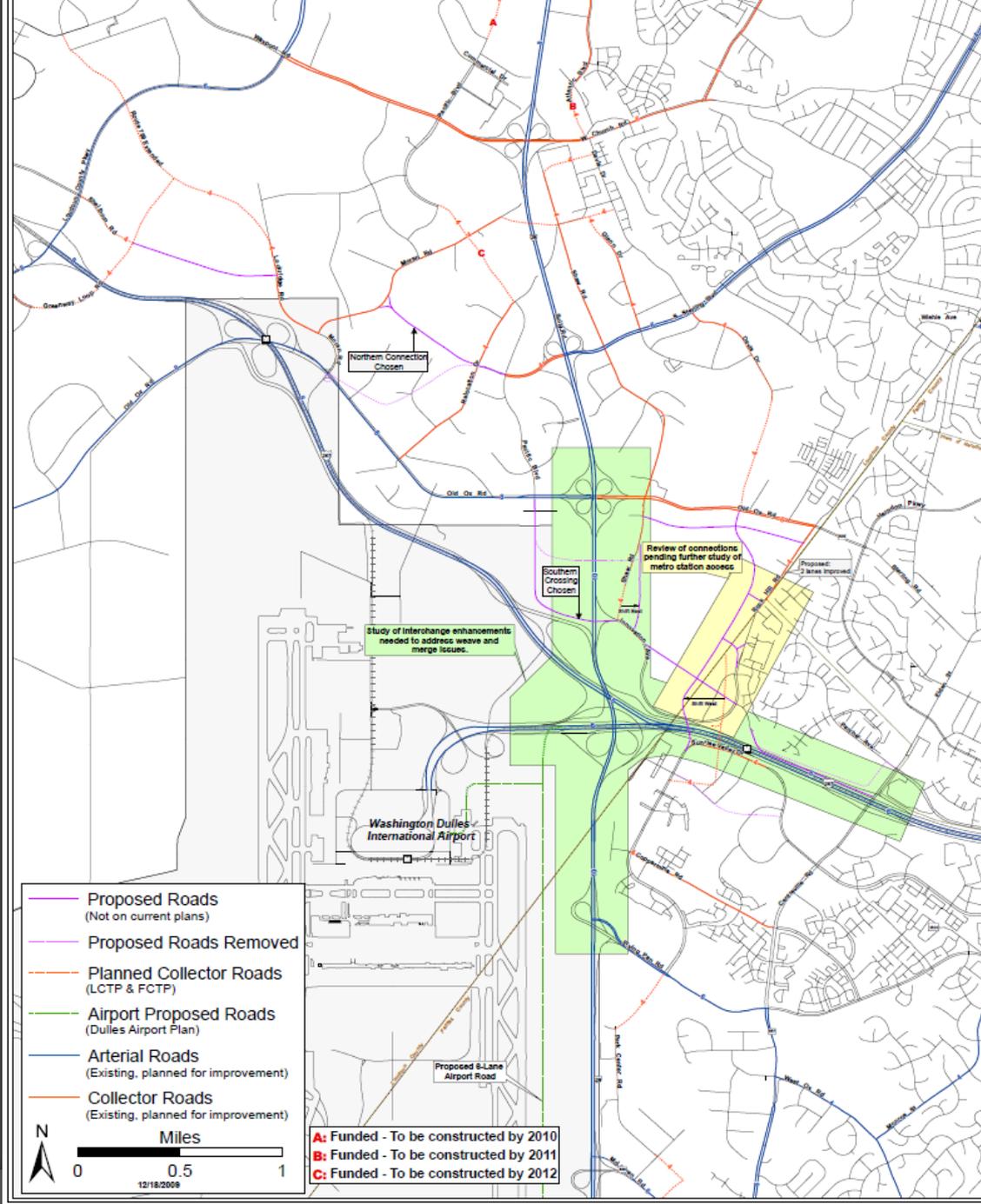


Staff Presentation for meeting on July 17, 2012

ROUTE 28 STATION- SOUTH WORKING GROUP

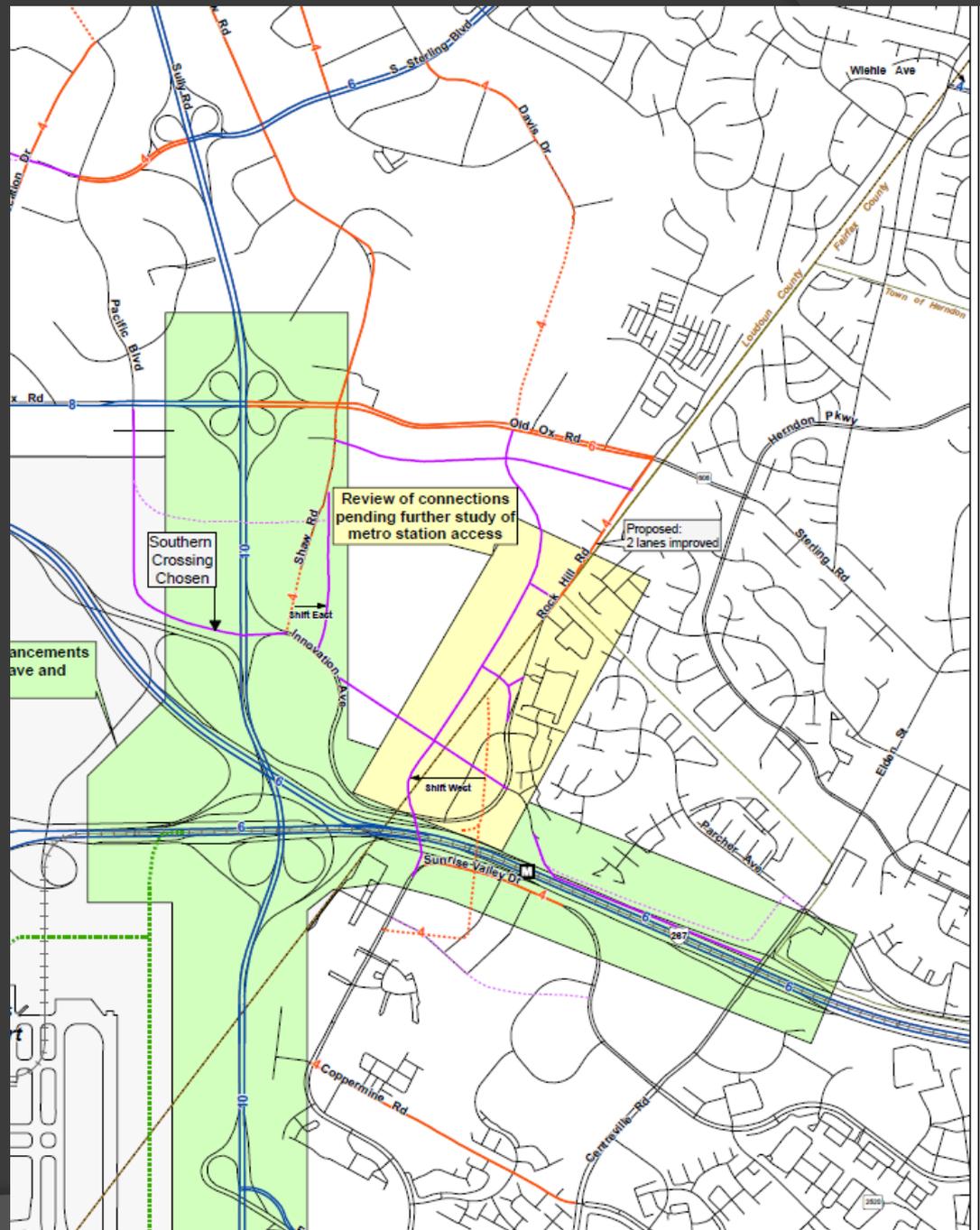
Route 28/Toll Road Area

Regional Transportation Concepts



Route 28/Toll Road Area

Regional Transportation Concepts

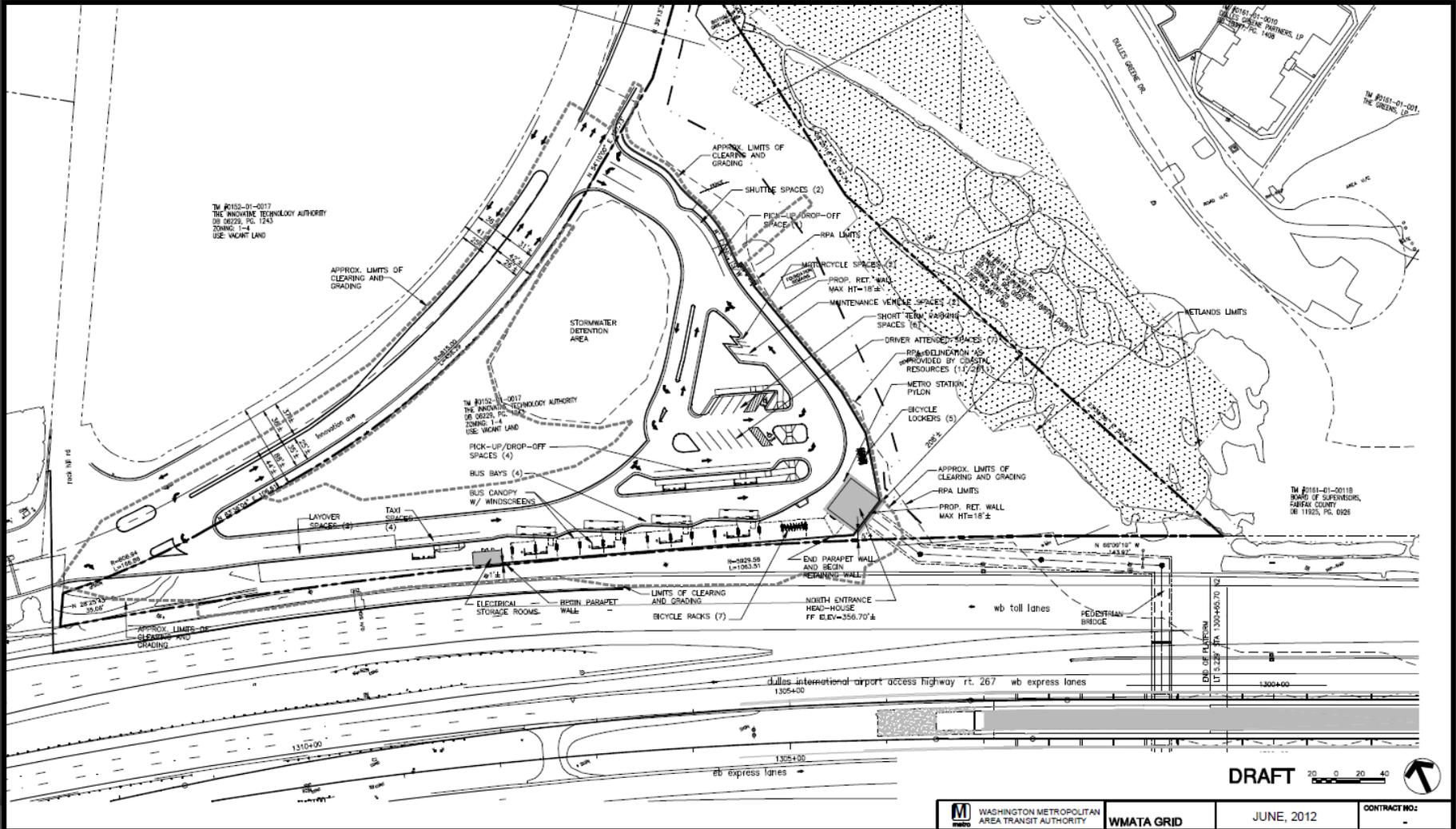


WMATA – Phase II

- Request for Qualifications issued
- RFP anticipated in Fall or Winter 2012
- Contract Award Spring 2013

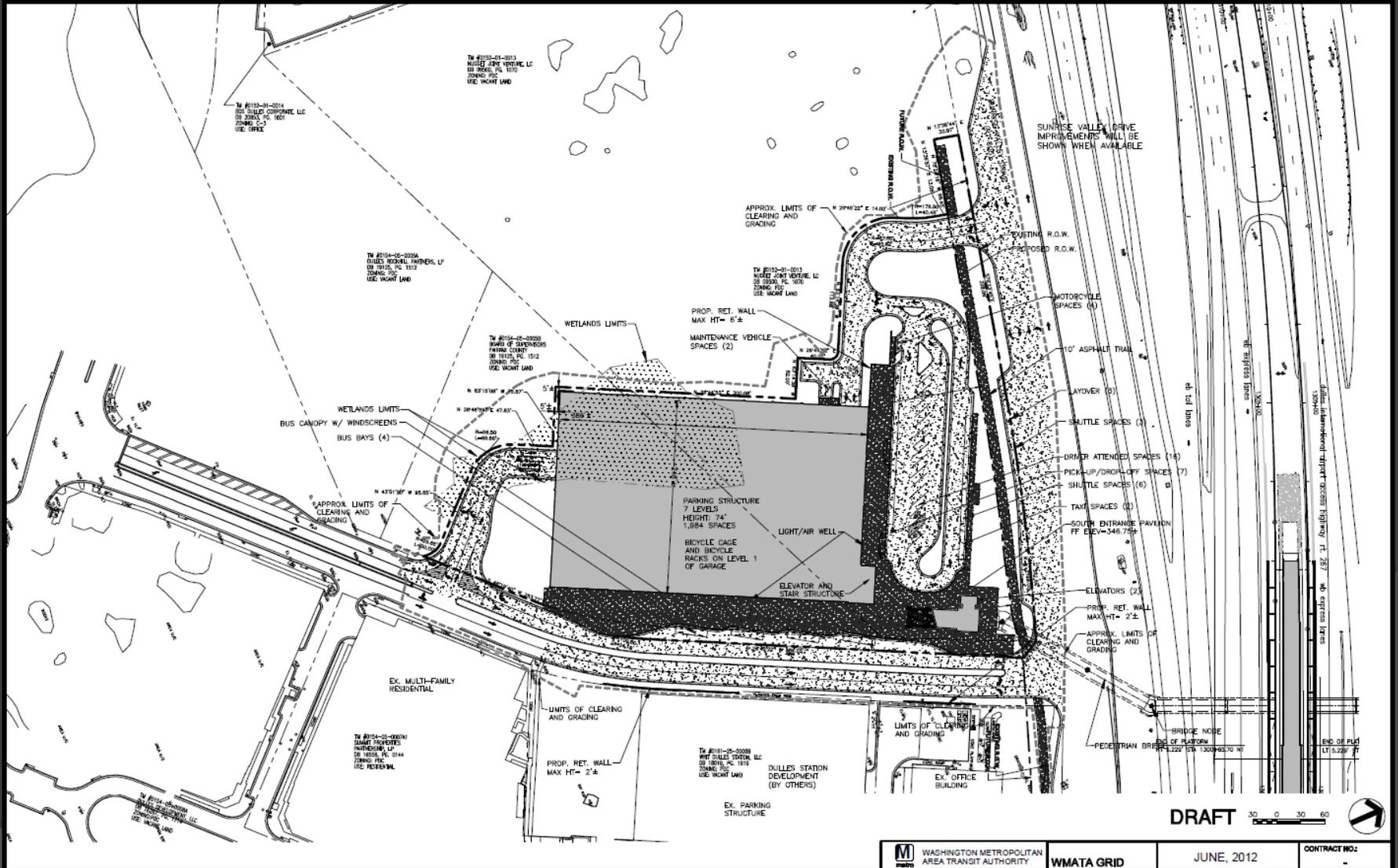
- Arrival of Phase II Metrorail anticipated in 2017

Innovation Center Station - North Special Exception Plat



DRAFT 20 0 20 40

Innovation Center Station - South Special Exception Plat



Herndon Metrorail Station



Herndon Metrorail Station
(Includes pedestrian bridge with landing in the Town of Herndon)



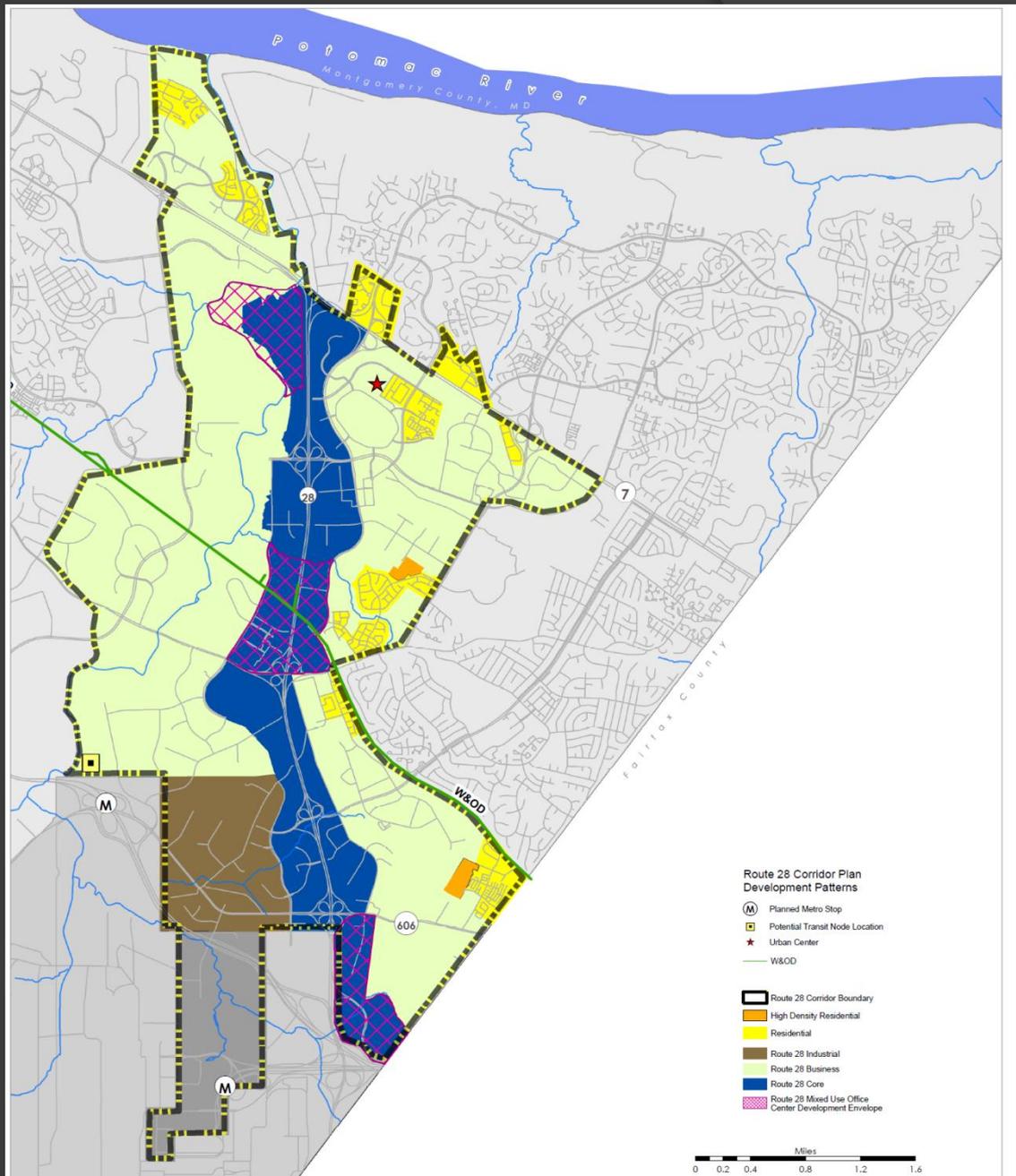
Metrorail Station Urban Development Area

Loudoun County

- Route 28 CPAM – adopted March 2011
- Dulles World Center- approved March 2011
- Waterside – application currently under consideration

Loudoun County

Route 28 Corridor Plan



Dulles World Center

- ⦿ Approved March 2011
 - Realigns Innovation Avenue
 - Grid of streets
 - Provision of ROW for bridge over the Toll Road
- ⦿ 1,265 Residential Units
- ⦿ Approximately 4 million sq. ft. of non-residential development

Dulles World Center

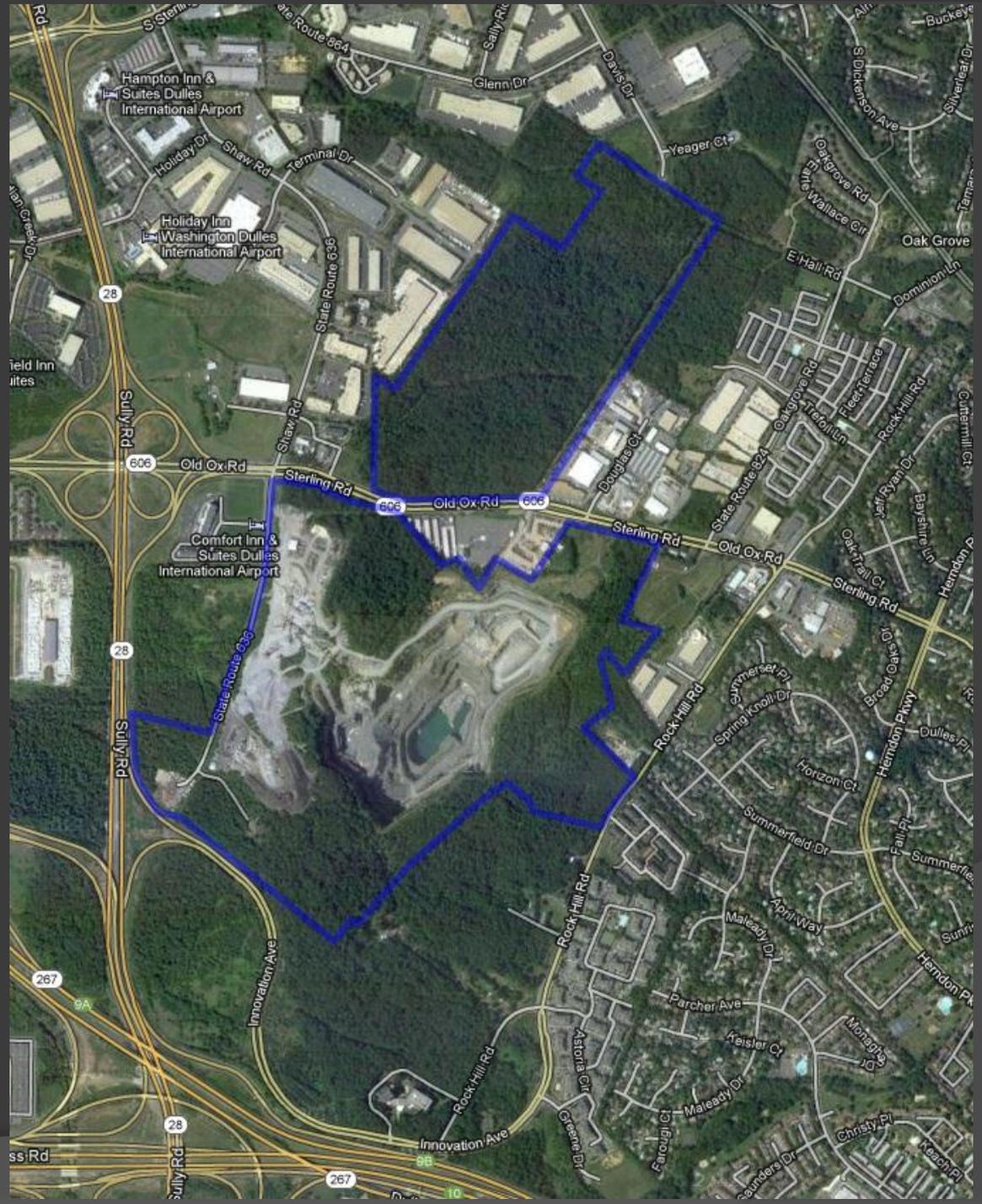
Transportation Improvements



LOCATION OF ROAD IMPROVEMENTS
010. WHERE THE TEXT IN THE PROFFERS
FINAL ALIGNMENT AND WIDTH OF ALL ROADS
AND SUBJECT TO THE APPROVAL OF
N, VDOT, AND/OR AFFECTED PROPERTY

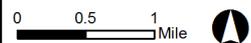
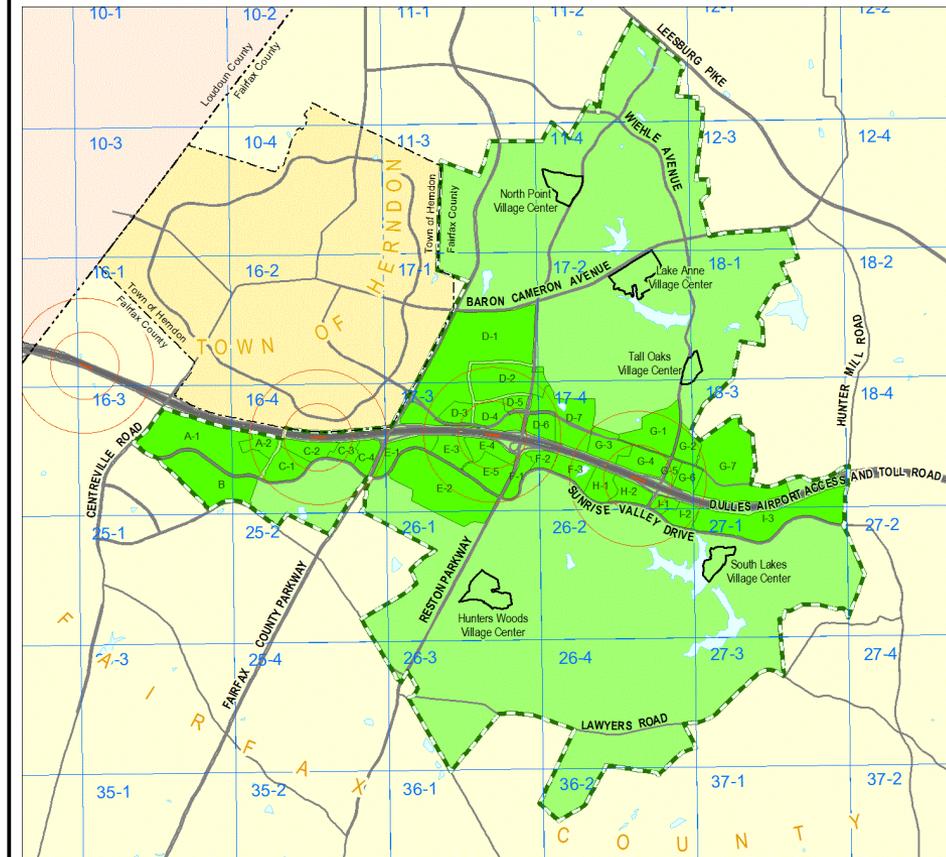
DULL
EXHIBIT F -

Waterside Loudoun County Rezoning Proposal



Reston Special Study Phase I and Phase II

RESTON MASTER PLAN SPECIAL STUDY: PHASES I & II



- Legend**
- Special Study Boundary
 - Reston-Herndon Suburban Center Sub-units
 - General Location of Transit Station Platforms
 - Phase I
 - Phase II
- Areas to be Reviewed

Reston Master Plan Special Study



Map prepared by
Dept. of Planning & Zoning
October 2011

G:\projects\lcp\pd\av\projects\2009\Reston_Special_Study\Existing_Conditions_Report\Study_Geography\Projects\2010_and_2011_Phases.mxd

Route 28 Station-South Special Study Area



Rocks Plan Amendment



Dulles Station – Parcel 5A

ROUTE 28 STATION SOUTH: Allocation of 2030 Absorption

Assumptions
made for
testing



Legend

 Dulles Suburban Center Sub-units

 General Location of Transit Station Platforms
Circles denote 1/4 and 1/2 mile distances from center of station platform

 Scenario

 Plan

 Zoning Approval

 Existing DTA

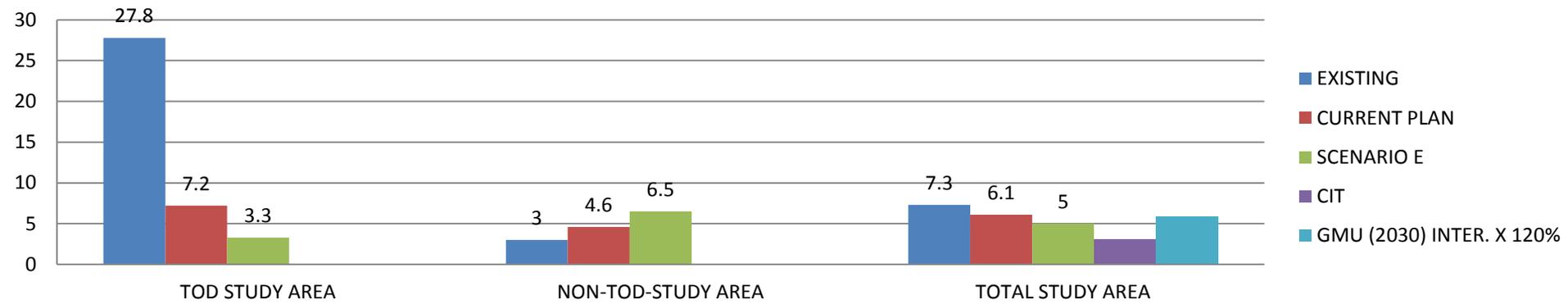


Map prepared by
Dept. of Planning & Zoning
October 2011

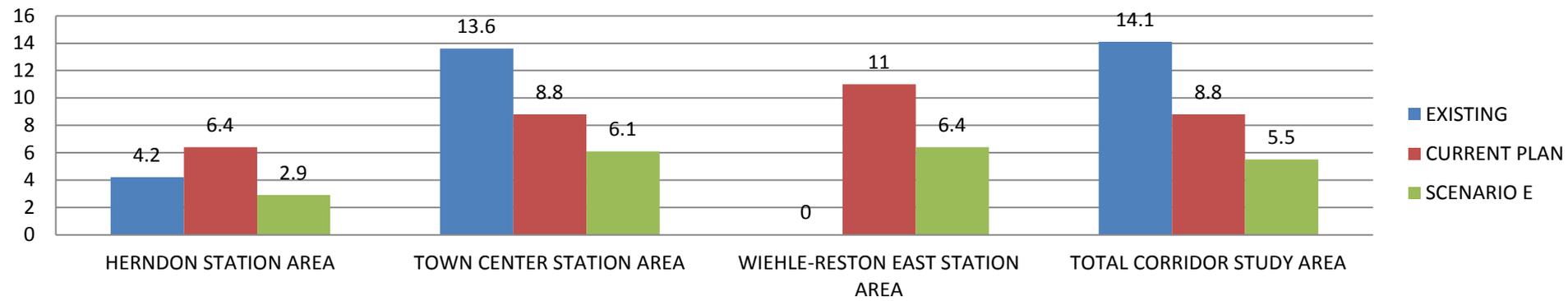
JOB-HOUSING RATIOS

- ⦿ Based on our regional experience, transit station areas should generally be planned for a jobs-housing ratio between 3.0 and 6.0
- ⦿ Successful TODs achieving the above jobs-housing ratios between 3.0-6.0 provides for:
 - More daytime and evening activities
 - Economic and social opportunities due to proximate mix of uses
 - Higher non-SOV transit mode shares leading to reduced traffic congestion
 - Long-term sustainable land uses for the area

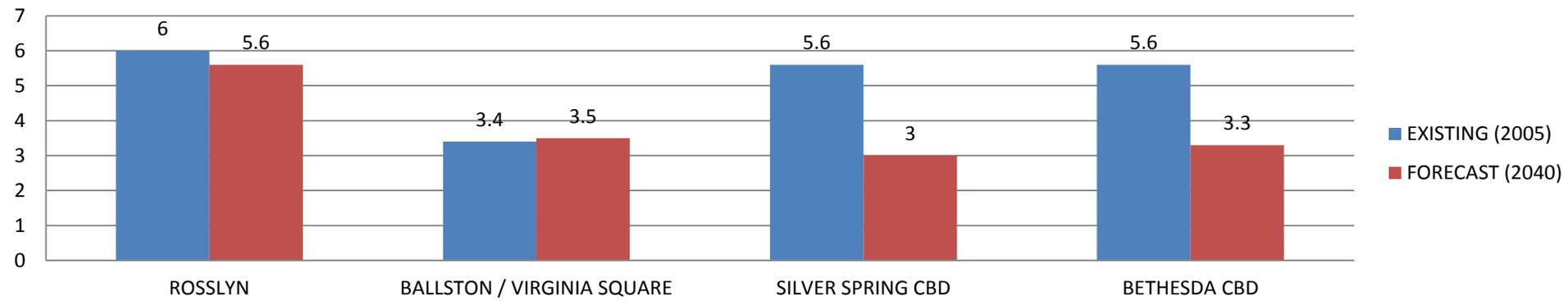
ROUTE 28 STUDY AREA JOBS-HOUSING RATIOS



RESTON STUDY AREA JOBS-HOUSING RATIOS



OTHER SUCCESSFUL REGIONAL TOD JOBS-HOUSING RATIOS



Two Paths Moving Forward

◎ Path I

- Develop a new land use scenario
- New round of analyses
- Develop Plan text
- 527 Review
- Public Hearings

• Path II

- Make minor modifications
- Develop Plan text
- 527 Review
- Public Hearings