

RESTON MASTER PLAN SPECIAL STUDY: WIEHLE AVENUE AREA CURRENT CONDITIONS



Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
February 2010



Legend

-  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



**FAIRFAX COUNTY
DEPARTMENT OF
PLANNING
& ZONING**

**Typical Light Industrial
& Low-rise Office Use**



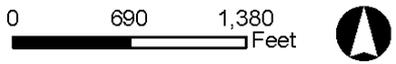
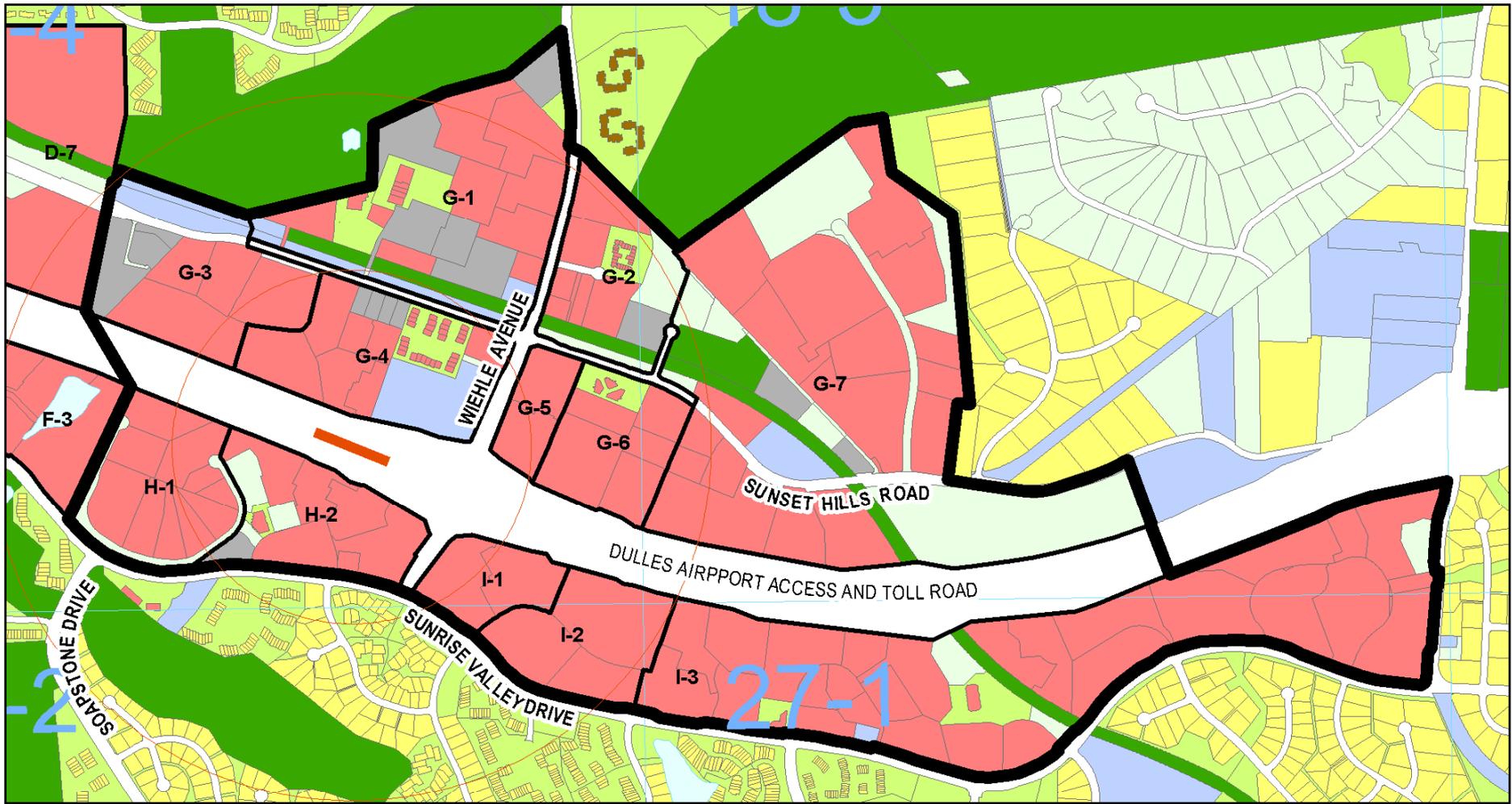
**Office & Residential Use within
1/4 Mile of Station**



Wiehle Avenue Park & Ride



WIEHLE AVENUE AREA: EXISTING LAND USE



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

- Office and Retail
- Government/Institutional
- Industrial
- Low Density Residential
- Multi-family

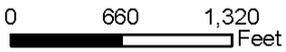
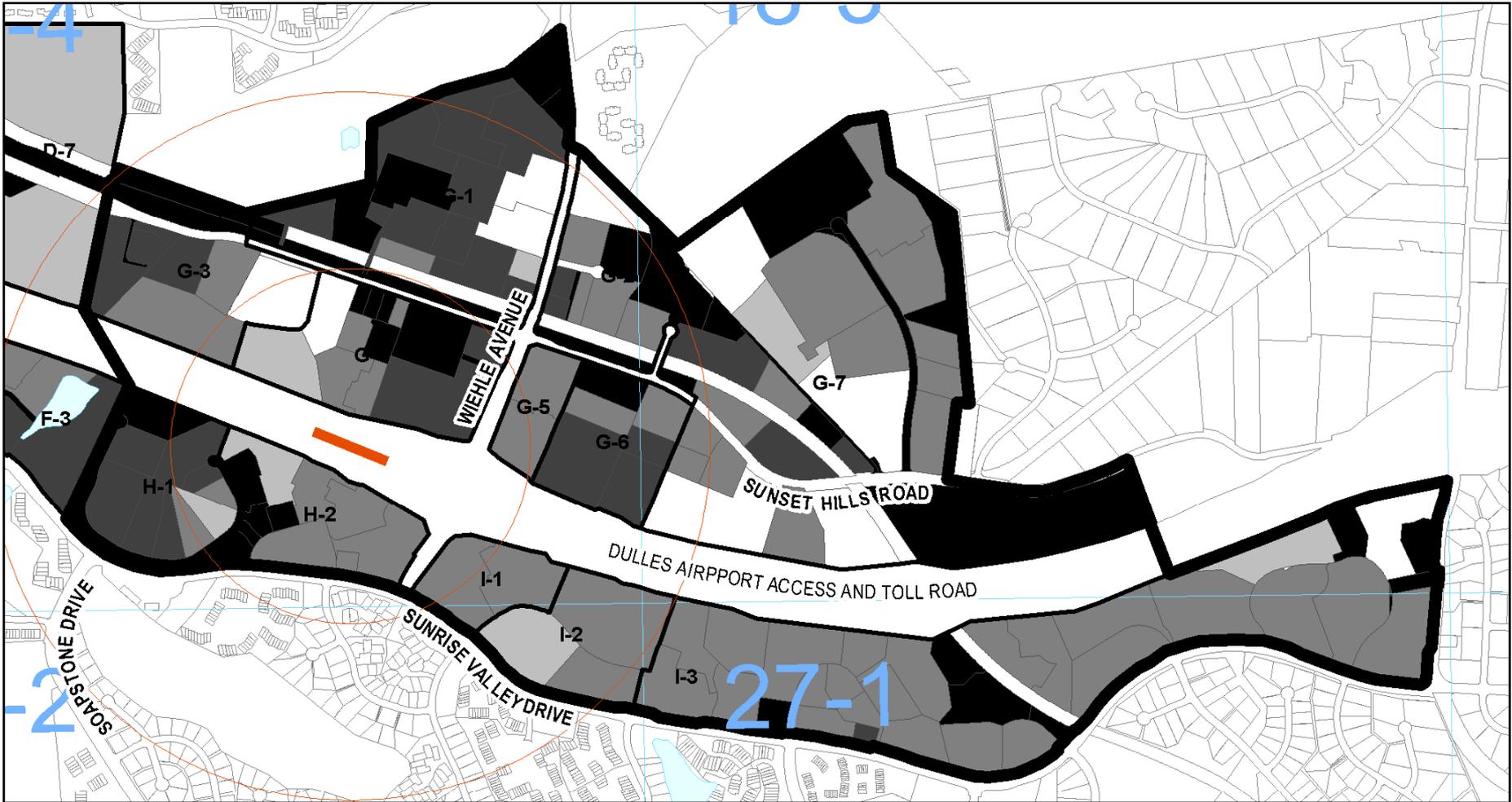
- Parks and Recreation
- Private Open Space
- Vacant Land



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WIEHLE AVENUE AREA: DATE OF BUILDING CONSTRUCTION



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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

Vacant Land or Auto Parking

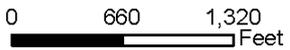
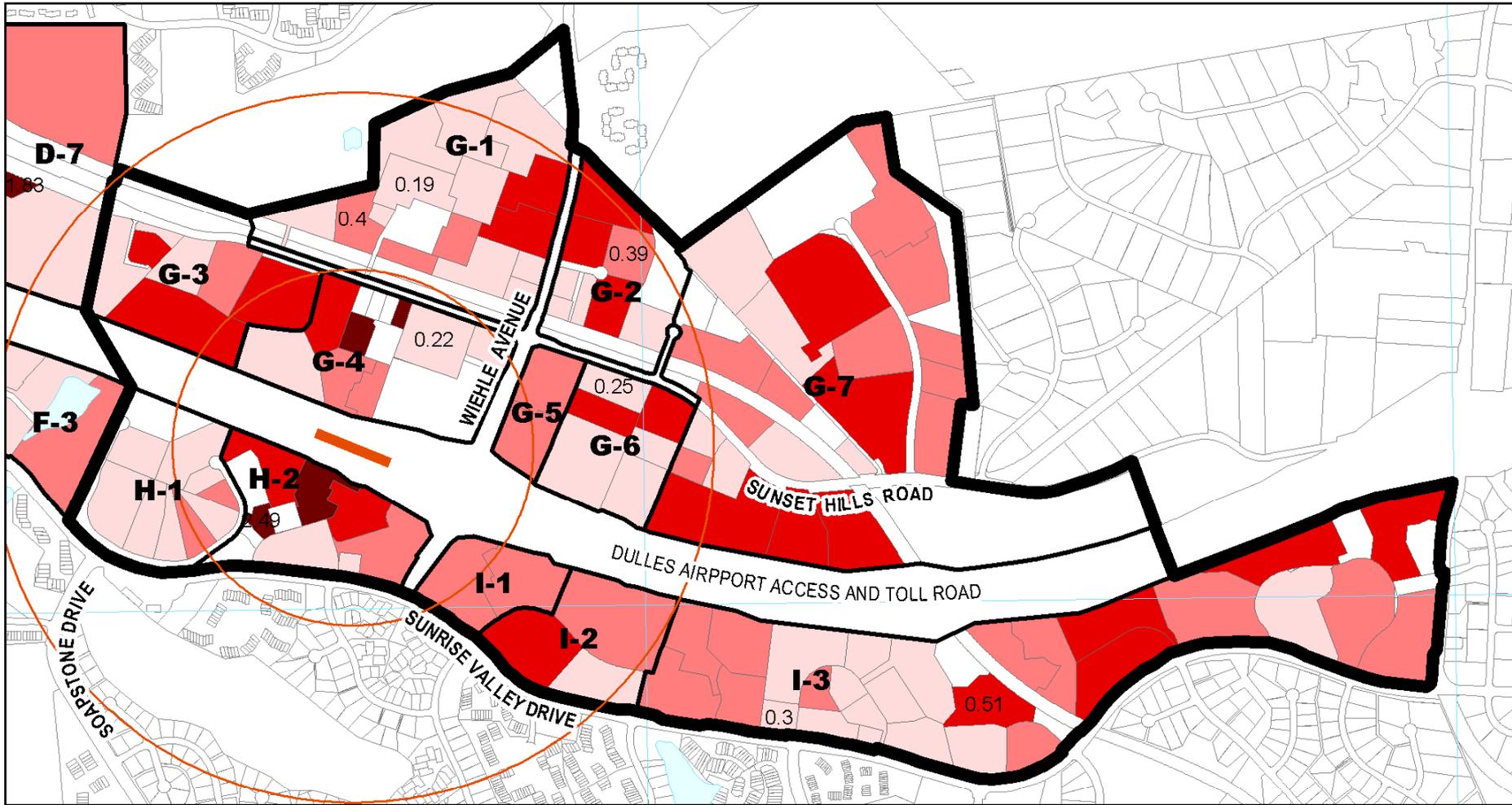
Built in 1979 or Earlier

1980 - 1989

1990 - 1999

Built in 2000 or Later

WIEHLE AVENUE AREA: EXISTING FLOOR AREA RATIO



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C-2 Reston-Herndon
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General Location of
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Circles denote 1/4 and 1/2 mile distances
from center of station platform

Vacant / Undeveloped Parcels

0.10 -- 0.35 FAR

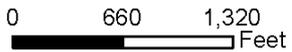
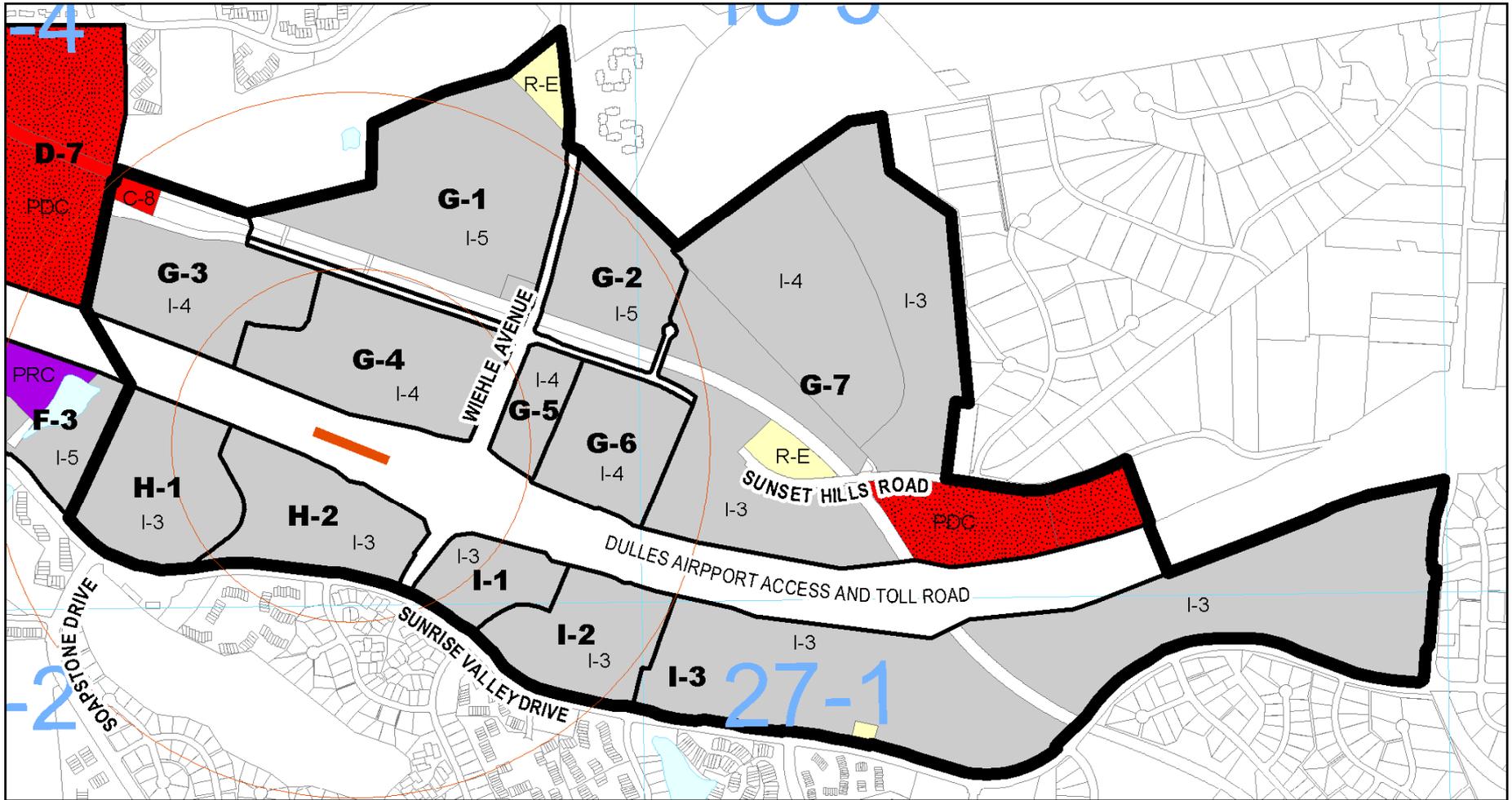
0.36 -- 0.50 FAR

0.51 -- 1.00 FAR

1.01 FAR or Greater

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

WIEHLE AVENUE AREA: ZONED LAND USE



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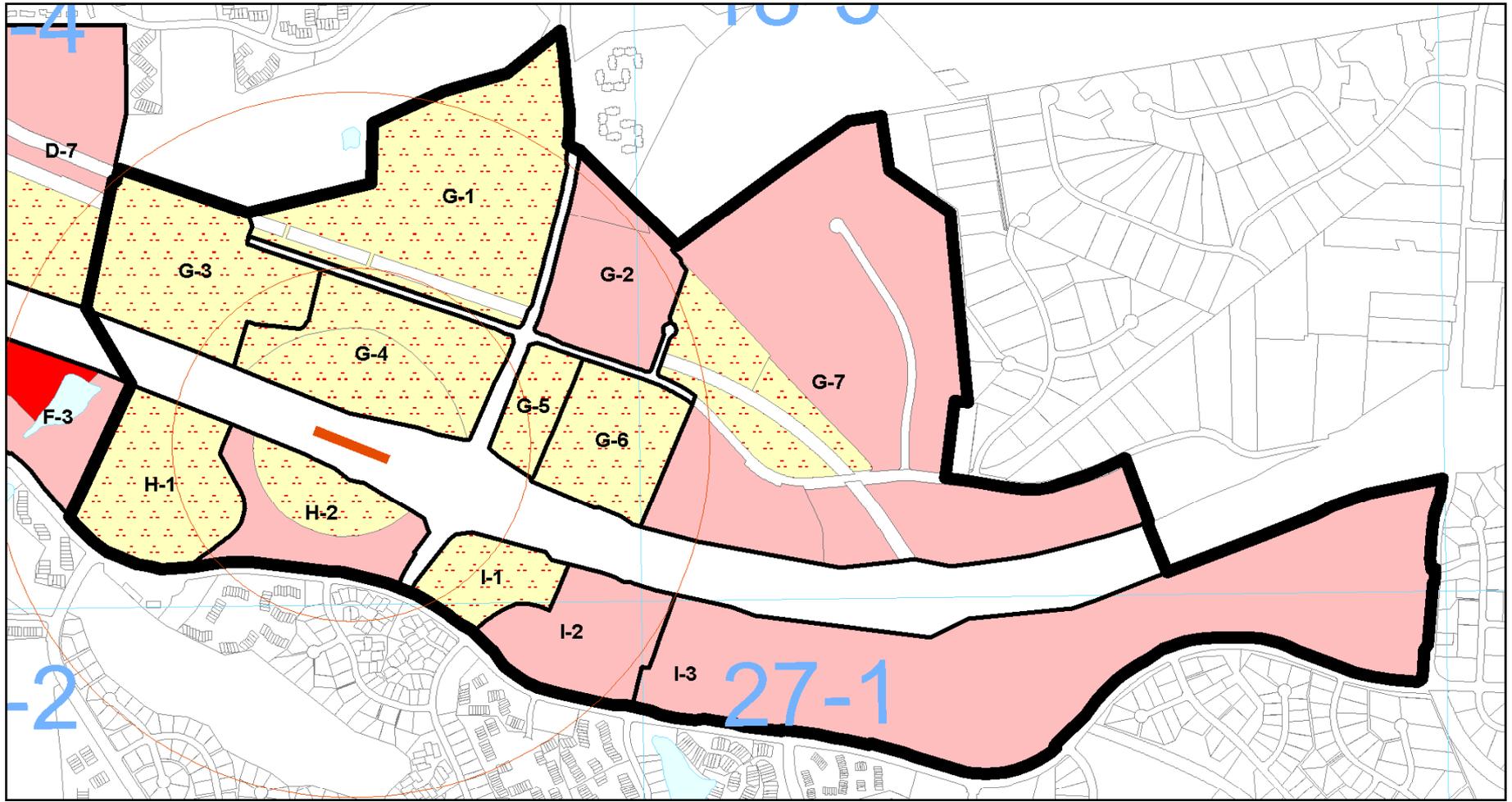
Legend

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

- Office and Retail (C-8)
- Planned Development Commercial (PDC)
- Industrial (I-3, I-4, I-5)
- Low-Density Residential (R-E)
- Planned Residential Community (PRC)

WIEHLE AVENUE AREA: PLANNED LAND USE



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Legend

C-2 Reston-Herndon
Suburban Center Sub-units

General Location of
Transit Station Platforms

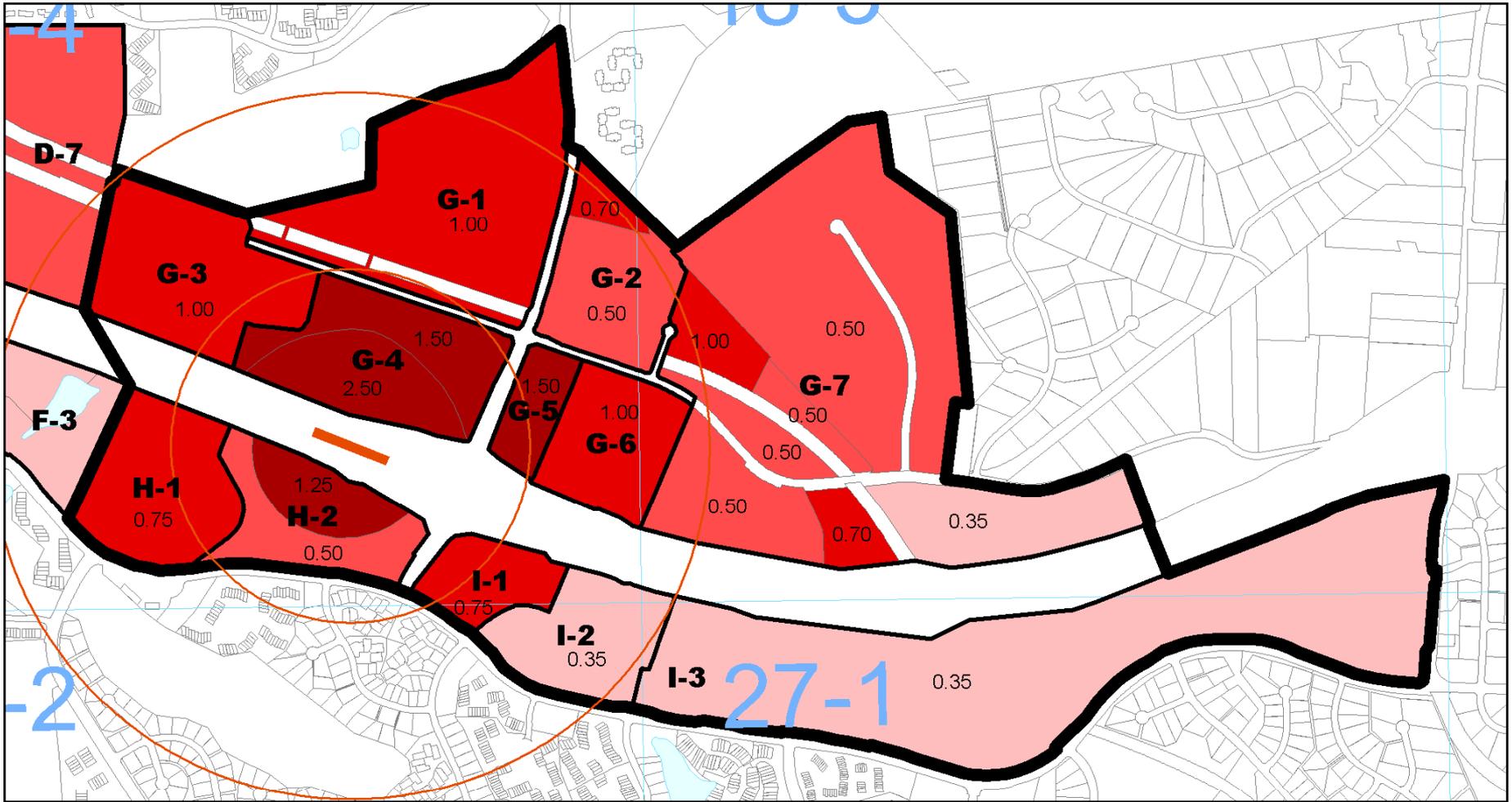
Circles denote 1/4 and 1/2 mile distances
from center of station platform

Mixed Use

Office

Hotel

WIEHLE AVENUE AREA: PLANNED FLOOR AREA RATIO



0 660 1,320 Feet



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

Residential / Institutional Use

0.10 -- 0.35 FAR

0.36 -- 0.50 FAR

0.51 -- 1.00 FAR

1.01 FAR or Greater



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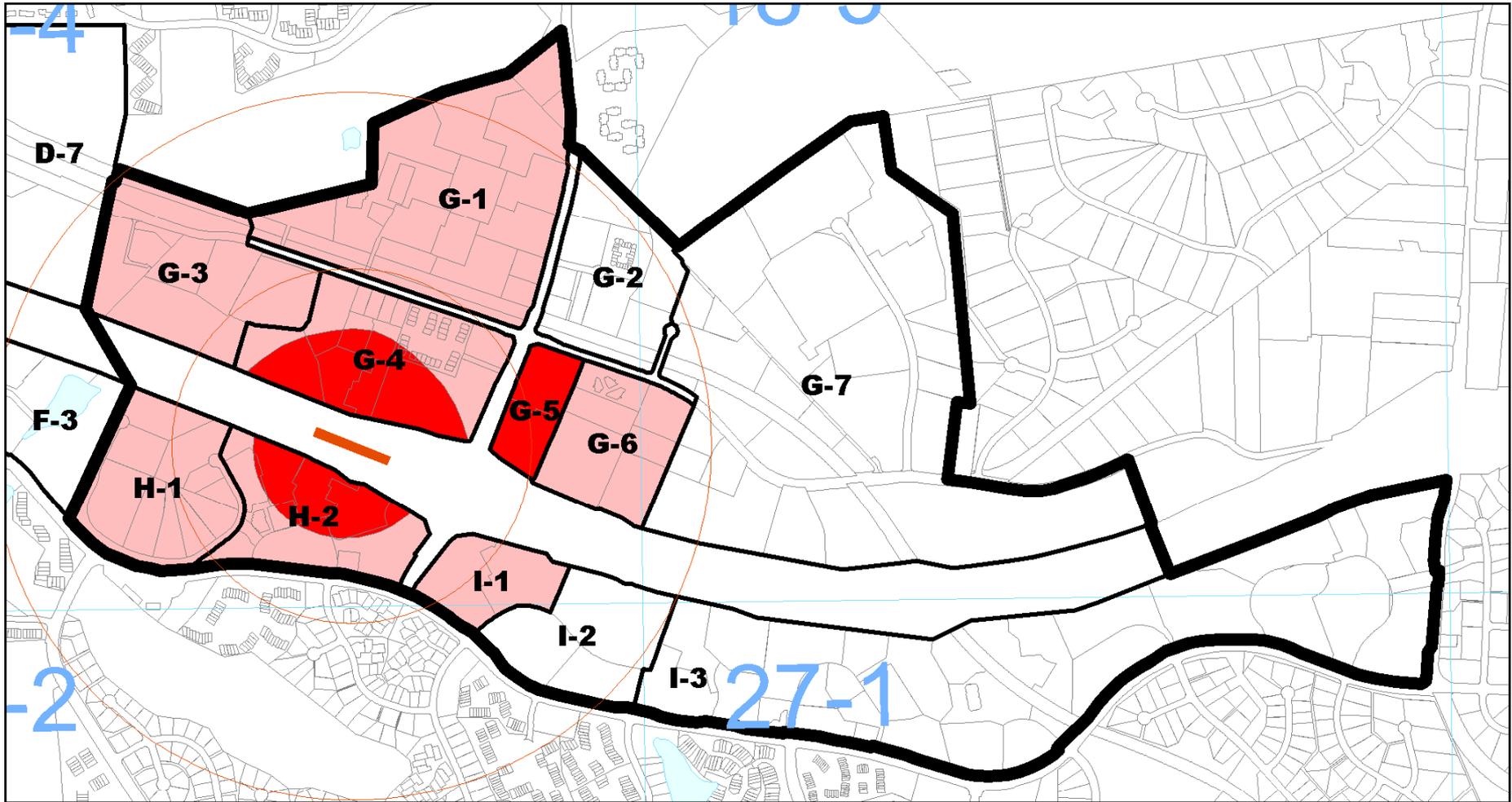


Wiehle Avenue Area Development Potential

	Existing	Approved Zoning	Planned
Residential Units	0	0	3,723
Office	7,672,172	8,276,704	11,923,322
Retail	13,257	13,257	1,096,863
Industrial	394,614	394,614	38,221
Institutional	103,691	116,043	122,760
Hotel	0	81,900	0
Non-Residential TOTAL:	8,183,734	8,882,518	13,181,166
TOTAL:	8,183,734	8,882,518	16,904,166

* Unit size assumed to be 1,000 square feet/unit.

WIEHLE AREA: EXTENT OF TRANSIT-RELATED PLAN OPTIONS



0 660 1,320
Feet



Legend

C-2 Reston-Herndon
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General Location of
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Dark Red Geographic Extent of Rail Option

Light Red Geographic Extent of Bus Rapid Transit Option



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