

Reston Phase I Overview

The Reston Phase I Comprehensive Plan Amendment was adopted by the Fairfax County Board of Supervisors on February 11, 2014. This amendment approved approximately 40 million square feet of additional development potential in the three Transit Station Areas (TSAs) around the Silver Line Metrorail (Herndon, Reston Town Center, and Wiehle-Reston East Stations), with the goal of turning them into multimodal, mixed use, urban centers by 2050. The plan envisions the TSAs as areas with a mixture of residential, office, retail and other commercial uses.

Table 1: Reston, Phase I, Development Potential

Land Use	2010 Existing Land Use (by sq. ft.)	Comprehensive Plan Development Potential (by sq. ft.)
Residential	5,860,000 (5,860 units)	33,480,000 (27,900 units)
Office	20,982,169	29,457,000
Retail	1,094,476	1,722,000
Industrial	841,957	513,000
Institutional	2,096,840	2,174,000
Hotel	936,782	3,399,000
Total	31,812,224	70,745,000

To support this additional development, a conceptual roadway grid was designed with the intention of creating a balanced roadway network that meets the needs of all modes, including pedestrians, transit, cyclists, and vehicles. This grid was developed in conjunction with local stakeholders, with the understanding that it would be refined through a subsequent study.

Specific Transportation Recommendations from Phase I included the following:

- Construct an enhanced street network (also referred to as a grid of streets) to increase connectivity
- Construct an overpass (4-lane bridge) across the DAAR from Sunset Hills Road to Sunrise Valley Drive approximately at Soapstone Drive (referred to as the Soapstone Overpass)
- Construct a Town Center Parkway Underpass (4-lane tunnel) from Town Center Parkway and Sunset Hills Road to Sunrise Valley Drive west of Edmund Halley Drive
- Install a grade-separated interchange at Fairfax County Parkway and Sunrise Valley Drive
- Construct an overpass (4-lane bridge) across the DAAR from Sunset Hills Road to Sunrise Valley Drive approximately at South Lakes Drive (referred to as the South Lakes Overpass)
- Improve Reston Parkway - 6 lanes from South Lakes Drive to the DAAR
- Improve Fox Mill Road - 4 lanes from Reston Parkway to Monroe Street
- Improve West Ox Road - 4 lanes from Lawyers Road to Centreville Road
- Improve Monroe Street - 4 lanes from West Ox Road to the Town of Herndon
- Extend Pinecrest Road from South Lakes Drive to Sunrise Valley Drive
- Improve Fairfax County Parkway - 6 lanes with High Occupancy Vehicle (HOV) lane(s)