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

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Reston Master Plan Special Study  
Task Force Meeting  
September 24, 2013



# Task Force Discussion Points



- Parking Management – What tool(s) does Task Force want to see in Plan?
  - V6 text had Target Parking Table – parking rates for which staff would be advocating
  - See table on next page

# Task Force Discussion Points



Use	Fairfax County Parking Requirement (as of 2013)	< ½ Mile From Metro Target Parking Rate <sup>1</sup>	Optional 10% Reduction < ¼ Mile from Metro Target Parking Rate <sup>1</sup>
<b>Residential or Lodging Unit</b>			
Townhouses	2.7	2.0	1.8
Multifamily 0-1 Bedroom	1.6	1.3	1.2
Multifamily 2 Bedroom	1.6	1.5	1.4
Multifamily 3+ Bedroom	1.6	2.0	1.8
Hotel	1.08	1.08	1.0
<b>Commercial Spaces/1,000 sq ft</b>			
>125,000 sq ft	2.6	2.2	2.0
<125,000 sq ft	3.6	2.3	2.1
Retail	4.0-4.8	3.2-3.8 <sup>2</sup>	No minimum <sup>2</sup>

# Task Force Discussion Points



- Parking Management – Tysons approach
  - Tysons Plan provides a range of parking rates - table with parking maximums and parking minimums

# Task Force Discussion Points



## ■ Parking Management – Tysons approach

**Parking Spaces Per Unit or Spaces Per 1,000 sq. ft.**

Use	Previous (2009)	< 1/8 mile Metro Station		1/8 - 1/4 mile Metro Station		1/4 - 1/2 mile Metro Station		Non-TOD	
	Min.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Townhouse	<b>2.7</b>	<b>1.75</b>	<b>2.2</b>	<b>1.75</b>	<b>2.2</b>	<b>2.0</b>	<b>2.5</b>	<b>2.0</b>	<b>2.7</b>
Multifamily									
<b>0-1 bedroom</b>	<b>1.6</b>	<b>1.0</b>	<b>1.3</b>	<b>1.0</b>	<b>1.3</b>	<b>1.1</b>	<b>1.4</b>	<b>1.1</b>	<b>1.4</b>
<b>2 bedroom</b>	<b>1.6</b>	<b>1.0</b>	<b>1.6</b>	<b>1.0</b>	<b>1.6</b>	<b>1.35</b>	<b>1.7</b>	<b>1.35</b>	<b>1.7</b>
<b>3+ bedroom</b>	<b>1.6</b>	<b>1.0</b>	<b>1.9</b>	<b>1.0</b>	<b>1.9</b>	<b>1.6</b>	<b>2.0</b>	<b>1.6</b>	<b>2.0</b>
Hotel/Motel	<b>1.08</b>	<b>none</b>	<b>1.0</b>	<b>none</b>	<b>1.0</b>	<b>none</b>	<b>1.05</b>	<b>0.85</b>	<b>1.08</b>
Office	<b>2.6</b>	<b>none</b>	<b>1.6</b>	<b>none</b>	<b>2.0</b>	<b>none</b>	<b>2.2</b>	<b>2.0</b>	<b>2.4</b>

# Task Force Discussion Points



- Question for Preliminary Vote today –  
**What approach does Task Force support re: Parking Management?**
  - Options - No rates specified. Plan text calls for parking study to “right-size” parking
  - Use parking rates in Target Parking Rate table in V6 of text as parking maximums and add minimums

# Version 7 – Draft Plan Text



- Highlights of changes:
- Areawide – Land Use section
  - Development Review Performance Objectives – Add new bullet point re: Providing Urban Parks
  - Staff alternative and TF alternative for bullet point re: Retail, Hotel and Institutional Uses

# Version 7 – Draft Plan Text



- Urban Design section
  - New approach (still being worked out) for streetscape along Reston Parkway
  - Added clarity to Building Heights section

# Version 7 – Draft Plan Text



- Transportation section
  - New Pedestrian Mobility and Bicycle Facilities section at beginning of Transportation section
  - New maps of Bicycle Facilities
  - Reorganized list of Road Improvements

# Version 7 – Draft Plan Text



- District Recommendations section
  - Added guidance re: providing appropriate crossings of specific streets (e.g. Wiehle Avenue)
  - Additional guidance re: Isaac Newton Square

# Next Version – Draft Plan Text



- Clarification re: plazas in Plan Text
  - Add sentence noting plazas as organizing design feature throughout Reston
  - Also plazas as defining characteristic of Village Centers

# Next Version – Draft Plan Text



- Additional text re: ARCH suggestions
  - Design review
  - Membership in Reston Association

# Next Task Force Meeting



- Additional discussion re: parking management
- Review of Version 8 of draft Plan Text

# Next Meetings



- Tuesday, October 1, 2013
  - Reston Community Center at Lake Anne
- Add meeting for Tuesday **October 8, 2013**
  - Location TBD