Reston Master Plan Special Study
Phase 1 – Transit Station Areas
Community Briefing

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Reston Master Plan Special Study

• Tonight’s Agenda
  • “What, Where, Why” of the Special Study
  • Overview of Phase 1
Reston Master Plan Special Study

• What is the Reston Master Plan Special Study?
  • Review current Comprehensive Plan recommendations for Reston
    • The area formally known as the “Reston-Herndon Suburban Center & Transit Station Areas”
    • Upper Potomac (UP5)
  • Develop revisions to existing recommendations
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- **What is the Reston Master Plan Special Study?**
  - Not planning “from scratch”
  - Build on existing Comprehensive Plan guidance
    - Encourage a mix of uses unique to each station area
    - Promote use of land that will support the use of rail
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• Where is Phase 1 of the Reston Master Plan Special Study?
  • Areas along Dulles Airport Access Road
  • 3 Transit Station Areas
Reston Metrorail Stations
Fairfax County, Virginia
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• Why do Plan recommendations for Reston need to be revised?
  • Current Plan recommendations have outdated elements
  • Better understanding of what type of development will achieve goals for Transit-Oriented Development (TOD)
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• What is Transit-Oriented Development (TOD)?
  • Compact (area closest to transit station)
  • Pedestrian and bicycle-friendly
  • Higher density
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- Approach to Transit-Oriented Development (TOD) in Reston
  - Station-specific flexibility
  - Mix of land uses
  - Pedestrian and bicycle access
  - Workforce Housing
  - Urban Design guidance
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• Station Area discussions
  • Reston Master Plan Special Study Task Force created sub-committees
  • One sub-committee for each station
  • Sub-committee met with interested community members and property owners to discuss future character of each station area
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• Land Use Scenario

  • Staff used recommendations from sub-committees together with housing and jobs forecasts from Center for Regional Analysis at George Mason University to create multiple land use scenarios

  • Three scenarios analyzed for impacts
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**Scenario G**

- Analysis showed impacts could be mitigated
- Amount of total development analyzed in Scenario G formed basis of recommendations in draft Plan text
  - 30 Million square feet of office (existing and new)
  - 24,500 existing and new dwelling units
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- Planning Process evaluated impacts of proposed level of development on:
  - Transportation network
  - Schools
  - Parks
  - Other Public Facilities (e.g. public safety)
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• Organization of Draft Plan Text
• Overview
  • Vision & Planning Principles
    • Designed to provide overarching guidance for all of Reston
  • Planning Horizon
• Areawide Recommendations
• District Recommendations
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• Areawide Sections
  • Land Use
  • Urban Design
  • Transportation
  • Environmental Stewardship
  • Urban Parks, Recreation Facilities, and Cultural Facilities
  • Public Facilities
  • General Implementation

• This guidance applies to all areas in Phase 1 of Special Study
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- District Recommendations
  - Total of 12 districts
  - 3 Transit-Oriented Development (TOD) Districts
  - 9 Non-TOD Districts
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• TOD Districts – How Text is Organized
  • Vision
  • Summary of Existing Development
  • Base Plan – generally reflects what is allowed under current zoning
  • Redevelopment Option – this is guidance for Transit-Oriented Development
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• Non-TOD Districts – How Text is Organized
  • Summary of Existing Development
  • Plan recommendation – typically continuation of existing development or reflect development that has already been approved
  • e.g. Oracle campus has existing office and has approval for residential
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• Conceptual Land Use Map
  • Shows in a general way what types of uses are planned in each Transit Station Area
  • Areas close to station are planned for Mixed Use development
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- **Conceptual Land Use Map**
  - Two land use categories in TOD districts
    - Transit Station Mixed Use category
    - Residential Mixed Use category
  - Other land use categories are in Non-TOD districts
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- **Conceptual Land Use Map**
  - Transit Station Mixed Use category
    - Locations where most of new office uses will be
    - Put new office workers closest to transit station
    - Also allows residential, retail, educational, public uses
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• Conceptual Land Use Map
  • Residential Mixed Use category
    • Locations where most of new residential uses will be
    • Studies show people willing to walk a bit further from homes to transit station
    • Also allows very limited new office, retail, educational, public uses
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• How was Conceptual Land Use Map developed?
  • Informed by County-wide TOD policies
  • Also Reston Master Plan Special Study Task Force Vision & Planning Principles
  • Community input about each Station Area