RESTON MASTER PLAN SPECIAL STUDY:
RESTON TOWN CENTER NORTH AREA CURRENT CONDITIONS

FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
April 2010

0 1/4 1/2 Miles

Legend

C-2 Reston-Herndon Suburban Center Sub-units

General Location of Transit Station Platforms

Circles denote 1/4 and 1/2 mile distances from center of station platform

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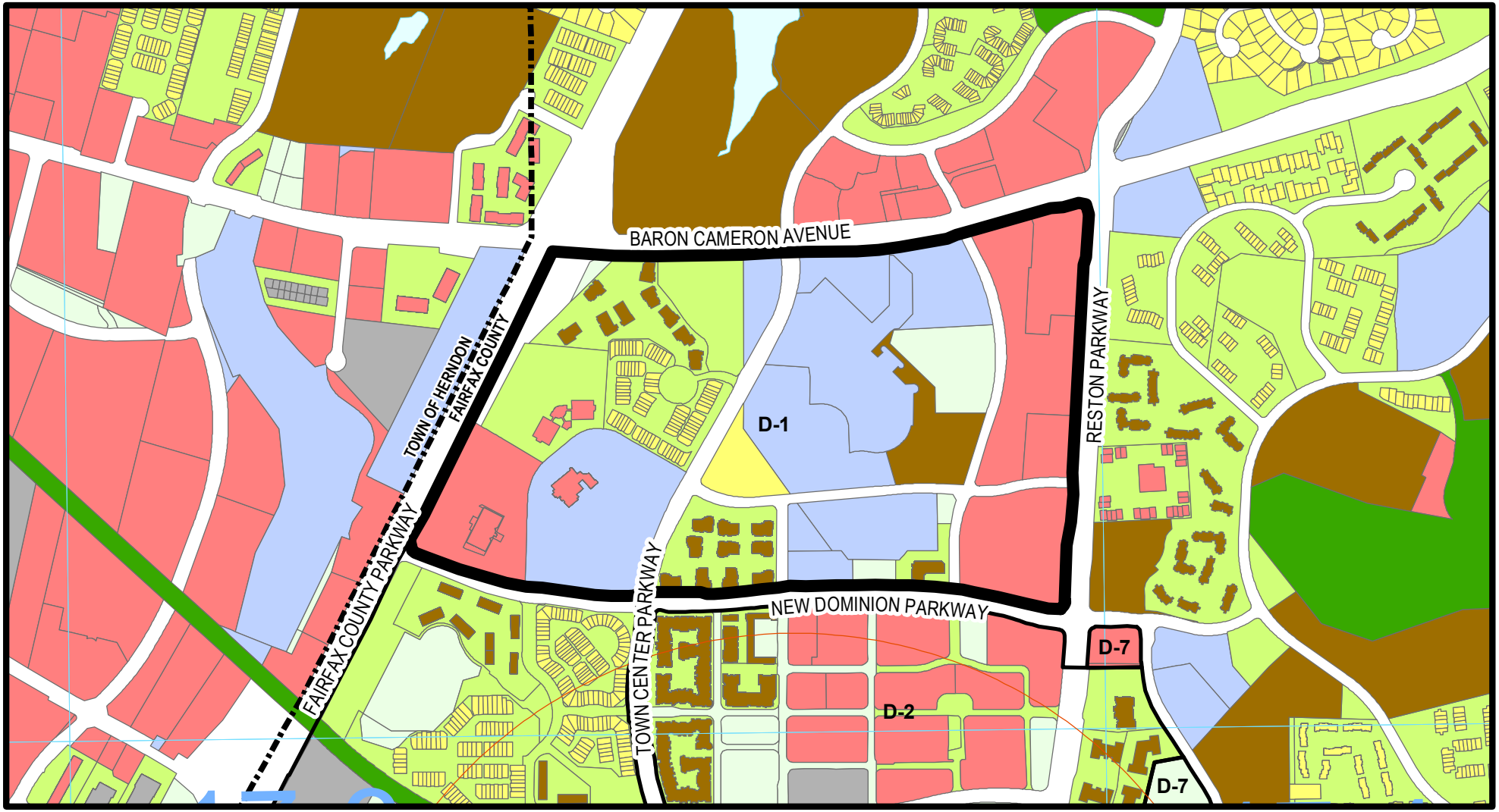
RESTON TOWN CENTER NORTH AREA: EXISTING LAND USE



0 500 1,000 Feet

Legend

- C-2 Reston-Herndon Suburban Center Sub-units
- Town of Herndon Boundary
- General Location of Transit Station Platforms
  Circles denote 1/4 and 1/2 mile distances from center of station platform
- Office and Retail
- Government/Institutional
- Industrial
- Low Density Residential
- Multi-family
- Parks and Recreation
- Private Open Space
- Vacant Land

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May 2010

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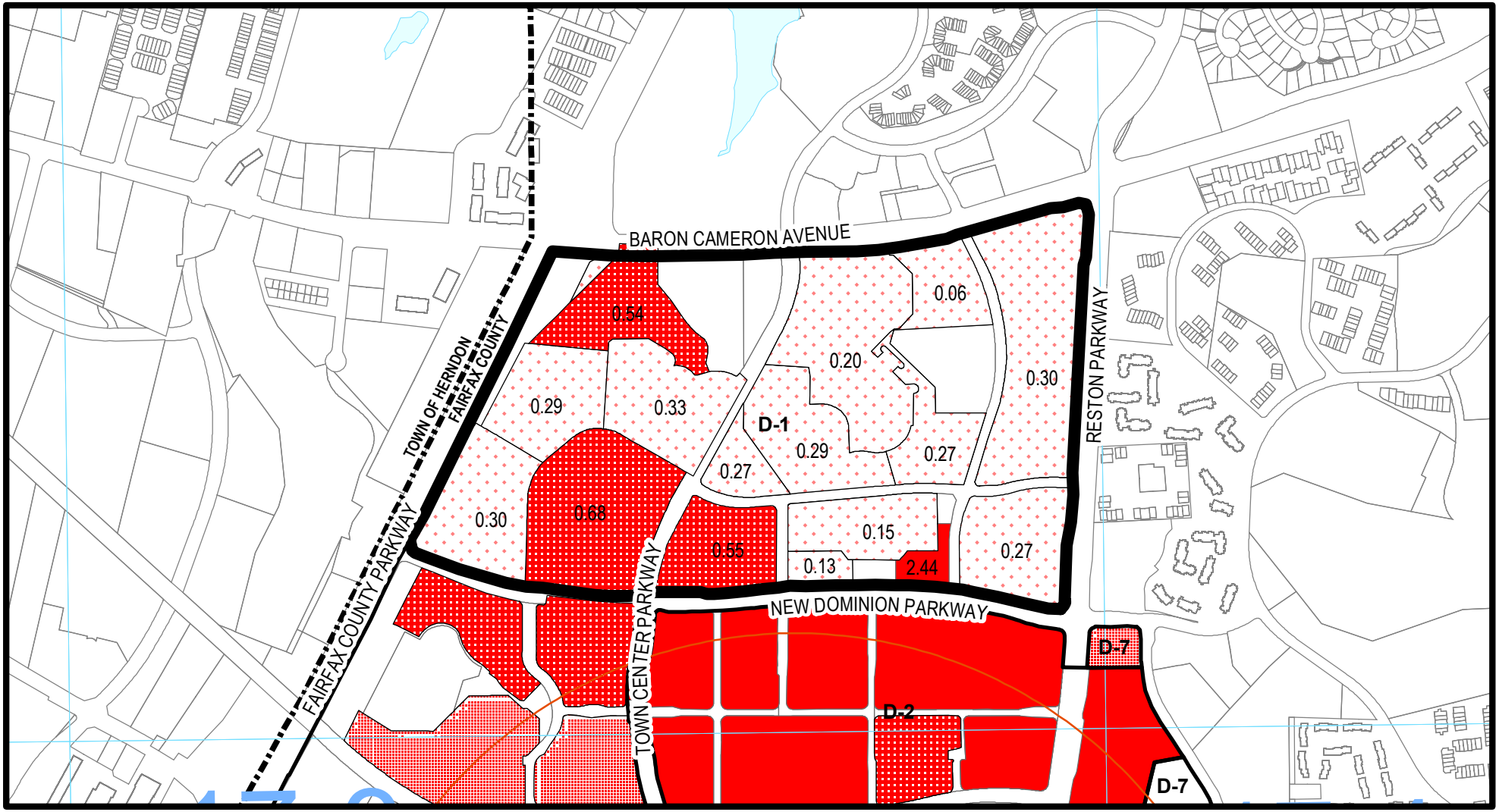
RESTON TOWN CENTER NORTH AREA: EXISTING FLOOR AREA RATIO



0 500 1,000 Feet

Legend

- C-2 — Reston-Herndon Suburban Center Sub-units
- Town of Herndon Boundary
- General Location of Transit Station Platforms

Circles denote 1/4 and 1/2 mile distances from center of station platform

- Vacant / Undeveloped Parcels
- 0.01 -- 0.35 FAR
- 0.36 -- 0.50 FAR
- 0.51 -- 1.00 FAR
- 1.01 FAR or Greater

Note: FAR's calculated from Department of Tax Administration Data

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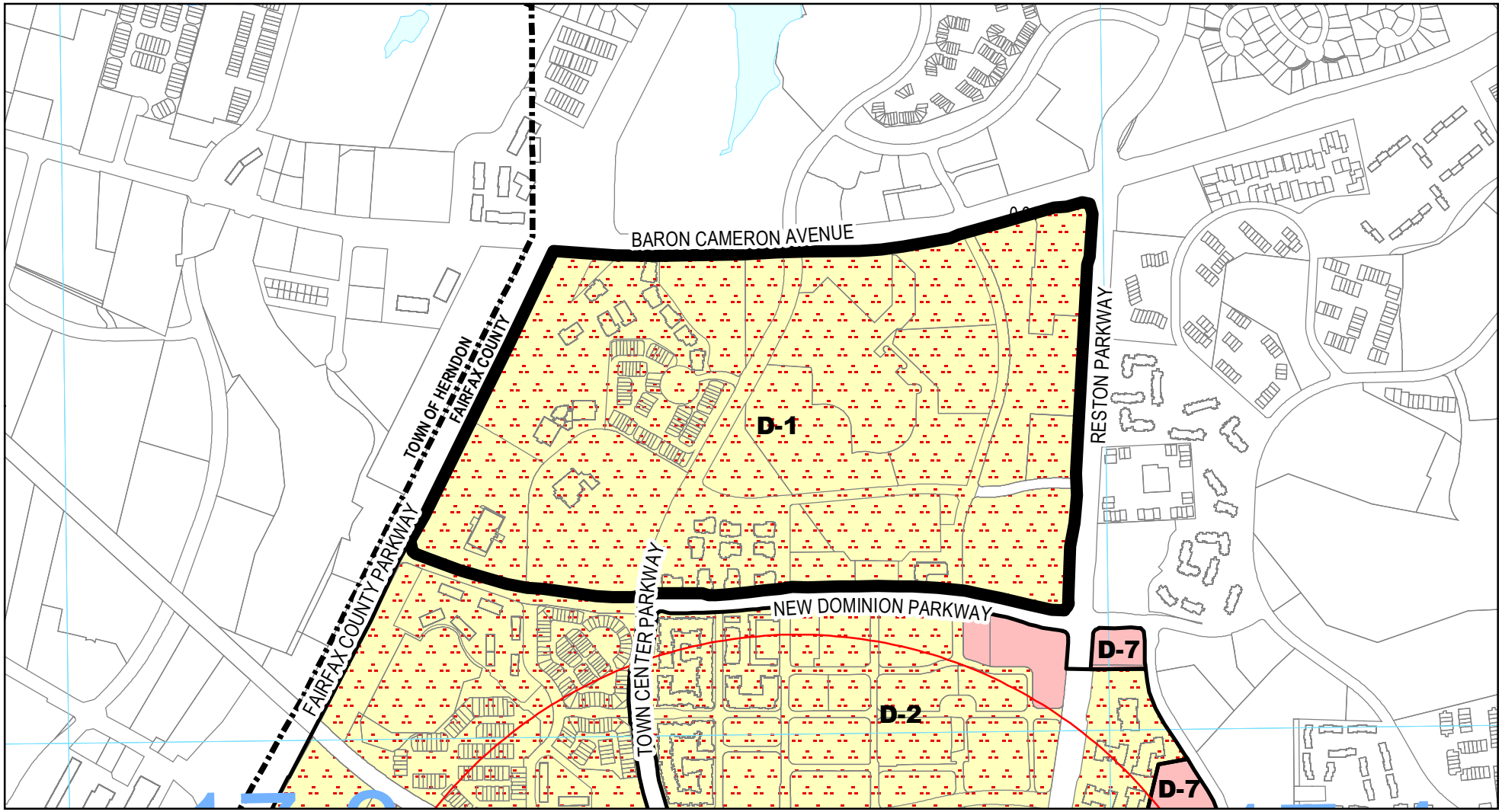
RESTON TOWN CENTER NORTH AREA: PLANNED LAND USE



0 500 1,000 Feet

Legend

- C-2 — Reston-Herndon Suburban Center Sub-units
- Town of Herndon Boundary
- General Location of Transit Station Platforms
  Circles denote 1/4 and 1/2 mile distances from center of station platform
- Mixed Use
- Office

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May 2010

FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

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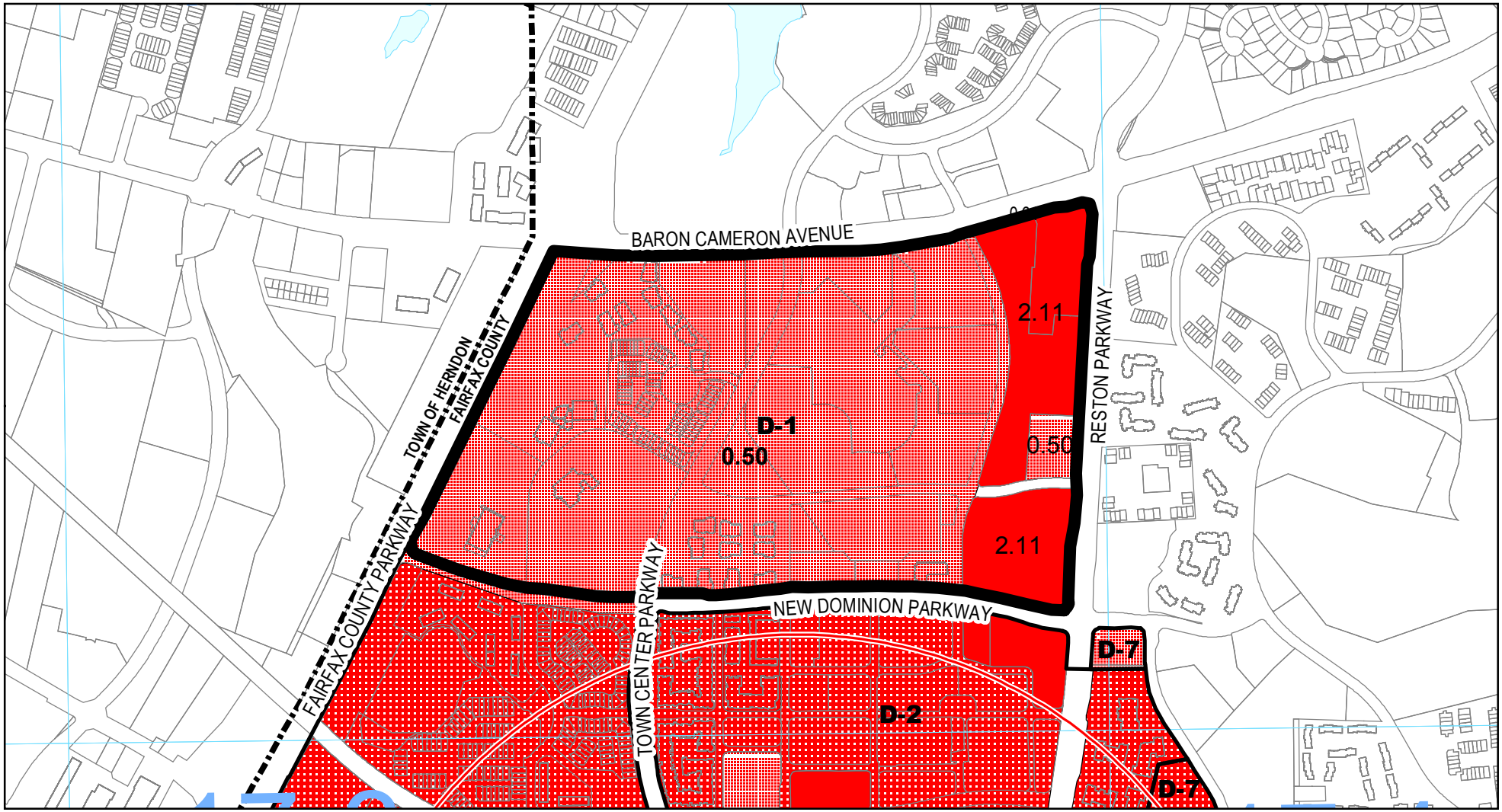
RESTON TOWN CENTER NORTH AREA: PLANNED FLOOR AREA RATIO



0 500 1,000 Feet

Legend

- C-2 Reston-Herndon Suburban Center Sub-units
- Town of Herndon Boundary
- General Location of Transit Station Platforms
  Circles denote 1/4 and 1/2 mile distances from center of station platform
- Vacant / Undeveloped Parcels
- 0.01 -- 0.35 FAR
- 0.36 -- 0.50 FAR
- 0.51 -- 1.00 FAR
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