

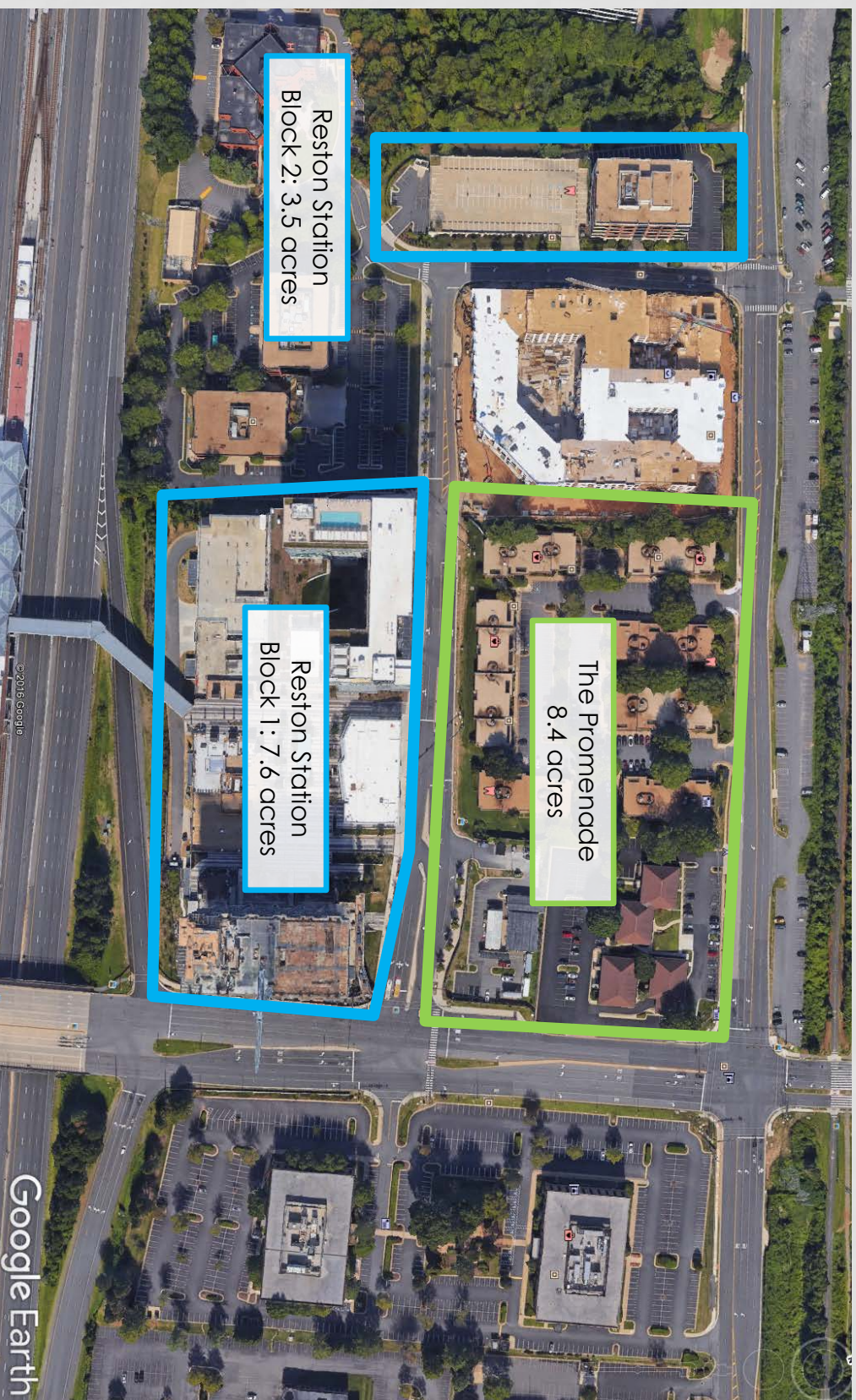
# RESTON STATION & PROMENADE

PLANNING AND ZONING COMMITTEE PRESENTATION  
JANUARY 22, 2018





# PROPERTY OVERVIEW





# RESTON STATION

CDPA/FDPA 2009-HM-017 AND PCA 2009-HM-019-02



# RESTON STATION OVERVIEW

## APPROVED 2010

- Zoned PDC (Planned Development Commercial) at 2.5 FAR, consistent with 2009 Comprehensive Plan.
- Maximum density for the property: 1,312,614 SF excluding bonus density for WDUs.
- Flexibility to adjust uses & intensity building by building.
- SF of each building constrained by height and max overall density.



# REVISED COMPREHENSIVE PLAN RECOMMENDATIONS

- “Transit Station Mixed-Use”
  - FAR up to 3.0, plus bonus density (previously 2.5 max).
  - Net addition of 316,781 SF to get to 3.36 FAR.
- Bonus density available for additional Comp Plan goals.
  - 19.5% WDU commitment at lower income tiers.
  - Pond 913 or Soapstone Connector commitment: \$3.00/SF above Comp Plan limits.
- Thoughtful integration of mixed residential, office, hotel and retail uses with the Wiehle Metro Station and Metro Facilities.
- Attractive environment in which to live, work and visit.



# PROPOSED AMENDMENTS TO THE EXISTING ENTITLEMENTS



1) Fill out the approved development program by modestly increasing the density and heights of certain buildings in accordance with the revised Comprehensive Plan.

2) Add hotel option to respond to industry feedback.

3) Move Building 6 from Reston Station to the Promenade.

4) Incorporate \$150,000 in Plaza enhancements.

5) Mix of uses:  
60% Nonres./40% Res.



# PROPOSED AMENDMENTS TO THE EXISTING ENTITLEMENTS

## RESTON STATION

Building	Max Building Height	Primary Use	Anticipated/Actual GFA
1 (Existing)	205'	Office	350,550 (Actual)
2	205'	Office	220,000
3	205'	Office	195,000
4 (Existing)	225'	Residential	448,749 (Actual)
5	205'	Hotel/Residential	131,096
7	<del>140'</del> <b>280'</b>	Office/Residential/ <b>Hotel</b>	<del>193,000</del> <b>209,000</b>
8 (Existing)	140'	Office	75,000 (Actual)
			<b>1,629,395 Total</b>

→ BUILDING 6 MOVED TO THE PROMENADE



# THE PROMENADE

RZ/FDP 2016-HM-035 AND PCA 2009-HM-019



# PROMENADE APPLICATION HISTORY

September 2016

Original application area  
→ **5 acres**

July 2017

County “toe of the boot”/  
Building 6 moved from  
Reston Station → **6.4 acres**

October 2017

Kfoury parcels under  
contract → **8.4 acres**





# PROMENADE APPLICATION HISTORY



Original submission: November 2016



+ County Parcel: July 2017



+ Kfoury Parcels: October 2017



January 2018 Submission



# THE PROMENADE OVERVIEW + COMPREHENSIVE PLAN GOALS

- “Transit Station Mixed-Use”: FAR up to 3.0 + bonus
  - Rezoning 8+ acres from I-4 to PDC for successful live-work-play environment.
  - Extends TOD north of the Reston Station development.
- Approximate 50/50 nonresidential/residential mix of uses across entire TSMU area
  - Proposed 55%/45% mix of uses, depending on development options.
- Significant consolidation of parcels.
  - 30 condo units + County parcel + 2 Kfoury parcels.
- Enhanced system of parks & open spaces: Comp Plan recommends 20% open space and 1.66 ac urban parkland.
  - Proposed 30% open space and 1.66 ac urban parkland.
- Provision of workforce housing.
  - Proffered 16.5% WDUs at lower income tiers.





**Residential/Retail**  
Approx. 250,000 GFA

**Office/Retail**  
Approx. 300,000 GFA

**Office/Residential/Retail**  
Approx. 250,000 GFA

**Hotel/Residential/ Retail**  
Approx. 400,000 GFA

**The Woonerf**



# PROPOSED DEVELOPMENT

## THE PROMENADE

Building	Max Building Height	Primary Use	Max GFA	Units	Keys
A	100'	Residential	250,000	250	
B	200'	Office	300,000		
C	270'	Hotel/Residential	400,000	80	280
D	180'	Office/Residential	250,000	260	
+		Ground Floor Retail	85,000		
			<b>1,285,000 Total</b>		



# GROUND FLOOR RETAIL

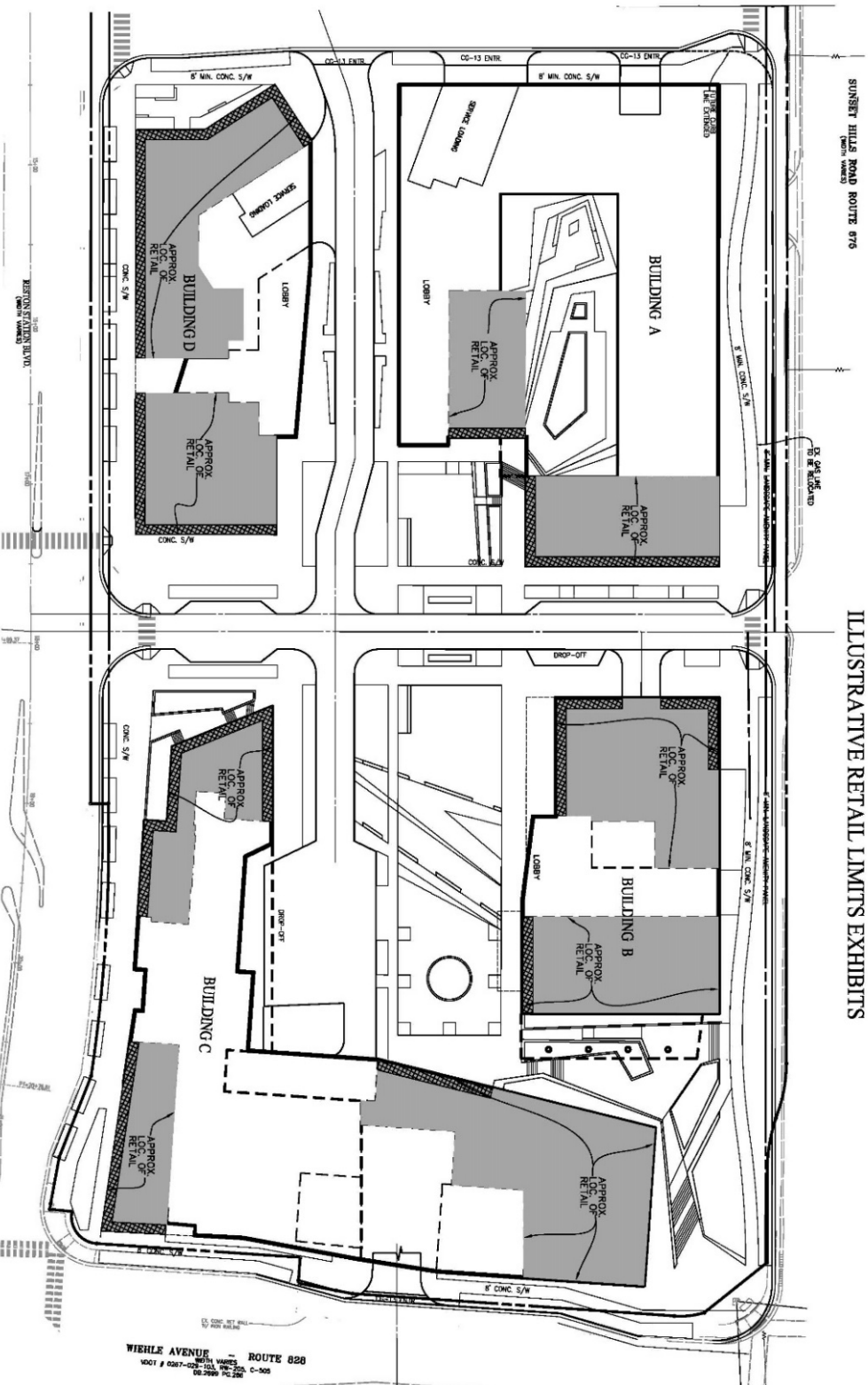
## LEGEND

- APPROX. LOCATION OF POTENTIAL RETAIL DOOR LOCATIONS
- APPROX. LOCATION OF POTENTIAL RETAIL AREAS

Up to  
**85,000 SF** of  
ground-floor  
retail  
throughout  
all 4 building  
sites

SUNSHY HILLS ROAD ROUTE 676

ILLUSTRATIVE RETAIL LIMITS EXHIBITS





# LANDSCAPE & OPEN SPACE



Zoning Ordinance Requirement: 15%  
Comp Plan Recommendation: 20%  
**Provided: 30%+**



# UPDATED PARKS & CONNECTIVITY



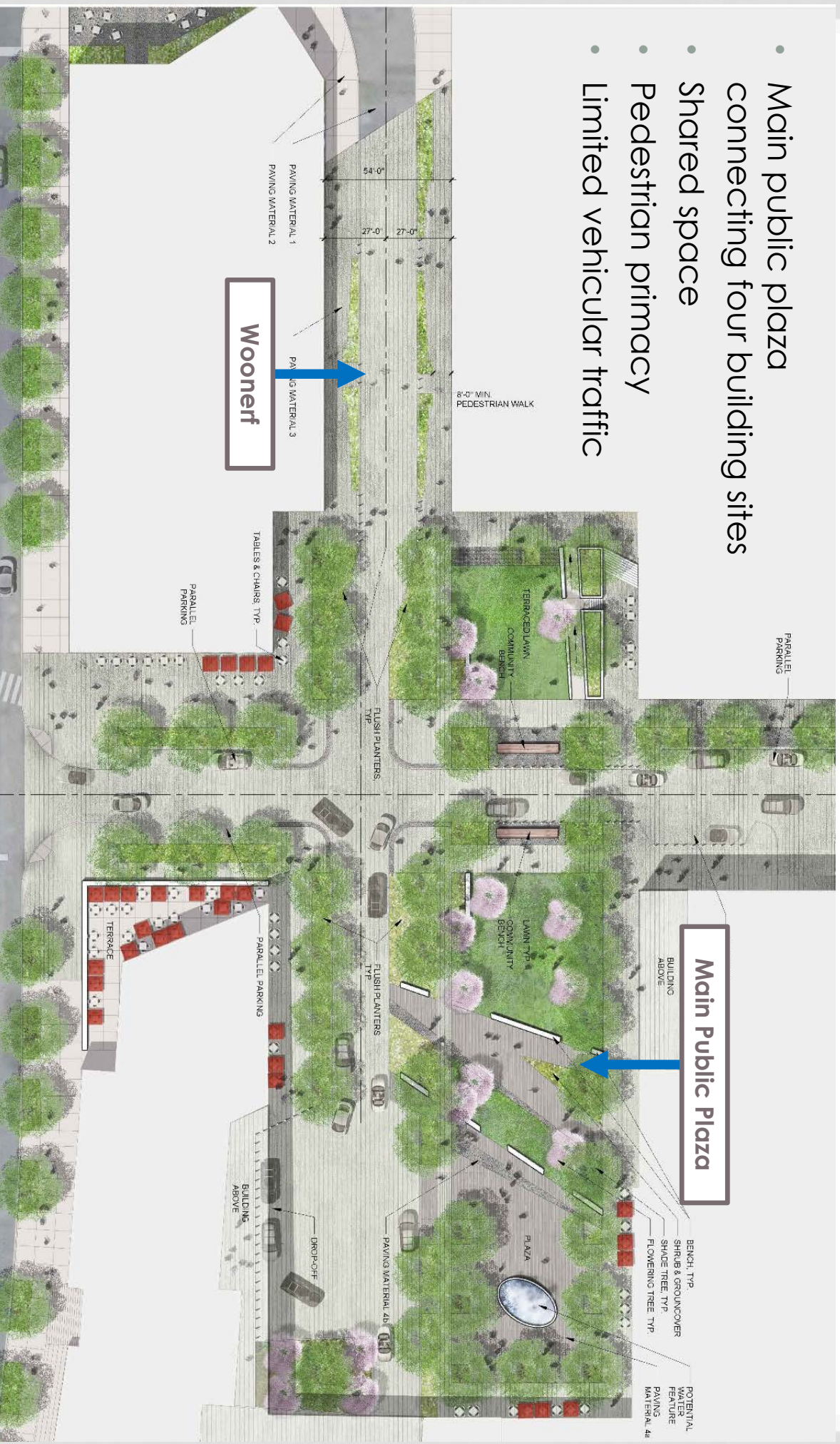
October 2017

January 2018



# THE WOONERF & MAIN PUBLIC PLAZA

- Main public plaza connecting four building sites
- Shared space
- Pedestrian primacy
- Limited vehicular traffic







PRECEDENT IMAGES





# ROOFTOP AMENITIES





# PROPOSED PROFFERS

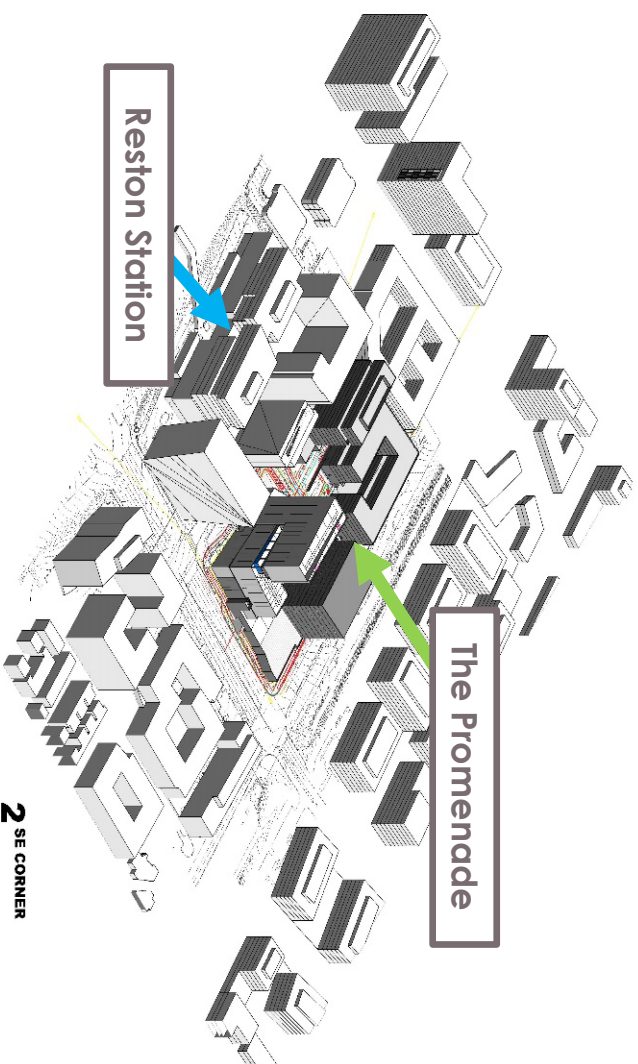
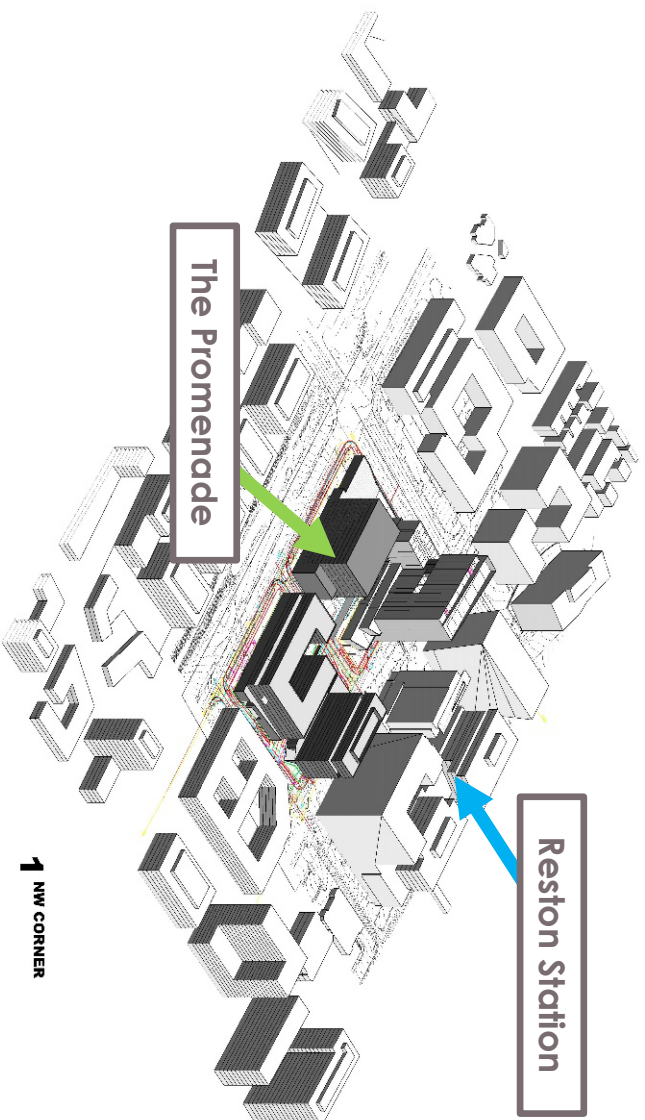
- Affordable and Workforce Housing: 16.5% at lower AMI tiers (70-80-100 % of AMI) and \$3/SF nonresidential contribution
- Public Schools Contribution
- Festivals, Fairs & Events
- Parks & Open Space
  - The Woonerf + six distinct pocket park spaces
  - Pedestrian connection at NE corner of site at Wiehle Ave & Sunset Hills
  - Pedestrian connection through Building C from Wiehle Ave to Proposed Development
  - Private Recreational Amenities/Facilities: \$1,900 per market-rate unit
  - Athletic Field Contribution: \$1.72 per SF of new gross floor area
  - Public Art
- Environmental & Green Building
  - LEED certification or equivalent for residential
  - LEED Silver certification or equivalent for the new office buildings
  - Electric Vehicle Charging Infrastructure
  - Stormwater Management



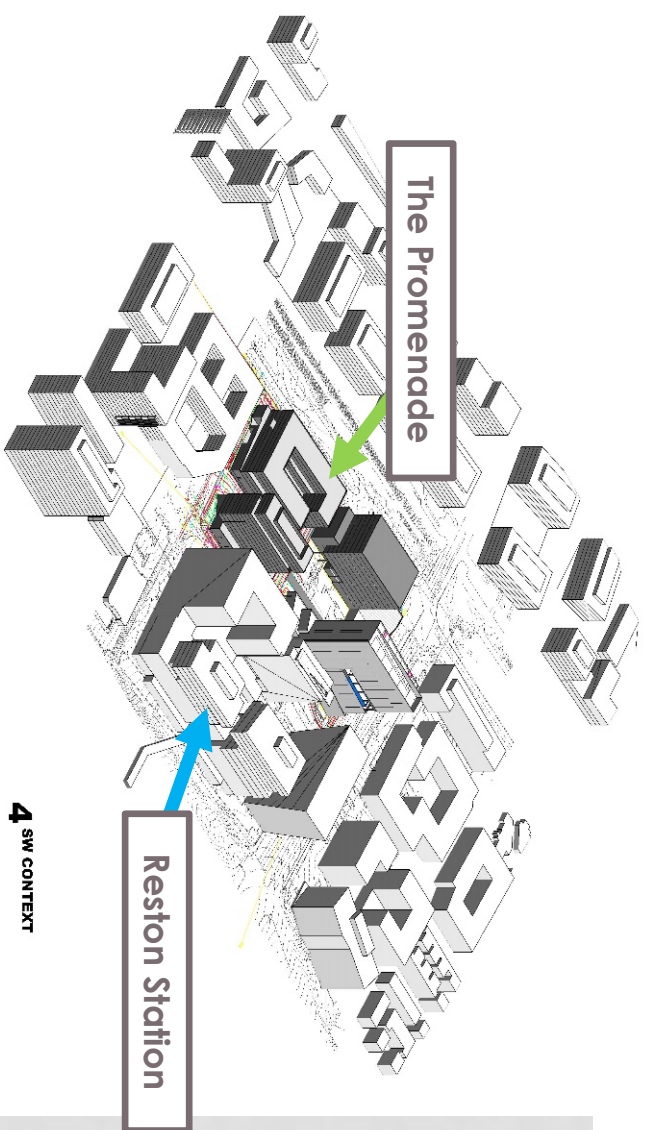
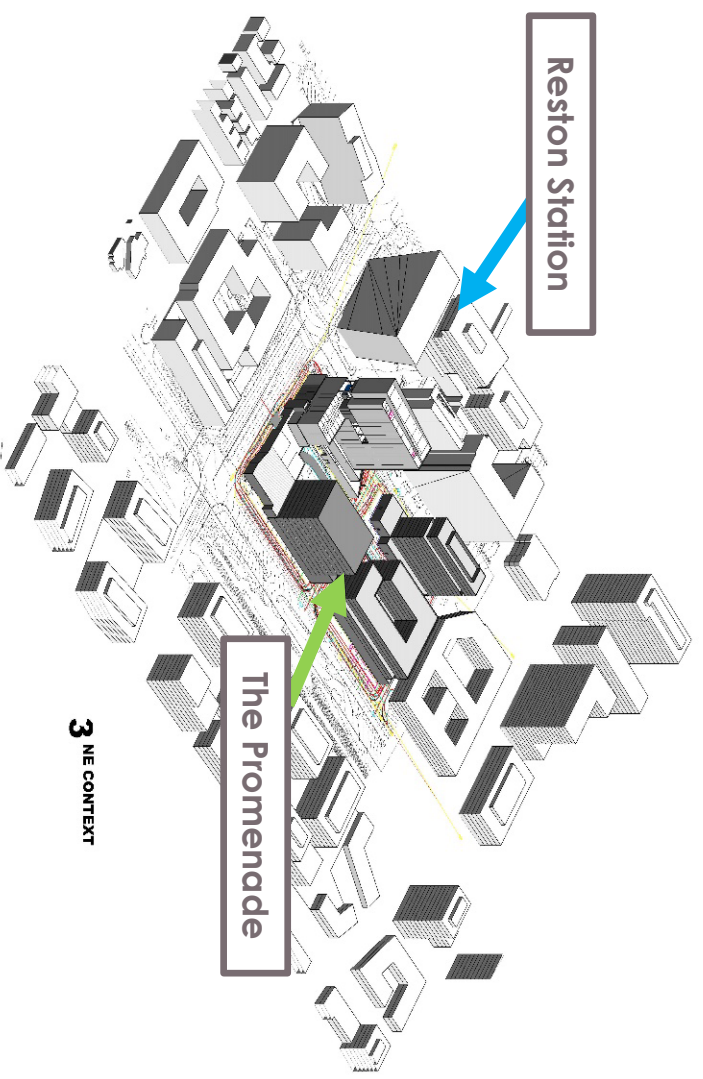
# TRANSPORTATION IMPROVEMENTS

- Bike & Pedestrian Network
  - Dedicated bike lanes on Wiehle Ave & Sunset Hills Rd (From Reston Station Block 2 across Bozzuto to Wiehle Ave, and from Wiehle Ave to Reston Station Blvd.)
- Grid of streets
  - Metro Center Drive: restriping (dual left turn lanes & shared thru/right turn)
  - Reston Station Boulevard: westbound right turn lane
  - Sunset Hills Road: turn lane extension resulting in four eastbound lanes
  - Wiehle Avenue: right turn lane extension & 4<sup>th</sup> southbound lane
  - Local Streets: Road A & Road B
  - Six traffic signals (new or modifications)
  - Traffic signal preemptions
- Reston Road Fund contribution
  - \$2,090 for each market rate residential unit
  - \$9.56 per new nonresidential square foot
- Transportation Demand Management

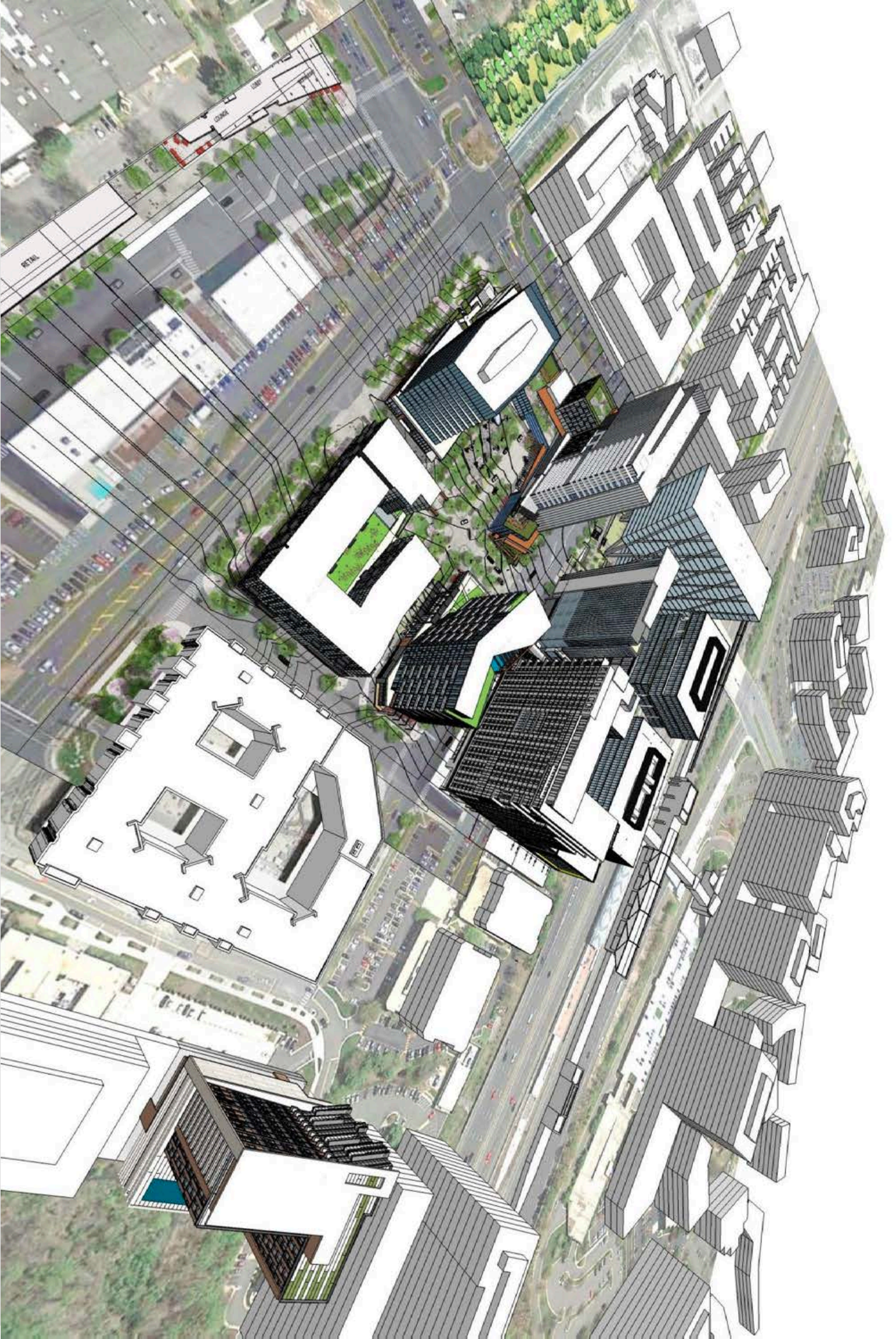














Reston Station

The Promenade



Wiehle Avenue

# EAST ELEVATION







# NORTH ELEVATION







Reston Station Boulevard

# SOUTH ELEVATION





The Promenade

Reston Station



# WEST ELEVATION





