

RESTON TOWN CENTER NORTH

RA DRB CONCEPTUAL SUBMISSION

TIMELINE

Following the Feb 2018 Reston Association Design Review Board (RA DRB) presentation, the Fairfax County and Inova consultant team has creatively and thoughtfully evolved the Reston Town Center North (RTCN) master plan to incorporate feedback from the following stakeholders and agencies:

May & Nov 2018	RA DRB Worksessions
March - May 2019	Fairfax County Core Team and Staff Meetings
April - June 2019	VDOT and FCDOT Meetings
June - July 2019	Team Work In Progress
July 2019	RA DRB Worksession
July - Oct 2019	Team Work In Progress
Nov 2019	RA DRB Conceptual Submission

RA DRB JULY 2019 FEEDBACK

SUMMARY OF KEY INPUT:

1. Street Grid

- July plan was much improved over previous FFX County Comprehensive Plan layout and reflected past DRB comments to reflect Reston character in the overall master plan.
- Curvilinear block layout works well with the site's existing topography and treed areas.
- Consensus to move forward with the street grid as proposed.

2. Central Green & Open Space

- Request for vision plan for the central green. Should reflect a strong sense of place and multi-layered park experience. Provide a concept plan for the central green, to also include & show how the overall open spaces are connected.
- Central green should not be like Reston Town Center (more trees less hardscape). Program and design should be more neighborhood focused and have a Reston community feel (i.e. do not need concert venue).
- Preserve as many trees as possible.

3. RA DRB Process

- Conceptual approval requested for street and block layout and central green vision, not the development program, architecture, block-specific streetscape and open spaces within blocks. Those to be reviewed with each block in future.

4. Project Name & Character

- Overall development is not Reston Town Center "North" in character or program. It needs a new working name. Suggestion from RA DRB to change the name.

NEW WORKING NAME:

CAMERON GREEN

GROW WITH *nature*
IN RESTON, VIRGINIA

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CAMERON GREEN

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Site Aerial & Photos
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02 MASTER PLAN

Road Grading Plan
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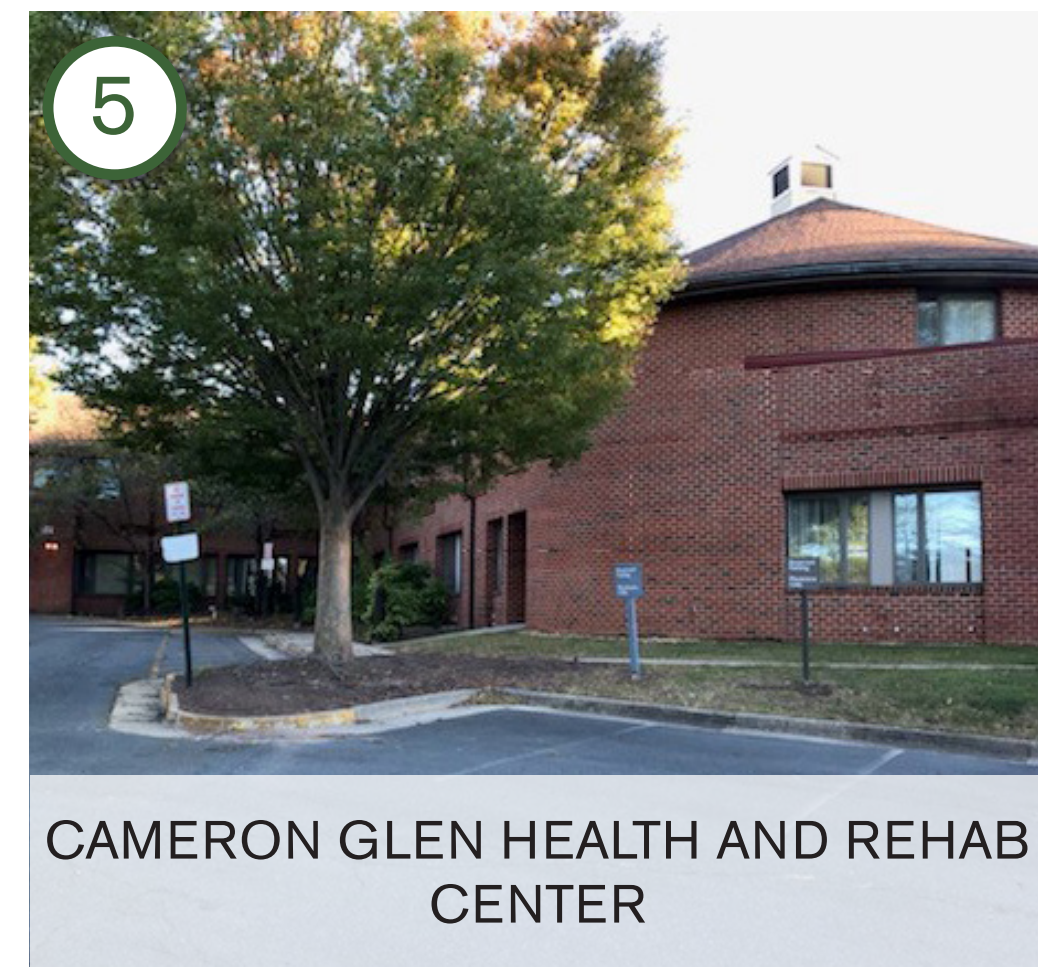
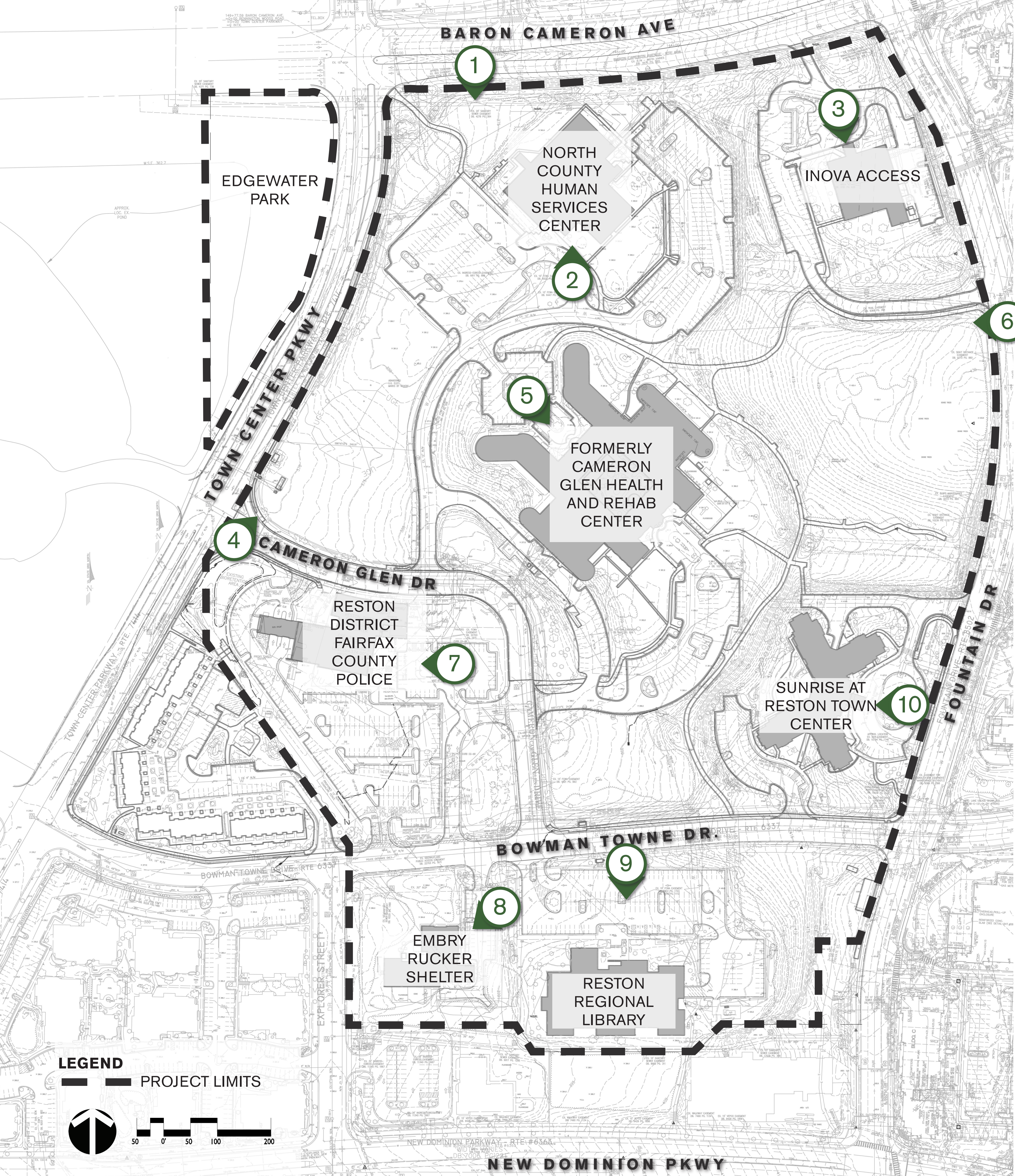
03 CENTRAL GREEN & NATURAL AREAS

Overall Vision
Features
Programming
Tree Canopy
Park Sections

CAMERON GREEN

01 EXISTING CONDITIONS

SITE AERIAL & PHOTOS



EXISTING FEATURES CONSIDERATIONS

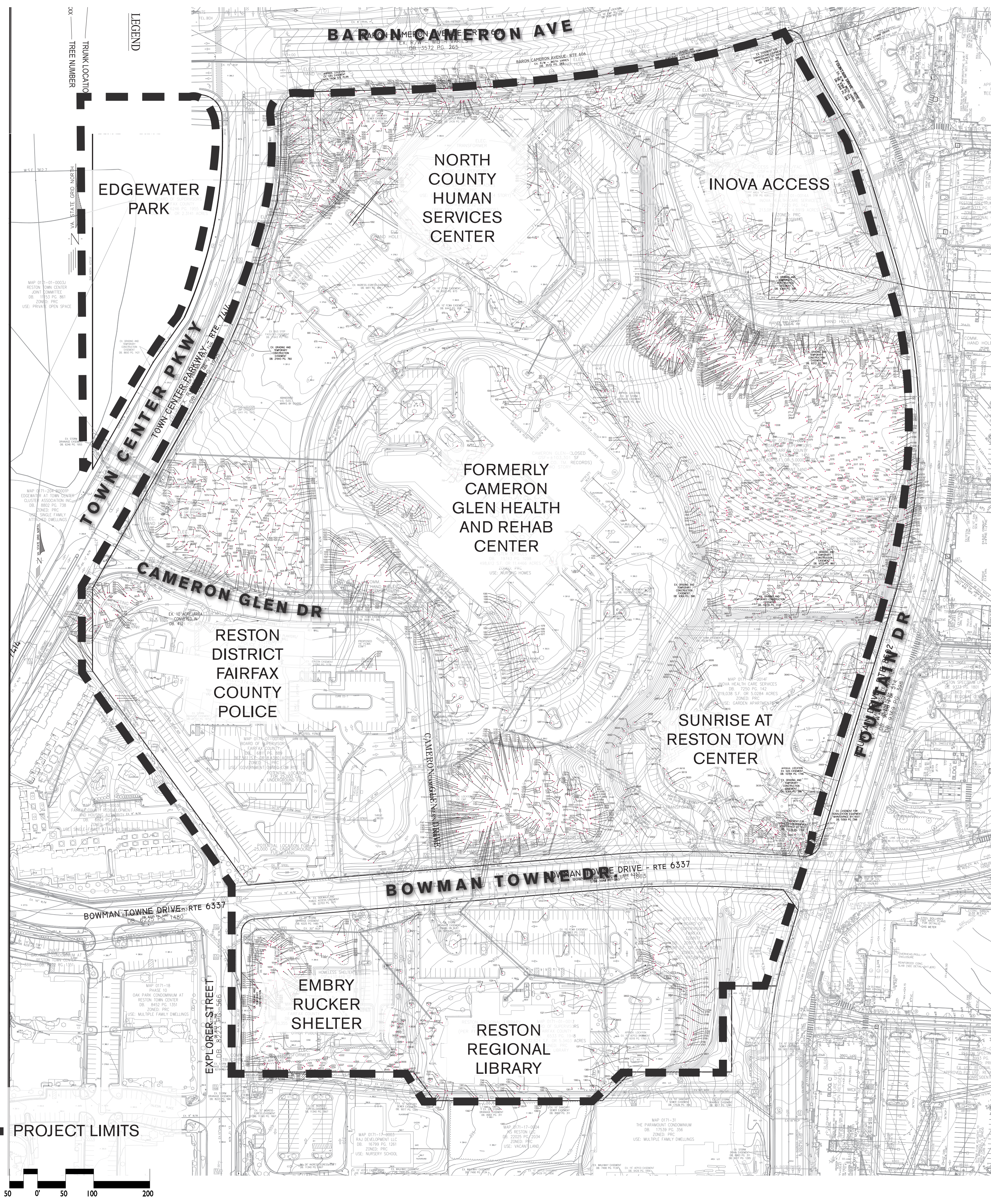
The Tree Inventory Plan for the Reston Town Center North site represents a survey of 2,716 trees located on the property. All trees four inches (4") and greater DBH were reviewed in the field and condition ratings established according to International Society of Arboriculture procedures. Trees are rated based on roots, trunk, scaffold branches, small branches and twigs, and foliage/buds for structure and health to generate a score on a 100 point scale. A score of zero means the tree is dead; a score of 100 is a tree in perfect condition.

The trees on the property range from poor to excellent condition, with the majority of them in the good range.

Tree Condition Summary:

119 trees	Dead (0-5% rating)
3 trees	Very Poor Condition (6-20% rating)
166 trees	Poor Condition (21-40% rating)
906 trees	Fair Condition (41-60% rating)
1,423 trees	Good Condition (61-80% rating)
99 trees	Excellent Condition (81-100% rating)

The trees are generally in two broad groupings - landscape plantings and naturally occurring trees. Landscape planted trees range from poor to good condition and are a variety of native and non-native trees that are typical for the time they were installed with the construction of the buildings on the property. The naturally occurring trees include a mid-successional stage of maturing Virginia Pine to red maples to a couple of more diverse mature areas. Due to human activity, regeneration is suppressed in much of the naturally forested areas and in a few areas, invasive species are present.



CAMERON GREEN

02 MASTER PLAN

ROAD GRADING PLAN

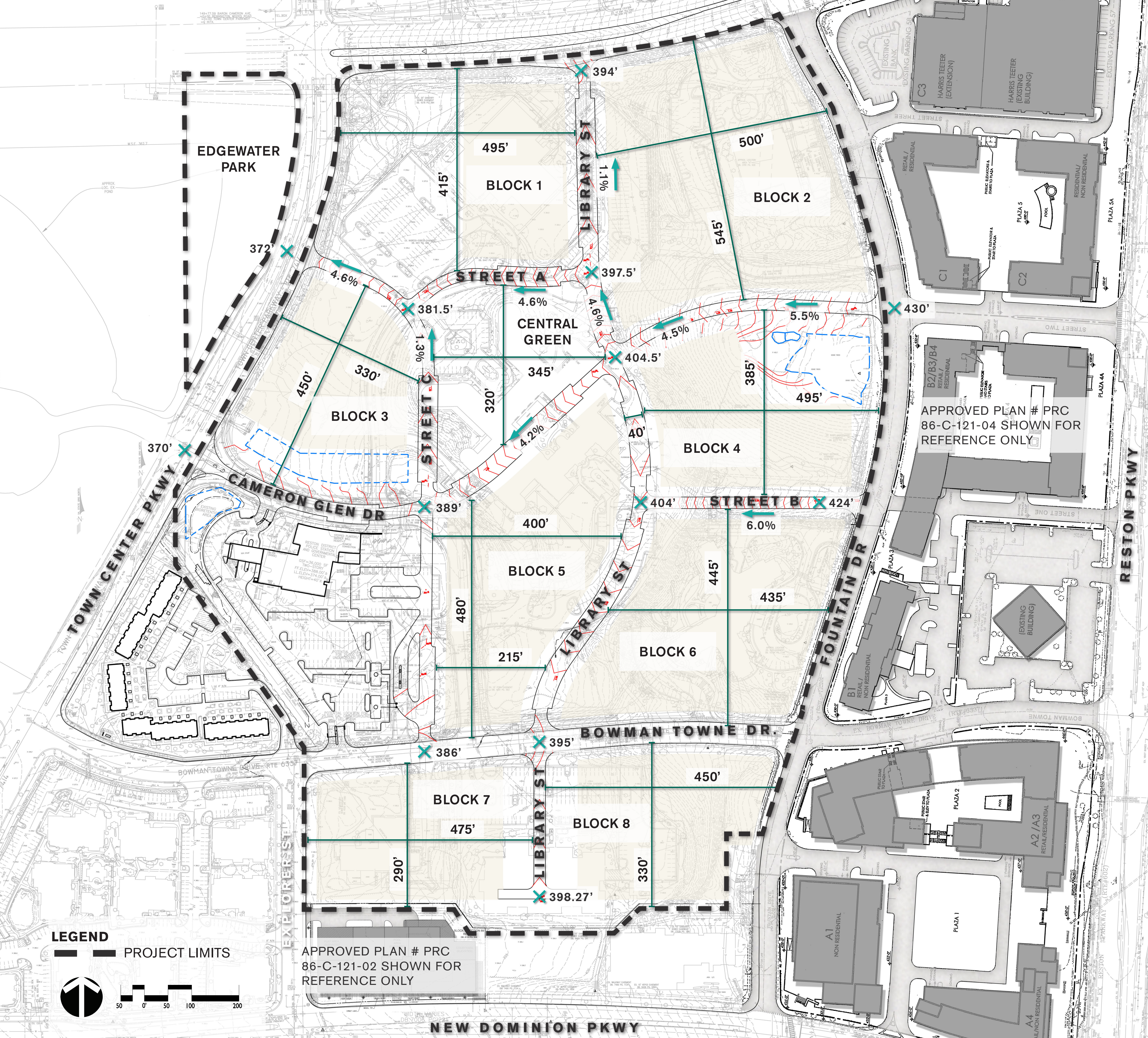
Site Acreage 47 Acres

Existing Conditions

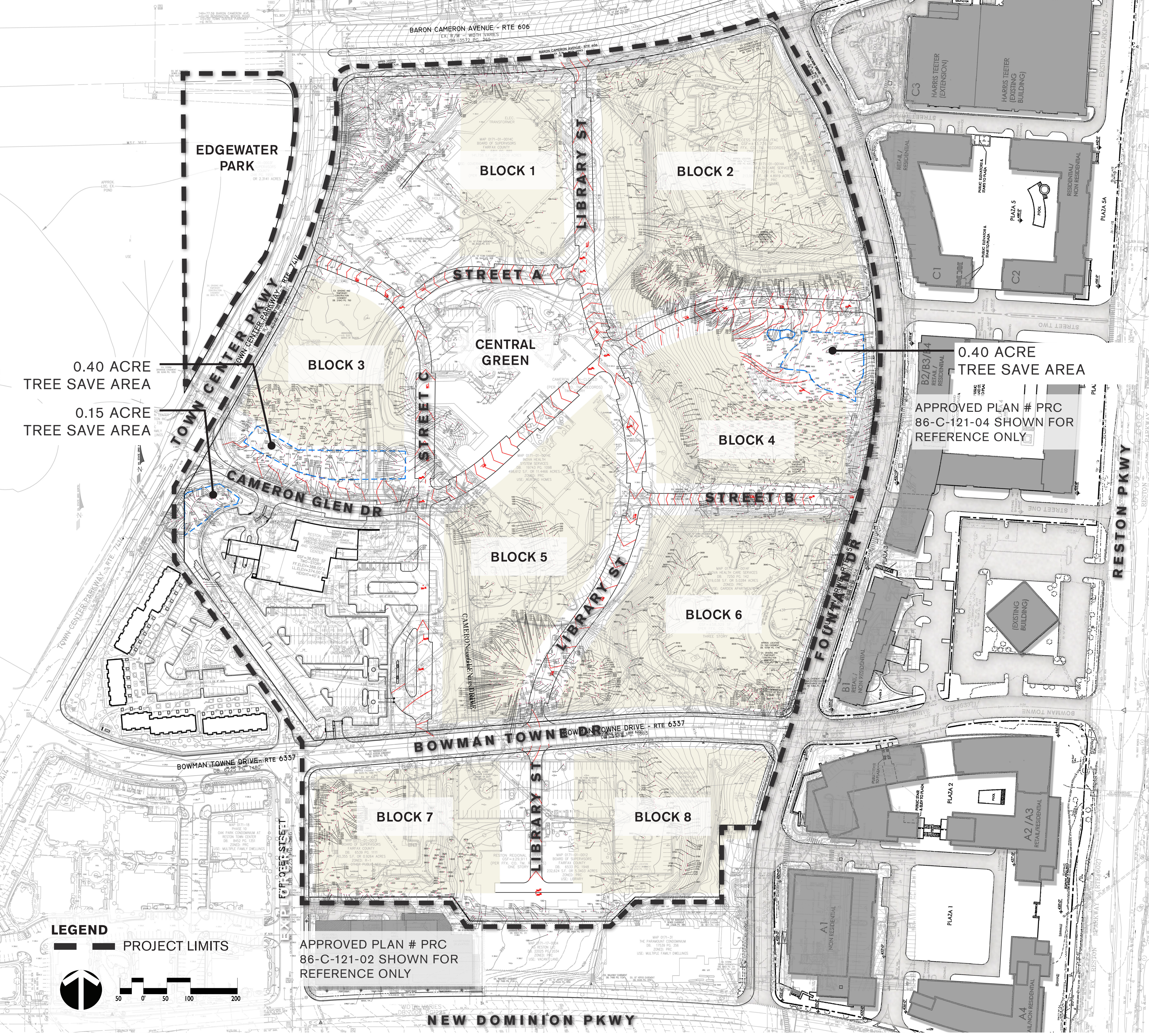
- The existing grades around the perimeter of the site are established by the surrounding roadways.
- The existing grades of the recently constructed North County Government Center are established by its recent design/construction.
- There is a 60' grade difference across the site from East to West.

Proposed Grading Scheme

- Maintain road grades at less than 5% to the extent possible to maximize potential ADA accessibility as well as provide convenient/useable parallel parking.
- Provide access into and through the site via accessible pedestrian and bike facilities.
- Identify areas of tree save.



TREE SAVE AREAS



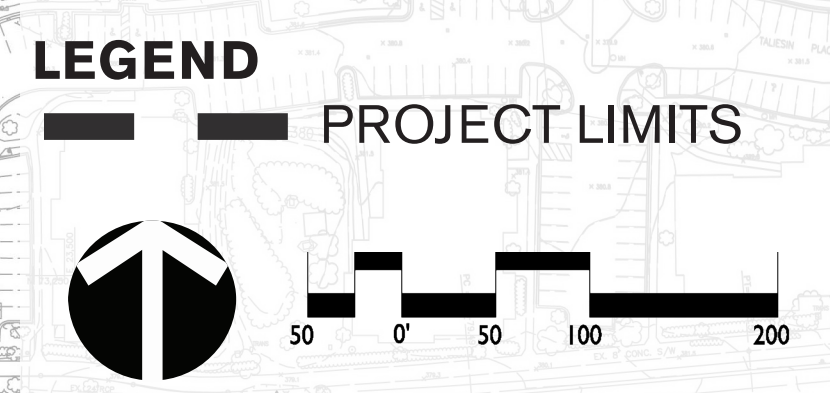
0.40 ACRE
TREE SAVE AREA

0.15 ACRE
TREE SAVE AREA

0.40 ACRE
TREE SAVE AREA

APPROVED PLAN # PRC
86-C-121-04 SHOWN FOR
REFERENCE ONLY

APPROVED PLAN # PRC
86-C-121-02 SHOWN FOR
REFERENCE ONLY





DESIGN COMPONENTS PROVIDED

- A Refined Centrally Located Park - 2.34 AC
- Curvilinear Streets
- Reston Character
- Reston-Specific Streetscape - Town Center Pkwy along Block 1 and 3
- Tree Preservation
- Athletic Field and Location for a County Rec Center
- 9+ Acres of Open Space
- Developable Blocks
- Topographical Sensitivities
- Practical Phasing

OPEN SPACE TABULATIONS

REQUIRED OPEN SPACE	
REQUIRED BY MOU	10.00 ACRES
LESS: RECREATION CENTER PER MOU	1.00 ACRES
NET OPEN SPACE FROM MOU	9.00 ACRES
PROVIDED OPEN SPACE	
CENTRAL GREEN	
U-13 ATHLETIC FIELD	
EDGEWATER PARK	
ADD'L OPEN SPACE & TREE SAVE AREA	
TOTAL OPEN SPACE PROVIDED	9.00 ACRES +

OPEN SPACE NETWORK & PROGRAM ELEMENTS

- EDGEWATER PARK**
- TREE PRESERVATION
 - STORMWATER MANAGEMENT
 - TRAIL NETWORK
 - ECOSYSTEMS

- RECREATIONAL FACILITIES**
- ATHLETIC FIELD
 - COUNTY REC CENTER
 - PLAYGROUND
 - COMMUNITY ENGAGEMENT

- CENTRAL GREEN**
- NEIGHBORHOOD EVENTS
 - COMMUNITY LAWN
 - GATHERING SPOTS
 - PICNIC PAVILION
 - ART
 - MULTI-GENERATIONAL PLAY AND RECREATION

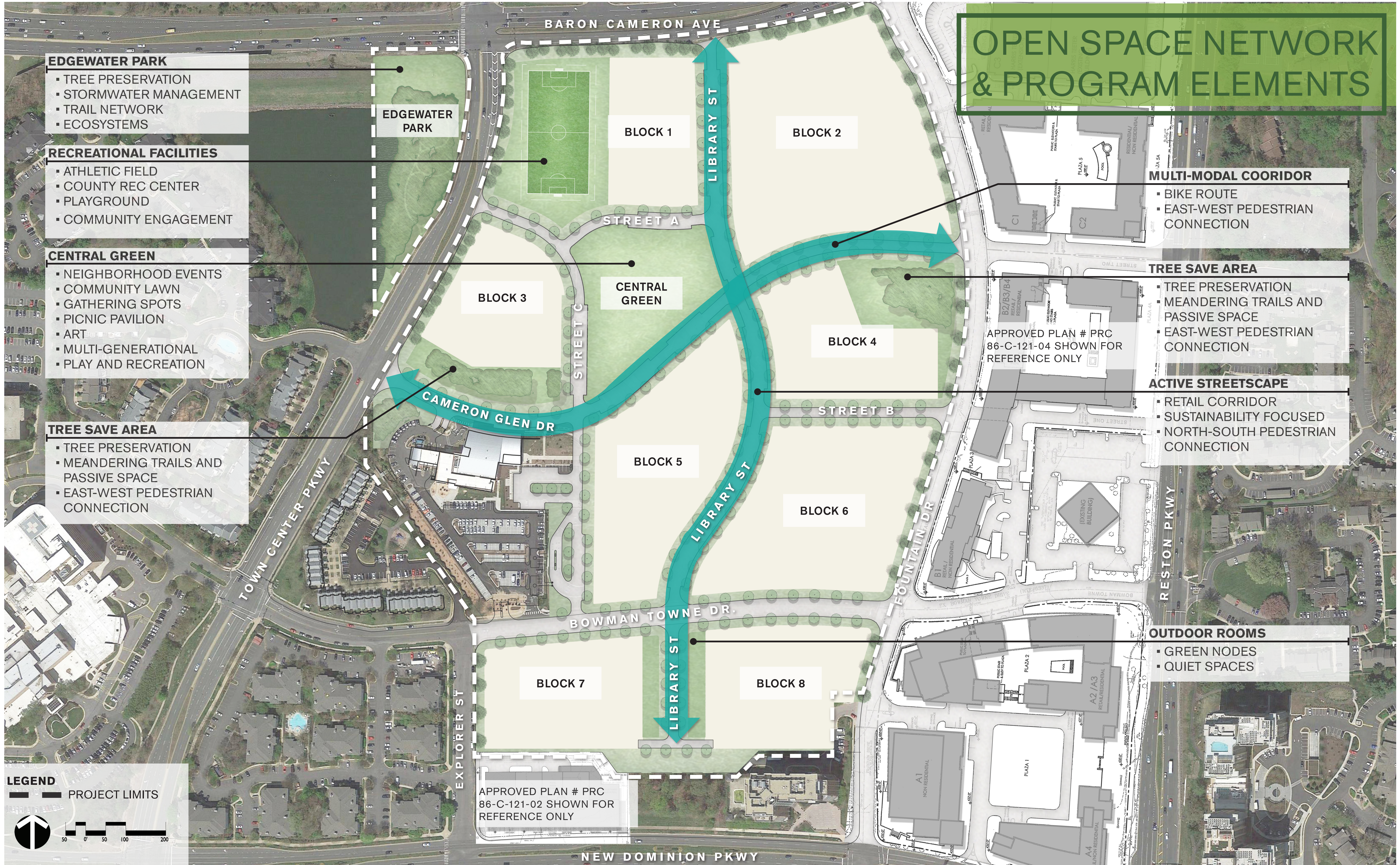
- TREE SAVE AREA**
- TREE PRESERVATION
 - MEANDERING TRAILS AND PASSIVE SPACE
 - EAST-WEST PEDESTRIAN CONNECTION

- MULTI-MODAL COORIDOR**
- BIKE ROUTE
 - EAST-WEST PEDESTRIAN CONNECTION

- TREE SAVE AREA**
- TREE PRESERVATION
 - MEANDERING TRAILS AND PASSIVE SPACE
 - EAST-WEST PEDESTRIAN CONNECTION

- ACTIVE STREETScape**
- RETAIL CORRIDOR
 - SUSTAINABILITY FOCUSED
 - NORTH-SOUTH PEDESTRIAN CONNECTION

- OUTDOOR ROOMS**
- GREEN NODES
 - QUIET SPACES



CAMERON GREEN

03 CENTRAL GREEN & NATURAL AREAS



RESTON FOREST *identity* FOR EDGEWATER PARK AND THE TREE SAVE AREAS



NATURAL PLANTINGS



MEANDER & REST



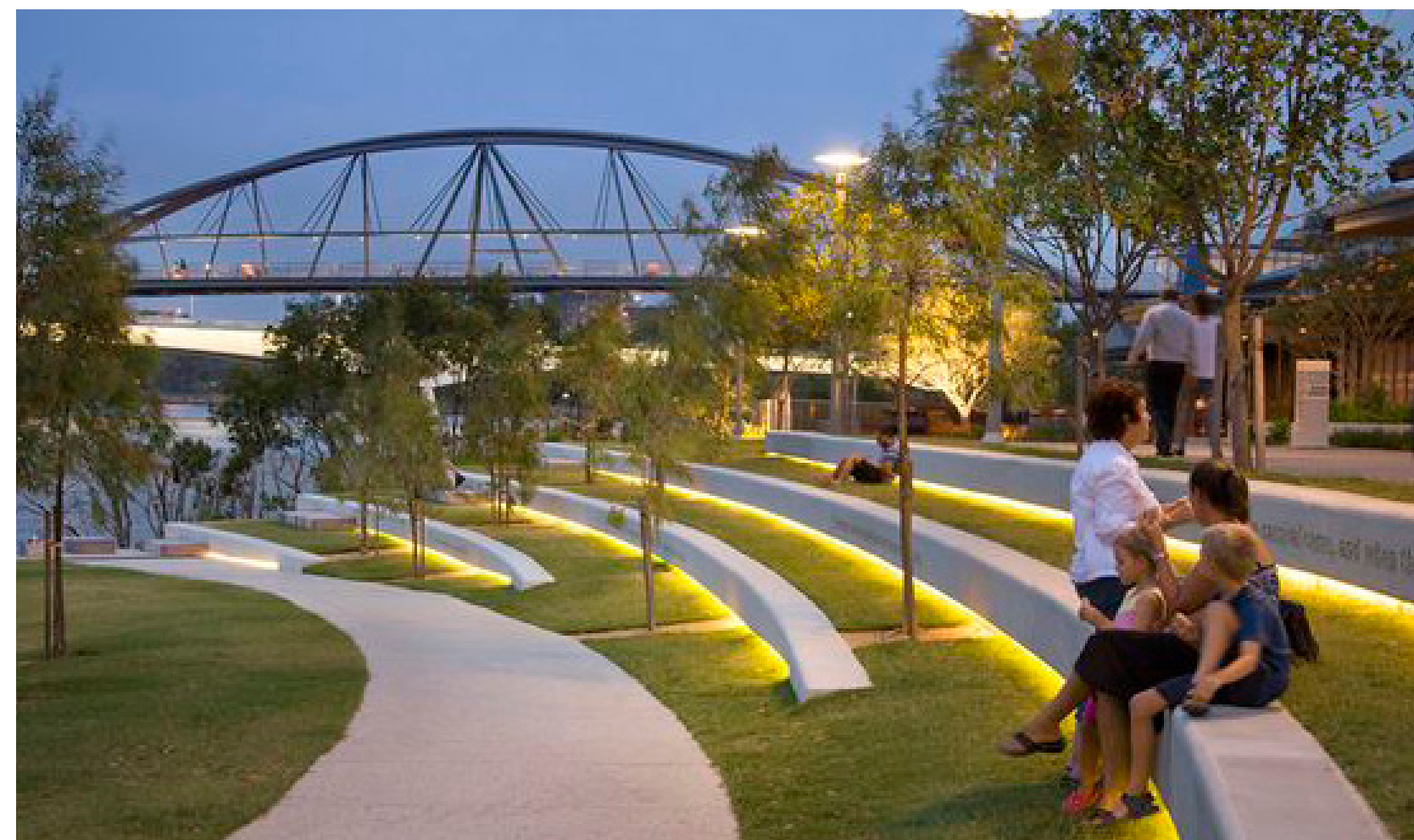
EXERCISE & EXPLORE



INSPIRE CURIOSITY



CENTRAL GREEN *character*



CENTRAL GREEN: OVERALL VISION

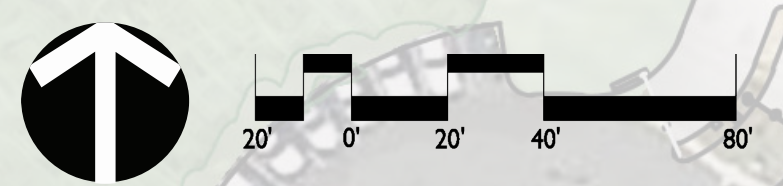
- A Reston park in a new forest
- Central park located between Blocks 1, 2, 3, 4 & 5 with strong connections to over master plan
- Organic shape of park contextually considers topography, street grid, development blocks, and tree save areas
- Links the upland forest stands of trees being preserved along both ends of Cameron Glen Dr with trails
- Pathways engage users from all directions into the park
- All four park edges and sides consider engagement with future uses
- Neighborhood focused program and character



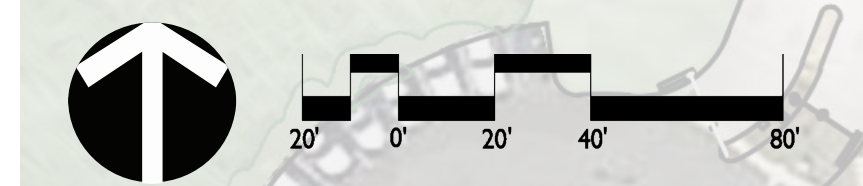
CENTRAL GREEN: KEY DESIGN FEATURES



- LEGEND**
- VIEW CORRIDOR
 - PRIMARY CIRCULATION
 - SECONDARY CIRCULATION
 - ARTFUL ELEMENT
 - CENTRAL LAWN
 - PLAY AREA
 - WATER FEATURE
 - BIORETENTION PLANTING
 - GATHERING SPOT



CENTRAL GREEN: KEY DESIGN FEATURES



CENTRAL GREEN: PROGRAM ELEMENTS

COMMUNITY LAWN

- CRISP LAWN PANEL
- SHADE STRUCTURE (TEMPORARY OR PERMANENT)
- MOVIES ON THE GREEN
- MUSICAL / THEATRICAL PERFORMANCES
- EXERCISE PROGRAMS (YOGA, CIRCUIT, ETC)
- FRISBEE / LAWN GAMES
- PICNICKING
- PUBLIC ART DISPLAY

KIDS PLAY

- PLAYSCAPE ELEMENTS
- PLAYFUL SEATING

GARDEN

- SEATING NOOKS / READING ROOMS
- PEDESTRIAN BUFFER
- EDUCATIONAL LANDSCAPING
- CONTEMPORARY GARDEN LANDSCAPE
- STORMWATER OPPORTUNITIES

TREE SAVE AREAS

- TREE PRESERVATION
- MEANDERING TRAILS AND PASSIVE SPACE
- EAST-WEST PEDESTRIAN CONNECTION

HARDSCAPE PLAZA

- BOSQUE AREA FOR SHADE
- PUBLIC ART DISPLAY
- MOVABLE FURNITURE
- FOOD CARTS
- INTERACTIVE WATER FEATURE
- LOUNGE SEATING
- WIFI ACCESS

BLOCK 4

ACTIVATED CIRCULATION

- FOOD TRUCKS
- FARMER'S MARKET / TENTED EVENTS
- MOVABLE FURNITURE
- ENHANCED PAVING
- STRONG CROSS-STREET CONNECTION

ADULT PLAY

- CONTEMPORARY GARDEN LANDSCAPE
- TWINKLE LIGHTS
- GAME TABLES
- BENCH SWINGS
- LOUNGE SEATING

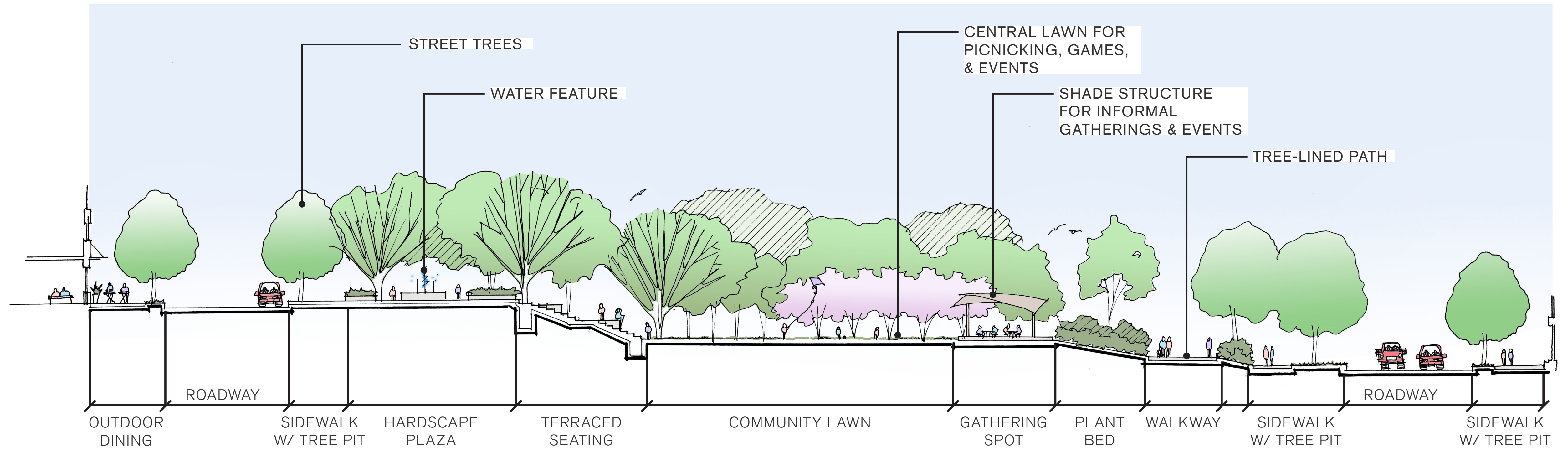


CENTRAL GREEN: 20 YEAR TREE CANOPY





SECTION A



SECTION B

