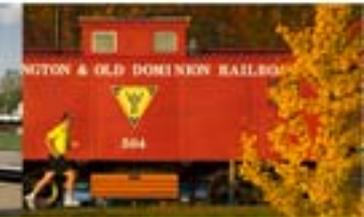




# Herndon Metrorail Station Area Plan Proposed Scope of Study

Presented to Reston Master Plan Special  
Study Task Force

February 27, 2010





# Transit Oriented Development Opportunities for Herndon

- **2027: A Vision for the Town of Herndon**
  - “Herndon’s residents and businesses are connected to the rest of the world by transit-oriented development.”
- **Herndon 2030 Comprehensive Plan**
  - “there is land . . . designated on the Land Use Plan map as the Metrorail Station Urban Development Area.”
  - “The Herndon Metrorail Station Area Plan will be developed by the town staff with input from citizens and landowners and support from technical consultants as needed. A draft plan will be developed for consideration by the Planning Commission and Town Council.”





# Herndon 2030 Comprehensive Plan Near the Planned Metrorail Station



# Urban Development Area

**Code of Virginia § 15.2-2223.1.** Comprehensive plan to include urban development areas; new urbanism

- . . . urban development area is an area designated by a locality that is appropriate for higher density development due to proximity to transportation facilities, the availability of a public or community water and sewer system, or proximity to a city, town, or other developed area. . .
  - incorporate principles of new urbanism and traditional neighborhood development,
  - describe any financial and other incentives for development
- Possible grant money



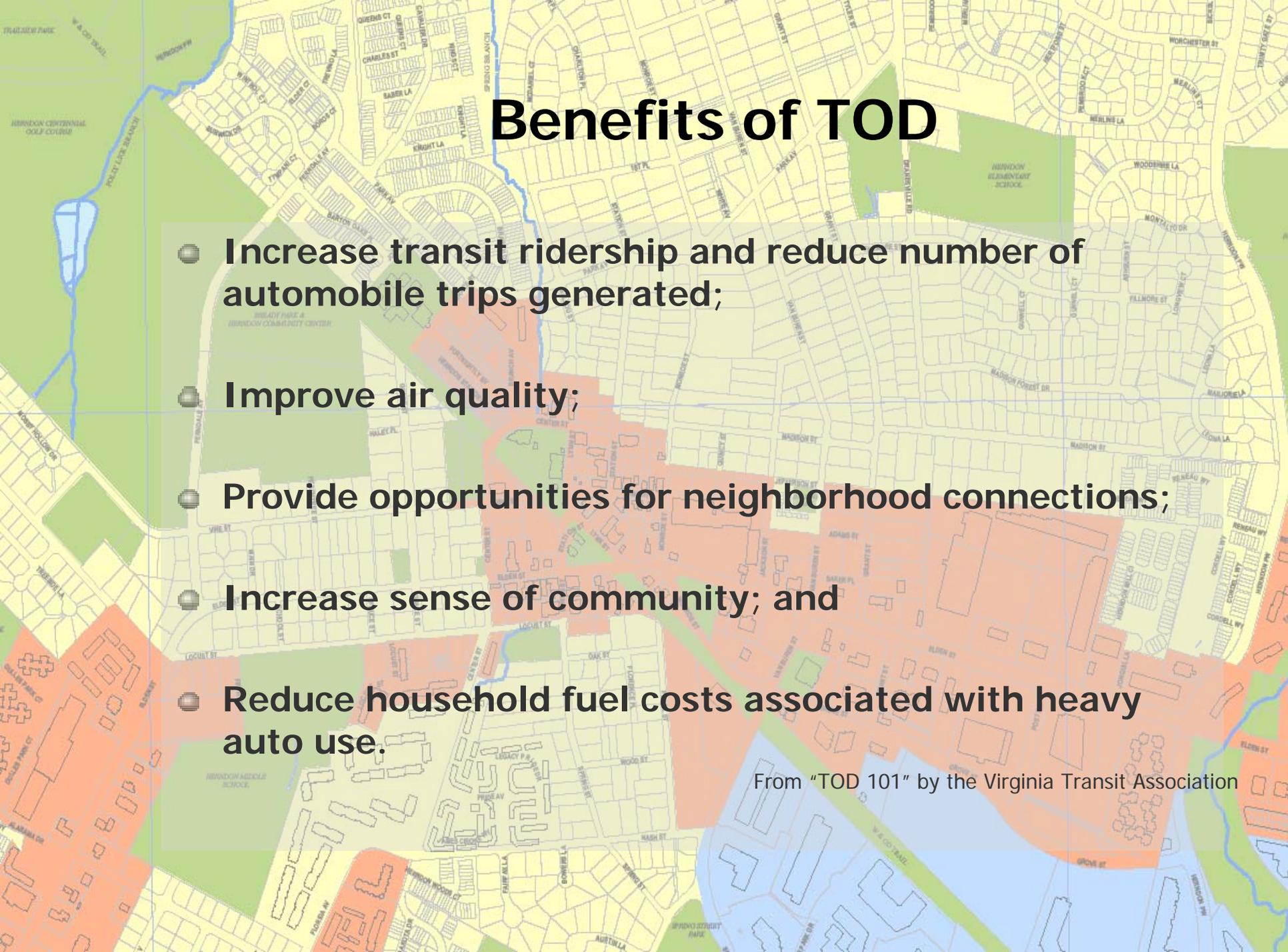


# The Herndon 2030 Comprehensive Plan States. . . .

The station area plan will address:

- the appropriate long range land use plan and detailed policies regarding transit-oriented development;
- transportation and other infrastructure issues;
- specific densities and building heights and areas where the density will taper down approaching adjacent Neighborhood Conservation areas;
- parking impacts on existing land uses in the station vicinity, with emphasis on the buildings in close proximity to the station.



A detailed street map of a residential neighborhood. A central area is highlighted in orange, representing a Transit-Oriented Development (TOD) zone. The map shows various streets, green spaces, and a school. The text 'Benefits of TOD' is overlaid on the map.

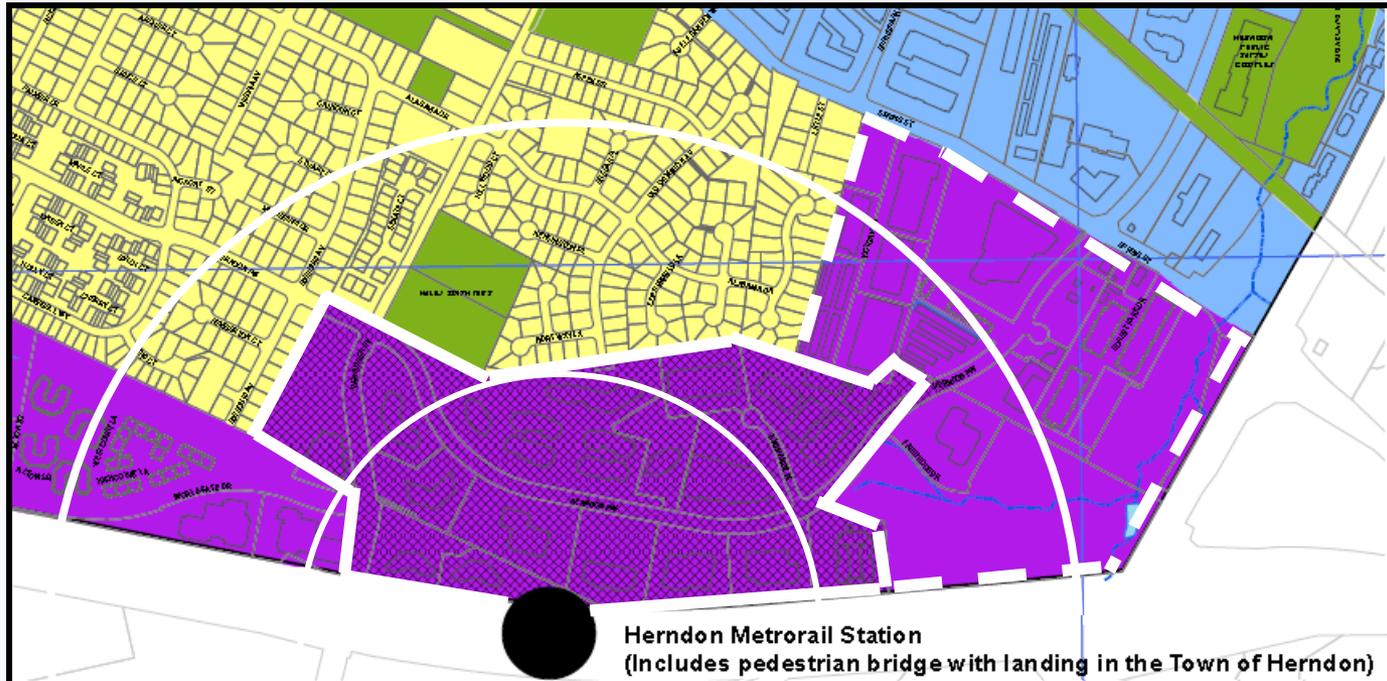
# Benefits of TOD

- **Increase transit ridership and reduce number of automobile trips generated;**
- **Improve air quality;**
- **Provide opportunities for neighborhood connections;**
- **Increase sense of community; and**
- **Reduce household fuel costs associated with heavy auto use.**

From "TOD 101" by the Virginia Transit Association



# Study Area for the Herndon Metrorail Station Area Plan



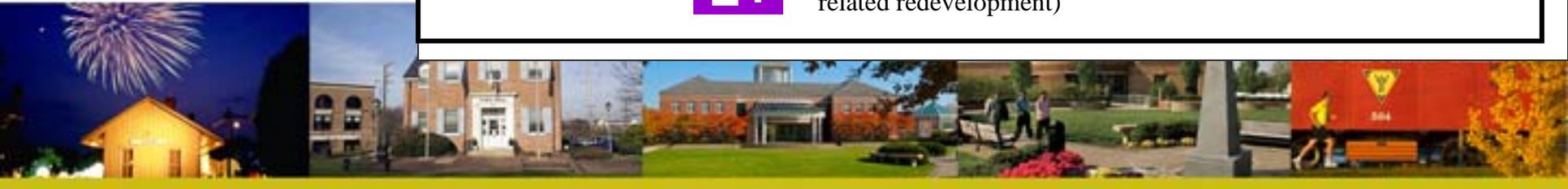
## Study Area Boundaries:



Regional Corridor – Mixed Use and Metro Station Urban Development Area (Possible transit oriented redevelopment)



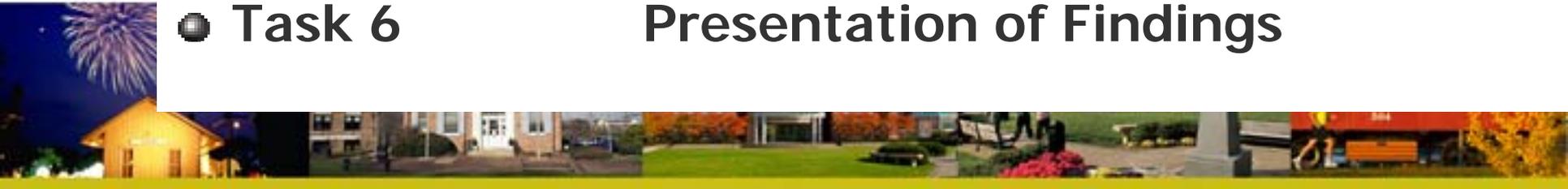
Regional Corridor – Mixed Use (Possible transit related redevelopment)





# Scope of Services

- Task 1 Existing Conditions
- Task 2 Development Opportunities
- Task 3 Area Plan (scenarios)
- Task 4 Transportation Analysis
- Task 5 Capital Improvement Guide
- Task 6 Presentation of Findings





# Scope of Services

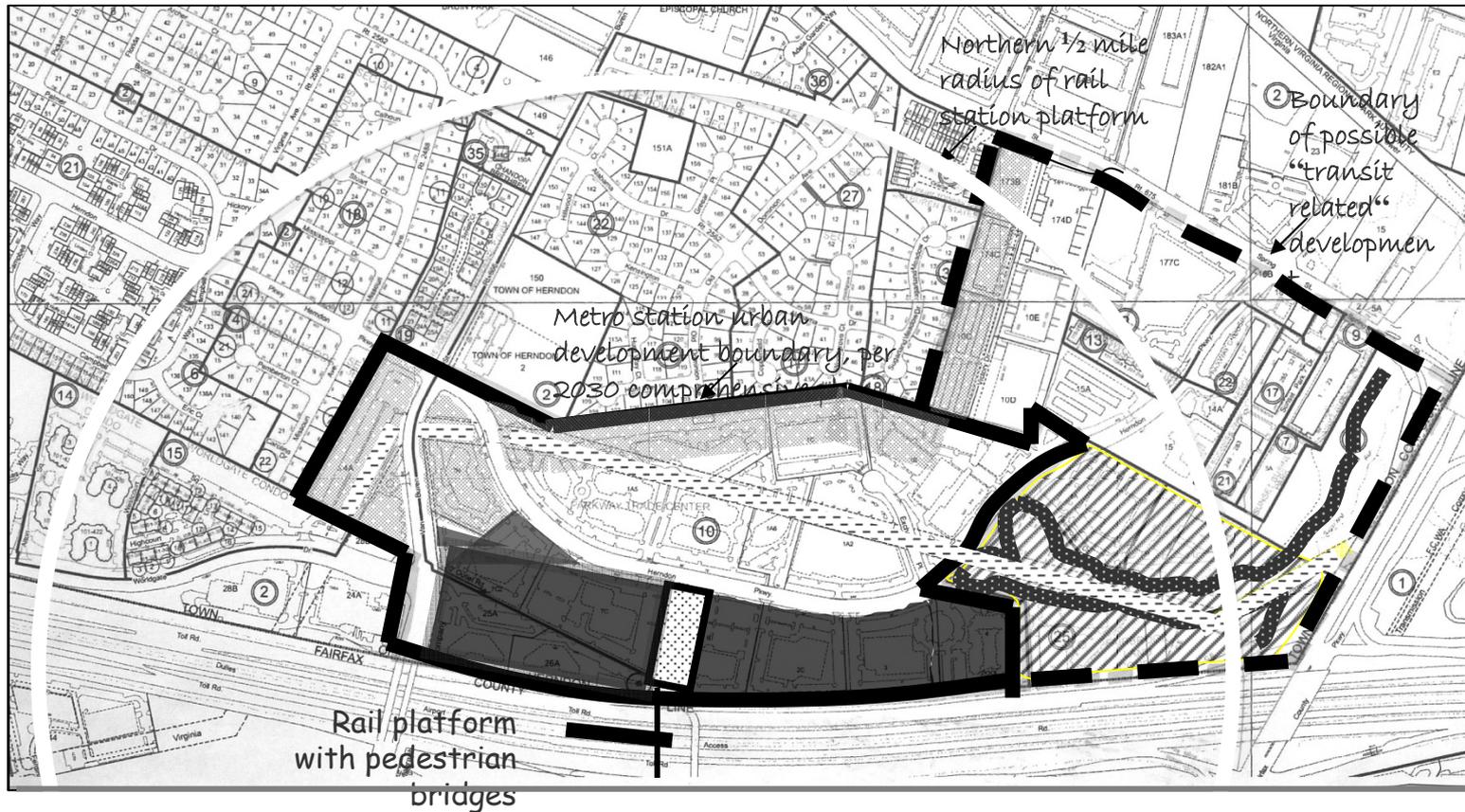
- **Task 7**                      **Consideration; selection of preferred elements from various scenarios)**
  
- **Task 8**                      **Selected Area Plan Prepared with Updated**
  - **Maps, diagrams, text**
  - **Transportation analysis**
  - **Capital improvement guide**
  - **Presentation of findings**
  - **Development Opportunities**



# Redevelopment Opportunities and Constraints

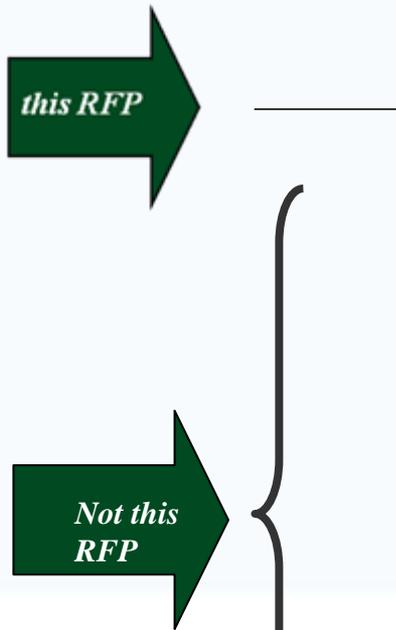
## Herndon Metrorail Station Area Plan

- |  |  |   |                                  |   |   |
|--|--|---|----------------------------------|---|---|
|  | Areas adjacent to and having the most impact on single family neighborhoods – transitional features imperative |  | High voltage overhead power line |  | Bus loop and Kiss and Ride area   |
|  | Most likely location for redevelopment at higher density (TBD)   |  | Resource Protection Area         |  | Possible addition to Metro station urban development boundary (as a comprehensive plan amendment) |





## Schedule Context



March 2005	Federal Transit Administration (FTA) issued final environmental approval for the project (Metrorail service from East Falls Church to Dulles International Airport)
August 2008	Acknowledge Metrorail station in the Herndon 2030 Comprehensive Plan and commit to study of the area adjacent to the metro rail station in Herndon
<b>August 2009</b>	Commence Metrorail station planning effort with publication of RFP for Herndon Metrorail Station Area Plan and North Side Access Facility Concepts for 2016 Herndon-Monroe Metrorail Station
	<b>Preparation of Metrorail station Area Plan, presentations, and possible approval</b>
Later	Prepare and establish urban design guidelines for development in the Metrorail area
Later	Prepare and establish a transportation demand management program
Later	Amend the Herndon 2030 Comprehensive Plan to reflect the Metrorail station Area Plan and urban design guidelines
Later	Preparation of a plan for public improvements associated with the redevelopment area adjacent to the metro rail station, including detailed financial estimates for incorporation into the Herndon capital improvement program
Later	Amend the Herndon Zoning Ordinance to enable development as envisioned in the Area Plan, the urban design guidelines, and the transportation demand management program.

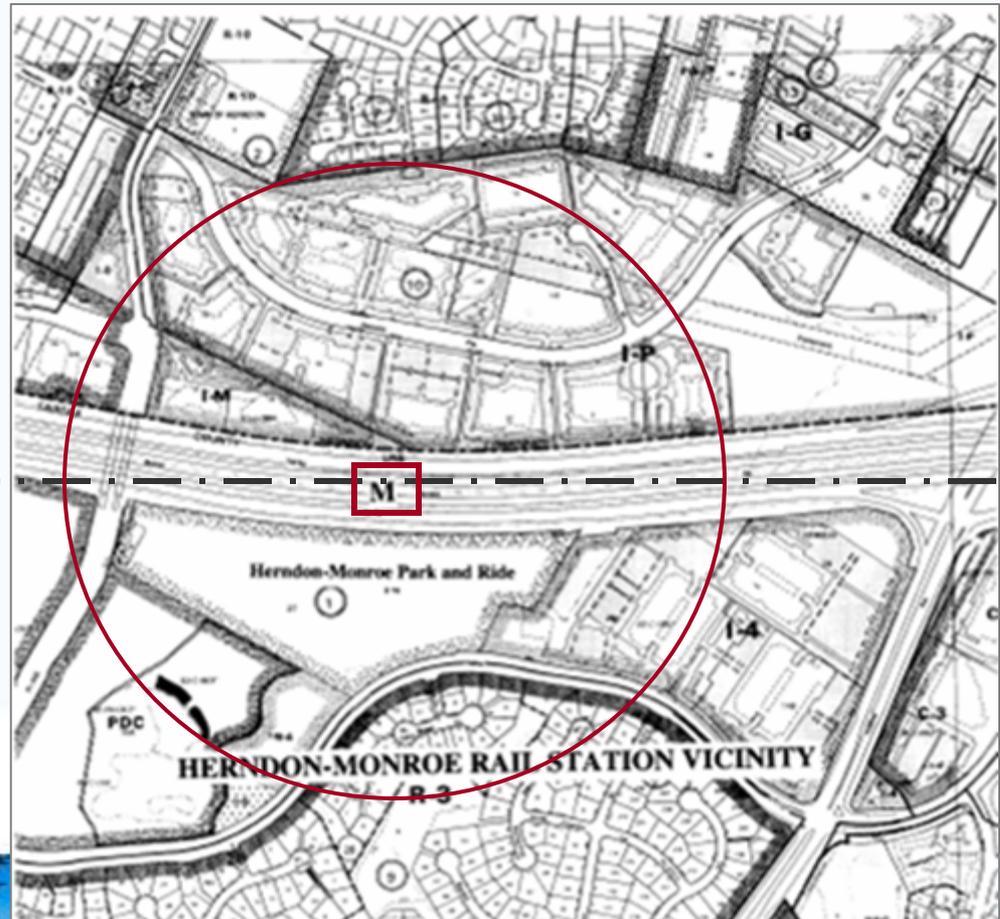




# Herndon-Monroe Metro Station will Serve the North and South Side of the Dulles Toll Road/Dulles Airport Access Road

Town of Herndon has land use control for the area north of the metrorail station

Fairfax County has land use control for the area south of the metrorail station





## Likely Community Challenges

- **Competing views of community character**
- **Apprehension about TOD**
- **Imposition of outside vision**
- **Loss of control & uncertainty**
- **Disruption**
- **Parking and traffic**

From presentation to Fairfax County TOD Commission, July 26, 2006



# TOWN OF HERNDON, VIRGINIA - 2030 LAND USE PLAN



Downtown  
Master Plan

Concurrent  
Studies:

Herndon  
Metrorail  
Area Plan

## LEGEND

- UNDEVELOPED
- PAVED
- HIGHWAY RIGHT-OF-WAY
- PARKS
- SINGLE-FAMILY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- COMMERCIAL
- METRO RAIL
- INDUSTRIAL



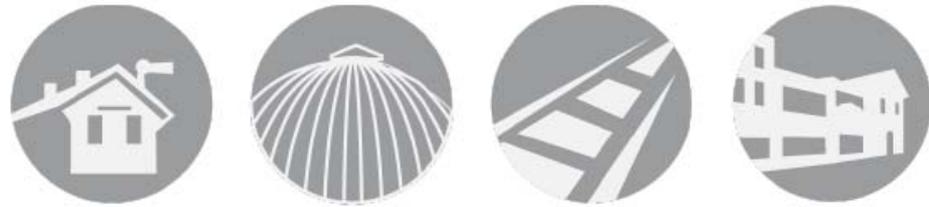
Herndon Metrorail Station  
and other pedestrian bridge with building in the Town of Herndon.



# Public Outreach

Public Announcement, August 7, 2009 in the "Talk of the Town," Herndon Observer

Unrolling the Logo for the Metrorail Area Plan and Downtown Master Plan Study



# PLANNING TODAY FOR HERNDON'S TOMORROW

Throughout the next two years, the Town of Herndon will be focused on two significant planning studies. The first study will establish a master plan for Herndon's downtown, with a level of detail that has not been explored previously and with a commitment toward maintaining the historic downtown's established "sense of place." The second study will explore redevelopment opportunities along the south-east quadrant of the Herndon Parkway, an area that lies within one quarter mile of a planned Metrorail stop in the median of the Dulles Airport Access Road at the Herndon-Monroe Park and Ride Garage.

### Downtown Master Plan

With the assistance of a master planning consultant as well as coordinated and ongoing input from citizens, the town's Downtown Master Plan project will include market analysis, evaluation of heritage resources, financial feasibility, physical design and appearance, and infrastructure impacts to include transportation and major utilities. Two scenarios are to be developed, with one being less intense than the maximum density realistically allowed by the 2030 Comprehensive Plan and the Planned Development - Downtown zoning district. In accord with the downtown vision statement and policies included in the comprehensive plan, the master plan will specify and illustrate the form and general appearance of desired development on specific blocks.

The Herndon Town Council has appointed a Downtown Master Plan Steering Committee, charged with providing direction to staff and the consultant in the preparation of the downtown master plan. Chaired by Planning Commissioner Paul

C. LeReche, the committee will provide feedback on the appropriate design and density of mixed use redevelopment.

### Herndon-Monroe Metrorail Station North Side Area Plan

Herndon lies on the planned route of Metrorail's "Silver Line" extension to Dulles International Airport. Phase

### Vision Statement for Herndon's Downtown

Downtown Herndon will be a thriving, vibrant location reflecting a variety of commercial environments that have existed in Herndon, along with new downtown development; where a unique, properly-scaled town commercial center includes a mix of complementary retail, civic, arts, entertainment, office and residential uses, including restaurants, personal services, lodging and other businesses; where an attractive pedestrian environment links public spaces and facilities; where traffic flow is managed and calmed; where a variety of public and private parking spaces are available, yet visually obscured; and where business is complemented by year-round festivals, concerts and special events.

The adopted Herndon 2030 Comprehensive Plan includes policies for transit oriented development. The town's Metrorail Station Area Plan will examine opportunities and challenges represented by transit-oriented development; topics to be explored include specific levels of density, transportation network, utility capacity, open space, green space and urban design standards. Citizen input will be solicited throughout the process. When completed, the plan will be presented for consideration to the Planning Commission and Town Council.

### Logo

As part of an overall effort to easily identify planning efforts such as the Downtown Master Plan process, the Metrorail Station Area Plan and other projects that impact Herndon's present and future development, the town has created a logo that will regularly and consistently identify town communications related to these initiatives. The logo will be used in printed materials and electronic communications as well as on exhibits, signage and other venues used to inform citizens about town efforts related to these projects.



PLANNING TODAY FOR HERNDON'S TOMORROW  
Questions?

Information about the Downtown Master Plan and the Metrorail Station Area Plan is online at [www.herndon-va.gov](http://www.herndon-va.gov), Planning/Zoning. Questions may be directed to the Department of Community Development by e-mailing: [community.development@herndon-va.gov](mailto:community.development@herndon-va.gov).

