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

Reston Master Plan Special Study
Task Force Meeting
September 10, 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

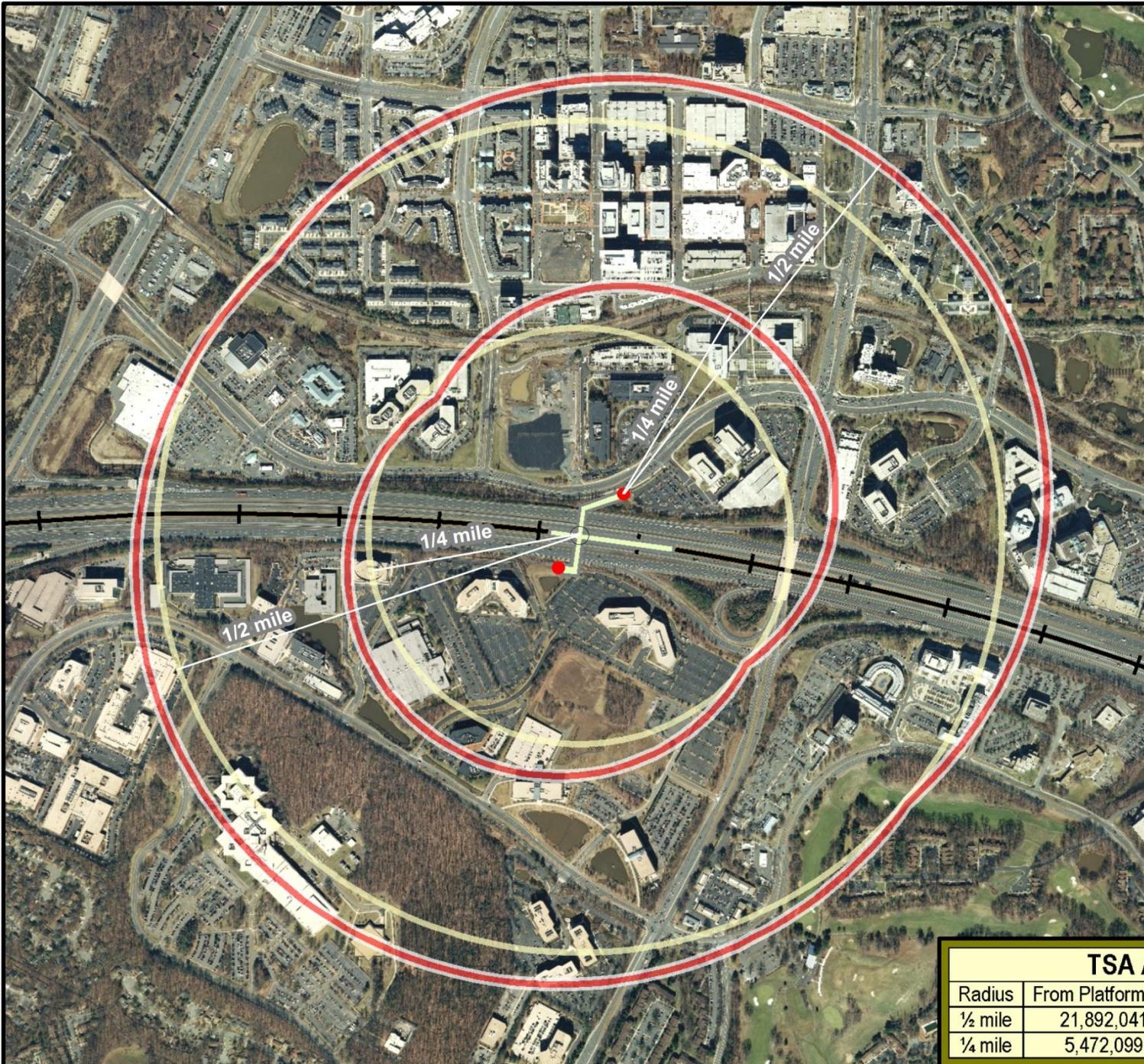
Area comparison between measuring from METRO platform center vs. station entries.

See table below for square footage calculations.

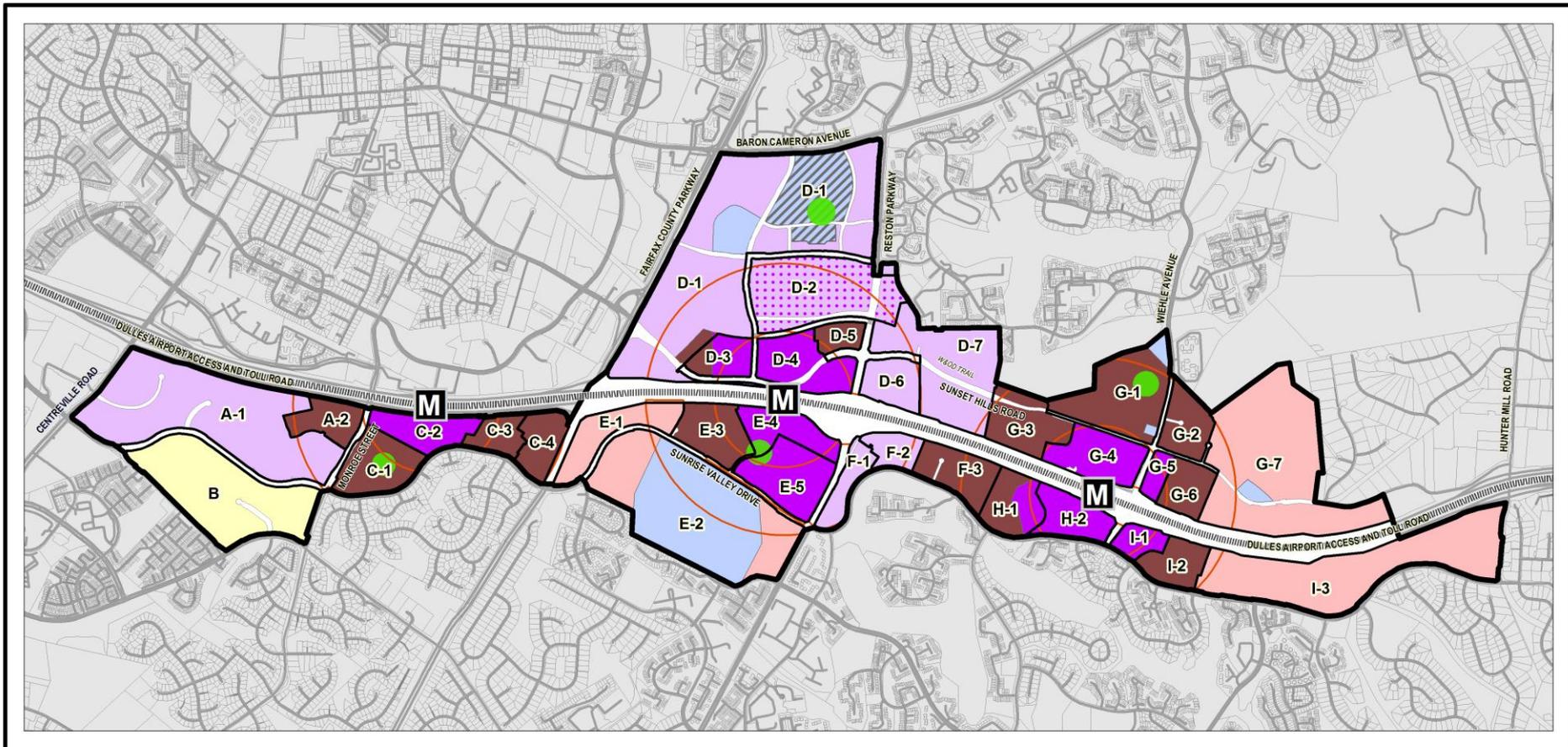
Station Entry Point



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%



Conceptual Land Use DRAFT 08-13-13

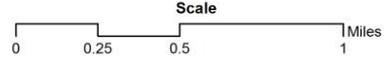
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Land Use Categories

- | | |
|---|--|
|  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
-  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



- 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?

Task Force Discussion Points



- Allow Hotel to be counted toward Residential category?
 - Concern re: impact on Jobs to Household ratio
- *Staff will support preference to remove reference to Hotel as a part of Residential category.*

Task Force Discussion Points



- Parking Management approach
 - Current Transportation section proposes a table of lower minimum parking rates that should be considered in TOD areas

Task Force Discussion Points



- Greater emphasis on concept of Reston as a sustainable community?
 - Current draft text includes environmental sustainability as a Planning Principle (p 9)
 - In Environmental Stewardship section (p 70), examples of energy and ecologically conscious approaches to building design are listed
 - Desire for higher expectation in Reston as a leader in community design

Version 6 – Draft Plan Text



- Highlights of changes:
- Overview
 - New paragraphs focusing on current Reston character and what elements are key to continue in Transit Station Area's new development
 - Community gathering places – plazas
 - Natural areas
 - Pedestrian connectivity
 - Public Art

Version 6 – Draft Plan Text



■ Land Use section

- Eliminate references to “5-10 minutes walk” and “10-15 minute walk”
- Adjustment to Workforce Housing approach – “linear” approach vs “step” approach

Version 6 – Draft Plan Text



- Urban Design section
 - More emphasis on relating to existing Reston character
 - Changes to Street Type-Specific Design Recommendations

Version 6 – Draft Plan Text



- Environmental Stewardship
 - Stormwater Management – still under discussion

- District Recommendations
 - New information re: desired park types added to each district

Next Task Force Meeting



- Discussion of Version 6 of draft Plan Text
 - As necessary, V6 will reflect outcome of tonight's votes

Next Meetings



- Tuesday, September 17, 2013
 - Location TBD
- Tuesday, September 24, 2013
 - Reston Community Center at Lake Anne