

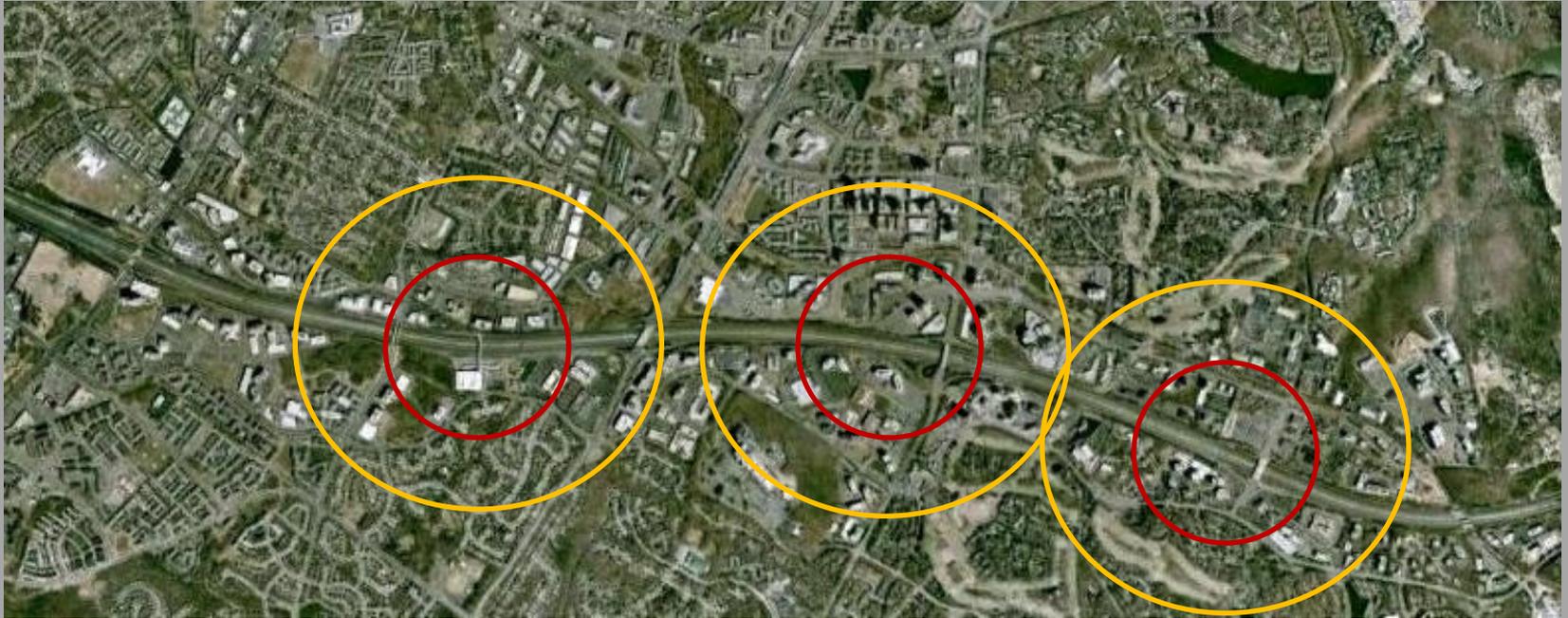
Monroe Street Station



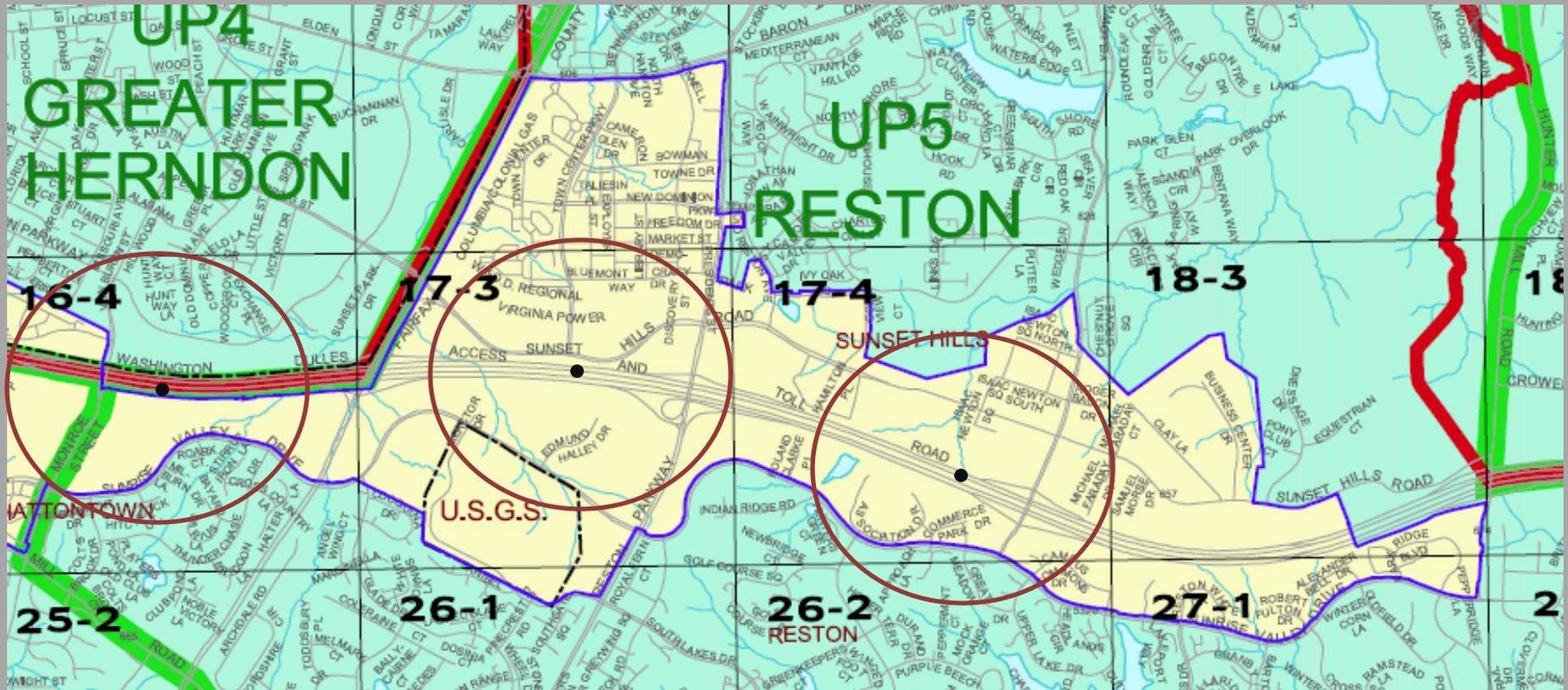
June 23, 2010

Monroe Street Station

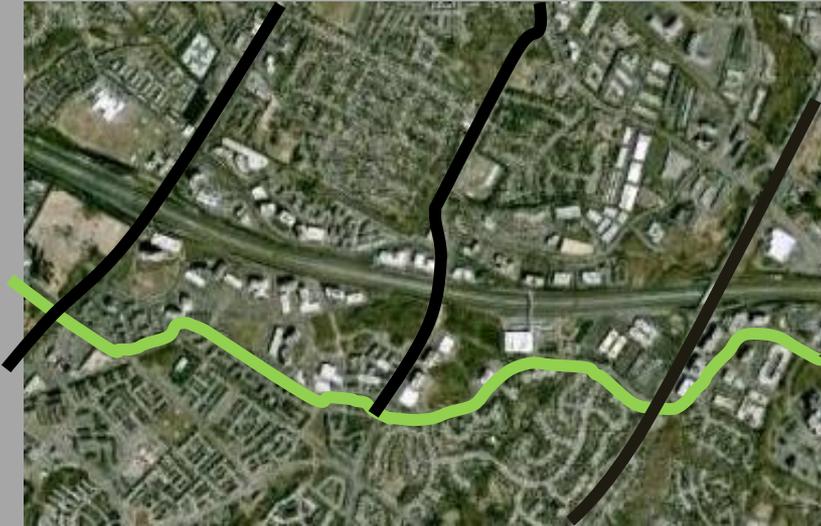
Transit Stations



Monroe Street Station Special Study Area



Monroe Street Station Recommendations



1. Provide additional access to Metro station
2. Provide additional access across Rt. 267
3. Design the area for walking
4. Establish Sunrise Valley Drive as a grand, green boulevard for pedestrians, bikes and vehicles
5. Preserve wetlands area
6. Encourage quality design balancing height and open space
7. Consider air rights development
8. Establish public/private partnership for County parcel
9. Designate area as lowest density of the three Reston Metro station areas
10. Encourage additional residential development to better balance jobs and housing
11. Focus on serving local residents instead of regional needs



Monroe Street Station Task Force Group 1

Vision

Herndon coordination, mixed use, bicycle/ pedestrian pathways, and mid-residential



Connectivity

1. Recommend Task Force member caucus with Herndon Town Council to provide incentives for higher density on Herndon side of Metro station – parking facility/TOD
2. Mixed use development opportunities on Reston side
3. Bicycle/pedestrian pathways along Toll Road and Sunrise Valley

Development Patterns

1. Incentives for mid-rise conservation residential development around wetland.
2. Protect “wet lands”?? (Is the tail wagging the dog? Is this a red herring? Example: Reston Petting Zoo)

Monroe Street Station

Task Force Group 2

Vision

Mixed use and residential while keeping special characteristics of this area.



Connectivity

1. Preserve wetlands/green spaces
2. Take advantage of large redevelopable sites, street grid if possible
3. Link to Herndon

Development Patterns

1. Alternate ways into and exiting station that are non from Sunrise Valley
2. Future cycle and pedestrian pathways and links
3. Internally focused on wetlands. Own the park.

Monroe Street Station Task Force Group 3

Vision –

Establish LEED demonstration neighborhood that preserves the wetlands, expands tree canopy and increases bike/pedestrian connections while transforming the area into a walkable mixed use community.



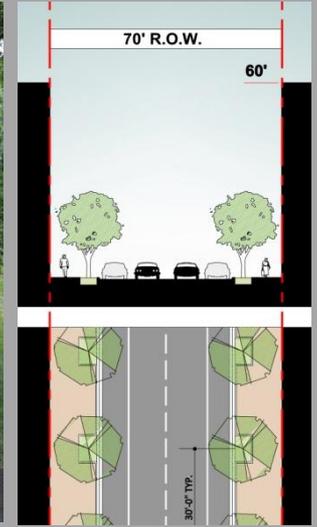
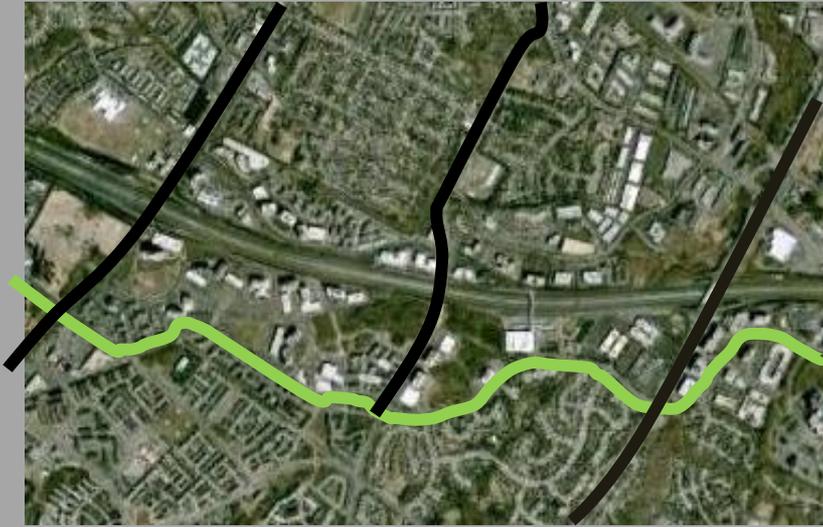
Connectivity

1. East-West vehicular, bike, pedestrian access from Centerville Rd to Fairfax County Parkway
2. Station connectivity to Herndon and north side of Toll Road
3. Parking and kiss-n-ride on north side (Herndon). Convert subsidized parking at station to parking to support mixed-use development.

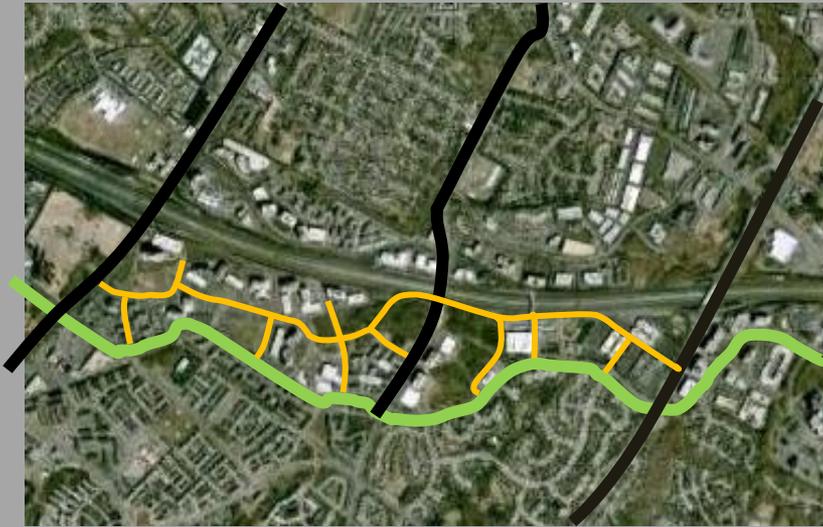
Development Patterns

1. Use wetlands as feature
2. Add residential along Sunrise Valley as buffer to Polo Fields
3. Keep development low at the edges.
4. Serious consideration of high-density mixed-use around station on air rights.

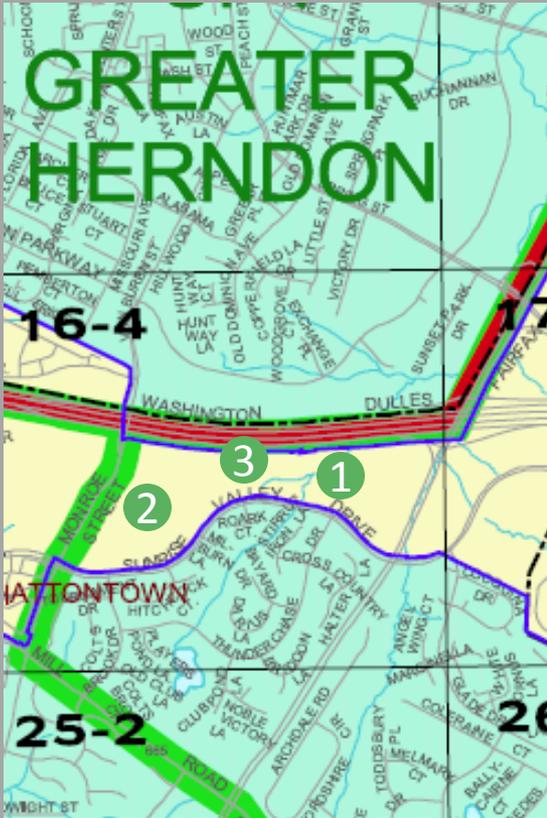
Monroe Street Station Streets



Monroe Street Station Streets



Monroe Street Station Open Space



Monroe Street Station Open Space



Monroe Street Station Buildings



Monroe Street Station Buildings



Monroe Street Station

