

# Planning for Dulles Corridor Metro Stations



Fred Selden

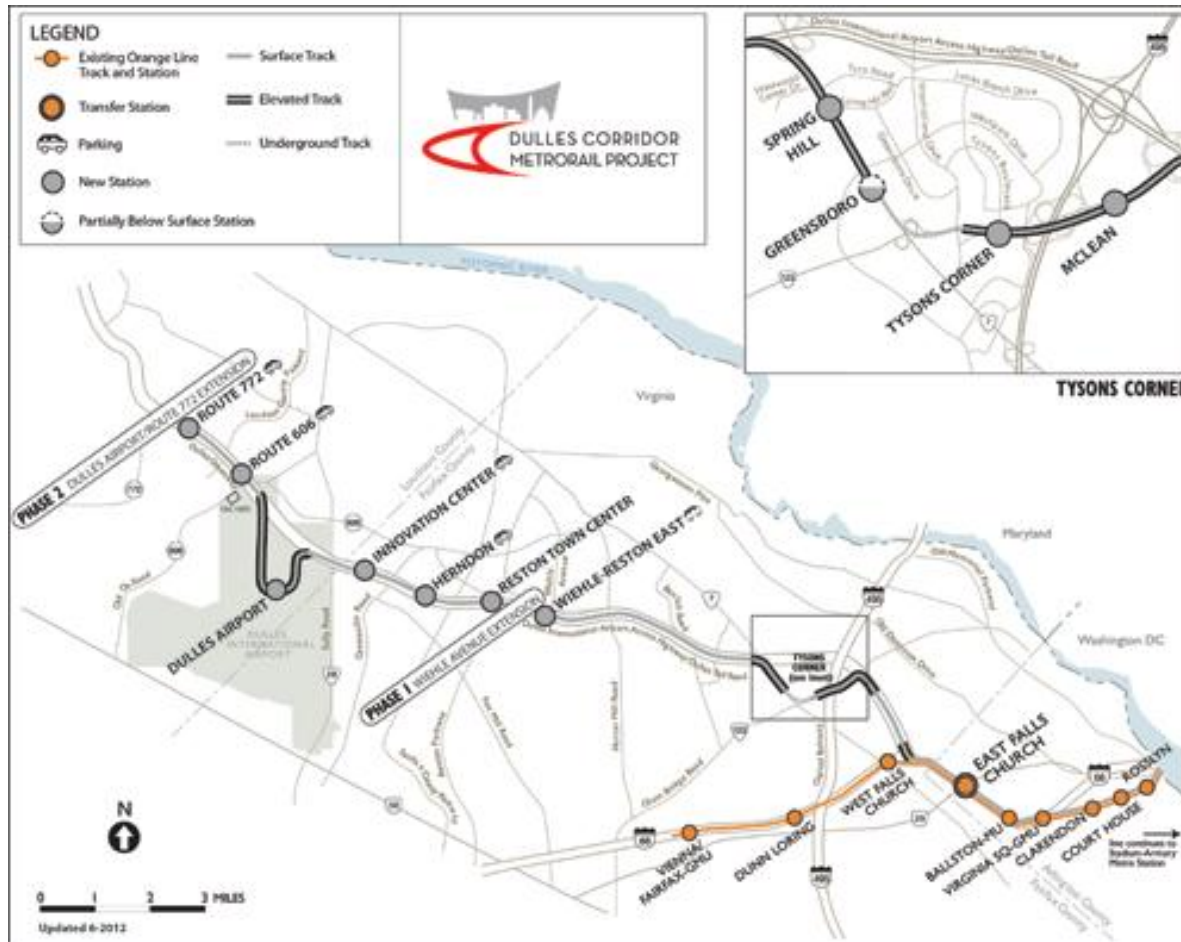
Fairfax County Department of Planning and Zoning

November 2013

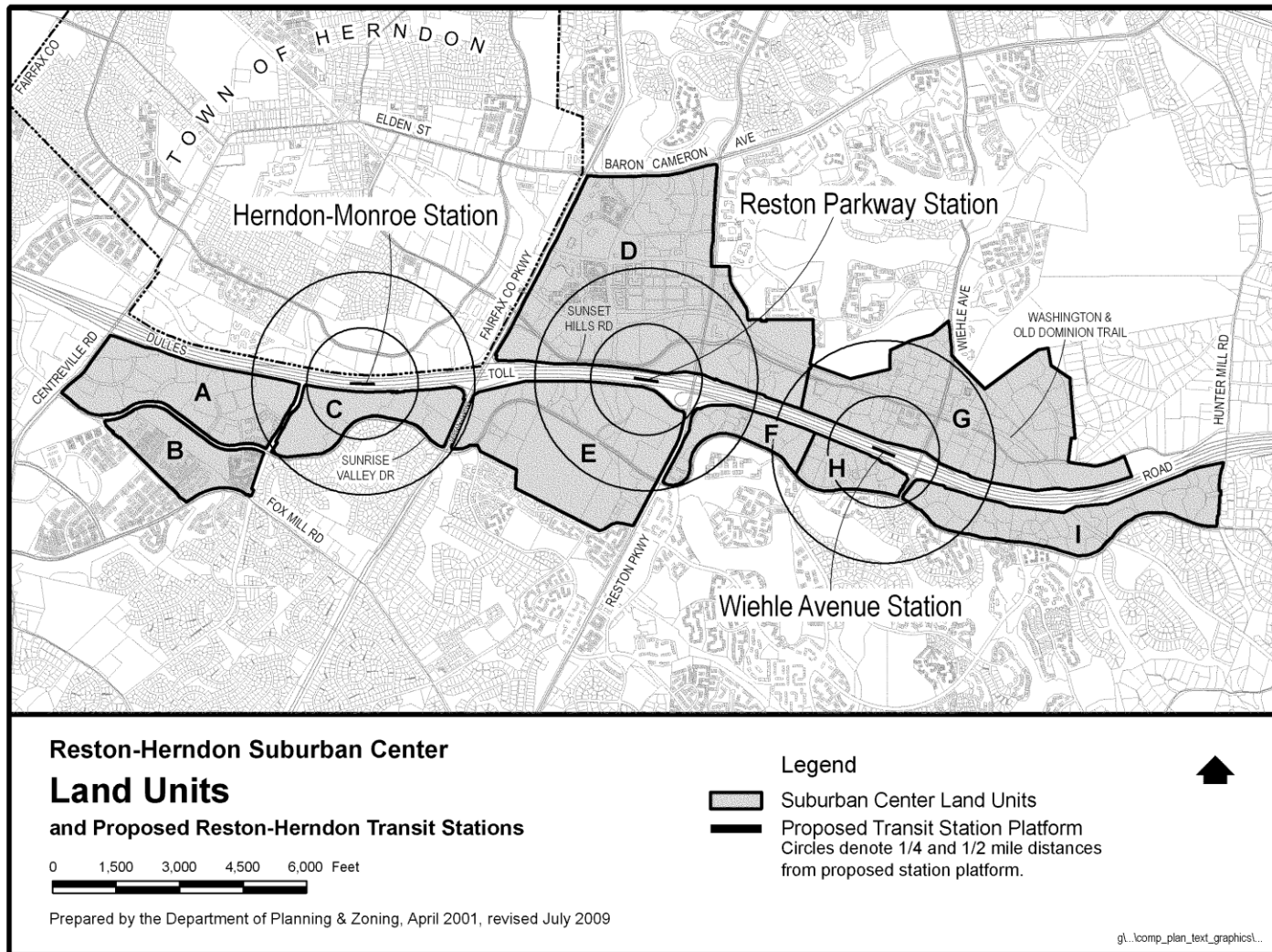
# Planning for Metro

- Policy Plan
  - 2007 Transit Oriented Development Policy and Guidelines Adopted
- Planning for Silver Line Stations
  - 2001 Plan for the Dulles Corridor
  - 2010 Plan for CIT
  - 2010 Plan for Tysons
  - 2013 Draft Plan for Dulles Corridor

# Dulles Corridor Metro Stations

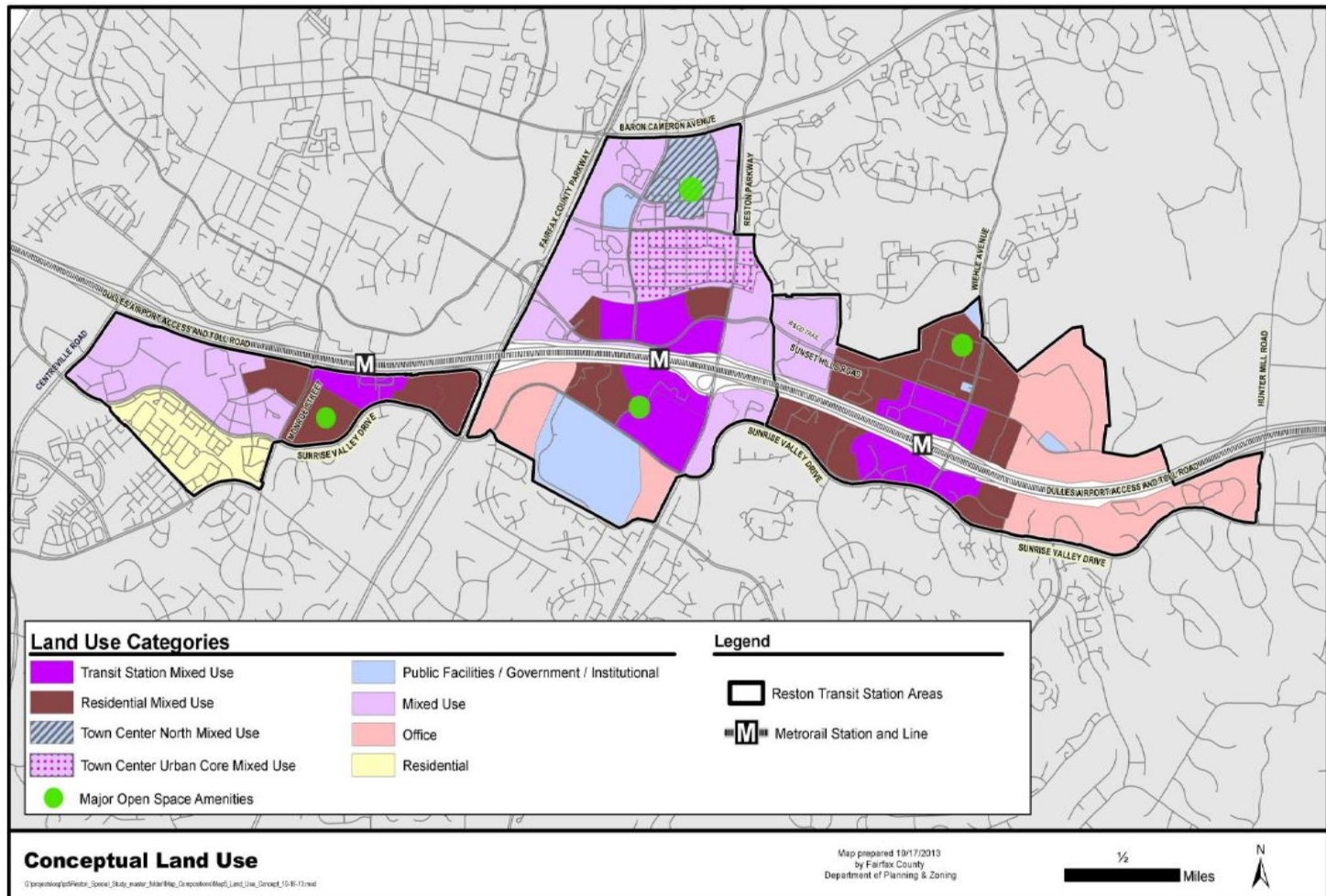


# Reston Stations





# Concept for Reston Stations



# Recommendations for Reston Stations

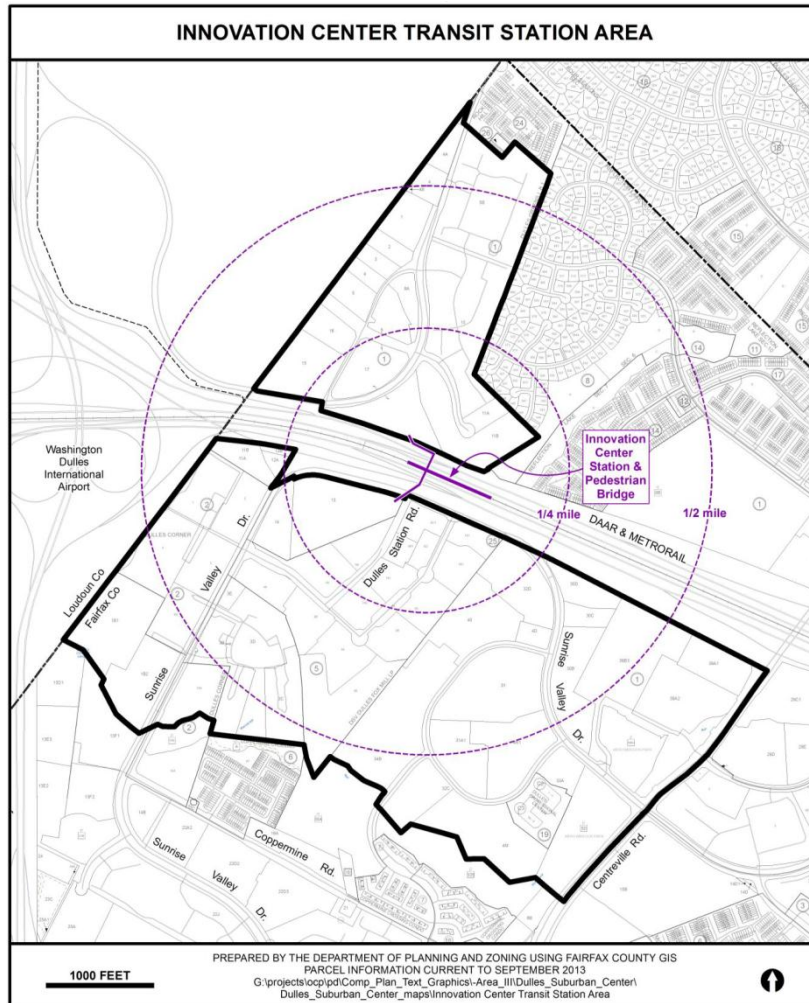
- **Areawide Recommendations**

- TOD Districts at the Metro Stations
- Emphasis on better Jobs to housing balance
- High quality urban design
- Enhanced connectivity and grid of streets
- New crossings of the Dulles Toll Road

- **TOD District Recommendations**

- Transit Station Mixed Use approx.  $\frac{1}{4}$  mile of the station
  - 50% residential and 50% non-residential
- Residential Mixed use approx.  $\frac{1}{4}$  to  $\frac{1}{2}$  mile of the station
  - Up to 75% residential

# CIT Station Area



- CIT Area
  - Mixed use: office, hotel; residential and retail
  - Up to 2.8 FAR within 1/4 mile
  - Up to 1.6 FAR within 1/2 mile
  - Transit facilities relocated to support TOD
  - North-South connector bridge
  - Coordination with Loudoun development

**DULLES SUBURBAN CENTER  
LAND UNITS A-1, A-2, A-3, A-4, A-5**

Washington  
Dulles  
International  
Airport

1/4 mile  
1/2 mile

Innovation  
Center  
Station &  
Pedestrian  
Bridge

DAAR & METRO RAIL

Land Unit A-1

Land Unit A-2

Land Unit A-3

Land Unit A-4

Land Unit A-5

Land Unit B

Land Unit C

Land Unit D-1

1000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
PARCEL INFORMATION CURRENT TO SEPTEMBER 2013  
G:\projects\ocp\pd\Comp\_Plan\_Text\_Graphics\Area\_III\Dulles\_Suburban\_Center\  
Dulles\_Suburban\_Center\_maps\Land Unit A Reconfigured 2013\_ST09-III-DS1

- 8



# Partnerships

- Reston Station
  - Redevelopment of County park and ride lot
  - Mixed use development
    - Office
    - Residential
    - Hotel
  - Transit facilities
    - Metro parking
    - Bus and kiss and ride



- Innovation Center Station – CIT Area
  - Relocation of pedestrian bridge and bus facilities



**CIT METRO STATION ACCESS VICINITY MAP**

**INNOVATION CENTER**



NOTE: THIS IS A CONCEPTUAL PLAN SUBJECT TO CHANGE DUE TO DESIGN, MARKET, AND/OR ENGINEERING REASONS

REV. 10/09

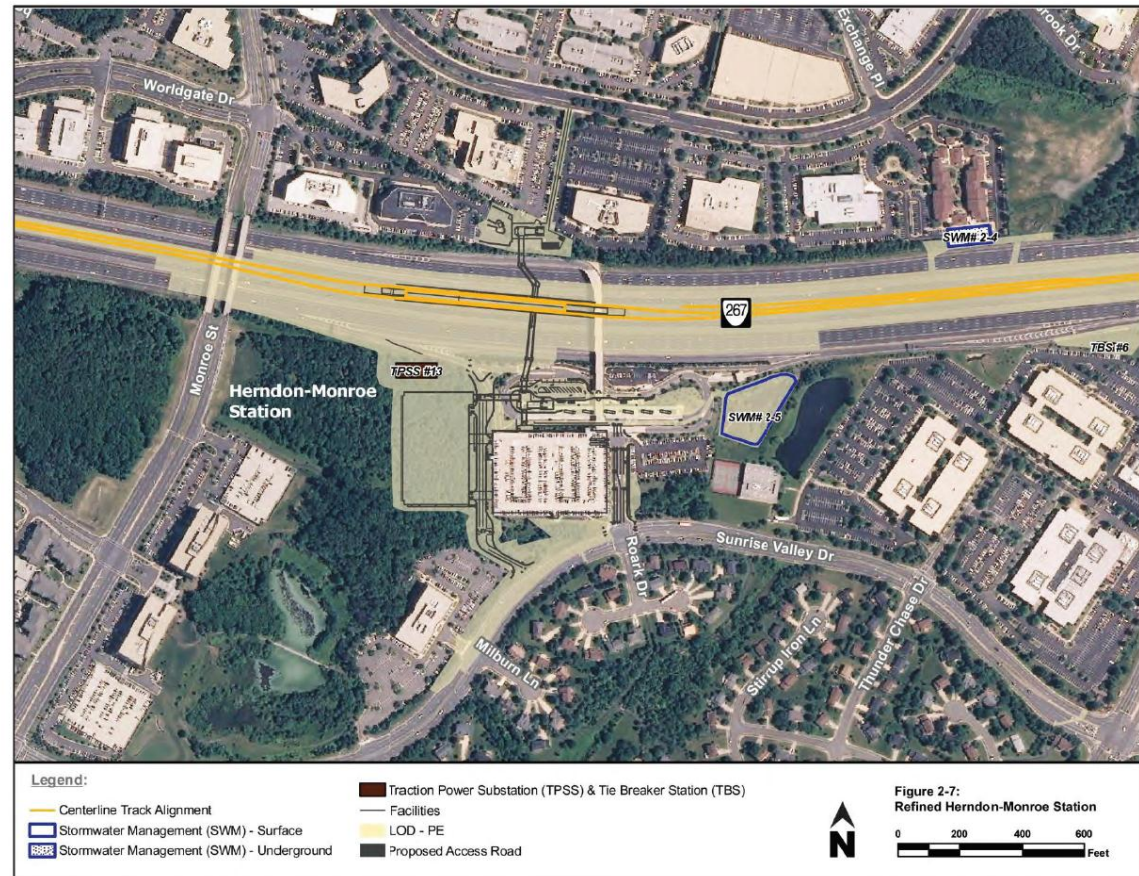
- Innovation Center  
Station – Route 28  
South
  - Garage relocation and  
integration with future  
TOD development
  - Connectivity and design





- Herndon Station
  - Garage Relocation

Dulles Corridor Metrorail Project, Phase 2  
PE Design Refinements  
Environmental Assessment



Chapter 2  
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# Questions?



# More Information About Planning in Fairfax County

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[WWW.FAIRFAXCOUNTY.GOV/DPZ](http://WWW.FAIRFAXCOUNTY.GOV/DPZ)
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- CALL OR VISIT THE PLANNER OF THE DAY AT  
(703) 324-1380 (7<sup>TH</sup> FLOOR, HERRITY BUILDING)