Wiehle Avenue Station Area Community Meeting

Reston Master Plan Special Study

March 20, 2010

FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING

Wiehle Avenue Station Area Community Meeting

- **Meeting Objective**

  - Generate ideas
  - Refine vision for Wiehle Avenue area
    - Guide Task Force in preparing proposals for Plan changes

Wiehle Avenue Station Area Community Meeting

- **Agenda**
  - Background information
  - Community brainstorming activity

Wiehle Avenue Station Area Community Meeting

- **Purpose of Reston Master Plan Special Study**
  - **Evaluate** current Comprehensive Plan recommendations
  - **Develop changes** to recommendations

Wiehle Avenue Station Area Community Meeting

- **Comprehensive Plan**
  - Guidance on appropriate development for different areas of jurisdiction
  - "Comprehensive" because it addresses elements in addition to land use
    - Transportation
    - Housing
    - Environment
    - Trails
    - Heritage Resources
    - Public Facilities
    - Parks and Recreation

Wiehle Avenue Station Area Community Meeting

- **Reston Master Plan Special Study**
  - Not planning “from scratch”
  - Build on existing Comprehensive Plan guidance
    - Encourage a mix of uses
    - Promote use of land that will support use of rail

Wiehle Avenue Station Area Community Meeting

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Wiehle Avenue Station Area Community Meeting

- **Transit-Oriented Development Guidelines**
  - Adopted after current Wiehle Avenue recommendations (2007)
  - Accommodate growth
  - Expand choices for residents and employees

Wiehle Avenue Station Area Community Meeting

- **Transit-Oriented Development**
  - Compact (area closest to transit station)
  - Pedestrian and bicycle-friendly
  - Higher density

source: www.bouldercolorado.gov

Wiehle Avenue Station Area Community Meeting

- **Transit-Oriented Development Guidelines**
  - Station-specific flexibility
  - Mix of land uses
  - Pedestrian and bicycle access
  - Housing Affordability
  - Urban Design

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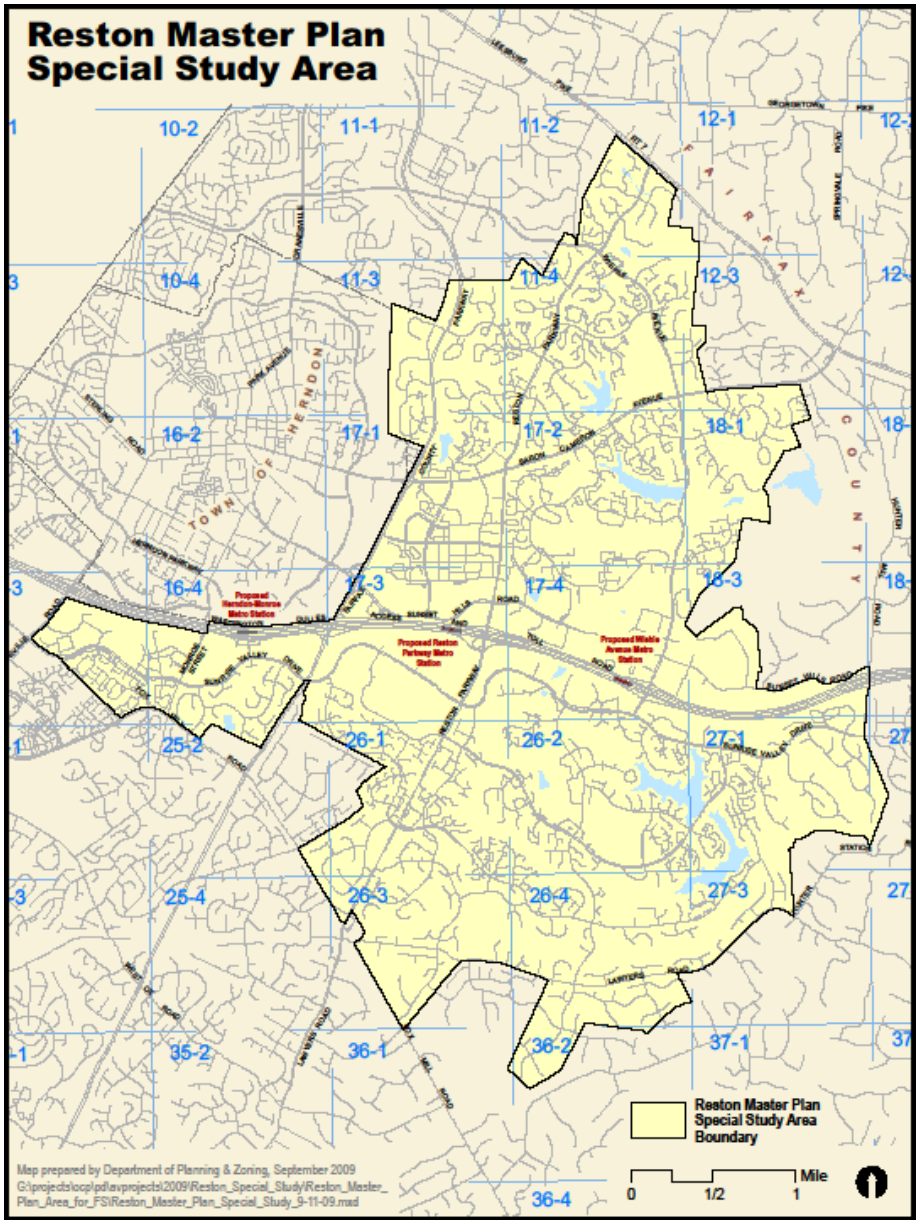
- **Transit-Oriented Development Guidelines**
  - Street Design
  - Parking
  - Transportation and Traffic
  - Vision for the community
  - Environmental Considerations
  - Open Space

Wiehle Avenue Station Area Community Meeting

- **Reston Master Plan Special Study**
  - Planning process will evaluate impacts on:
    - Transportation network
    - Schools
    - Parks
    - Other Public Facilities (e.g. public safety)



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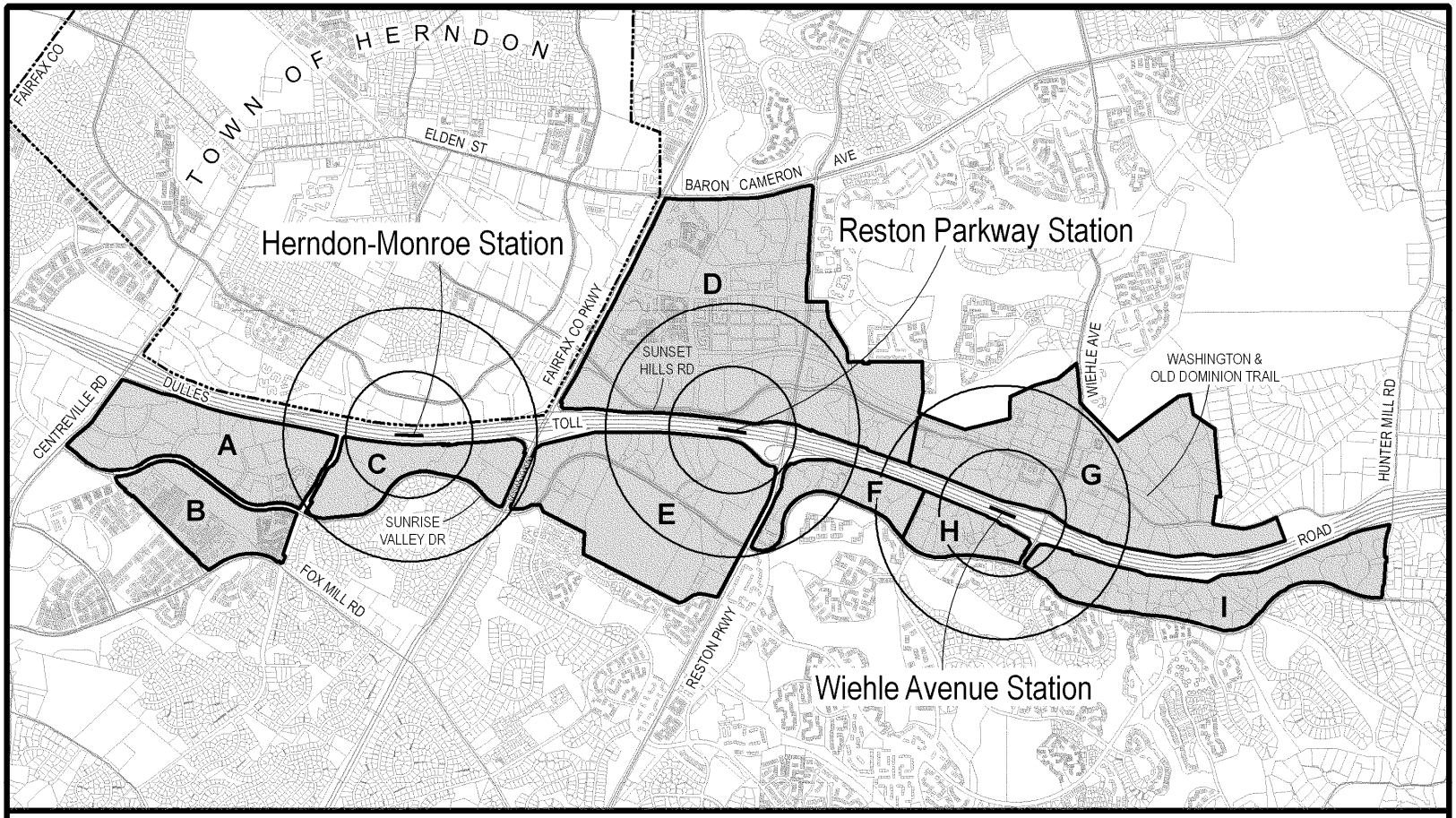
Wiehle Avenue Station Area Community Meeting

- **Why do Plan recommendations need to be revised?**
  - Current Plan recommendations have outdated elements
  - Better reflect Transit-Oriented Development policy



Reston-Herndon Suburban Center

Land Units

and Proposed Reston-Herndon Transit Stations

0 1,500 3,000 4,500 6,000 Feet

Legend

Suburban Center Land Units

Proposed Transit Station Platform
Circles denote 1/4 and 1/2 mile distances from proposed station platform.

Prepared by the Department of Planning & Zoning, April 2001, revised July 2009

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Wiehle Avenue Station Area Community Meeting

- **Why do Plan recommendations need to be revised?**
  - Provide guidance as Reston continues to evolve as a community
    - Build on history as place to live close to work

Wiehle Avenue Station Area Community Meeting

- **Study Phases -**
  - 2010:
    - Land along Dulles Toll Road
    - Reston Town Center
  - 2011:
    - PRC areas outside of Town Center, including Village Centers

Wiehle Avenue Station Area Community Meeting

- **What will happen after Study finishes?**
  - New Plan recommendations will be in place
  - Zoning actions will be required to achieve development under new recommendations

Wiehle Avenue Station Area Community Meeting

- **Station Area Specifics**
  - Existing Land Uses
  - Planned Land Uses

Wiehle Avenue Station Area Community Meeting

Typical Light Industrial & Low-rise Office Use

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Office & Residential Use within ¼ Mile of Station

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Wiehle Avenue Park & Ride

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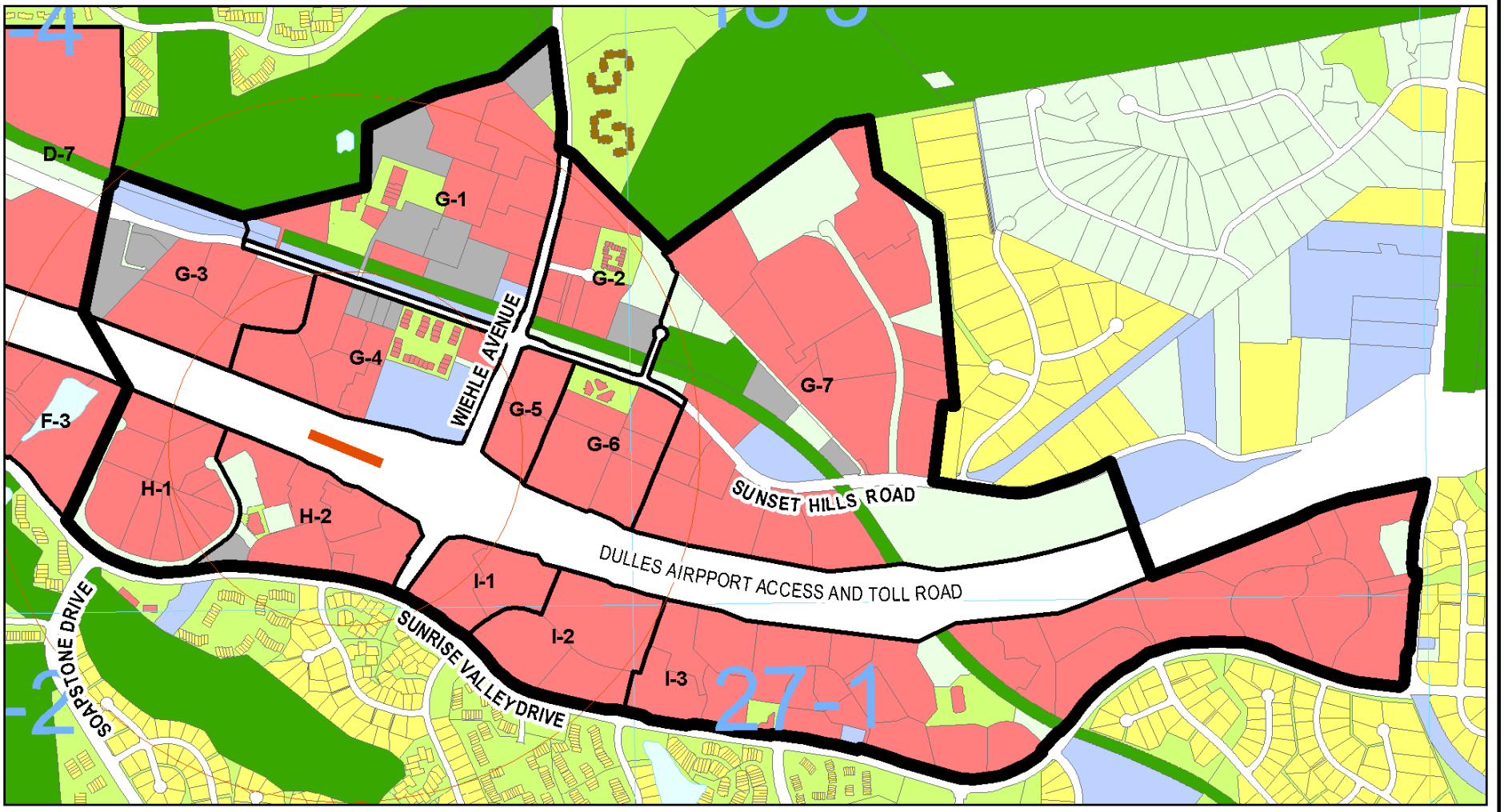
WIEHLE AVENUE AREA: EXISTING LAND USE



0 690 1,380 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

- Office and Retail
- Government/Institutional
- Industrial
- Low Density Residential
- Multi-family
- Parks and Recreation
- Private Open Space
- Vacant Land

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Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
January 2010

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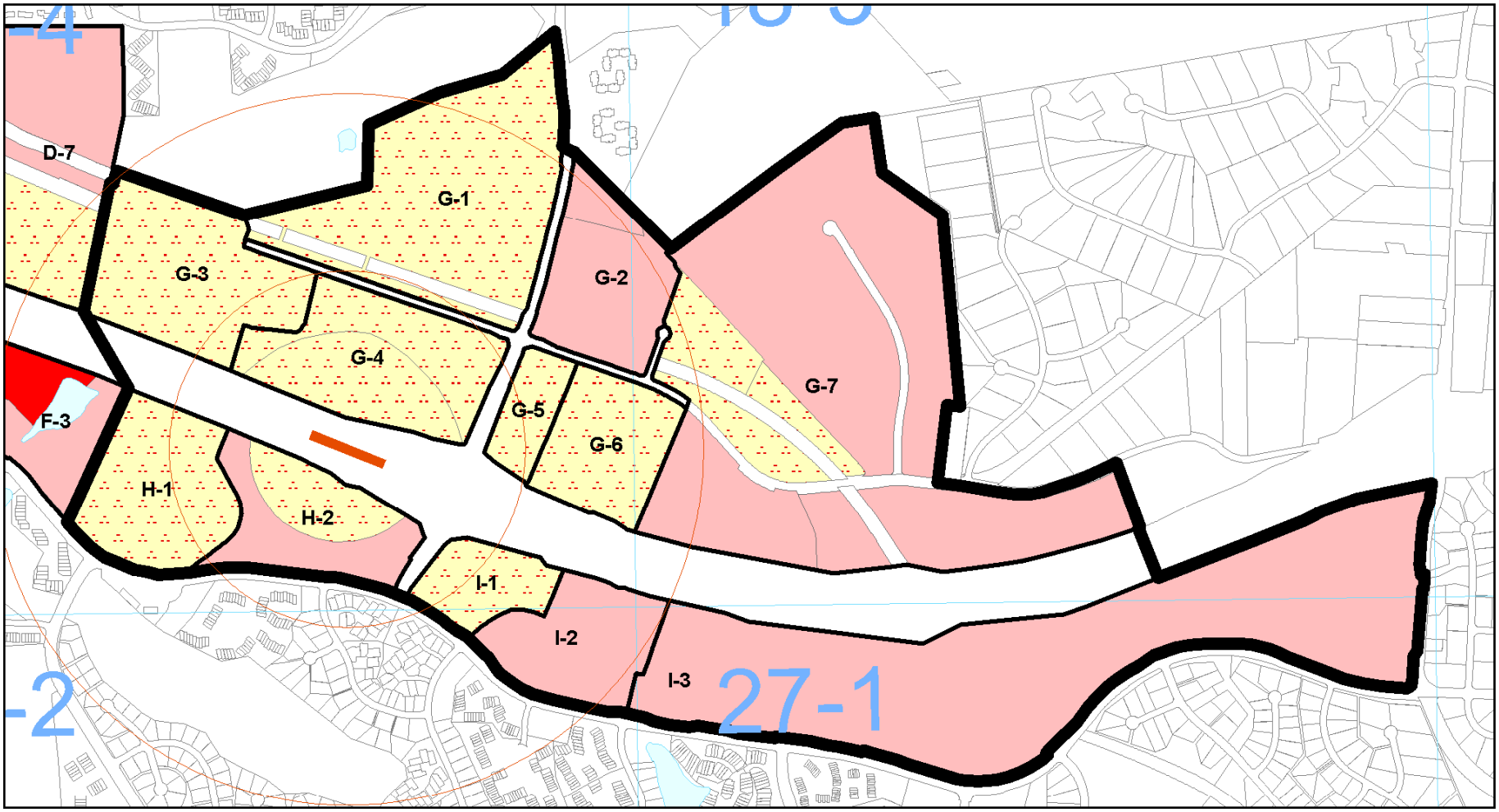
Wiehle Avenue Station Area Community Meeting

- **Planning Objective**
  - Encourage mix of uses
    - Include office, residential, local serving retail amenities
  - Guide development by recognizing future opportunities and constraints

Wiehle Avenue Station Area Community Meeting

- **Current Plan Recommendations**
  - Medium intensity development
    - Recognizes constraints
  - Station function early on = collector station
  - Station could have destination function in longer-term future

WIEHLE AVENUE AREA: PLANNED LAND USE



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
- Mixed Use
- Office
- Hotel

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Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
January 2010

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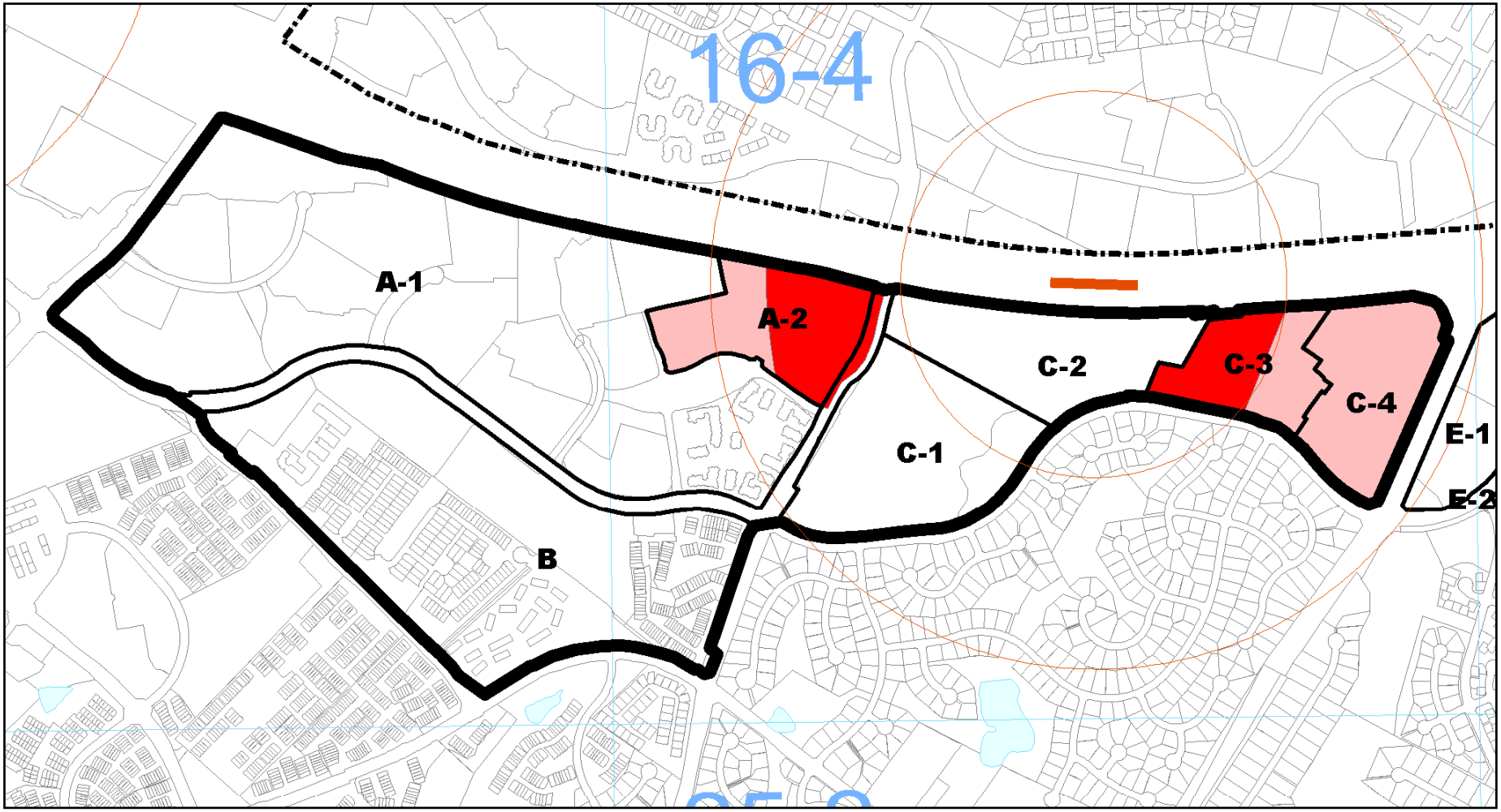
HERNDON-MONROE AREA: EXTENT OF TRANSIT-RELATED PLAN OPTIONS



0 660 1,320 Feet

Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
January 2010

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Legend

- C-2 Reston-Herndon Suburban Center Sub-units
- Town of Herndon Boundary
- General Location of Transit Station Platforms

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

- Geographic Extent of Rail Option
- Geographic Extent of Bus Rapid Transit Option

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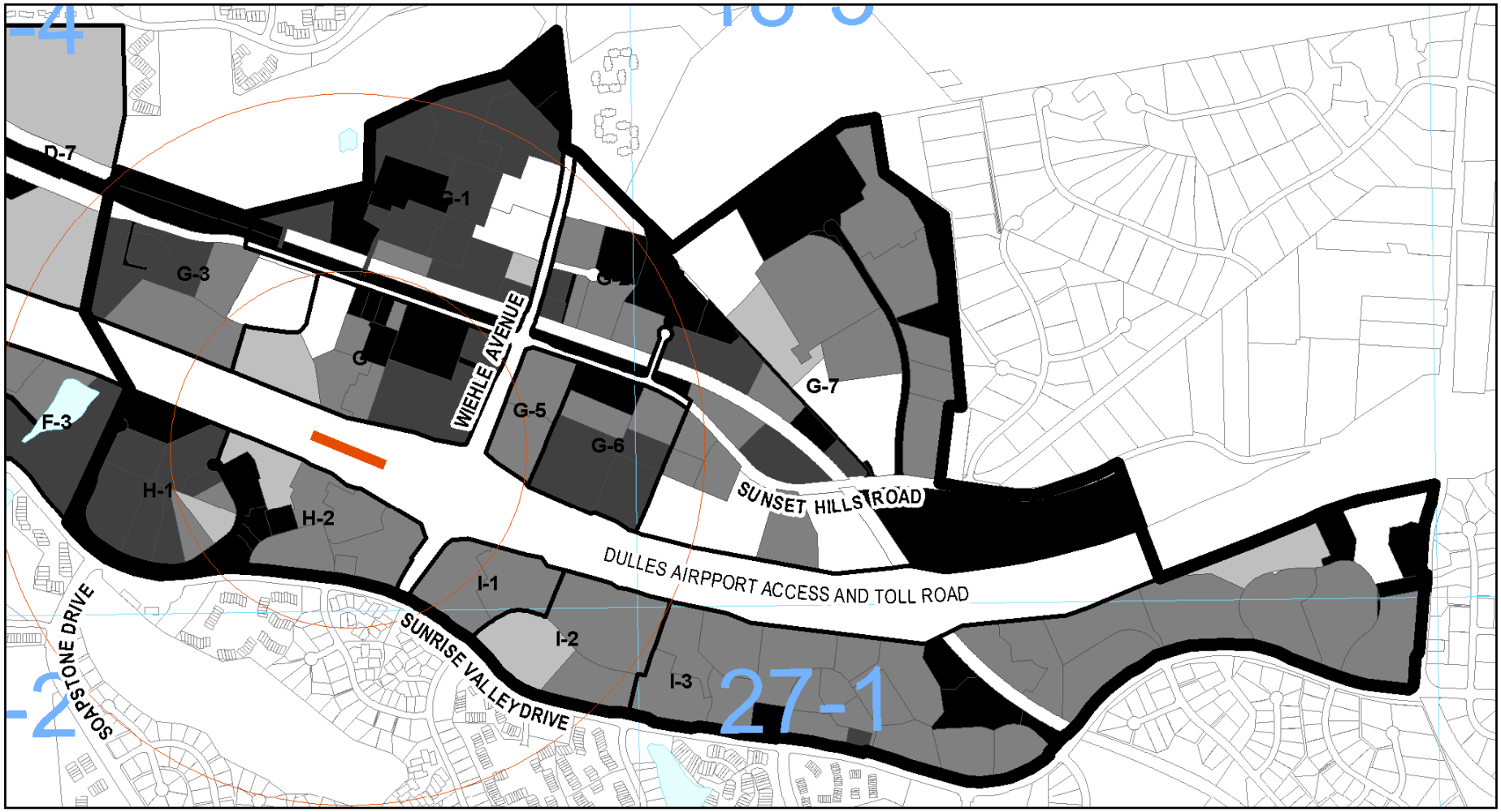
WIEHLE AVENUE AREA: DATE OF BUILDING CONSTRUCTION



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

Vacant Land or Auto Parking

Built in 1979 or Earlier

1980 - 1989

1990 - 1999

Built in 2000 or Later

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Reston Master Plan Special Study

Map prepared by
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January 2010

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Wiehle Avenue Station Area Community Meeting

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Wiehle Avenue Station Area Community Meeting

- **Planning Opportunities**
  - Older development in key places in station area
  - Places to introduce grid of streets

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- **Charrette reference**
  - Residential Village

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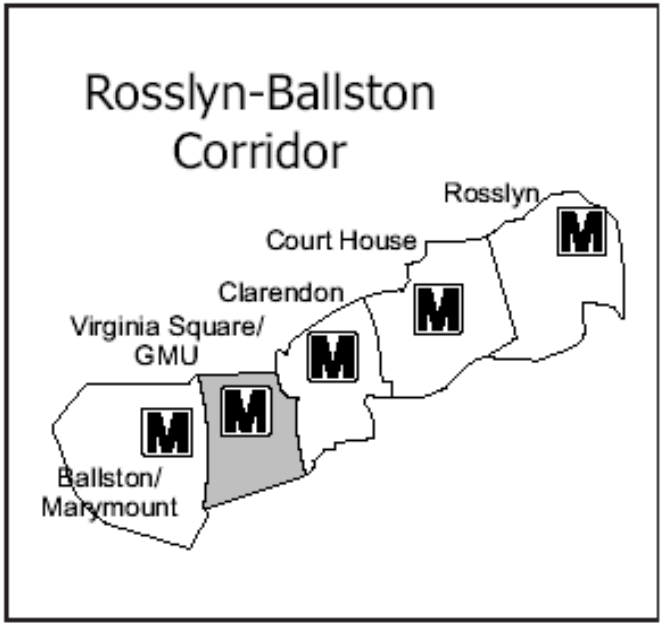
- **Planning Constraints**
  - Lots of property owners
  - Proximity of Hampton Meadows, Wethersfield and other communities
  - Location of newer development in Commerce Executive Park

Wiehle Avenue Station Area Community Meeting



- **Rosslyn:**
  - Office Center
- **Courthouse:**
  - Government Center
- **Clarendon:**
  - Urban Village
- **Virginia Square:**
  - Residential, Cultural and Educational Center
- **Ballston:**
  - New Downtown

Wiehle Avenue Station Area Community Meeting

- **Brainstorming Activity**
  - What will happen with input from today's meeting?
  - **Help to create a concept for Wiehle Station Area**

Wiehle Avenue Station Area Community Meeting

- **Brainstorming Activity**
  - Small Groups
  - 2 minutes to speak
  - Last 15 minutes of activity – develop a vision statement
  - List 3 opportunities/issues of concern that Task Force should be aware of

Wiehle Avenue Station Area Community Meeting

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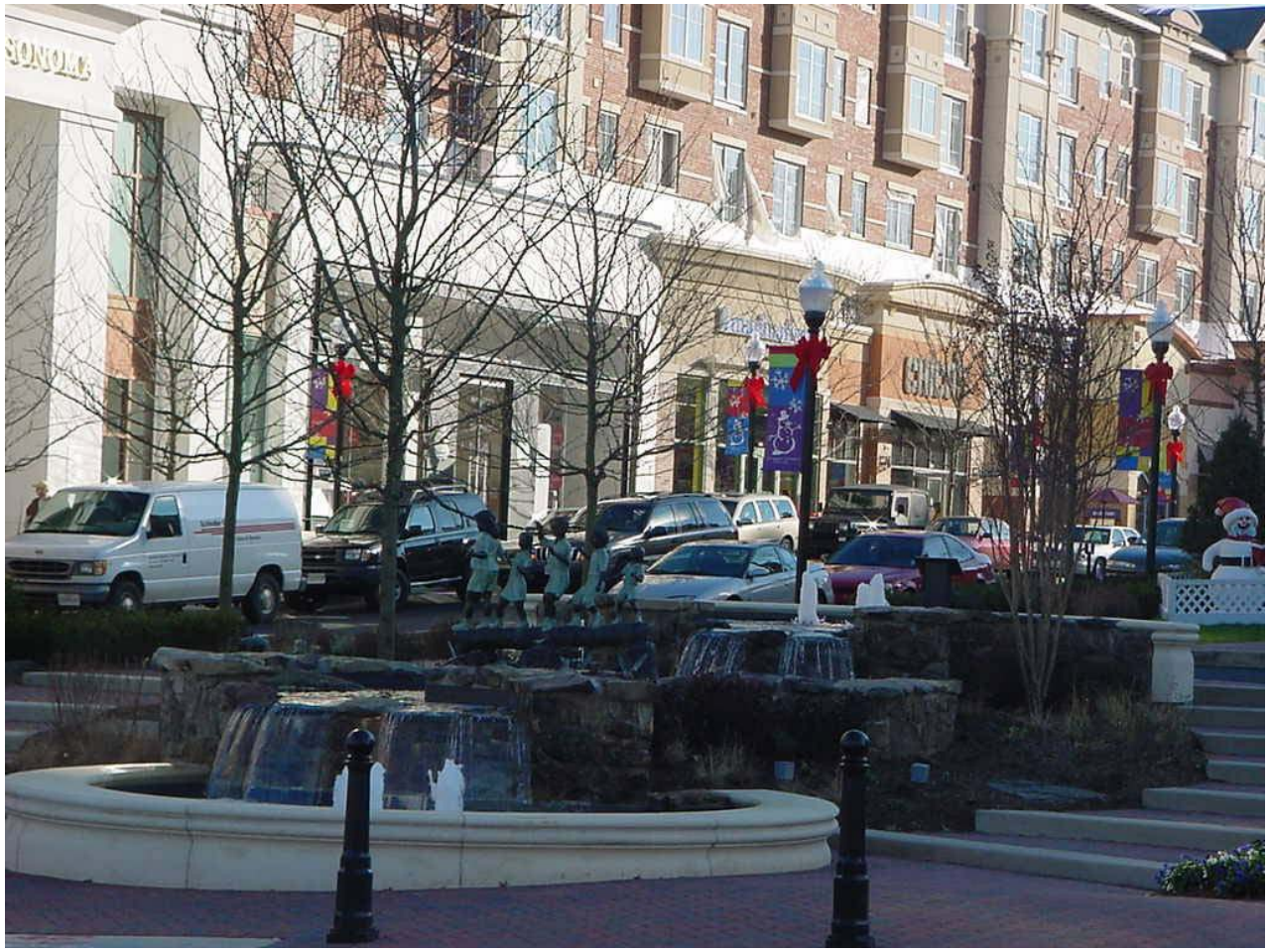

Wiehle Avenue Station Area Community Meeting

- **Brainstorming Activity**
  - What kind of place would you like this transit area to become?
  - What would help make it become a more livable, vibrant part of the community?

Wiehle Avenue Station Area Community Meeting

- **Questions?**