

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III Volume, Reston, as amended through x-xx-2021.

## PLANNING PRINCIPLES

Planning will consider Reston as a comprehensive unit. Development projects will be evaluated based on their ability to meet the planning principles and the particular character of each area, as well as their specific impacts on the surrounding neighborhoods. The following principles will guide development of Reston as a complete community for the 21<sup>st</sup> century.

**1. ~~10~~ Public participation in planning and zoning will continue to be the community's foundation.**

Local community participation ~~should~~ will remain a hallmark of the planning and zoning processes as Reston continues to evolve as a complete and equitable community for the 21<sup>st</sup> century over several decades. ~~The Cumulative impacts of development and redevelopment should be routinely addressed and~~ continually evaluated.

**2. ~~1~~ Excellence in planning, urban design, and architecture will be community hallmarks.**

The community will continue to strive to achieve excellence in planning and ~~urban~~ design, architecture, gathering places such as plazas ~~connection with the natural environment, compatibility of uses, livability, and the integration of high-quality public art as distinguishing features of the Reston community.~~ High quality public gathering spaces, connections with the natural environment, compatibility of uses, livability, and public art will continue to be distinguishing features of the Reston community. Planning and design will strive to encourage uses and development that will encourage the protection, continuation, conservation, and investment in the heritage resources in Reston.

**3. Development will be phased with infrastructure.**

The phasing, ~~and funding, of the expansion and modification of adequate transportation infrastructure and programs, and other infrastructure components such as~~ including transportation facilities, schools, parks, and other public and private facilities ~~should~~ will occur with development.

**4. Reston will continue to offer a mix of urban and suburban life styles.**

The Metro Silver Line extension will add opportunities for transit-oriented development to Reston's already diverse and unique community. In terms of emphasis:

- **The Metro Station areas** will be livable urban places, with densities that step down from the Town Center to the other station areas. The transit station areas (TSAs) will ~~also~~ be the ~~areas~~ places of highest commercial and residential ~~intensity~~ densities.

DRAFT

Page 2

- **The Village Centers** ~~are will continue to be~~ important community gathering ~~spaces~~ places that include a mix of ~~neighborhood-~~ locally serving retail, residential, and employment opportunities. ~~service uses, integrated with accessory office, institutional and residential uses.~~ Redevelopment to augment and enhance the village centers will be pedestrian-oriented, ~~should include a plaza as a central element~~ and provide adequate transition to surrounding neighborhoods. Convenient public transportation options ~~should~~ must link the village centers and the transit stations.
- **Residential neighborhoods** will continue to provide a variety of housing types ~~and sizes~~ serving all income levels, while preserving the long-term stability of existing residential areas. Appropriate transitions will be provided between new development and all residential neighborhoods.

**5. The Metrorail ~~rail~~ corridor will be transformed.**

Over time the ~~corridor~~ Metro station areas will become an area with robust, livable, ~~walkable~~ pedestrian oriented and mixed-use communities with all income levels. They will have ~~ing~~ an appropriate balance between residential and non-residential uses. Each of the TSAs will have a distinct character to meet multiple community needs. The Reston Town Center Station Area will be a livable ~~regional-urban~~ center and destination with the ~~community's~~ highest densities and major shopping and cultural features to attract visitors. The Wiehle-Reston East and Herndon-Monroe Station Areas will be ~~urban~~ transit and pedestrian oriented neighborhoods, with special encouragement ~~Special consideration in the former~~ for higher educational uses ~~should be encouraged for the Wiehle-Reston East station.~~ At the Herndon station, a ~~and~~ special focus ~~should be placed in the latter~~ on ~~it's~~ the existing central ~~environmental (wetlands) feature.~~ The highest densities will be concentrated within ¼ mile of the ~~station areas~~ rail stations, tapering down ~~somewhat~~ within ½ mile to maximize the use of Metro rail. Residential and non-residential populations in each TSA will be balanced to ~~further maximize rail use and~~ reduce dependence on automobiles. Future air rights development over the Dulles Toll Road around the stations ~~should~~ will be pursued to enhance development opportunities, encourage transit use, and improve north-south connectivity across the DAAR.

**6. Reston will become a more vibrant employment center.**

From its inception, Reston has provided a place for a spectrum of companies; of various sizes from local to international, ~~of varying sizes~~. Future development and redevelopment should continue to promote a broad range of opportunities for a robust and diverse business, advanced technology, educational, and research community. Small, local, minority-owned businesses will provide opportunities for all races and ethnicities.

**7. Housing will be provided for all ages and incomes.**

Reston will accommodate in an equitable manner, people of all ages, physical abilities, racess, ethnicities and economic circumstances, and households of all sizes and stages of family life in all areas of Reston.

**8. ~~2~~ Planning will provide for environmental sustainability and green technology.**

Natural ~~resources and systems~~, ecosystems, including natural areas and the headwaters of streams and their tributaries will be protected and restored. Adverse impacts on the

DRAFT

Page 3

environment (~~land, water, and air~~) will be minimized, and best practices will be used to protect environmentally sensitive areas. Green neighborhood and building practices ~~will meet high standards, including biophilic design techniques, will increase the importance of the natural environment.~~ Tree canopy will continue to be ~~an~~ critically important component of the Reston environmental and visual experience. Planning will also identify the risks and create opportunities to mitigate the impacts of climate change by maximizing energy efficiency, encouraging the use of electric vehicles, and fostering the creation of a transit and pedestrian oriented community. Planning will endeavor to achieve net-zero carbon emissions.

**9. ~~8~~ Connectivity and mobility will be strengthened.**

A range of high-quality ~~transportation and safe facilities will be provided for all modes of transportation,~~ including roads, bridges, ~~underpasses tunnels,~~ sidewalks, bikeways, trails, strengthened and expanded bus and shuttle services, and Metro will link the residential community and resident workers with activity centers, employment, open spaces, parks, schools, and civic, cultural and recreational facilities. New bridges and ~~underpasses tunnels~~ across the DAAR near the Metro stations are a high priority to ease congestion increase mobility on the existing road network. A robust transit system, expanded pedestrian and bicycle networks and transportation demand management strategies will also help reduce reliance on the automobile while increasing community mobility. The priority will be to facilitate trips within Reston instead of through traffic.

**10. ~~9~~ High quality recreation and public open spaces will be required.**

Abundant active and passive open space and a range of recreational and cultural opportunities are essential components of the high quality and healthy of life in Reston. The TSAs and village centers ~~should~~ will include a variety of public spaces such as a large urban central park, recreational facilities, village greens, urban plazas and ~~greens, pocket parks,~~ playgrounds, and other ~~public~~ amenities within easy walking distance for area residents, workers and visitors. Larger active recreation areas appropriate to ~~Reston's residential and commercial~~ the residential and non-residential populations in Reston ~~should~~ will be provided both inside and outside of the transit ~~corridor~~ station areas.

**11. Land use planning to address health and wellness for all will be a high priority for the Reston community.**

Land use planning to foster the creation of a variety of facilities that focuses on the health and wellness of the Reston community will include:

- Improving and expanding the sidewalks, trails and bikeways to increase mobility and expand opportunities to improve fitness for pedestrians and bicyclists.
- Enhancing the existing network of interconnected open spaces including forest areas, recreation fields, play areas and indoor recreation facilities will be required to accommodate social distancing and support healthy life styles for all ages.
- Augmenting the existing medical facilities including the Hospital, outpatient areas and medical offices for physicians to serve the needs for health and wellness of the Reston community and the region will continue to be a priority.

- Increasing the opportunities for affordable childcare, early childhood education and senior care facilities as part of the land use process will be required to serve the ongoing needs of the Reston community.
- Improving air quality and circulation will be a focus of green building technology to keep occupants of buildings safe and healthy.



Water feature in Reston Town Square Park, Reston Town Center