
Developing a Flexible Comprehensive Plan Framework for TOD Areas

Reston Master Plan Special Study
Steering Committee Meeting
April 14, 2011



What We've Heard



- **Sub-committees looking for degree of flexibility**
 - In realizing TOD
 - Significant redevelopment vs. more modest redevelopment
 - **Sub-committees took different approaches re: criteria for TOD-associated FARs**
 - Town Center: 4 pre-requisites
 - Wiehle: Standard Development Requirements and Land-Bay specific Requirements
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Plan Framework Objectives



- **Accommodate degree of flexibility while acknowledging unknowns re: location and timing of TOD development**

 - **Set performance measures to meet planning objectives for specific geography**
 - General TOD objectives
 - Geography-specific objectives (sub-unit)
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Plan Framework Approach



- **Establish General Plan with a Vision for each TOD area**
 - Use Character statement as basis of TOD area Vision
- **Establish FAR ranges for TOD development**
 - Informed by Sub-committee recommendations
 - Not just FAR maximum
 - Set FAR minimum to encourage desired shift toward more urban character/form
- **Use mix recommendations from Sub-committees**

Framework Approach



- **Establish Initial Development Level at 120% of GMU 2030 Intermediate forecast**

 - **Rezoning would require concurrent Plan amendment**
 - Amendment would look at current context of development within specified geography
 - Amendment would “associate” a certain amount of development to specific parcel(s)
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Framework Benefits



- **Allows assessment of mix of uses and balance of uses over time**
 - **Allows incremental look at public facilities to ensure needs can be met**
 - **Encourages periodic review and adjustment to reflect development experience**
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Steering Sub-committee

Next Steps



- **Return to Checklist to discuss remaining elements**
 - Transportation/Connectivity
 - Open Space
 - Urban Design

Reston Town Center Metro North



RESTON MASTER PLAN SPECIAL STUDY: RESTON PARKWAY AREA CURRENT CONDITIONS



Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
April 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

Reston East Metro Station Area



**RESTON MASTER PLAN SPECIAL STUDY:
WIEHLE AVENUE AREA CURRENT CONDITIONS**



Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
February 2010



0 660 1,320
Feet

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

Reston West/Herndon Metro Station Area



