
Status Update on Flexible Comprehensive Plan Framework for TOD Areas

Reston Master Plan Special Study
Steering Committee Meeting
May 4, 2011



Filling in Plan Framework Approach



- **Augment Character Statements with Land Use Concept for transit station areas**
 - Use graphic to show general locations for planned land uses to achieve desired “placemaking”
Possible examples – **Specific categories and associated characteristics still to be defined**
 - Transit Station Mixed-use Core Area
 - Transit Station Residential Mixed-use Area
 - **Look to develop Concept that is consistent with Sub-committee recommendations**
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Reston East Metro Station Area



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

Filling in Plan Framework Approach



■ **Land Use Concept for transit station areas**

- Recognize it may not always be feasible to follow land use concept
- Build in flexibility in Sub-unit level recommendations
 - Flexibility related to existing conditions - e.g. parcel size, ownership, current development
 - Also related to opportunities related to redevelopment

Reston West/Herndon Metro Station Area



Filling in Plan Framework Approach



- **Staff is evaluating FAR ranges for TOD development**
 - Starting with Sub-committee recommendations re: FAR
 - Staff considering what minimum FARs are needed to encourage desired form
 - Comstock project has relatively dense, urban form at 2.5 FAR
 - Ranges also impacted by what type of opportunities exist on redevelopment spectrum

Reston Town Center Metro North



**RESTON MASTER PLAN SPECIAL STUDY:
RESTON PARKWAY AREA CURRENT CONDITIONS**



Reston Master Plan Special Study

Map prepared by
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April 2010



0 650 1,300
Feet

Legend

- Reston-Herndon Suburban Center Sub-units
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Filling in Plan Framework Approach



- **Staff is evaluating FAR ranges for TOD development**
 - FAR ranges also related to opportunities to pursue specific planning objectives
 - For example - Station accessibility
 - Opportunity to meet multiple objectives –
 - For example, connectivity, open space and desirable mix of uses

Filling in Plan Framework Approach



■ **Mix of Uses in Plan Framework**

- Starting with mix recommendations from Sub-committees
- Mix of uses in GMU Forecasts have more substantial non-residential component than Sub-committee recommendations
- Staff preparing to quantify at least a couple of mix options

Filling in Plan Framework Approach



- **Staff comparing GMU 2030 Forecast levels**
 - Looking at 2030 Intermediate+20% level vs. 2030 High+20% level
 - Evaluating how they relate to Current transit-related Plan Recommendations

Filling in Plan Framework Approach



■ **Concurrent Plan amendments**

- Staff working through what geography is most suitable for proposed Plan amendments
 - Examples – could be Land Use Concept defined area (e.g. core area), sub-unit of Land Use Concept defined area or parcel level
 - Related to establishing new or reaffirming existing geography for revised Plan recommendations

Plan Framework & Performance Measures



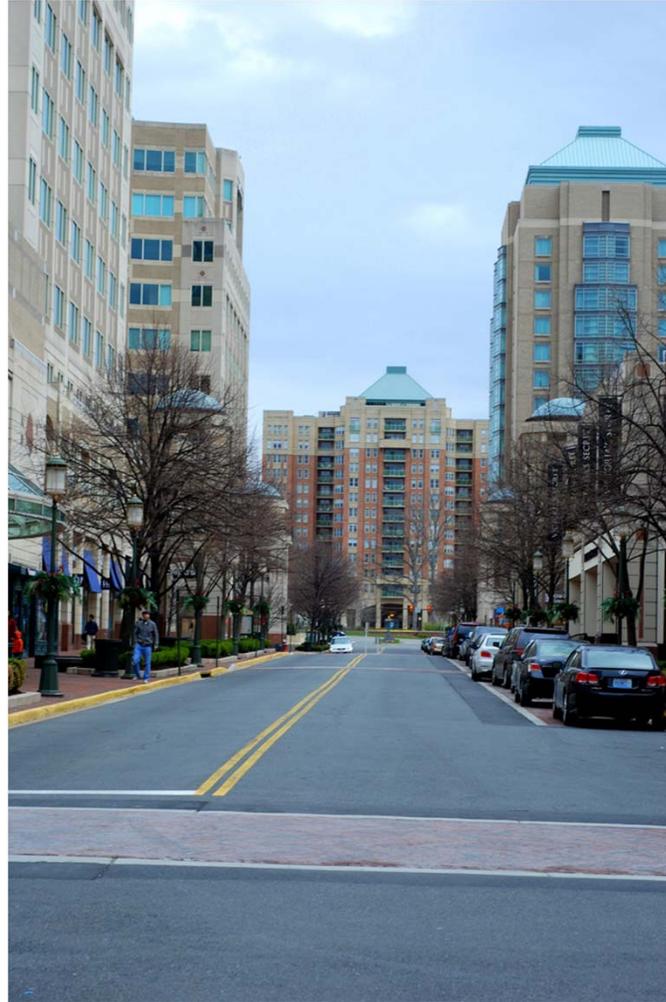
- **Use performance measures to meet planning objectives for transit station areas**
 - Examples based on County TOD Policy
 - Higher intensities within the TOD area may be appropriate if **barriers are overcome** and demonstrable **opportunities exist to provide pedestrians a safe, comfortable and interesting walk to transit**



Plan Framework & Performance Measures



- **Additional performance measures specific geographies**
 - Preserve highest level of FAR for proposals that achieve truly integrated mixed-use development



Plan Framework & Performance Measures



- **Additional performance measures for specific geographies**
 - Encourage **residential-focused mixed-use** to meet goal to significantly increase amount of residential



Steering Sub-committee

Next Steps



- **Checklist remaining elements**
 - Next meeting: Transportation/Connectivity
 - Following meeting: Open Space & Urban Design
- **Reviewing Vision Sub-committee Report for role in Areawide Guidance section of Checklist**

