

Wiehle Transit Station Area

Location:

Build up density between Sunrise Valley Drive and Sunset Hills Road, prioritizing the parcels within the quarter-mile from Wiehle Avenue, while respecting the established residential communities south of Sunrise Valley Drive and north of Isaac Newton Square.

- Reston Master Plan Special Study: Wiehle Avenue Area
 - G1-G7
 - H1-H2
 - I1-I3
- Restructure into 7 landbays:
 1. H1-H2
 2. I1-I2
 3. G3-G4
 4. G5-G6, G7 (the area south of Old Dominion Railroad Trail)
 5. G1
 6. G2, G7 (the area north of Old Dominion Railroad Trail)
 7. I3
- Incentives given to landbays within ½ mile radial distance from proposed rail station:
 - Landbay 1-4

Form:

Establish a network of connected streets with a high density neighborhood surrounding the proposed metro station, offering residents and non-residents the capability to live, work and shop within the urban core.

- Density
 - High density
 - Landbay 1-4
 - 24/7 use
 - Mid density
 - Landbay 5-7
 - Low density
 - N/A
- Grid of Streets
 - Landbay 1-4
- Circulation
 - Pedestrian and bicycle pathway
 - Landbay 1-7

- Local public transportation
 - Shuttle system
- Non-public vehicular transportation
 - On-street parking
- Quality of form and function
 - Aligns with grid, density and circulation initiatives
 - Visually Attractive

Use:

Create a vital destination that promotes transit usage, foot traffic and 24/7 activity, supporting an urban neighborhood composed of a mix of residential and commercial uses.

- Mixed-Use
 - Blend of commercial, residential and retail
 - 50:50 mix of commercial to residential
 - Amenity retail supporting workers and residents
- Education
 - Develop educational community that supports business and residents professional development
 - Incent educational development by offering higher density than allowable
- Civic
 - Wiehle Avenue landmark that gathers and unites the community and neighborhoods
- Open space