Reston Master Plan Special Study
Phase 2 Information Meeting

November 16, 2011
South Lakes High School
Reston Master Plan Special Study - Phase 2 Information Meeting

Objectives

- Review Purpose of Phase 2
- Share update about Phase 2 timing
- Identify Key elements of Phase 2
- Identify Phase 2 Community Input opportunities

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What is the Reston Master Plan Special Study?

- Review current Comprehensive Plan recommendations for Reston
- Develop revisions to existing recommendations
Reston Master Plan Special Study - Study Purpose

- **What** is the Reston Master Plan Special Study?
  - Not planning “from scratch”
  - Build on existing Comprehensive Plan guidance
  - Better reflect that there is no longer a “master developer” in Reston

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Why do Plan recommendations for Reston need to be revised?

- Current Plan recommendations have outdated elements
- Provide guidance as Reston evolves as a community
What areas will be studied? (Where)

- **Phase 1** - Areas around 3 planned rail stations and most of Town Center (dark green)
- **Phase 2** – Areas of Reston away from Toll Road (light green)
Reston Master Plan Special Study - Phase 2

- **Purpose of Phase 2**
  - Evaluate areas zoned Planned Residential Community (PRC)
  - Most of Reston’s Town Center is zoned PRC but is part of Phase 1

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Phase 2 Timing

- Begin once Phase 1 Task Force makes its recommendations to the Planning Commission
- Expected to begin late spring 2012
- Phase 2 planned to conclude in late fall 2012
What will be included in Phase 2?

- Residential areas
- Village Centers
- Other Commercial Areas
  - Commercial area north of Baron Cameron adjacent to Town Center
  - Convenience Centers
Reston Master Plan Special Study - Phase 2 Key Elements

- Residential Neighborhoods
  - Community input to date -
    - Desire for predictability
      - PRC zone designed to give flexibility
      - More certainty desired now that Reston is mature community
    - Desire for structured process for consideration of redevelopment proposals

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Residential Neighborhoods

- General Approach
  - Revise Reston Land Use Plan map to better reflect existing development
  - Adjust residential categories
  - Currently Low Density, Medium Density and High Density
Residential Neighborhoods

- General Approach
  - Develop guidelines for proposals for redevelopment
  - Similar to existing Countywide Guidelines for Neighborhood Redevelopment
  - Guidelines to ensure there is high level of owners’ support
Village Centers

General Approach

- Engage community and Village Centers’ property owners regarding future vision.
- Consider charrette as a tool in visioning process for Village Centers that have redevelopment opportunity.
Other Commercial Areas

General Approach

- Review current geographic extent and uses
- Consider keeping as they are for foreseeable future
Planned Residential Community

- Population Cap
  - Established by Zoning Ordinance
  - Currently 13 people per acre
  - As part of Phase 2 will evaluate options for how to address time when the population cap is reached
Reston Master Plan Special Study - Phase 2 Community Input

- How will Phase 2 be conducted?
  - Organized around series of Community meetings

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How will Phase 2 be conducted?

- Community task force or advisory group
  - composition under consideration
- Community organizations
- Reston residents
- Commercial property owners/business representatives
How will Phase 2 be conducted?

- Public hearings
  - Planning Commission to make recommendation to Board of Supervisors
  - Board of Supervisors to adopt change to the Comprehensive Plan

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Will the Reston Master Plan maps be altered as part of Study?

- Need to reflect what has happened over past 40 years
- Adjust Land Use Plan map & consider combining with Community Facilities map
- Update Transportation map to show existing facilities & planned improvements
What will happen after Study finishes?

- New Plan recommendations will be in place
- Zoning actions will be required to achieve development under new recommendations
Reston Master Plan Special Study - Phase 2 Meeting

Questions
Reston Master Plan Special Study - Phase 2 Meeting

- Study Webpage

www.fairfaxcounty.gov/dpz/projects/reston.htm

Can search for DPZ and Reston on County Website to find study webpage

Electronic email announcements sent out regularly – sign up at study website

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