
Reston Transit Station Areas Draft Comprehensive Plan Text – Task Force Discussion of Version 5

Reston Master Plan Special Study
Task Force Meeting
August 13, 2013



Task Force Discussion Points



- Where to measure $\frac{1}{4}$ & $\frac{1}{2}$ mile radii?
 - Measuring from rail platform vs station entrance
 - Map on following page shows impact of changing point from which radii is measured

Reston Town Center Station

Fairfax County, Virginia

G:\projects\locpl\pd\av\projects\2013\Reston maps for HM&FD\GIS projects\RestonTnCtrSta - 2 types distance circles

quarter mile



TSA ANALYSIS

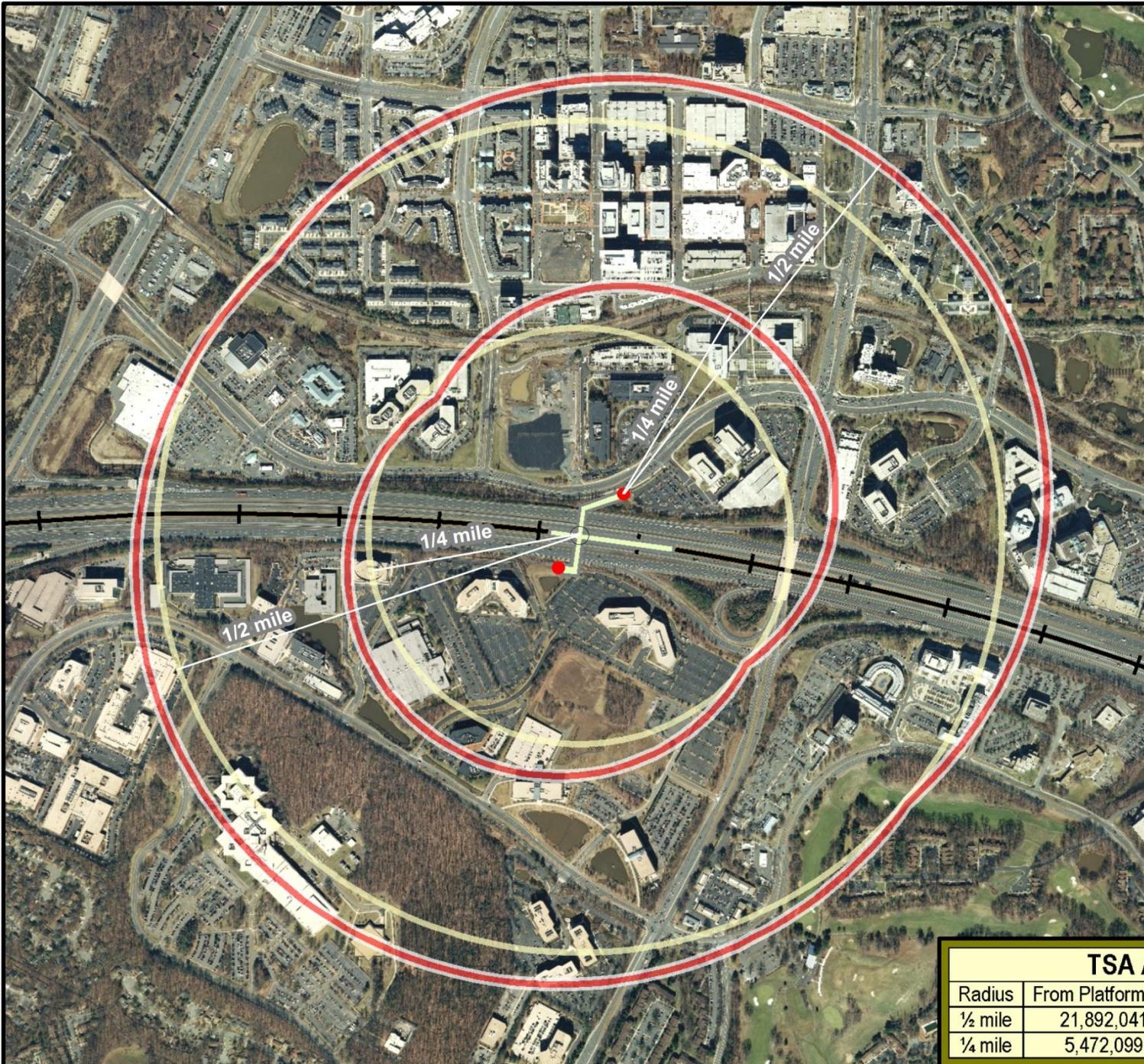
Area comparison between measuring from METRO platform center vs. station entries.

See table below for square footage calculations.

Station Entry Point



Intersection of Overpass and Platform

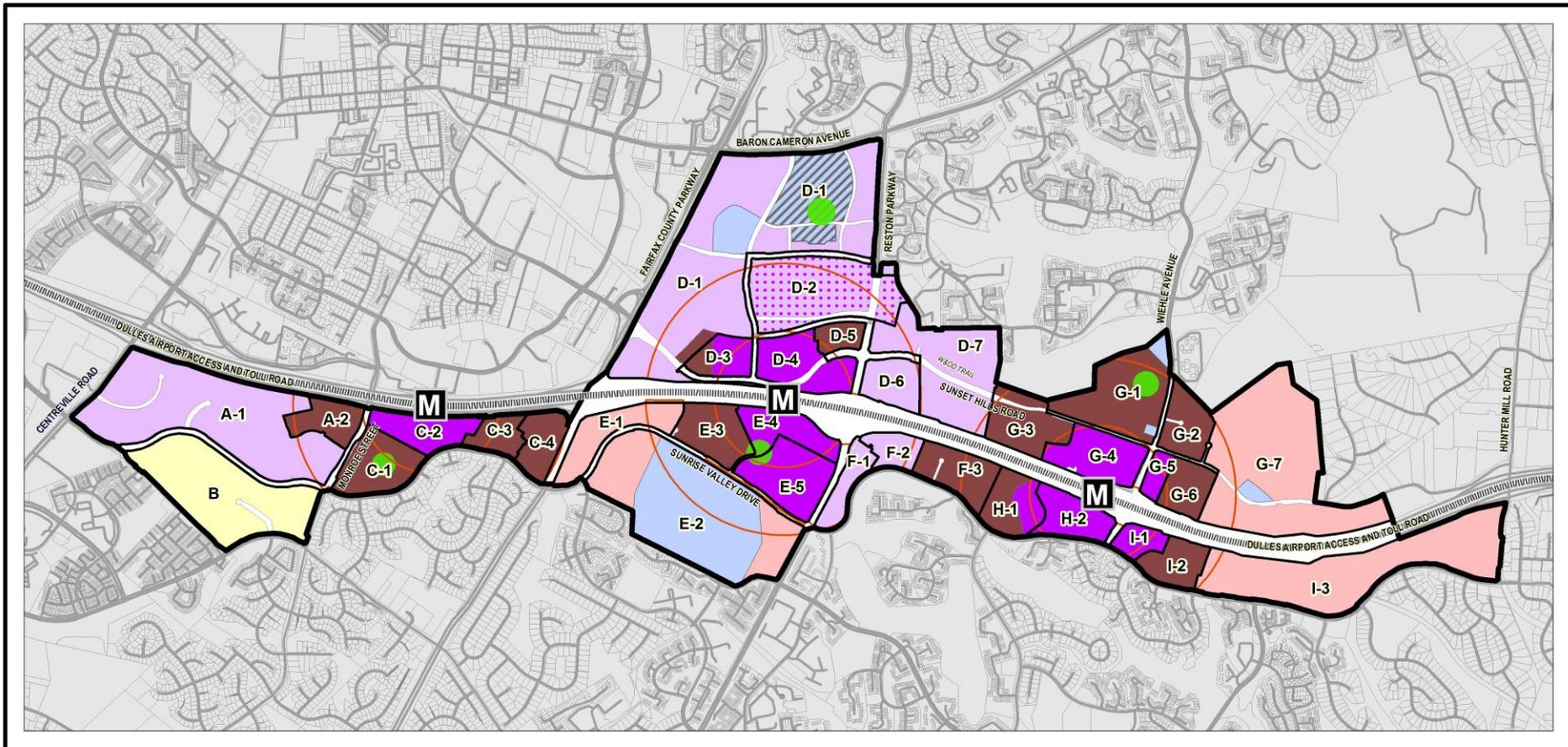


TSA Area Analysis			
Radius	From Platform Center	From Offsets	Increase
1/2 mile	21,892,041 SF	25,177,063 SF	115%
1/4 mile	5,472,099 SF	7,102,889 SF	129%

Task Force Discussion Points



- Use different percentage for Transit Station Mixed Use areas between stations?
 - Current District Recommendations have same percentage for Transit Station Mixed Use category at all 3 stations
 - 50% non-residential - 50% residential
 - Should percentages vary at different stations?



Conceptual Land Use DRAFT 08-13-13

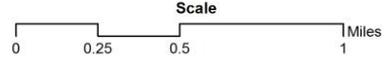
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Land Use Categories

- | | |
|----------------------------------|--|
| Transit Station Mixed Use | Public Facilities / Government / Institutional |
| Residential Mixed Use | Mixed Use |
| Town Center North Mixed Use | Office |
| Town Center Urban Core Mixed Use | Residential |
| Major Open Space Amenities | |

Legend

- Phase I Study Area
- Reston-Herndon Suburban Center Land Units and Sub-units
- M** Metrorail Stations
Circles denote 1/4 and 1/2 mile distances from center of station platform's intersection with pedestrian bridges



Map prepared August 2013 by Fairfax County Department of Planning & Zoning



Task Force Discussion Points



- Allow hotel to be counted toward Residential category?
 - Proposal raised by staff to address activity-generating characteristics of hotel – are similar to residential
 - Issue raised at last meeting re: impact on Jobs to Household ratio

Next Task Force Meeting



- Task Force to take votes on these discussion points
- Staff to address remaining outstanding comments

Next Meetings



- September 10, 2013
 - Reston Community Center at Lake Anne
- September 24, 2013
 - Reston Community Center at Lake Anne

(all meetings on Tuesdays)