

WHP Notes re: Wiehle Corridor Near Metro Transit Station

Keys are (a) maximizing use of transit station, (b) creating a walkable mixed use community with minimum traffic impacts, (c) creating an attractive place to live, work, play and visit.

“Form” and “Distribution”

- a. The form should be urban, mixed use and pedestrian friendly with enough publicly accessible open space to tie the form of the community to the rest of Reston’s unique character.
- b. Concentrate height and density closest to subway, generally tapering as move away.
- c. Concentrate density more on north side of toll road than on south. On north can extend from east of Wiehle to Plaza America and across to Isaac Newton Sq.
- d. Concentrate offices closest to subway, with residential concentration rising with distance since (a) residents will walk farther to metro and (b) spreading offices will add to traffic. Isaac Newton Square, for example, should be a residential development (apart from the two newer offices along Wiehle).
- e. Any office development farther from transit station must have a firm, financed plan for circulator or shuttle buses.
- f. Publicly accessible and usable open-space (including attractive, treed plazas with outdoor eating) should exist within 1/8 mile of every residence. 25% of land area should be devoted to open space (including existing natural areas and attractive plazas).
- g. Networks of roads, wide sidewalks and dedicated pedestrian and bicycle trails throughout the corridor. Making them visually attractive (tree-lined, landscaped, linked to accessible parks) is critical to enhancing the appeal and value of the area.
- h. Linear concentrations of retail establishments (including restaurants, cafes, coffee shops, bars) should be encouraged. Retail lined streets should provide concentrations sufficient to attract patrons and pedestrians and provide a draw for residents and employees, as well as visitors.
- i. The bulk of the retail should be north of the toll road.
- j. Screened, structured parking should replace large, flat parking lots in order to free up open space and building space.

Type of buildings/development

- a. Mixed use—residences, offices, retail (including restaurants, cafes, coffee shops, bars, and outdoor eating), educational, athletic and cultural venues--with heaviest emphasis on residential.
- b. Residences should be built before or as new offices are constructed. No new offices without first having new residential built – otherwise, sum of existing offices and new construction will cause long-term delay in goal of residential and pedestrian concentration near the subway.
- c. Retail should be incorporated into buildings (e.g., first floor type uses) not stand alone big retail stores (except Plaza America, which is already there).
- d. Retail should include basic needs for nearby residents, including restaurants at a variety of levels and a variety of shops to make the area attractive as an urban area. Local retail and local restaurants should have priority over national or large regional chains (outside of Plaza America).
- e. Civic and educational facilities should be located in the area.
- f. Wiehle is the “gateway” to Reston from the east. The appearance of the buildings, public art and open spaces should signal that visitors are arriving in Reston. High quality architectural design should be encouraged.

Notes re: Nearby Neighborhoods Outside the RCIG

Bright line – Protect south of Sunrise Valley and in west of TOD area from additional development

Need to address access to docks by non-residents

Traffic needs to be addressed –

- a. Traffic calming on Upper Lake and Great Meadows (bumps? Circles? Entry for local destinations only certain times of day?)
- b. Parking restrictions and neighborhood permits
- c. Street lighting (soft, but some)

Notes re: Traffic

Must be addressed (pending presentations).