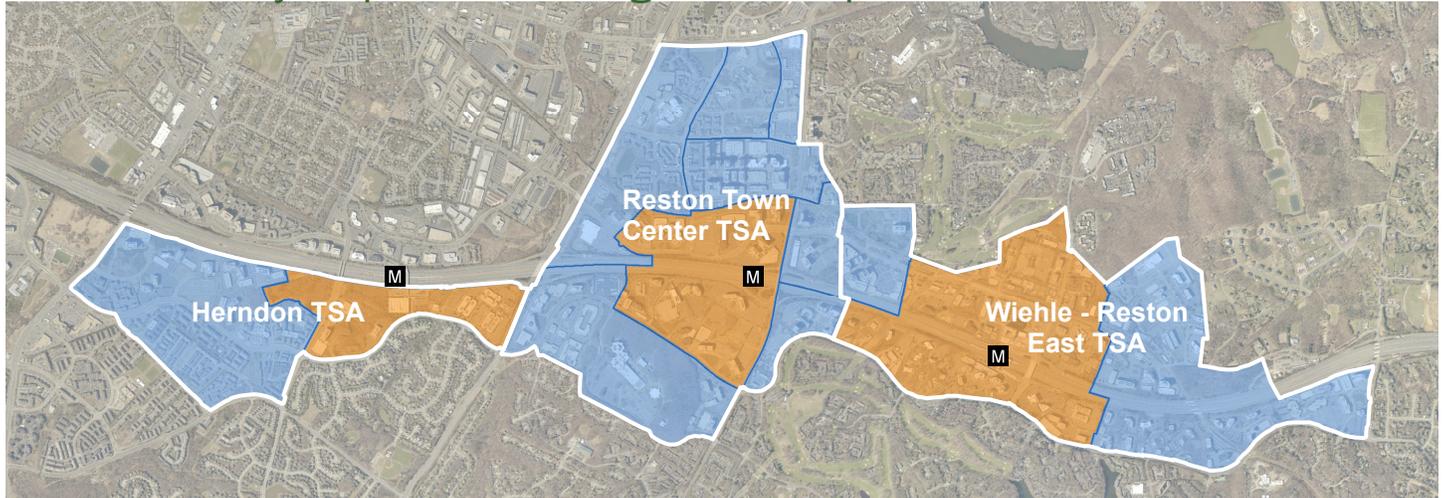


Summary of “Guidelines for Development: Reston Transit Station Areas”

Fairfax County Dept. of Planning & Development Urban Centers Section



In February 2014, the Fairfax County Board of Supervisors adopted an amendment to the Fairfax County Comprehensive Plan for the Reston Transit Station Areas (TSAs) which planned for future growth around the three new transit stations (Wiehle-Reston East, Reston Town Center, and Herndon) in Reston. The proposed Guidelines for Developing in the Reston TSAs (Guidelines) build upon the Urban Design Principles (principles) found in the Plan and provide strategies for implementing these Principles, direction for applicants and designers who propose to develop in the Reston TSAs, and guidance for those reviewing such proposals. They are intended to further goals of the Plan rather than prescribe specific standards.

The Guidelines build upon the urban design vision of the Comprehensive Plan for Reston including:

- Establishing a sense of place for the TSAs while respecting surrounding neighborhoods
- Improving connectivity and fostering walkability
- Designing sustainable environments

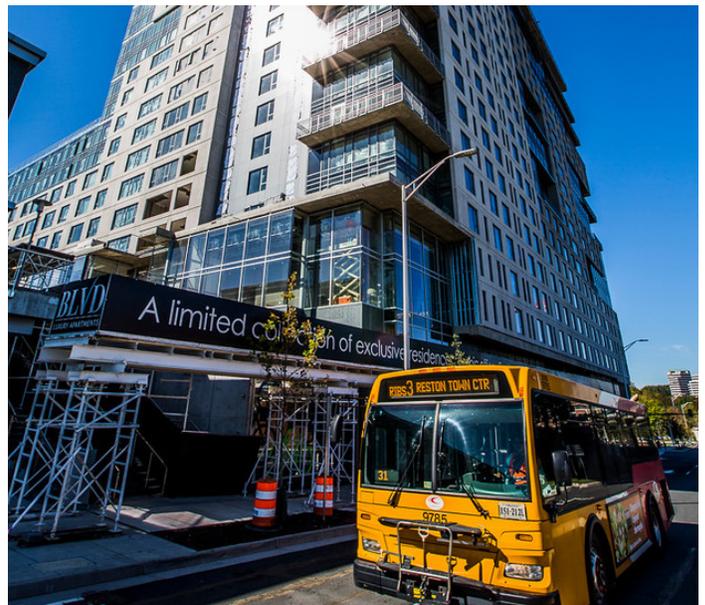
The Reston Guidelines are broken down into six chapters and an appendix. The six chapters are summarized in this document. The document is available online at: <https://www.fcrevite.org/reston-guidelines>. The appendix contains planting details, resources and important information referenced throughout the document.

These Guidelines *are* intended to:

- Enhance the goals of the Comprehensive Plan for the Reston TSAs;
- Aid developers, the staff, and the community during the development process for Reston applications
- Guide the development of public projects in Reston – such as streetscape and parks
- Encourage creativity and support flexibility

These Guidelines are *not* intended to:

- Act as prescriptive standards or ordinances
- Replace established Comprehensive Plan Policies or existing HOA covenants, processes, or design guidelines
- Apply to areas outside of the Reston TSAs



Wiehle-Reston East Metrorail Station | Image Credit: David Madison Photography

Chapter 1: Introduction

Chapter 1 introduces the Comprehensive Plan urban design vision for the TSAs. This chapter also:

- Lays out the organization of the document
- Provides a brief overview of the development review process for Reston applications.



Building upon existing Reston character.

Chapter 2: Development Framework and Vision



Emphasizing the public realm.

The Development Framework and Vision is the first essential building block of conceptualizing a development in Reston. This Chapter highlights four key elements of developing a property in the TSAs:

- Reflect the Plan Vision
- Organize around Existing Features
- Facilitate Movement and Circulation
- Define the Public Realm

Chapter 3: Transit Station Area (TSA) Character Descriptions

These Guidelines are applicable within the defined boundaries of the three Reston TSAs along the Silver Line Corridor. The Reston TSAs are divided into 3 transit-oriented districts (Wiehle-Reston East, Reston Town Center and Herndon) and 9 non-transit-oriented districts. Chapter 3 provides a summary of the Comprehensive Plan guidance for each district and sub-district. It is not intended to be all inclusive of the plan policies for each district but rather, serves as a quick, at-a-glance guide. For each district, this chapter includes:

- A key map with TSA-level guidance from the Comprehensive Plan.
- Comprehensive Plan guidance and Urban Design recommendations for each district.

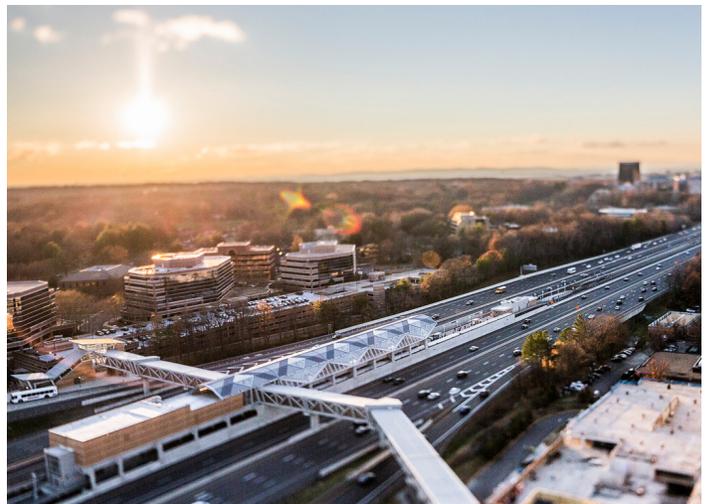


Image Credit: David Madison Photography

Chapter 4: Site Design

The way in which a site is designed, including the placement of buildings on the site and the integration of open spaces, is critical to sustaining the Reston “sense of place.” Chapter 4 addresses creating a successful sustainable, walkable, and bikeable urban environment for the Reston TSAs. Major elements explored in this chapter include:

- Pedestrian and bicycle access and circulation
- Urban parks
- Building placement
- Parking
- Public Art
- Signage
- Other site elements such as stormwater features, loading areas, utilities, and water features



Emphasizing sustainability in site design | Image Credit: Craig Kuhner



Creating enjoyable public spaces | Image Credit: David Madison Photography

Chapter 5: Building Design

Building design is integral to the creation of a successful urban place. Buildings frame the public realm and create critical relationships with streets and other structures. Chapter 5 provides guidance for new buildings within the TSAs to promote compatibility with the existing urban character of the Reston Town Center with an emphasis on placemaking, harmony in architectural design and the integration of the built environment with nature. Major elements of the Chapter include the buildings:

- Appearance and compatibility
- Mass and Scale
- Articulation
- Fenestration and detailing
- Active ground floors
- Sustainability features



Articulated urban architecture



Active pedestrian areas | Image Credit: Andrew Propp

Chapter 6: Streetscape

Reston roadways and the adjacent areas are critical components of the public space in the Reston TSAs and form an important location for human interactions. Chapter 6 focuses on the design character of the three zones that comprise the streetscape (landscape amenity panel, sidewalk, and building zone), as well as elements located within the streetscape. Major features discussed in this chapter include:

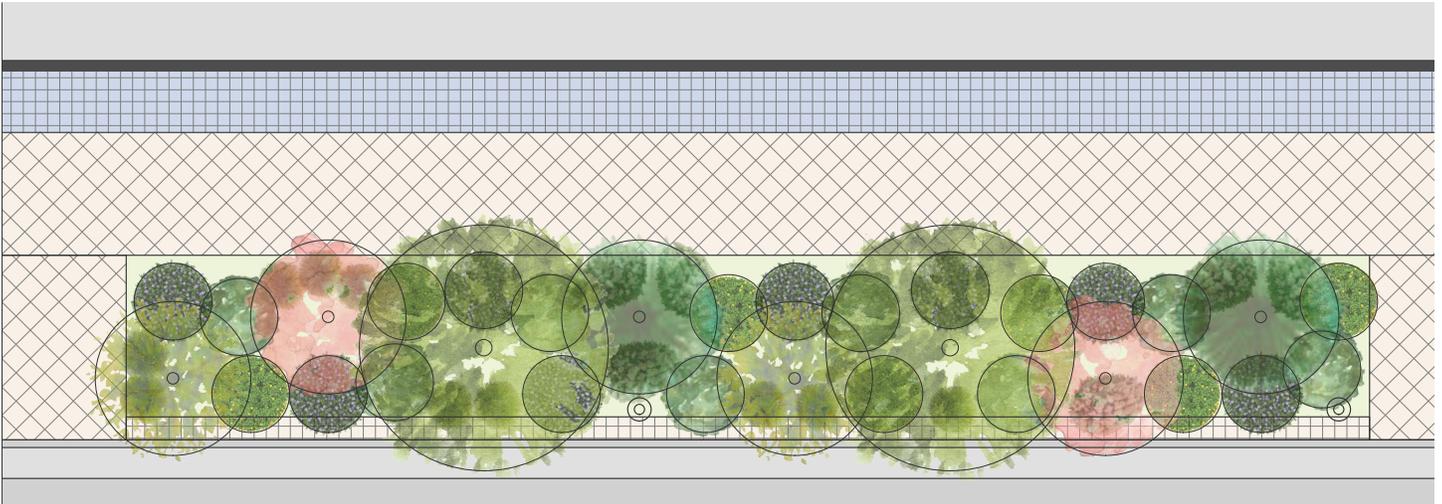
- Landscape amenity panels, sidewalks and building zones
- Multi-modal street sections
- Street crossing design
- Reston Specific Streetscape treatments
- Street furnishings, lighting, and suggested plant materials



Active pedestrian oriented streets



Heavily vegetated streetscapes



Reston Specific Streetscape - Standard Expression example



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