

Steering Sub-Committee Review Checklist

Background

The three station area sub-committees (Town Center, Wiehle Avenue, and Herndon-Monroe) have produced initial recommendations for the future planning of each station area. An additional sub-committee, the Vision Sub-committee, focused on crafting developing a vision and a set of planning principles for the Reston Master Plan text that will be the foundation for developing Plan recommendations and used to help realize the goals for the Reston Dulles Corridor station areas and Village Centers. The recommendations of these four sub-committees provide an initial basis for the construction of the Reston Master Plan Special Study Task Force report, which will be further informed by additional impact analysis of Task Force Recommendations as they are developed.

Purpose of the Checklist

This checklist is designed to assist the Steering Committee in achieving the following:

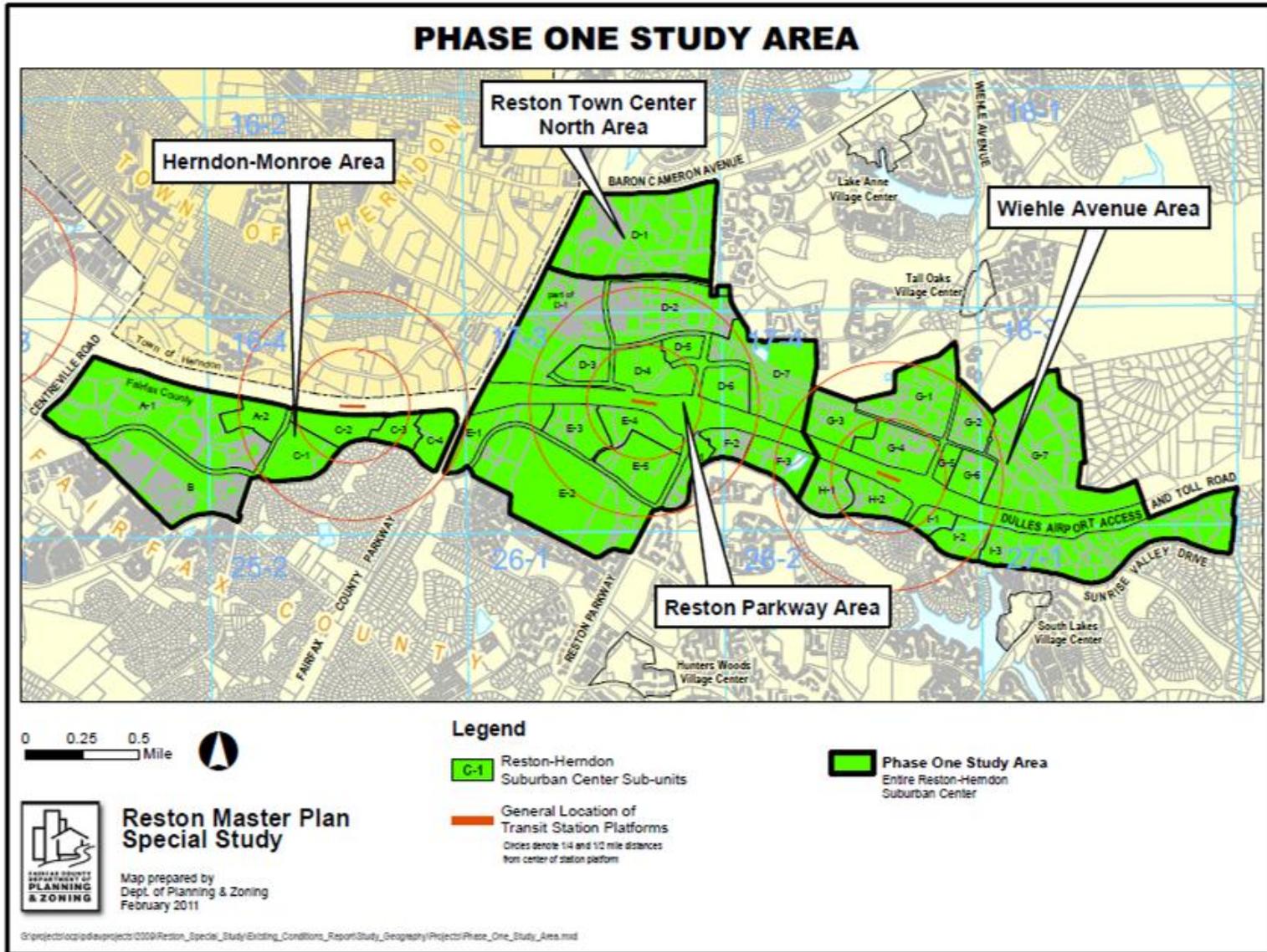
1. Identify how the sub-committees' recommendations address key planning elements and then organize those elements in a consistent way.
2. Reconcile the sub-committees' recommendations by identifying gaps, contradictions, and redundancies.
3. Return to the full Task Force with proposals for votes on the sub-committees' recommendations.

Methodology

Staff summarizes recommendations. Recommendations are reconciled for gaps, contradictions, and redundancies by comparing the logic between the recommendations, as well as staff's comments. The gaps may identify the unique needs and qualities for the individual stations or highlight where more elaboration is required. Contradictions may indicate a lack of agreement between the four different sub-committees on definitions and a need to reach consensus on planning details. Certain recommendations shared by all four sub-committees may exhibit redundancy and be better addressed in the Area-wide text as opposed to the individual station area text.

This Checklist is organized according to the following categories: Character, Form, General Location of Uses, Mix of Uses, Relative Intensity, Transportation Network, Connectivity, and Park System.

Steering Sub-Committee Review Checklist



Character _____

What distinctive character should be pursued at each TOD area to create a sense of place?

Note: As used herein “station areas” mean those areas within the ½ mile radius of the station.

Staff’s Summary of Sub-Committee Guidance	Staff’s Notes and Questions
<p>VISION SUB-COMMITTEE:</p> <p>See separate Vision and Planning Principles document</p>	<ul style="list-style-type: none"> No additional notes
<p>RESTON TOWN CENTER GUIDANCE: <i>Reston’s Regional Urban Center and Destination</i></p> <ul style="list-style-type: none"> <u>Reston Town Center Metro North Character (land units within or intersected by the ¼ mile radius):</u> This part of the Metro station area should serve as an extension of the existing Town Center urban core to continue the Town Center’s development as complete <i>urban center</i> with office, residential, retail, hotel, cultural and institutional, civic/public, park and recreation functions that has a regional draw with the community’s highest densities. <u>Reston Town Center Metro South Character (land units within or intersected by the ¼ mile radius):</u> An urban transit district organized around a central open space with a mixed-use, pedestrian-friendly focus at a scale that is complementary to the Town Center Metro North area (and, if air rights are approved, could allow the urban core to cross over the Toll Road well in the future). <u>Reston Town Center North Character (essentially area between Baron Cameron and New Dominion and TCP and Fountain Drive):</u> A mixed-use neighborhood within the Town Center, organized around a community-serving park and related recreation uses, that supports residential and office uses, retail, and strong public/civic and institutional uses in this area. 	<ul style="list-style-type: none"> Staff Comment – Plan will need to reference character for areas in the study area not covered by 3 bullets to left. Town Center report notes that the County should has flexibility to consider other areas for change so long as: 1) existing residential areas in the Town Center area retain their predominantly residential character; and 2) other proposed development is consistent with and complements the overall vision for the area, which includes encouraging higher residential uses outside the extended urban core.
<p>RESTON EAST GUIDANCE: <i>Urban Transit Neighborhood</i></p> <p>(Wiehle Avenue Sub-Committee)</p> <ul style="list-style-type: none"> <u>Reston East Station Area Character:</u> An urban transit neighborhood with the following characteristics <ul style="list-style-type: none"> A strong sense of place that is complementary to the distinct Reston character found in 	<ul style="list-style-type: none"> Staff is evaluating supports incentives to encourage education uses in this station area. Staff Comment – Plan will need to reference character for areas outside station area (within ½ mile of station). Wiehle report noted the plan recommendations for Sub-units G-7 and I-3 should remain unchanged - low density office, R&D and industrial "flex space" uses

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CHARACTER

Staff's Summary of Sub-Committee Guidance	Staff's Notes and Questions
<p>adjacent residential neighborhoods</p> <ul style="list-style-type: none"> ○ a balanced mix of residential and non-residential uses, including a focus on local serving (not regional) retail uses, and ○ special opportunities for educational institutions and other unique public and non-profit uses <ul style="list-style-type: none"> ● The plan recommendations for Sub-units G-7 and I-3 should remain unchanged - low density office, R&D and industrial "flex space" uses 	
<p>RESTON WEST/HERNDON GUIDANCE: <i>Urban Transit-oriented Neighborhood</i> (Herndon-Monroe Sub-Committee)</p> <ul style="list-style-type: none"> ● <u>Reston West/Herndon Station Area Character:</u> A moderate-density urban transit-oriented employment center with supporting multi-family residential and retail with the following characteristics: <ul style="list-style-type: none"> ○ Preserves central environmental amenity ○ Co-exists with existing neighboring residential communities 	<ul style="list-style-type: none"> ● Staff Comment - The plan recommendations for Sub-units A-1 and B should remain unchanged

Steering Sub-Committee Review Checklist

FORM

Areawide

Form

How buildings *and people* should relate to: the street, other buildings, open spaces/landscaping, height, light, transportation, concentrations of development (i.e. along primary corridors vs within blocks), and building massing.

Staff's Summary of Sub-Committee Guidance	Staff's Notes and Questions
<p>AREAWIDE GUIDANCE</p> <p><i>Street</i></p> <ul style="list-style-type: none"> • Redevelopment should provide for ample sidewalks and pedestrian amenities • “Complete Streets” standards that emphasizes pedestrian and bicyclist access, convenience and comfort would apply to those areas identified within specific station area section: <ul style="list-style-type: none"> ○ Sidewalks along business streets and local streets should be at least 15 feet wide with at least 20 feet wide for street cafes. ○ Street trees, pedestrian oriented street lights, and street furniture should be provided along business streets and local streets. • Intra- and inter-parcel connectivity • Consistent with Sunrise Valley Drive’s suggested designation as a “grand green boulevard”, redevelopment should ensure that building architecture and general site design, i.e. the placement of loading and service areas, do not occur with an orientation to Sunrise Valley Drive. <p><i>Height & Massing</i></p> <ul style="list-style-type: none"> • The highest densities and building heights within ¼ mile radius along the Toll Road • Urban form with taller, more concentrated buildings along a network of streets, sidewalks and bike paths extending away from the station area • Variation of building max heights (but uniform base height) creating a variegated look and feel 	<p><i>Street</i></p> <p>Staff Comment Re: Sunrise Valley Drive in relation to the green boulevard concept</p> <ul style="list-style-type: none"> • Clarify how to define the boulevard concept - with a clearly urban format. This urban design would: <ul style="list-style-type: none"> ○ Protect adjacent established neighborhoods; ○ Prioritize pedestrian safety, convenience and comfort; ○ Provide the street skeleton (green median, landscaping, wide sidewalks) for a transition between higher density uses to the north and lower density uses to the south. • Clarify if concept is for entire length or for certain sections. <p><i>Height & Massing</i></p> <ul style="list-style-type: none"> • Staff proposes including guidance regarding sunlight/shadows on open spaces. A desire to reduce the impacts of shadows and increase access of sunlight to the pedestrian realm has been voiced by the community and Task Force members. The comprehensive plan amendment related to Transforming Tysons described step-backs and solar shading analysis as an example of necessary methods to ensure that adjacent buildings will have adequate light and air. <p><i>Aesthetics & Design</i></p>

Steering Sub-Committee Review Checklist

FORM

Areawide

Staff's Summary of Sub-Committee Guidance	Staff's Notes and Questions
	<ul style="list-style-type: none">• <i>Points moved to Urban Design & Aesthetics Section</i>

Steering Sub-Committee Review Checklist

FORM

Reston Town Center

Staff's Summary of Sub-Committee Guidance

Staff's Notes and Questions

RESTON TOWN CENTER GUIDANCE

Town Center Metro North

Street

- Streets appropriate for concentrations of development
 - Specifically retail encircling the central plazas/greens
 - Library Street and Explorer Street connections that will link D4 to the existing urban core
 - intersections along Fountain Drive in TCN to link it with Spectrum

Height & Massing

- Heights and densities taper as distance from station increases: ¼ mi.: 350' ½ mi.: 275' >½ mi. (TCN): 200' .

Town Center Metro South

Street

- Streets appropriate for concentrations of development
 - Specifically retail encircling the central plazas/greens and east-west and north-south spines

Height & Massing

- Heights and densities taper as distance from station increases: ¼ mi.: 350' ½ mi.: 275' >½ mi.: 200' .

Aesthetics & Design

Town Center Metro North

Street

- No additional notes

Height & Massing

Re: Building heights

- **Clarify objective in including specific building heights.** Neither the Wiehle or Herndon-Monroe Reports provide height ranges or maximums.
- **Staff is open to not including building heights.**

Town Center Metro South

Street

- No additional notes

Height & Massing

- No additional notes

Aesthetics & Design

- *Points moved to Urban Design & Aesthetics Section*

Steering Sub-Committee Review Checklist

FORM

Reston Town Center

Staff's Summary of Sub-Committee Guidance

Staff's Notes and Questions

Town Center North

Street

- Streets appropriate for concentrations of retail
 - Intersections along Fountain Drive in TCN to link it with Spectrum
 - Retail also surrounding the envisioned central green

Height & Massing

- Max Height at 200'

Non-Metro Area

- Preserve predominantly residential character where there is currently residential development; allow County to consider other applications for development that are consistent with and complement the vision for the overall area.

Town Center North

Street

- No additional notes

Height & Massing

- No additional notes

Non-Metro Area

- **Clarify if character in this recommendation refers to the fact that areas be maintained as residential in use or similar in density.** Staff proposes that this is an issue to be discussed in Phase 2 of study.

Steering Sub-Committee Review Checklist

FORM

Reston East

Staff's Summary of Sub-Committee Guidance	Staff's Notes and Questions
<p>RESTON EAST GUIDANCE</p> <p><i>Street</i></p> <ul style="list-style-type: none"> • A “complete street” would anchor the commercial and retail core of the Wiehle area. This street would serve as the “Main Street” for the Wiehle area and would run east-west and be an extension of the Comstock proposed Reston Station Boulevard, connecting to a newly designed Plaza America and east across Wiehle Avenue. • Sunset Hills Road should have additional and improved pedestrian crossings providing better connections between the Isaac Newton Square area/W&OD trail to areas to the south. <p><i>Height & Massing</i></p> <ul style="list-style-type: none"> • Wedding cake model would be centered on the station, particularly between the Toll Road and Sunset Hills and would taper down farther from the station. • Heights would be lower than the tallest buildings in Town Center and would be significantly lower along Sunrise Valley to avoid encroaching upon the residential neighborhood to the south. 	<p><i>Street</i></p> <ul style="list-style-type: none"> • No additional notes • Clarify concept – should Sunset Hills Road be redesigned through this area to prioritize the safety, convenience and comfort of pedestrians over vehicles? <p><i>Height & Massing</i></p> <ul style="list-style-type: none"> • Clarify guidance re: heights for each station area. Wiehle Report didn't provide specific building height limits. There was mention of lower building heights along Sunrise Valley Drive due to the neighborhood to the south. Other than this caveat, during discussions there seemed to be group sentiment to allow “taller” buildings than currently exist due to the concurrent open space and design opportunities that added building height would offer. This group sentiment seemed to include Isaac Newton Square. <p><i>Aesthetics & Design</i></p> <ul style="list-style-type: none"> • <i>Points moved to Urban Design & Aesthetics Section</i>

RESTON WEST/HERNDON GUIDANCE

Metro Area

Street

- East/west alternative access from Fairfax County Parkway may be realized as an east/west road in central portions of C-3 and C-4 and/or expanding the existing Dulles Toll Road exit ramp to allow two-way traffic.
- A network of streets & bike/pedestrian paths should connect Woodland Park to A-2, C-1, and C-2. Access should be oriented to the western-most portion of the wetland area in C-1 and provide an alternative route from Monroe Street to Sunrise Valley Drive in an environmentally sensitive way.
- Sunrise Valley Drive as an edge should serve as a firm and well-defined “edge” for the transit oriented area

Height & Massing

- Transition height and massing of development from greatest to least as development move further from transit station and towards Polo Fields

Non-Metro Area

- Tallest buildings are along the Toll Road

Metro Area

Street

- << FYI. This is also a bullet within Transportation Network.

Height & Massing

- **Recommendation re: future use of Reston West/Herndon garage property to achieve a more urban form.** The limitations posed by the parking garage have been noted within the Herndon-Monroe Report and during committee meetings. With this limitation being understood, opportunity exists for the Task Force to present ideas for integrating the structure within an overall urban design.
- **Clarify if building height limits need specificity.** The Herndon-Monroe Report does not provide exact heights or relative heights; however the Town Center report provides specific height limits and the Wiehle Report suggests relative heights.

Non-Metro Area

- **Location of tallest buildings will be referenced within Areawide guidance.** All four sub-committee reports referenced a preference for the placement of the tallest buildings along the Toll Road.

General Location of Uses

What emphasis each area should have (as appropriate) relative to neighboring uses? Residential and Non-Residential.?

- Residential includes: mixed-use, single-family detached, townhomes, multifamily ownership, and multifamily rental
- Non-residential includes: mixed-use, office, retail, hotel, restaurant, retail, industrial, and public.

Staff's Summary of Sub-Committee Guidance	Staff's Notes and Questions
<p>AREAWIDE GUIDANCE</p> <ul style="list-style-type: none"> • Broad mix of regional retail in the Town Center, and local retail in the other Metro station areas and the village centers • Comprehensive system of parks and pathways that connects all the districts within Reston • Highest concentrations of office uses closest to the station 	<ul style="list-style-type: none"> • Office uses should be closest to the station <u>platform</u>. The guidelines for Transit-Oriented Development within the Policy Plan Element of the Comprehensive Plan states that "TOD area may be generally defined as a ¼ mile radius from the station platform with density and intensity tapering to within a ½ mile radius from the station platform,..."

Steering Sub-Committee Review Checklist

GENERAL LOCATION OF USES

Reston Town Center

Staff's Summary of Sub-Committee Guidance

Staff's Notes and Questions

RESTON TOWN CENTER GUIDANCE

Town Center Metro

Office

- TC Metro North should have an office presence as it extends from the urban core
- TC Metro South - office uses will more likely congregate nearer to the Toll Road with residential and supporting retail filling in behind

Residential

- Existing residential areas in Town Center should be preserved
- Residential areas outside the extended urban core (including Town Center North and Spectrum) should be preserved
- TC Metro North and TC Metro South should include a - strong residential component

Retail

- Appropriate retail concentrated on streets
 - encircling the central plazas/greens
 - the Library Street and Explorer Street connections that will link D4 to the existing urban core
 - and the intersections along Fountain Drive in TCN to link it with Spectrum
- TC Metro South - Supporting retail, hotel, restaurant, and at least one grocery.

Civic Uses/Facilities

- Prominent public amenity on the D4 parcel
- Prominent public facility on the south side of the Toll Road, within walking distance of the Metro Station, might well help in developing the new identity for Metro South

Town Center Metro

Office

- No additional notes

Residential

- No additional notes

Retail

- No additional notes

Civic Uses/Facilities

- Points pertaining to roof top garages, central green, storm water pond..etc are discussed in the Park System section of the Checklist.

Steering Sub-Committee Review Checklist

GENERAL LOCATION OF USES

Reston Town Center

Staff's Summary of Sub-Committee Guidance	Staff's Notes and Questions
<p><u>Town Center North</u> <i>General</i></p> <ul style="list-style-type: none"> • Office, hotel, and institutional should be focused primarily on the eastern portion of TCN • Appropriate retail concentrated on streets <ul style="list-style-type: none"> ○ encircling the central plazas/greens ○ and the intersections along Fountain Drive in TCN to link it with Spectrum <p><i>Residential</i></p> <ul style="list-style-type: none"> • Housing for seniors • 1,000 residential unit minimum <p><i>Retail</i></p> <ul style="list-style-type: none"> • Street-level retail to help animate the intersections along Fountain Drive <p><i>Civic Uses/Facilities</i></p> <ul style="list-style-type: none"> • Existing County offices and services (Supervisor's office, other North County government, the Regional Library, and Health and Human Services) should remain in TCN • Embry Rucker Community Shelter and the Police Station should continue to be a part of Town Center 	<p><u>Town Center North</u> <i>General</i></p> <ul style="list-style-type: none"> • No additional notes <p><i>Residential</i></p> <ul style="list-style-type: none"> • Clarify time period within which 1,000 residential units are planned. <p><i>Retail</i></p> <ul style="list-style-type: none"> • No additional notes <p><i>Civic Uses/Facilities</i></p> <ul style="list-style-type: none"> • No additional notes

Steering Sub-Committee Review Checklist

GENERAL LOCATION OF USES

Reston East

Staff's Summary of Sub-Committee Guidance	Staff's Notes and Questions
<p>RESTON EAST GUIDANCE</p> <ul style="list-style-type: none"> Generally, landbays closer to the station will have more commercial use and as you move further from the station, the landbays will have less commercial and more residential use <p><i>Office</i></p> <ul style="list-style-type: none"> Focused closest to the station and Dulles Toll Road <p><i>Residential</i></p> <ul style="list-style-type: none"> 55-60 % residential in sub-units G-2, G-3, G-6, H-1, I-2 and I-1. Isaac Newton Square (sub-unit G-1) would be the most residentially-focused with 75% residential. Townhouses or low-rise multi-family would serve as a transitional use and intensity along the north side of Sunrise Valley Drive in order to protect the neighborhood to the south 400 DU at Plaza America (above first floor retail) <p><i>Retail</i></p> <ul style="list-style-type: none"> Retail street extending from east of Wiehle to Plaza America between the Toll Road and Sunset Hills Areas to the south of Toll Road would have amenity retail <p><i>Civic Uses/Facilities</i></p> <ul style="list-style-type: none"> 	<p><i>Office</i></p> <ul style="list-style-type: none"> No additional notes <p><i>Residential</i></p> <ul style="list-style-type: none"> Clarify need to focus development of residential in areas closer to the station that are more likely to have pedestrian access to the station. Virtually all of Plaza America is more than ½ mile away from the Wiehle station.. <p><i>Retail</i></p> <ul style="list-style-type: none"> Clarify intent of the retail street concept & consider in a more strictly defined area (i.e., not the entire mile long distance between Plaza America and the Post Office). The Wiehle Report mentions a retail street extending from east of Wiehle to Plaza America between the Toll Road and Sunset Hills.” This concept, at this scale would result in a very large amount of retail use which might be difficult for the area to sustain, resulting in a disjointed “Main Street” that fails to accomplish its intended goals. <p><i>Civic Uses/Facilities</i></p> <ul style="list-style-type: none"> Points pertaining to athletic fields and indoor recreation are discussed in the Park System section of the Checklist.

Steering Sub-Committee Review Checklist

GENERAL LOCATION OF USES

Reston West/Herndon

Staff's Summary of Sub-Committee Guidance

Staff's Notes and Questions

RESTON WEST/HERNDON GUIDANCE

Metro Area

Office

- Established corporate office component which should be retained and enhanced

Residential

- The land surrounding the wetlands is appropriate for residential (assuming certain environmental protections.)
- Multi-family residential is envisioned in new projects
- Lower density forms of housing are not appropriate for the mix of uses desired within a TOD area

Retail

- Retail should be integrated to support office and residential development

Non-Metro Area

- Land Unit A-1 should remain location for high-quality office buildings

Metro Area

Office

- No additional notes

Residential

- No additional notes

Retail

- No additional notes

Non-Metro Area

- No additional notes

Steering Sub-Committee Review Checklist

MIX OF USES

Areawide

Mix of Uses

Consistent approach used for all 3 TOD areas with regard to ratio of residential to non-residential development;

- Identify uses with unique role (part of vision)

Staff's Summary of Sub-Committee Guidance

Staff's Notes and Questions

AREAWIDE GUIDANCE

- Balance of jobs and housing appropriate to the individual station area and overall community
- A full range of housing choices will be provided for households of all incomes and needs
- Reston's mixed-use corridor will include a mix of retail that will serve the immediate neighborhoods, the larger Reston as well as the larger region.
- Commercial uses will include:
 - Office uses, including class A space
 - Hotel uses
 - Conference Center use
 - Light industrial uses such as research and development and data center spaces
 - Professional association offices
- Institutional uses will include a hospital center and associated medical uses, a governmental center, and public and private universities.
- Cultural uses (ex. children's center)
- Memorial space

- Staff Comment RE: areawide balance of uses – mix of use guidance should be respectful of the individual market demands and community desired for each station area.
- Staff Comment RE: “Professional Association offices – Staff understood that this particular use should be encouraged and retained to extent possible.
- **Note: Open space goals will be addressed in the Park System section of the checklist**

Steering Sub-Committee Review Checklist

MIX OF USES

Reston Town Center

RESTON TOWN CENTER GUIDANCE

Town Center Metro North

- Minimum of a 1:1 sq.ft. residential to office balance for any development proposal (individual or joint) within Metro North (excluding the urban core) that seeks FARs above those currently recommended under the Comprehensive Plan and/or permitted by approved zoning.
- Residential at a higher than 1:1 ration is permitted and matching of any office space is not required.
- Retail and hotel also encouraged and should be addressed separately from 1:1 ratio.

Town Center Metro South

- Minimum of a 1:1 sq.ft. residential to office balance for any development proposal (individual or joint) within Metro South (excluding the urban core) that seeks FARs above those currently recommended permitted by approved zoning.
- Residential at a higher than 1:1 ration is permitted and matching of any office space is not required.
- Retail and hotel also encouraged and should be addressed separately from 1:1 ratio.

Town Center North

- Envision higher proportion of residential to office as compared to Town Center Metro North and South by recommending minimum threshold for residential units.

Town Center Metro North

- Staff Comment: No change of plan recommendations for areas outside of TOD (except for Town Center North)

Town Center Metro South

- Staff Comment: No change of plan recommendations for areas outside of TOD (except for Town Center North)

Town Center North

- No additional notes

Steering Sub-Committee Review Checklist

MIX OF USES

Reston East

RESTON EAST GUIDANCE

- Report takes the approach of the current Plan. A development proposal's mix of uses must add up to the specified mix of uses for that particular sub-unit. It is assumed that development proposals spanning multiple sub-units would have to meet their proportion of the mix of uses.

Metro Area

- According to the Wiehle Report's Appendix E (density/mix table), for the TOD area of Wiehle, the mix of uses would add up to approximately 44% office and 55% residential. Hotel, retail, institutional and other uses are not calculated. This is more residential than TC Report's 1:1
- Educational uses should be incentivized.
- Some trading of "mixes" should be permitted as part of coordinated development plans, so long as (a) the residential component is developed, (b) the residential component is not reduced, and (c) the locations reflect the general pedestrian patterns of workers and residents.
- Proposed office/residential ratios are not intended to deter developers from proposing higher levels of residential. In other words, the ratios are a framework for working within a given FAR. But the Plan should have some flexibility for additional residential use above the given FAR.
- Additional residential development, including rental units, particularly in early years.

Non-Metro Area

- Retain current Plan guidance (office, R & D and industrial "flex space" uses)

Metro Area

- **Clarify if 1) trading of mixes and/or 2) residential use above FAR could have applicability at other station areas.**

Staff Comment RE: Educational use – **Clarify if desired incentives go beyond discounting educational GFA from FAR calculations to include FAR increases or flexibility in mix of uses in exchange for educational uses.**

Staff Comment RE: Trading of mixes – **Clarify if this trading is referring to development plans spanning multiple sub-units.**

Staff Comment RE: Residential use above FAR – **Clarify if additional residential use above given FAR is really envisioned as a residential minimum.**

Non-Metro Area

- No additional notes

Steering Sub-Committee Review Checklist

MIX OF USES

Reston West/Herndon

RESTON WEST/HERNDON GUIDANCE

Metro Area

- Given the well-established amount of commercial and office development, the majority of “additive” floor area ratio should be in the form of residential and retail/amenity options.
- Retail development should be less regionally oriented than Reston Town Center and focus on providing services and amenities to existing and future residents within the general station site area

Non-Metro Area

- No recommendations provided

Metro Area

- Should the residential recommendation contain more detail about housing types? Such as:
 - High-rise vs low-rise
 - Townhouse vs multifamily

Non-Metro Area

- No additional notes

Steering Sub-Committee Review Checklist

RELATIVE INTENSITIES

Relative Intensities

Staff's Summary of Sub-Committee Guidance	Staff's Notes and Questions
<p>AREAWIDE GUIDANCE</p> <ul style="list-style-type: none"> Highest densities for residential and commercial development in the Metro rail station areas. The densities should step down from the Town Center area, to the Reston East/Wiehle Avenue and Reston West/Herndon-station areas, and finally to the village centers. Greatest non-residential intensities at Reston Town Center. 	<ul style="list-style-type: none"> Should the community expect the village centers to receive the least amount of intensity between the geographies listed in this point?
<p>RESTON TOWN CENTER GUIDANCE</p> <p><u>Town Center Metro North</u></p> <ul style="list-style-type: none"> Tapering of densities as one moves north from the Metro station. FAR increases of up to 5.0 as available option in a rezoning that meets a criteria set forth in the Master Plan with building heights not exceeding 350ft. Property that is the subject of a zoning application to achieve higher FARs must meet four organizing principles: 1) urban character with inter-parcel connectivity 2) 1:1 sq. ft. residential: office 3) robust and diverse open space and 4) excellence to urban design and architecture . Option for increased densities should not attach by right <p><u>Town Center Metro South</u></p> <ul style="list-style-type: none"> FAR increases of up to 5.0 as available option in a rezoning that meets a criteria set forth in the Master Plan with building not exceeding 350ft. Property that is the subject of a zoning application to achieve higher FARs must meet four organizing principles: 1) urban character with inter-parcel connectivity 2) 1:1 sq. ft. residential: office 3) robust and diverse open space and 4) excellence to urban design and architecture . Option for increased densities should not attach by right <p><u>Town Center North</u></p> <ul style="list-style-type: none"> Non-residential intensity may be increased up to 0.9 FAR if following is met <ul style="list-style-type: none"> Urban grid of complete streets and connected open space Minimum of 1,000 dwelling units required as part of an overall development plan 	<p><u>Town Center Metro North</u></p> <ul style="list-style-type: none"> Staff Comment RE: properties subject to highest FAR – To be identified at parcel level. Additional criteria for FAR will be included in Plan to allow facilitation of zoning applications <p><u>Town Center Metro South</u></p> <ul style="list-style-type: none"> Staff Comment RE: properties subject to highest FAR – To be identified at parcel level. Additional criteria for FAR will be included in Plan to allow facilitation of zoning applications <p><u>Town Center North</u></p> <ul style="list-style-type: none"> Staff Comment RE: minimum number of dwelling units – Look to address min dwelling units via phasing.

Steering Sub-Committee Review Checklist

RELATIVE INTENSITIES

RESTON EAST GUIDANCE

- Generally the greatest intensity will be closest to the station and taper down further from the station.
- The corridor is not a Greenfield. The existing development requires that the Plan provide sufficient incentives for infill development or redevelopment.
- Planning Horizon: The recommended intensities and mix of uses for Wiehle would result in (100% buildout) somewhere between the GMU forecasts for 2050 intermediate and high.

Metro Area

- A development proposal that achieves an intermediate intensity but whose design/function may be inconsistent with the long-term vision for the area should demonstrate that its development will not impede eventually reaching the full vision.
- Hotel and retail use could be excluded from FAR limitations due to their effects being primarily during the non-rush times. This would apply only within the TOD area.
- Bus bays & kiss and ride for the south station entrance is key. Incentivize appropriately to encourage those facilities sooner rather than later.
- Soapstone extension/bridge is vital. Requirement for TOD in H-1 is proffers for ROW.

Non-Metro Area

- Mixed use/increased intensity allowed on a “case-by-case” basis for areas outside of TOD area if it makes an unusually beneficial proffer.
- Fannie Mae proposal: 1.5 FAR and at least 60% residential, with conditions
- F-3 proposal: 1.5 FAR and at least 60% residential, with conditions.

Incentivized Contributions

- Educational uses should be incentivized
- “First Movers Concept.....”
- Incentives given to developers that file a beneficial joint development application
- Unique contribution to public art, extraordinary architecture or energy savings, cultural or civic space.

Metro Area

- Staff Comment RE: Intermediate level – **Clarify the “intermediate intensity” concern. Staff assumes this refers to proposals like Chuck Veatch. Plan should be clear about desired objectives and relative importance of potentially conflicting elements of the vision (e.g. opportunity to establish residential in near term vs potentially more open space via high-rise residential). Consider what should be key principles for redevelopment and among those principles, how they might be prioritized.**
- Staff Comment RE: Hotel & Retail excluded – Staff will consider excluding hotel and retail uses from FAR limitations.

Non-Metro Area

Staff concerns:

- Case-by-case – This goes against established TOD policy and would detract from opportunity for TOD within the ½ mile area.
- Fannie Mae – More than ½ mile from either station.
- F-3 proposal – Much of the sub-unit is more than ½ mile from station.

Incentivized Contributions

- Staff Comment RE: Education – See note in “Mix of Uses” section for Reston East
- Staff Comment RE: Joint Development – **Staff supports linking more intense TOD option to joint development proposals.**
- Staff Comment RE: **Unique contribution – Staff supports unique contributions to public art, extraordinary architecture and energy saving design.**

Steering Sub-Committee Review Checklist

RELATIVE INTENSITIES

RESTON WEST/HERNDON GUIDANCE

Metro Area

- Allowable density/intensity is expected to be less than that envisioned at the Reston Town Center Station and likely, generally in line with that endorsed at the Wiehle Station.
- Proposed floor area ratios should be considered above current Comprehensive Plan guidance
- Land Unit C-2 is appropriate for receiving a portion of the highest development intensity
- the most intense development oriented toward the Station Site and the Dulles Toll Road
- Land Unit A-1 appropriate for receiving a portion of the highest development intensity
- Land Unit A-1 should be considered for planned FAR above the current plan.

Non-Metro Area

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Metro Area

- Staff Comment RE: intensity - Currently the Herndon-Monroe report does not provide specific guidance regarding intensities. Staff supports intensities at Reston West/Herndon that are comparable to intensities recommended for the south side of Reston East by the Wiehle Avenue Sub-committee.

Non-Metro Area

- No additional notes