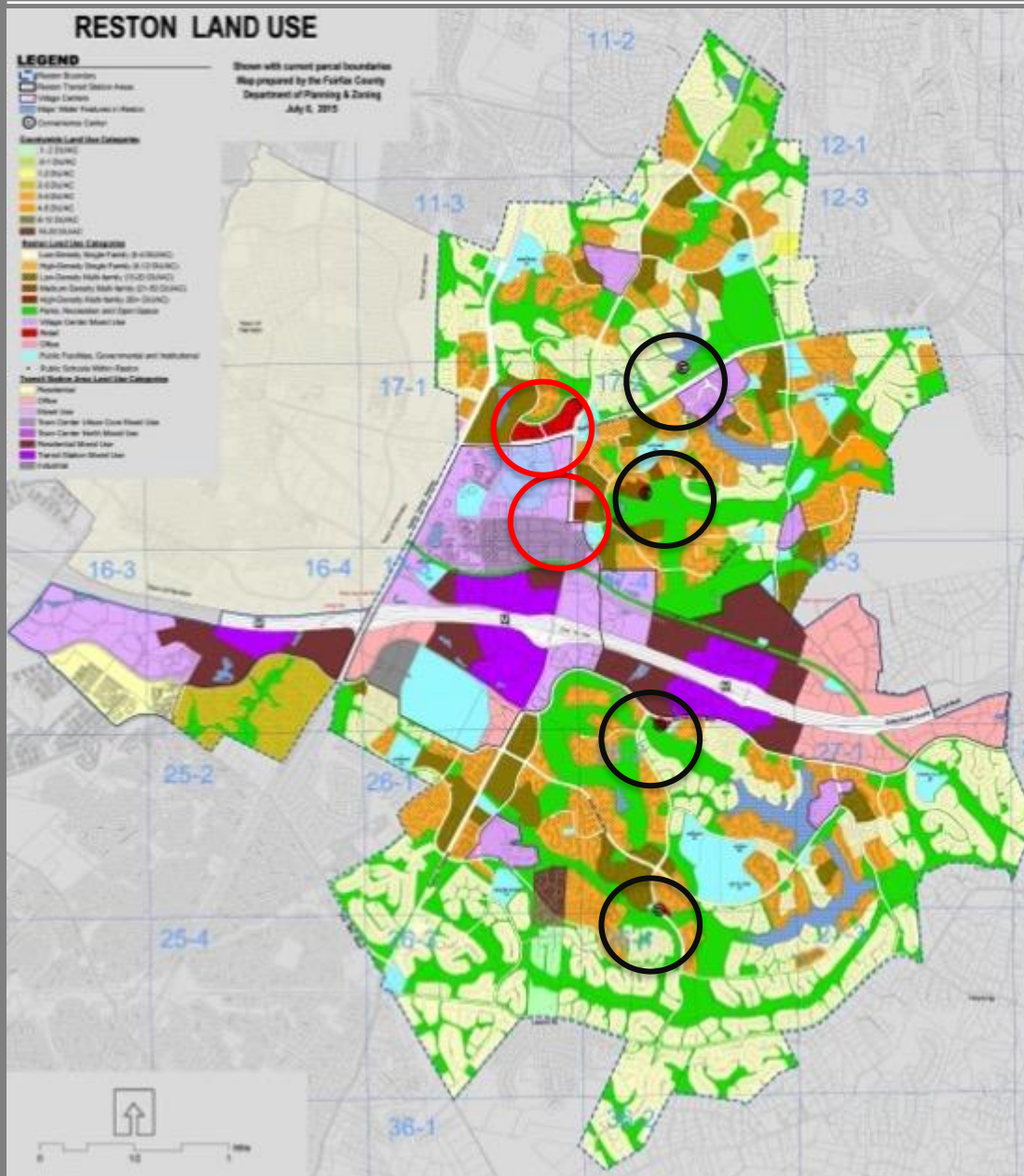
- 0.25 FAR commercial
- 13-20 DUs/acre residential maximum
- Preserves existing housing
- Adds housing only in the commercial area with a Plan Amendment

### Lake Anne Village Center



# Convenience Centers and Other Commercial Areas

Reston Comprehensive Plan



## Convenience Centers:

- Lake House
- Hidden Creek
- Sunrise Valley Drive
- Soapstone



## Other Commercial Areas:

- Home Depot Center
- Cameron Green





# Transportation

## Reston Comprehensive Plan

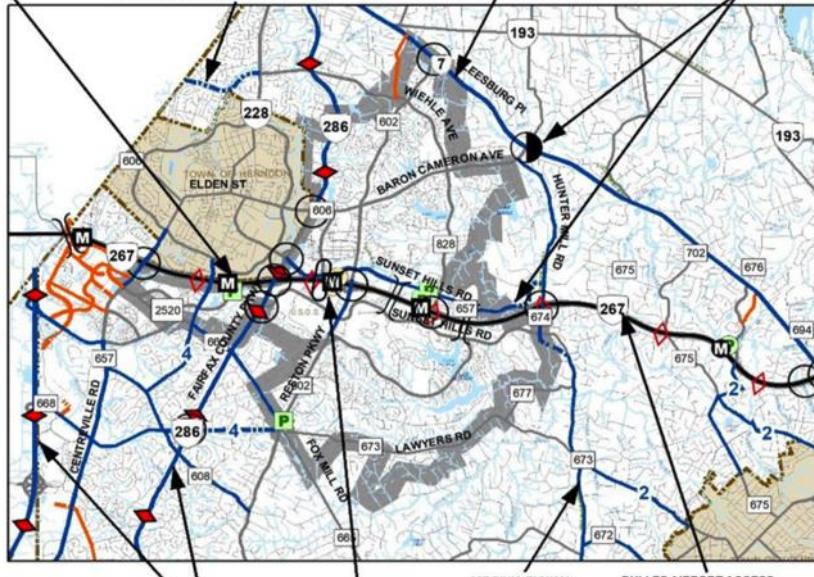
### RESTON

SEE MAP ENLARGEMENT FOR DETAILS IN THIS AREA

WIEHLE AVENUE EXTENSION

PRIMARY HIGHWAY SERVICE DRIVE ORDINANCE REQUIREMENT (SEE AREA PLAN OVERVIEW TEXT)

SEE MAP ENLARGEMENT FOR DETAILS IN THIS AREA



SEE MAP ENLARGEMENT FOR DETAILS IN THIS AREA

VIRGINIA BYWAY DULLES AIRPORT ACCESS ROAD IS AN ENHANCED PUBLIC TRANSPORTATION CORRIDOR (SEE AREA PLAN OVERVIEW TEXT)

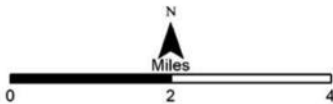
ENHANCED PUBLIC TRANSPORTATION CORRIDOR (SEE AREA PLAN OVERVIEW TEXT)

#### TRANSPORTATION RECOMMENDATIONS LEGEND

<b>ARTERIAL</b>	<b>COLLECTOR LOCAL</b>		
4	4	WIDEN OR IMPROVE EXISTING ROADWAY	FULL INTERCHANGE IMPROVEMENT (STUDY REQUIRED)
6	6	CONSTRUCT ROADWAY ON NEW LOCATION	PARTIAL INTERCHANGE IMPROVEMENT
8	8	TOTAL NUMBER OF LANES, INCLUDING HOV LANES (COLLECTOR/LOCAL CROSS SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT)	
10	10		PROPOSED HIGHWAY OVERPASS
12	12		
			PROPOSED HIGHWAY UNDERPASS
<b>EXISTING</b>	<b>PROPOSED</b>		PROPOSED CUL-DE-SAC
			BUS RAPID TRANSIT (BRT)
			PLANNING SECTOR OR DISTRICT OR DEVELOPMENT CENTER

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.

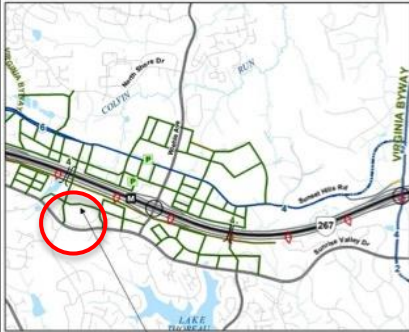
HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.



# Transportation

## Reston Comprehensive Plan

RESTON, WIEHLE-RESTON EAST TRANSIT STATION AREA  
CONCEPTUAL STREET NETWORK



RESTON, RESTON TOWN CENTER TRANSIT STATION AREA  
CONCEPTUAL STREET NETWORK

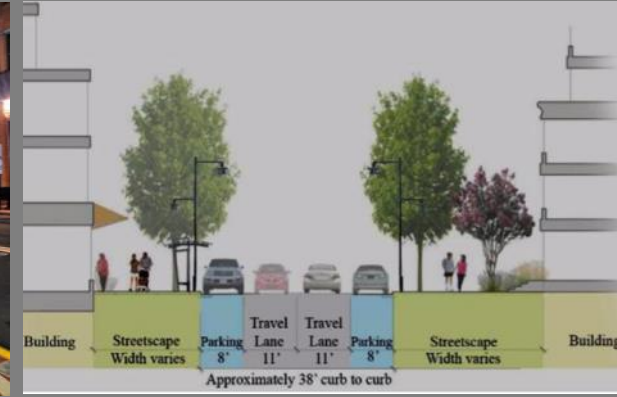


RESTON, HERNDON TRANSIT STATION AREA  
CONCEPTUAL STREET NETWORK



### Recommendations:

- Retains street categories
- Grid of streets:
  - Remove 2 streets
  - Flexible layout
- Placemaking emphasis





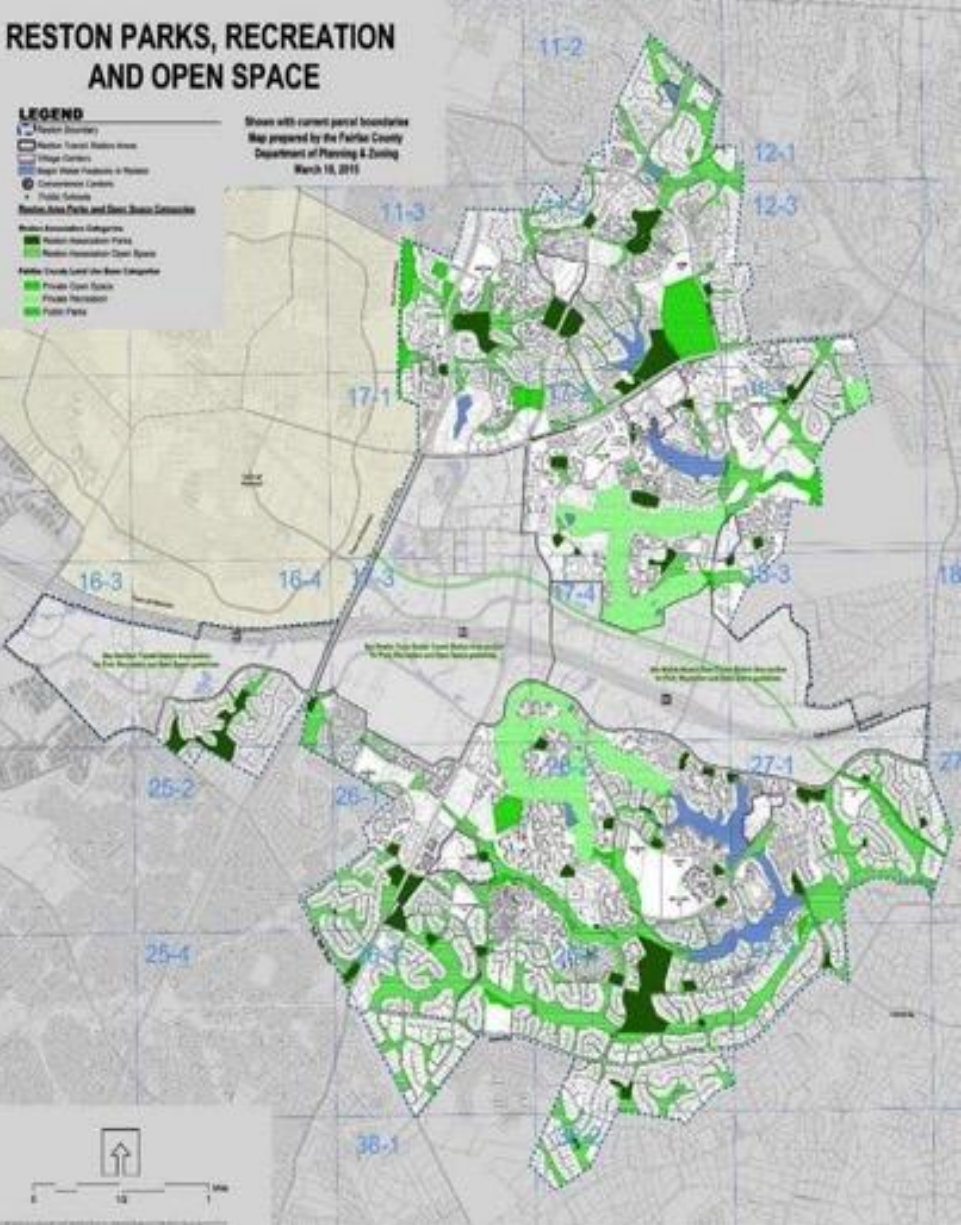
# Parks, Recreation and Open Space

Reston Comprehensive Plan

## RESTON PARKS, RECREATION AND OPEN SPACE

- LEGEND**
- Reston Boundary
  - Reston Transit Station Area
  - Village Centers
  - Major Water Features in Reston
  - Comprehensive Corridor
  - Public Schools
  - Reston, Ash Park, and Green Spaces Corridor
- Reston Association Categories**
- Reston Association Parks
  - Reston Association Open Space
- Parks (Under Local or State Ownership)**
- Private Open Space
  - Private Recreation
  - Public Parks

Shows with current parcel boundaries  
 Map prepared by the Fairfax County  
 Department of Planning & Zoning  
 March 18, 2011



# Parks, Recreation and Open Space

## Reston Comprehensive Plan



- |  |   |  |  |
|--|---|--|--|
| <p><b>1 West of Reston Parkway:</b></p> <ul style="list-style-type: none"> <li>- Playgrounds</li> <li>- New W&amp;OD Trail Access</li> <li>- Parking for the Trail and Open Spaces</li> <li>- Recreation Spaces</li> <li>- Performing Arts Center</li> </ul> | <p><b>2 Old Reston Avenue:</b></p> <ul style="list-style-type: none"> <li>- Historic Town of Wiehle and Old Town Hall</li> <li>- Old Train Station</li> <li>- Gazebo</li> <li>- Three Ponds</li> <li>- Public Open Space</li> </ul> | <p><b>3 Park Overlook Area:</b></p> <ul style="list-style-type: none"> <li>- Virginia Landscape Conservation Area</li> <li>- Garden of Remembrance</li> <li>- Improved Access</li> <li>- Tree canopy and Stream Restoration</li> </ul> | <p><b>4 Isaac Newton Square Area:</b></p> <ul style="list-style-type: none"> <li>- Rectangular Field</li> <li>- Playground Areas</li> <li>- New Trail Access</li> <li>- Bridge over Wiehle Avenue</li> <li>- Public Parking Areas</li> </ul> |
|--|---|--|--|

Natural Resources	Indoor Facilities	Signature Open Spaces and Corridors	Parks, Open Space and Athletic Fields	Other Parks and Playgrounds	Community Gathering Spaces	Golf Courses
<ul style="list-style-type: none"> <li>- Difficult Run and tributaries such as Colvin Run and Snakeden Branch</li> <li>- Sugarland Run</li> <li>- Walker Nature Center and Surrounding Stream Valley</li> <li>- Park Areas</li> </ul>	<ul style="list-style-type: none"> <li>- Fairfax County Performing Arts and Technology Center</li> <li>- Fairfax County Park Authority Recreation Center (Indoor Pool and Sports Courts)</li> </ul>	<ul style="list-style-type: none"> <li>- RTCN Central Green</li> <li>- W&amp;OD Regional Trail and Greenway in Reston</li> <li>- Sunrise Valley Drive Linear Park and Cycle Track</li> <li>- Pincrest Green Space Corridor</li> </ul>	<ul style="list-style-type: none"> <li>- Rectangular and Diamond Fields</li> <li>- Isaac Newton Square Field</li> <li>- Reston Town Center North Rectangular Field</li> <li>- Baron Cameron Park Fields</li> <li>- Signature Playgrounds</li> </ul>	<ul style="list-style-type: none"> <li>- Smaller Field Areas (Tennis, and Volleyball)</li> <li>- Sports Courts (Hard Surface Play Areas)</li> <li>- Smaller Playgrounds</li> <li>- Dog Parks</li> </ul>	<ul style="list-style-type: none"> <li>- Transit Station Areas and Village Centers:</li> <li>- Smaller Open Spaces</li> <li>- Community Open Spaces such as Lake Anne Plaza</li> <li>- Water feature in Reston Town Square Park at Reston Town Center</li> </ul>	<ul style="list-style-type: none"> <li>- Two 18-hole golf courses to remain</li> <li>- Hidden Creek Country Club (North Reston)</li> <li>- Reston National Golf Course (South Reston)</li> </ul>

# Environmental Stewardship

Reston Comprehensive Plan



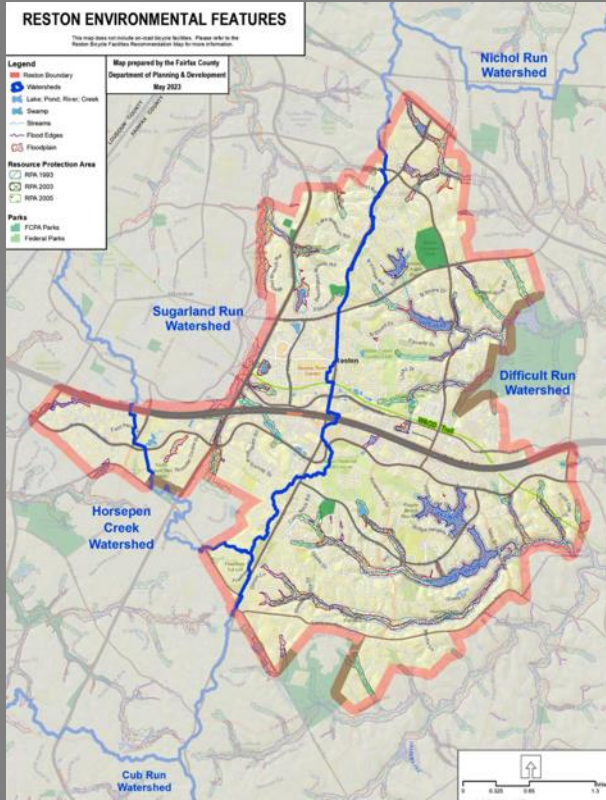
## Section Organization:

- Sustainable Landscapes
- Vegetation
- Watersheds
- Water Resources:
  - Wetlands
  - Stream and Buffer Areas
  - Lakes and Ponds
- Stormwater Management
  - Flooding areas
  - Peak Flow Reduction
- Green Buildings and Neighborhoods
- Noise



# Environmental Stewardship

## Reston Comprehensive Plan



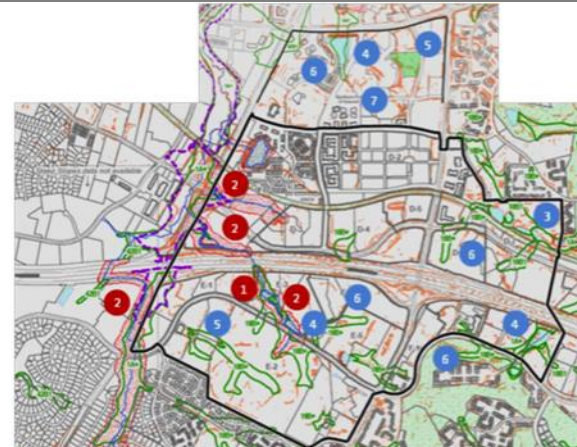
### Recommendations: Town Center Area

#### Protect Resource Management Areas including:

1. Wetlands
2. Streams and buffer areas (100 feet on each side)

#### Restore and Enhance:

3. Intermittent streams
4. Lakes and ponds
5. Forests and trees
6. Hydric soils
7. Steep slopes



# Public Facilities

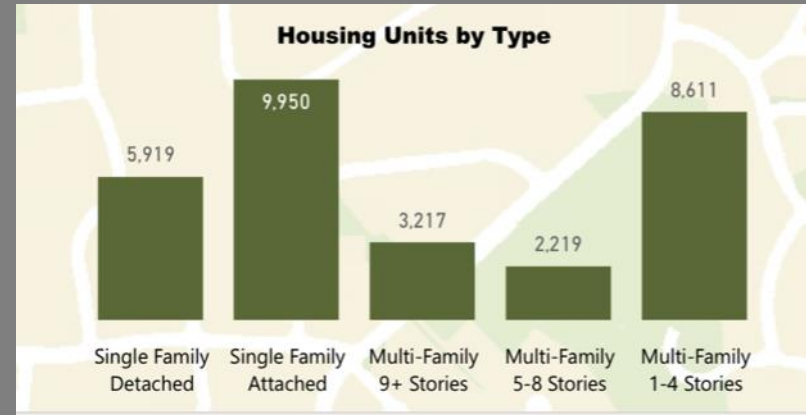
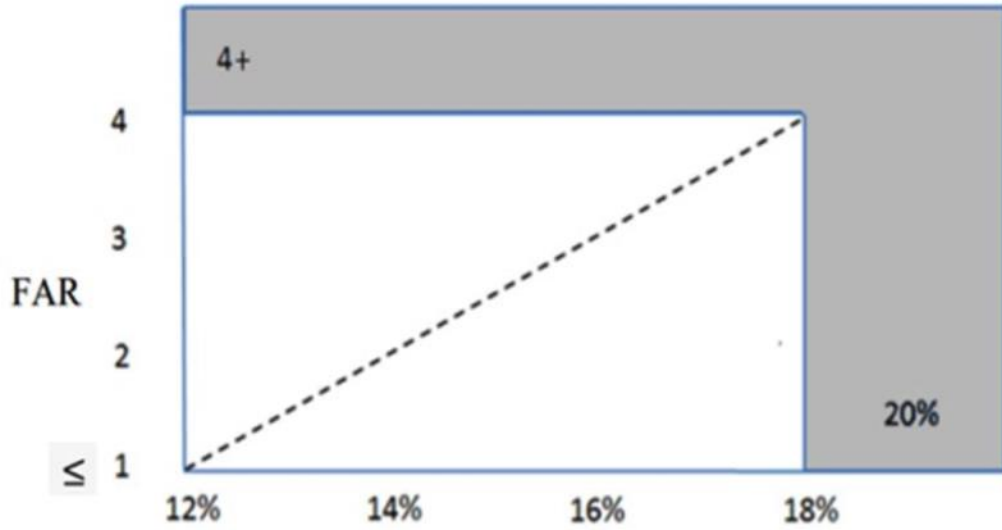
Reston Comprehensive Plan



## Existing and Proposed Public Facilities:

- North County Government Center (Supervisor's Office and Police station)
- Schools:
  - 2-3 Elementary Schools
  - Middle School
  - High School
- Fire Stations
- New Regional Library
- Expanded Health and Human Services Center
- Reston Community Center
- Cathy Hudgins Community Center
- Fairfax County Recreation Center
- Expanded Embry Rucker Shelter
- 12 full service athletic fields
- Fairfax County Performing Arts Center

# Affordable Housing Reston Comprehensive Plan



WDU Commitment %	12%	14%	16%	18%	20%
Rental Bonus %	17%	20%	20%	20%	20%
For Sale Bonus %	12%	16%	19%	20%	20%



# Affordable Housing

Reston Comprehensive Plan

New Lake Anne Senior Housing



## Recommendations:

- Inclusionary zoning:
  - County-wide policy for neighborhoods (8%)
  - Retain existing guideline for TSAs (12%)
- Preserve existing multiple family and SFD market rate affordable housing
- New affordable housing



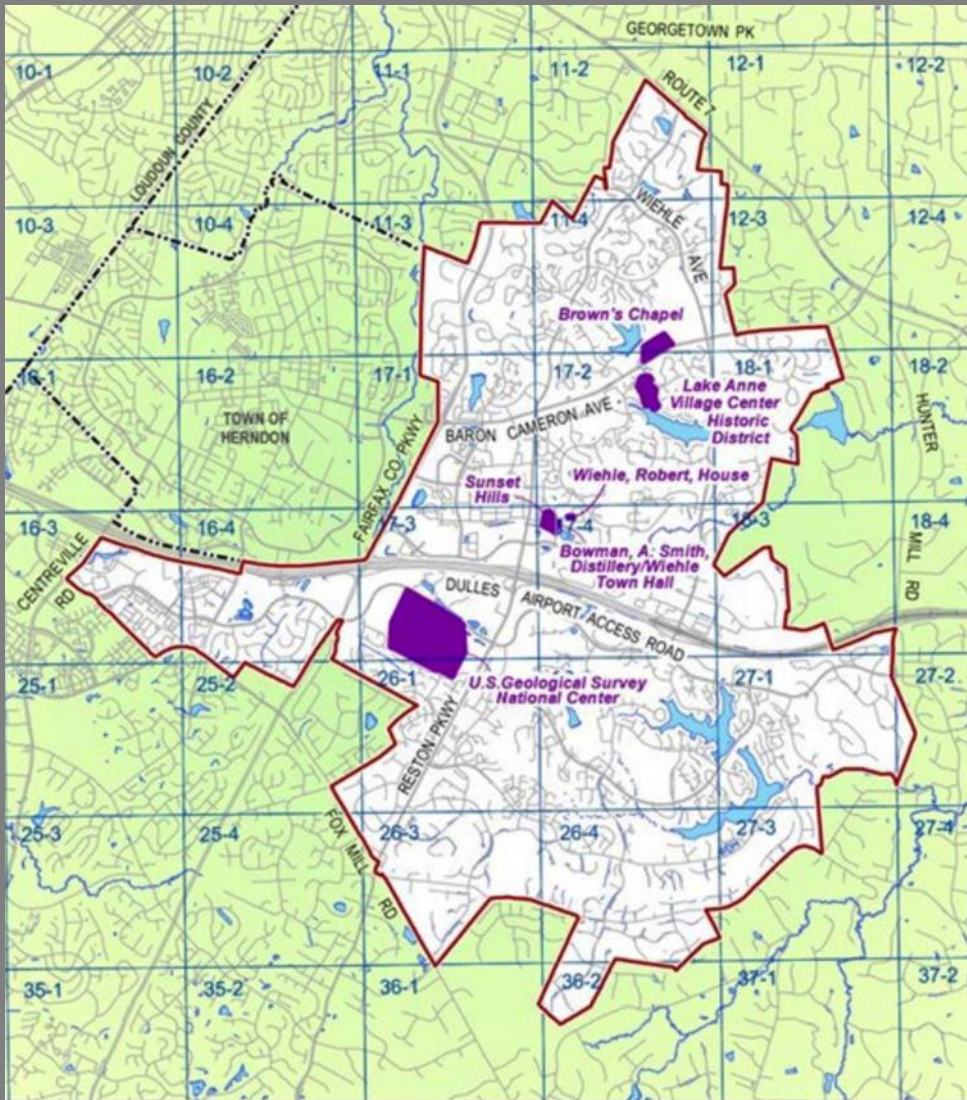
Aperture  
Inclusionary Zoning



Vantage Hill Condos

# Heritage Resources

## Reston Comprehensive Plan



**Inventory of Historic Sites  
Reston Area  
General Locator Map**

- Reston Boundary
- Inventory of Historic Sites Property
- Indicates Demolition





# Public Art

## Reston Comprehensive Plan



# Planning a New Town

Reston Comprehensive Plan

## Equity:

- Using Data
- Inclusive Economic Expansion
- Mixture of Housing Types
- Multi-modal Transportation
- Balancing Competing Demands for Land
- Distributing Community Facilities
- Involving People Including the Underserved

## Community Health:

- Healthy and Active Living
- Healthcare Facilities
- Healthy food Infrastructure
- Green Infrastructure and Healthy Buildings
- Gathering Spaces and Community Health

## Economic Development:

- Housing Options
- Access to Metro
- Placemaking and Biophilic Design
- Transportation
- Jobs and Housing
- Apprenticeship and Mentorship



## Tentative Schedule Reston Comprehensive Plan:

- Community Meeting June 6
- Planning Commission Public Hearing June 14
- Planning Commission Action June 28
- Public Hearing and Final Approval by Board of Supervisors July 25

### Contact Information:

[Plancom@fairfaxcounty.gov](mailto:Plancom@fairfaxcounty.gov)

John.carter@fairfaxcounty.gov