



TRG Small Area Plan Update
Visioning Advisory Committee Meeting
March 29, 2023



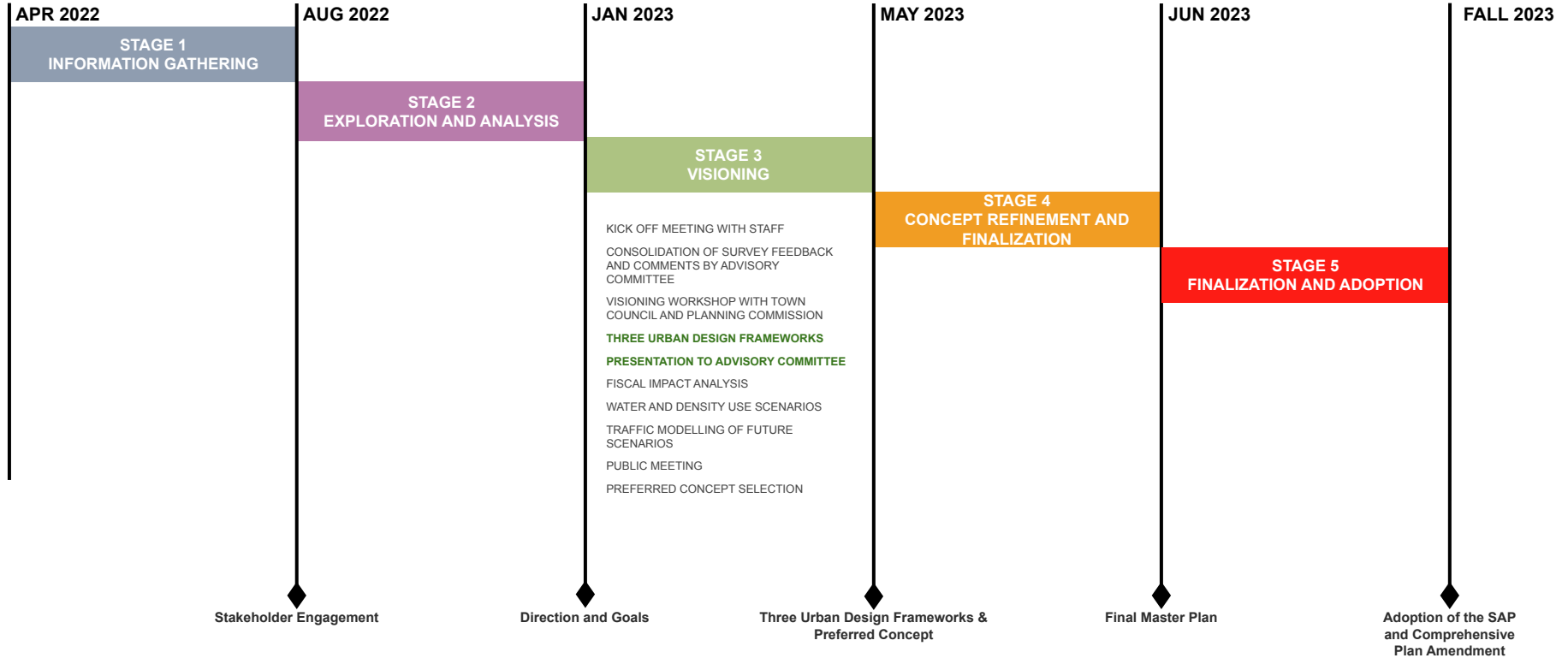
TRG SAP Advisory Committee Meeting Agenda:

- 1. Introductions**
- 2. Schedule**
- 3. Vision Strategies Overview**
- 4. Questions**

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Overall Schedule



Visioning - Five Critical Steps

1. Understanding of Opportunities and Constraints
2. Discussion of Existential Questions
3. Urban Design Framework and Design Concepts
4. Stakeholder and Public Engagement
5. Consolidation of a Preferred Plan

TRG SAP Advisory Committee Meeting Agenda:

1. Introductions
2. Schedule
- 3. Vision Strategies Overview**
4. Questions



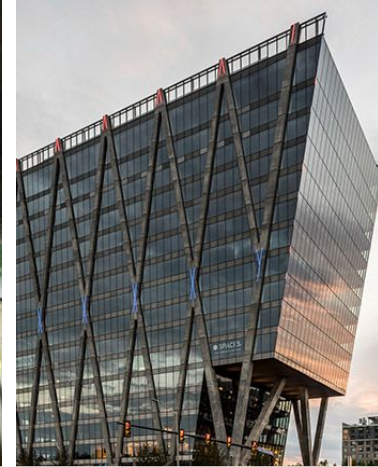
What's our regional identity?



What's innate about our character?



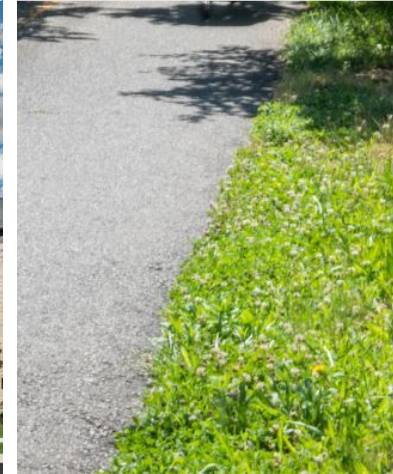
How will Metro change us?



What's our ideal density?



How can open space drive us?



Feedback Received

Uses:	Definite preference for mixed-use	3/3
Density:	Solid preference for density close to the Metro	2/3
Transportation:	Solid Preference for an interconnected grid	2/3
Retail:	General Preference for two poles of retail	2/3
Open Space:	General Preference for more integrated parks	2/3

Neighborhood Clusters

- Uses: Mixed use
- Density: Integrated
- Transportation: Integrated grid
- Multiple retail centers
- Integrated mews

Mixed use
Equal densities
Integrated grid
Integrated retail
Integrated open spaces

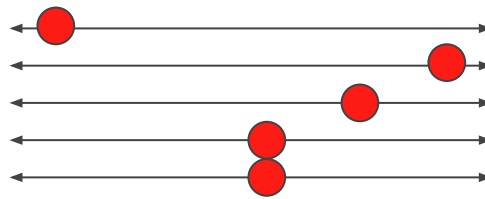


Single use
Centralized density
Central streets
Retail center
Large park

Two Centers

- Uses: Mixed use
- Density: Focused around Metro
- Transportation: Boulevard to Sunset Pk.
- Multiple retail centers
- Two open space centers

Mixed use
Equal densities
Integrated grid
Integrated retail
Integrated open spaces

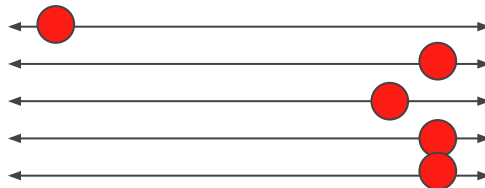


Single use
Centralized density
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Large park

Metro Center

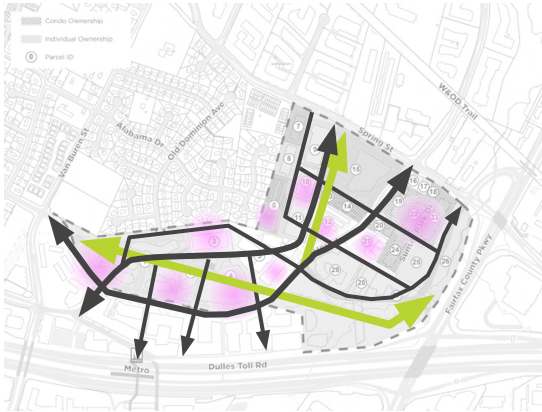
- Uses: Mixed use
- Density: Focused around Metro
- Transportation: Main route to Spring St.
- Single retail center around Metro
- Single large park near Metro

Mixed use
Equal densities
Integrated grid
Integrated retail
Integrated open spaces



Single use
Centralized density
Central streets
Retail center
Large park

NEIGHBORHOOD CLUSTERS



- Multiple mixed use centers
- Medium to low density throughout
- Linear open space & walkable corridor extending from Metro to Spring Street

TWO CENTERS



- Metro Center and Sunset Park are the major mixed use centers, connected by a promenade along the Herndon Parkway

METRO CENTER

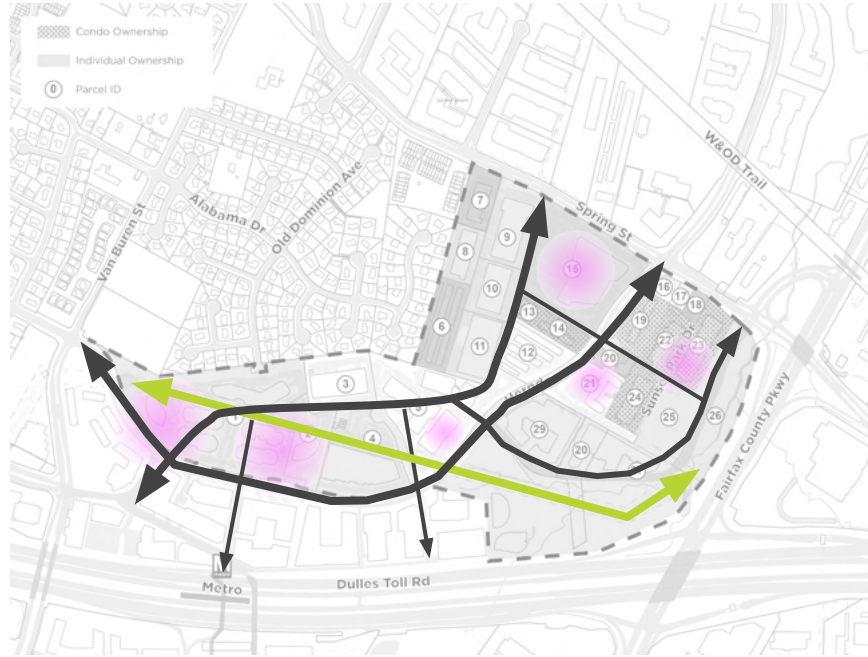


- In conjunction with the HTOC, a self-sustaining, true TOD within the Metro 5-minute walk zone, providing the critical mass to be successful

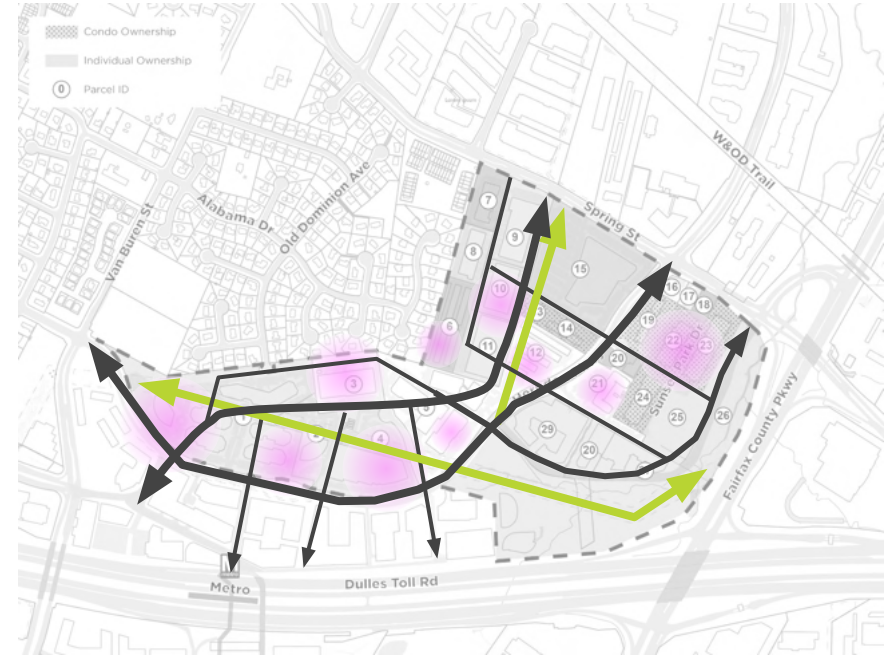
SCENARIO 1 | NEIGHBORHOOD CLUSTERS

CONCEPT DIAGRAMS

SHORT TERM - 10 Year



LONG TERM - 25 Year

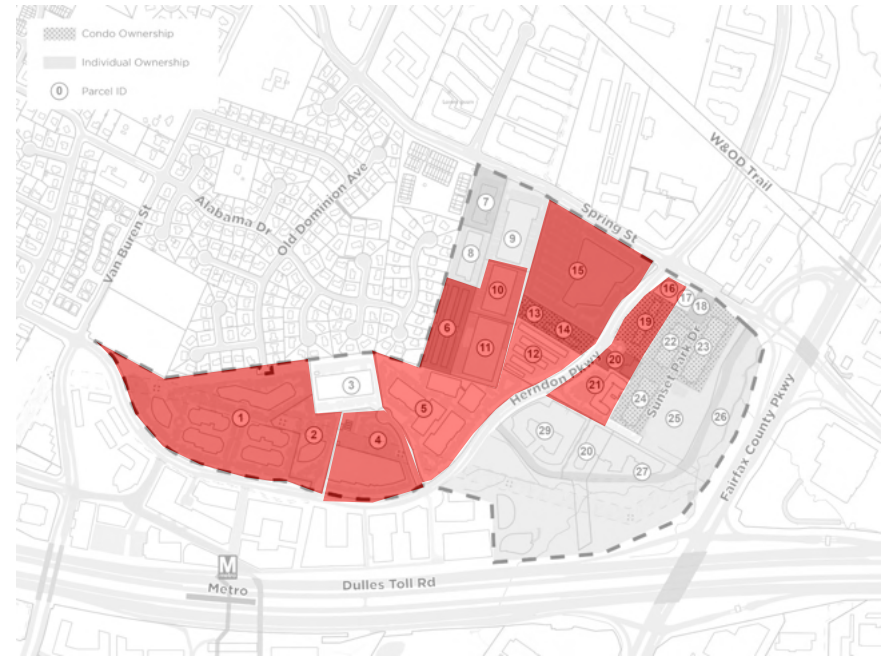


SCENARIO 1 | NEIGHBORHOOD CLUSTERS REDEVELOPMENT AREA

SHORT TERM - 10 Year



LONG TERM - 25 Year



SCENARIO 1 | NEIGHBORHOOD CLUSTERS

SKETCH PLAN

SHORT TERM - 10 Year



- Multiple mixed use centers
- Medium to low density throughout
- Linear open space & walkable corridor extending from Metro to Spring Street

SCENARIO 1 | NEIGHBORHOOD CLUSTERS

SKETCH PLAN

LONG TERM - 25 Year



- Multiple mixed use centers
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SCENARIO 1 | NEIGHBORHOOD CLUSTERS

CONCEPT Neighborhood Clusters



Each neighborhood with a distinct character



SCENARIO 1 | FULLY INTEGRATED

MOBILITY + OPEN SPACE Green + Walkable Connectivity



- Move from Metro, across the neighborhoods and beyond via a parklike network of pedestrian paths
- Multipurpose green works – utility and amenity: green, performative, connected, integrated open spaces

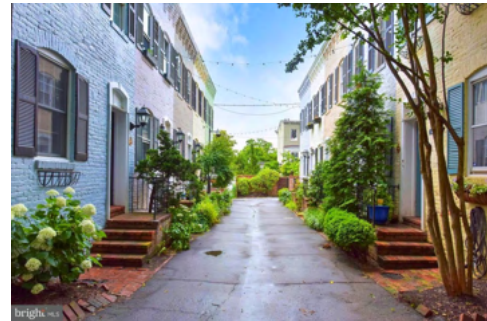
SCENARIO 1 | FULLY INTEGRATED **MOBILITY + OPEN SPACE**

1. Great lawn, community center, play areas
2. Connect Sunset Park to Sugarland Run Trail Park
3. Triple-duty easement: electrical, stormwater, park
4. Parklike sidewalks with bioretention connect the open spaces



SCENARIO 1 | FULLY INTEGRATED INTEGRATED MEWS

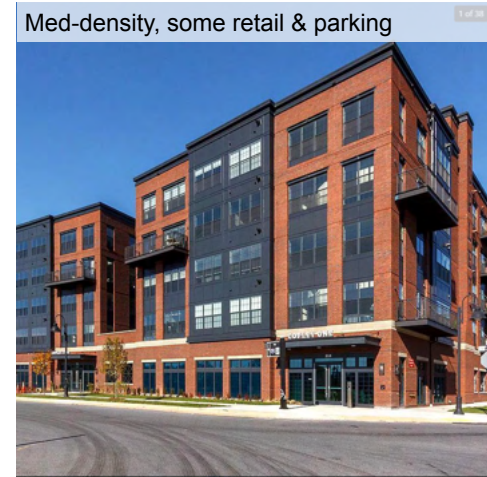
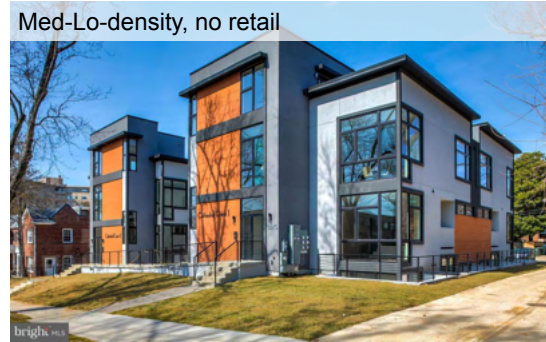
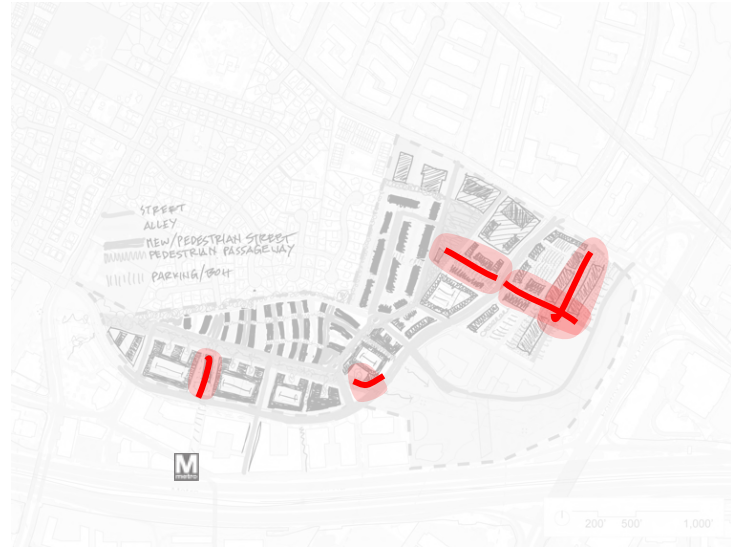
- Integrated mews create pedestrian-only front doors to town home communities.
- Park-like residential zone
- Achieve seamless integration with surroundings



SCENARIO 1 | FULLY INTEGRATED

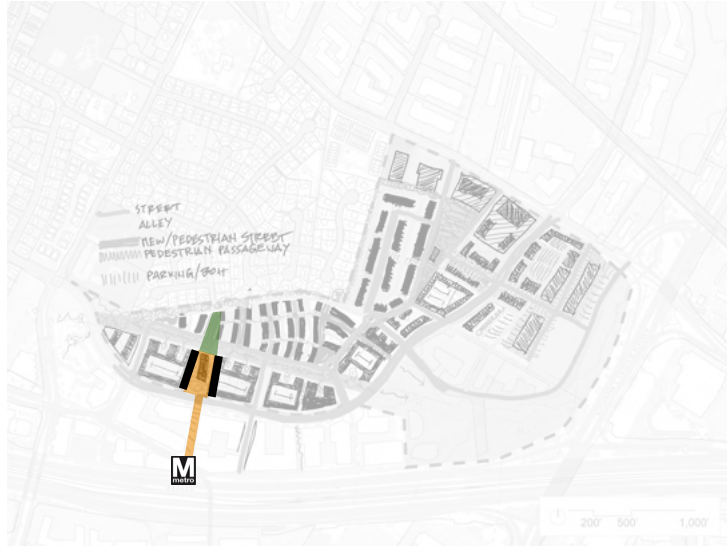
Retail Strategy

Predominantly residential areas with neighborhood serving retail areas of varying sizes and concentrations



SCENARIO 1 | FULLY INTEGRATED METRO ARRIVAL

Neighborhood-scale open space emanating from the HTOC Metro promenade, with some retail activation and greenery.



SCENARIO 1 | FULLY INTEGRATED

Questions / Discussion

SCENARIO 2 | TWO CENTERS

CONCEPT DIAGRAM

SHORT TERM - 10 Year



LONG TERM - 25 Year



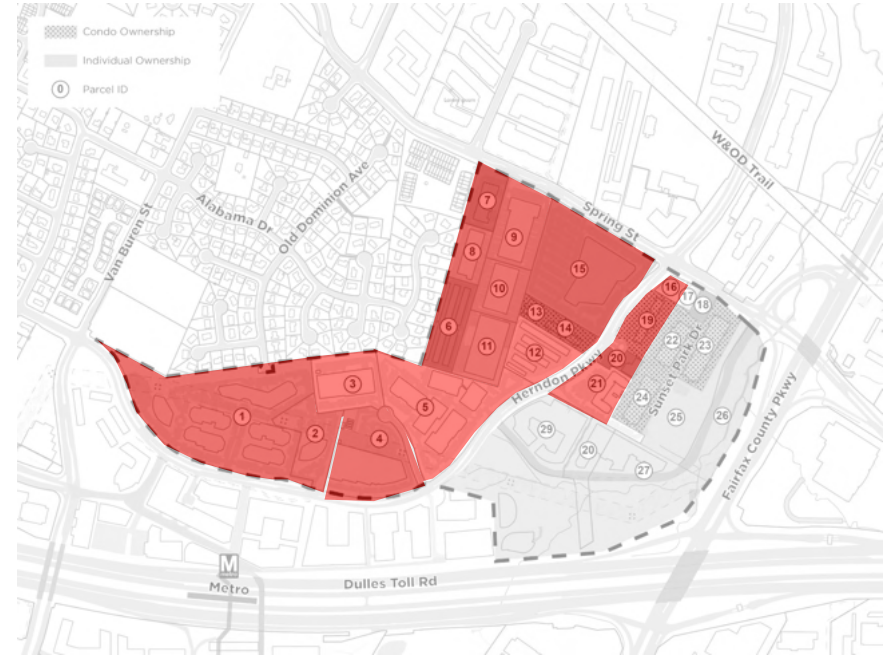
SCENARIO 2 | TWO CENTERS

REDEVELOPMENT AREA

SHORT TERM - 10 Year



LONG TERM - 25 Year



SCENARIO 2 | TWO-CENTERS

SKETCH PLAN

SHORT TERM - 10 Year



Metro Plaza and Sunset Park are the major mixed use centers, each characterized by a signature open space destination.

SCENARIO 2 | TWO-CENTERS

SKETCH PLAN

LONG TERM - 25 Year



Metro Plaza and Sunset Park are the major mixed use centers, each characterized by a signature open space destination.

SCENARIO 2 | TWO-CENTERS **SHORT TERM**

CONCEPT Two Main Civic Centers



Two, distinct destination open spaces connected by an amenable walk bordering the development, the “Parkway Promenade”

Metro “Town Center”

- An open space framed by the mix of residential, commercial and destinations, designed to be the HTOC promenade “terminus”
- This “terminus” is also the “origin” of the TRG neighborhoods

Sunset “Market & Makers Place”

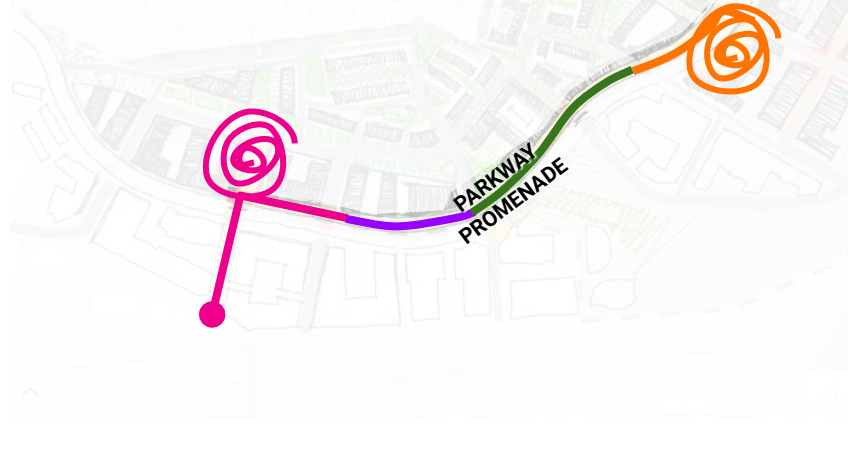
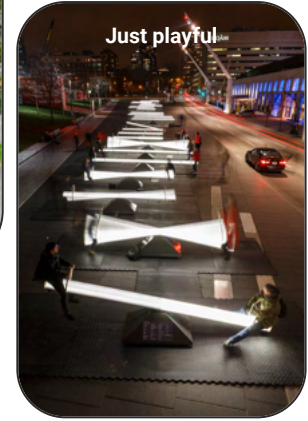
- An open space to showcase goods & talent from the Sunset business, like: outdoor performances, pop-up restaurants, outdoor theatre performances, arts & crafts, makers demonstrations...

SCENARIO 2 | TWO-CENTERS **SHORT TERM**
CONCEPT Two Main Civic Centers



SCENARIO 2 | TWO-CENTERS **SHORT TERM**

CONCEPT Parkway Promenade



SCENARIO 2 | TWO-CENTERS **SHORT TERM**

CONCEPT Neighborhood Clusters

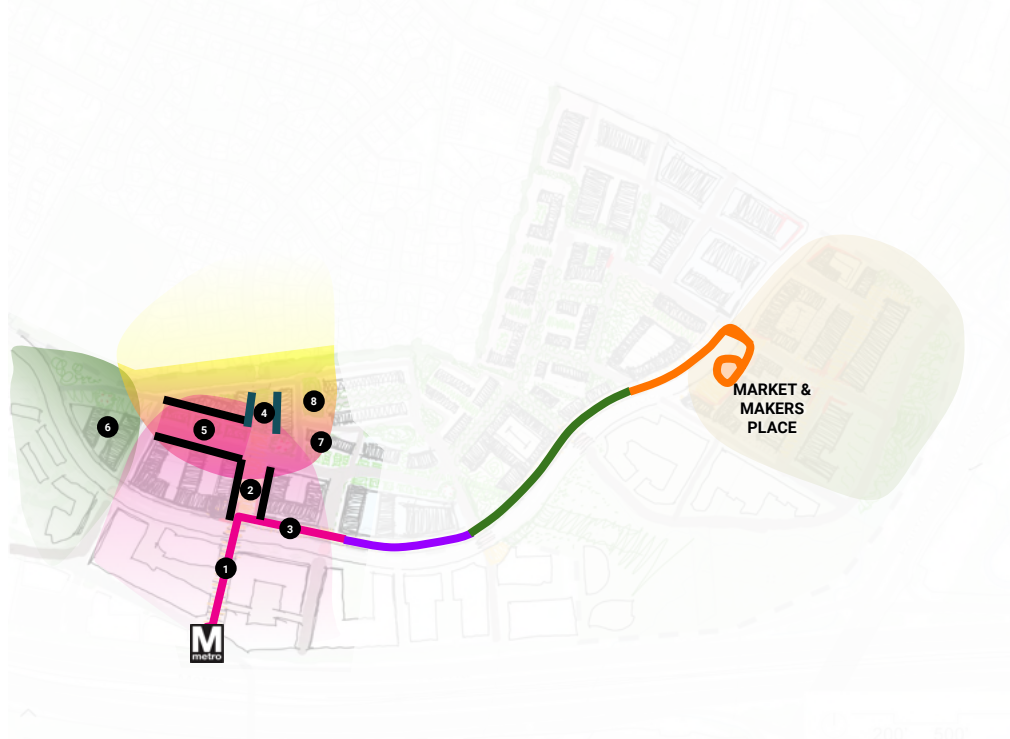


Create neighborhood clusters, each with a distinct character



SCENARIO 2 | TWO-CENTERS **SHORT TERM**

CONCEPT Neighborhood Clusters **Metro Town Center**

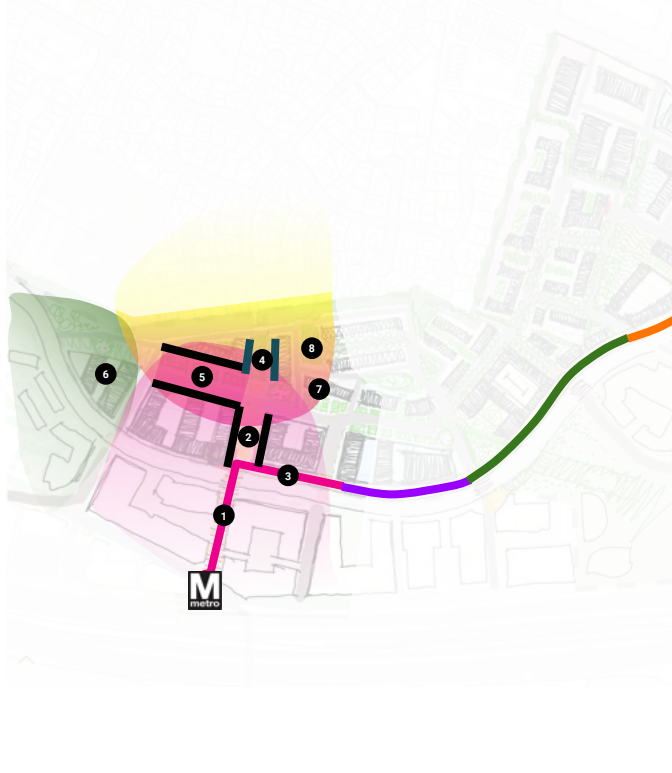


1. HTOC promenade designed to have a terminus at the TRG's:
2. Town Center, a vibrant plaza flanked by mixed use buildings with storefronts, and be the origin of the "Parkway Promenade", an amenable walk bordering the TRG developments and terminating at the "Market & Makers Place"
3. A Park, extending from the Town Center, flanked by residences, with discrete connection to the Downs neighborhood
4. The "Neighborhood Strip" emanating from the Town Center, a predominantly pedestrian stretch flanked by mixed use buildings with retail & activity frontage, featured by a wide, signature-landscape sidewalk
5. Residential building typology and density transitions to complement the adjacent park and townhomes across the Parkway
6. Quaint residential strip with wide front yards
7. Pocket park or community gardens opportunity

SCENARIO 2 | TWO-CENTERS **SHORT TERM**

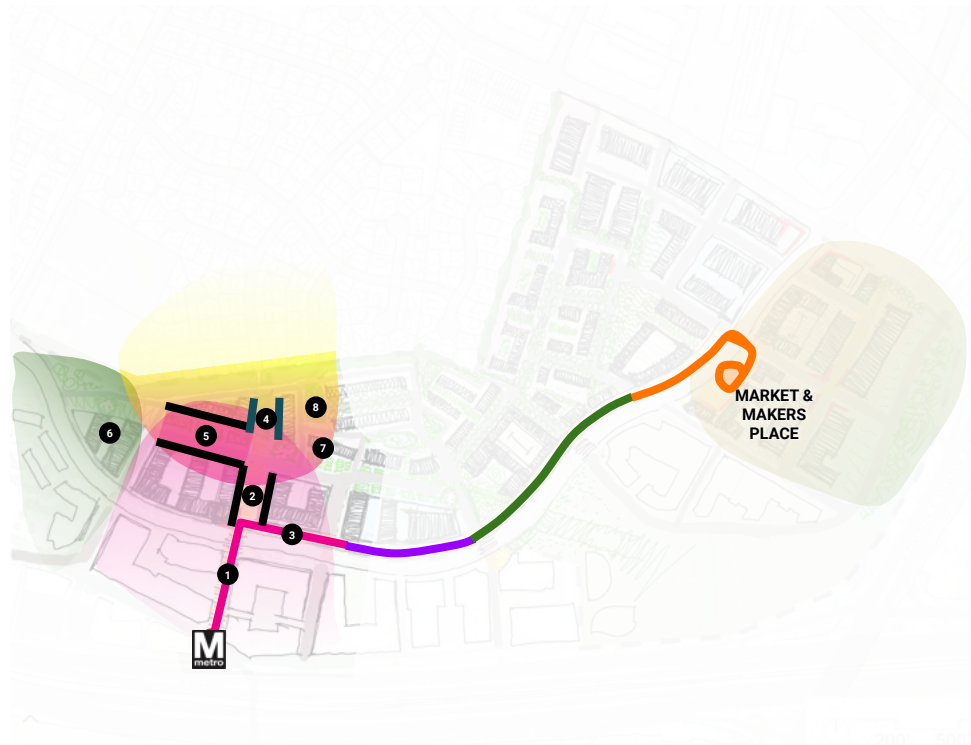
CONCEPT Neighborhood Clusters **Metro Town Center**

2 Town Center



SCENARIO 2 | TWO-CENTERS **SHORT TERM**

CONCEPT Neighborhood Clusters **Metro Town Center**



4 Park



SCENARIO 2 | TWO-CENTERS **SHORT TERM**

CONCEPT Neighborhood Clusters **Metro Town Center**



5 The Strip



SCENARIO 2 | TWO-CENTERS **SHORT TERM**

CONCEPT Neighborhood Clusters **Metro Town Center**

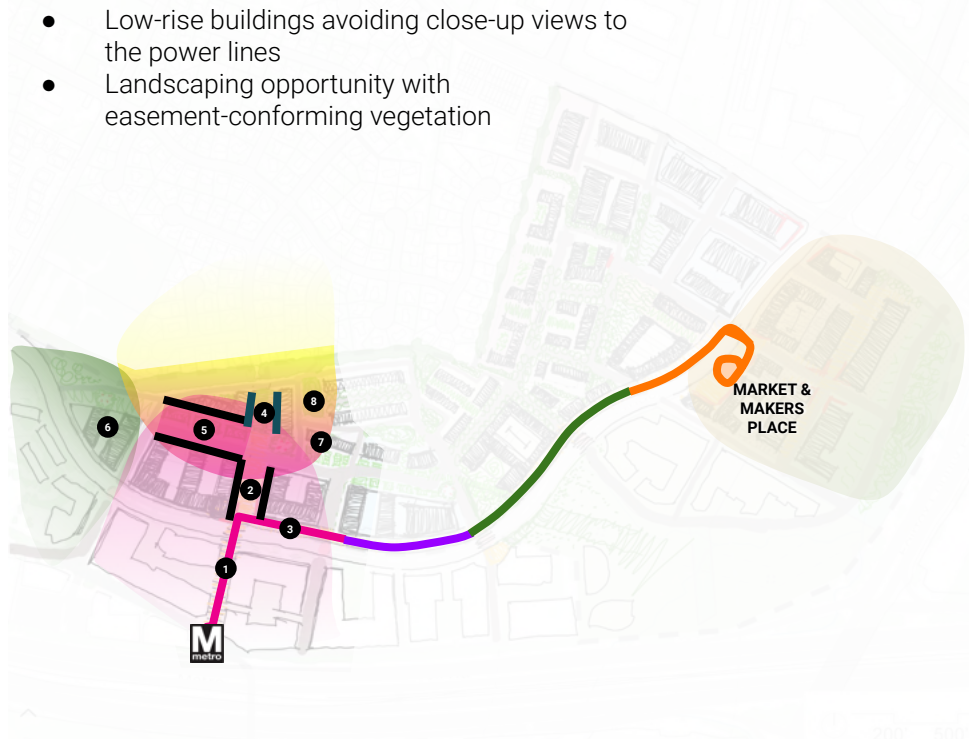
7 Ample Frontyards



SCENARIO 2 | TWO-CENTERS **SHORT TERM**

CONCEPT Neighborhood Clusters **Metro Town Center**

- Low-rise buildings avoiding close-up views to the power lines
- Landscaping opportunity with easement-conforming vegetation

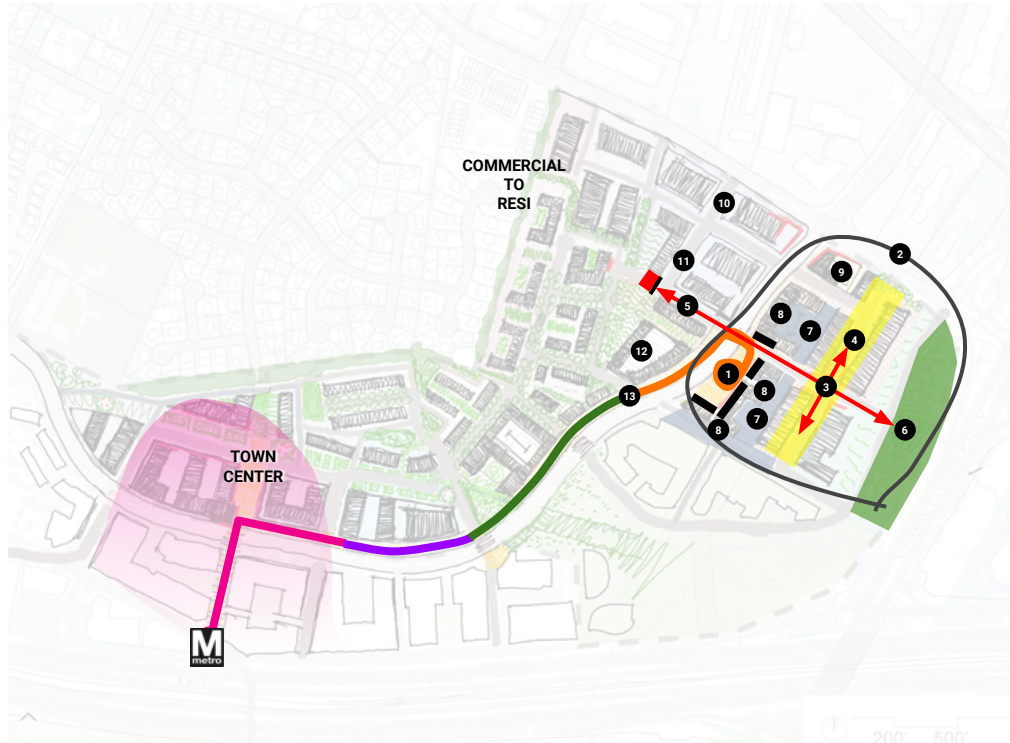


6 Transition Building Typology



SCENARIO 2 | TWO-CENTERS

CONCEPT Neighborhood Clusters **Sunset District**

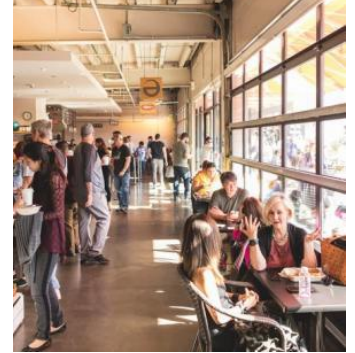


1. Market & Makers Place – a signature open space showcasing the Sunset Park business assets
2. Sunset Park *District* – a new mixed & creative use neighborhood rooted in Sunset Park
3. Sunset Park main intersection, the cross roads of:
4. Sunset *Strip* – a pedestrian-dominated shared street with business overflow instead of parking, and [the neighborhood across the Pwy] – anchored by a commercial mixed use center fronting Spring Street, that transitions into higher residential towards the southwest; this street on axial view with the Sunset main intersection, ending in the
5. Sugarland Trail Park potential extension
6. Parking / BOH
7. Residences, work/live units, or makers space, complementary to Sunset Park
8. Small grocery store (~10KSF) potential withj parking on adjacent parcel assuming owner sells
9. Mixed use: predominantly commercial/office
10. Mixed use: commercial transitioning to residential
11. Mixed use: predominantly residential
12. Parkway Promenade to Town Center
- 13.

SCENARIO 2 | TWO-CENTERS

CONCEPT Neighborhood Clusters **Sunset District**

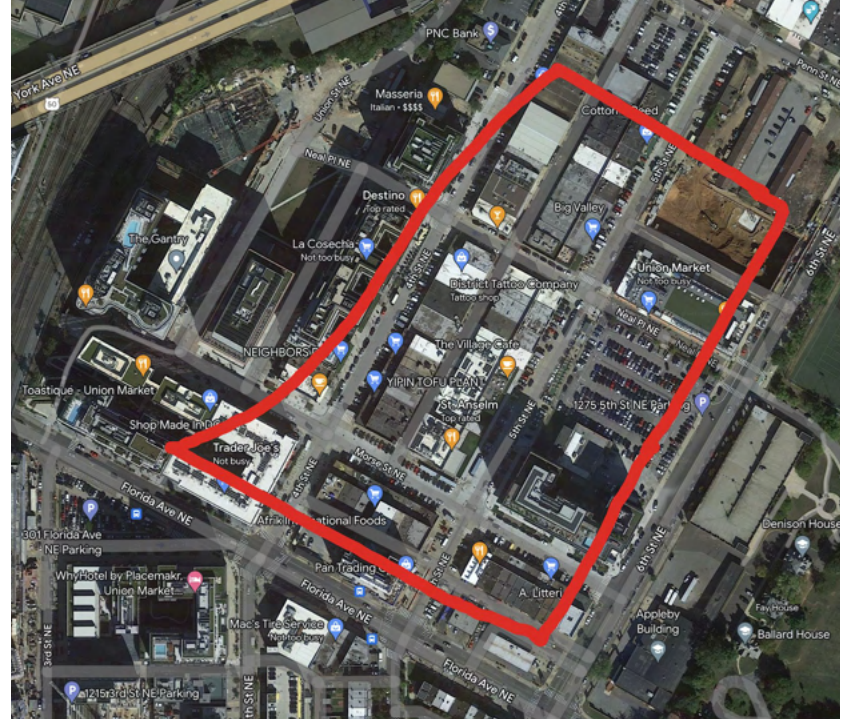
Rebuild in-place, a Union Market-Style neighborhood to house the current unique diversity mix of business and attract and encourage additional talent and customers, integrate residential, lofts, live/work, maker's space and the like.



SCENARIO 2 | TWO-CENTERS

CONCEPT Neighborhood Clusters **Sunset District**

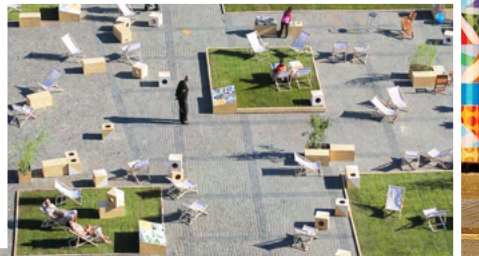
SCALE COMPARISON UNION MARKET, WASHINGTON DC



SCENARIO 2 | TWO-CENTERS

CONCEPT Neighborhood Clusters **Sunset District**

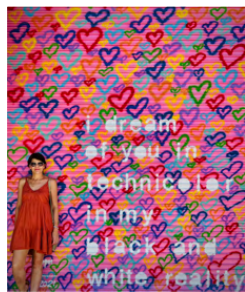
OPEN SPACE



SCENARIO 2 | TWO-CENTERS

CONCEPT Neighborhood Clusters **Sunset District**

BUILDING CHARACTER



SCENARIO 2 | TWO-CENTERS

CONCEPT Gateway from Reston

- ➔ Make an impact on the approach from Reston.
- ➔ Iconic corners framing the Herndon Parkway entrance.
- ➔ Coveted park frontage on Fairbrook Drive.



SCENARIO 2 | TWO-CENTERS **SHORT TERM**

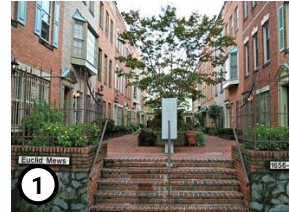
CONCEPT Neighborhood Clusters **Park Town Residences**



1. Mews townhomes
2. Neighborhood park
3. "Front door" streets
4. Residential building opens out to:
5. Sugarland gateway park
6. Backyard buffer
7. [Study possibility of some residential product here]

SCENARIO 2 | TWO-CENTERS **SHORT TERM**

CONCEPT Neighborhood Clusters **Park Town Residences**



SCENARIO 2 | TWO CENTERS

Questions / Discussion

SCENARIO 3 | METRO CENTER

CONCEPT DIAGRAM

SHORT TERM - 10 Year



LONG TERM - 25 Year

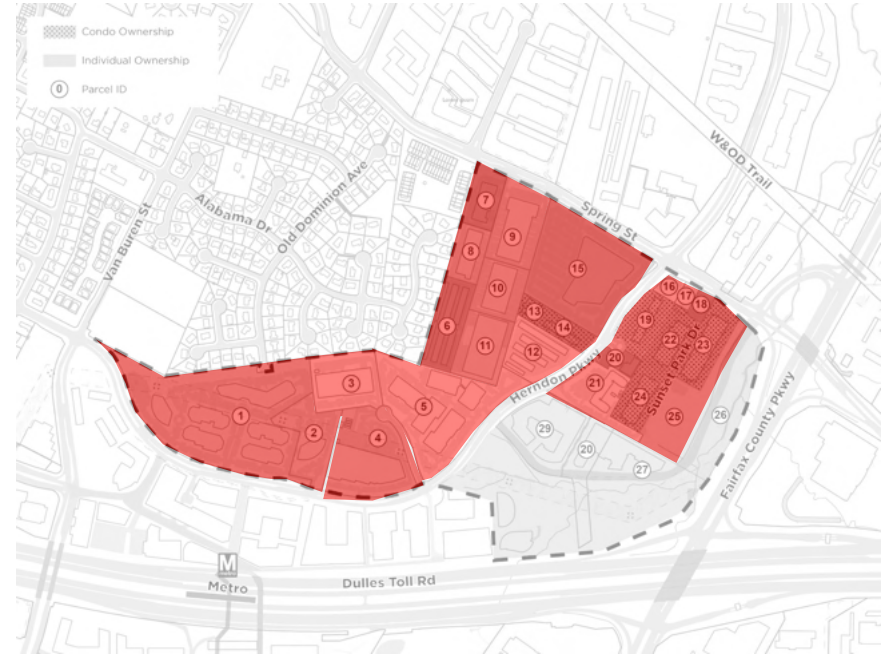


SCENARIO 3 | METRO CENTER REDEVELOPMENT AREA

SHORT TERM - 10 Year



LONG TERM - 25 Year



SCENARIO 3 | METRO CENTER

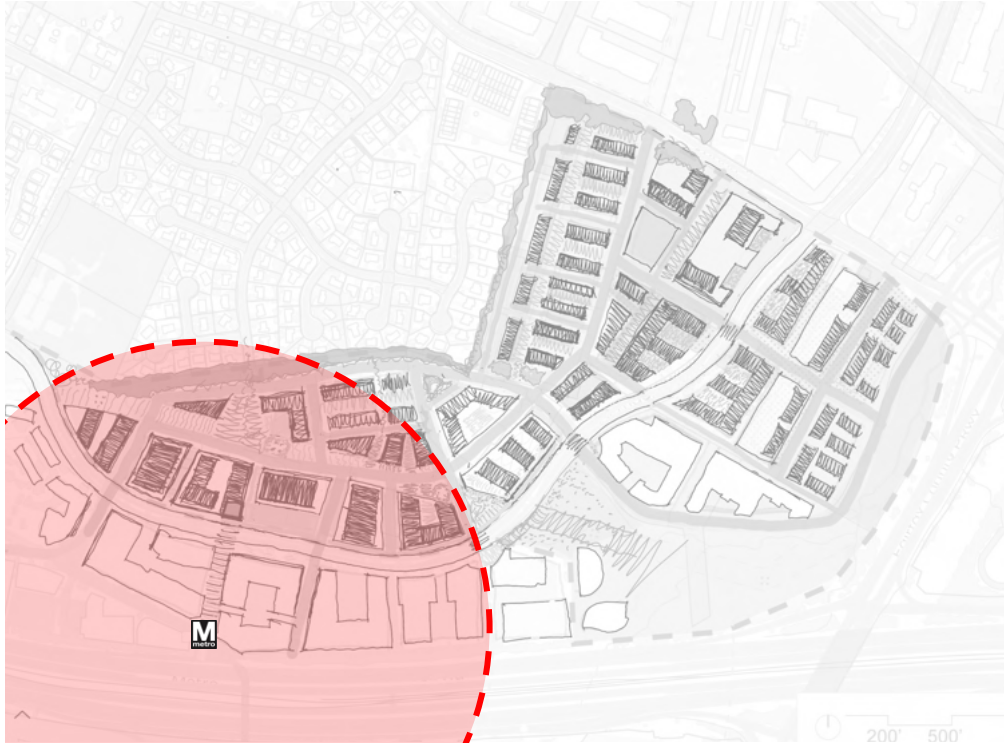
SKETCH PLAN


LONG TERM - 25 Year



In conjunction with the HTOC, a self-sustaining, true TOD within the Metro 5-minute walk zone, providing the critical mass to be successful

CONCEPT Complete TOD in the 5-Min. Zone

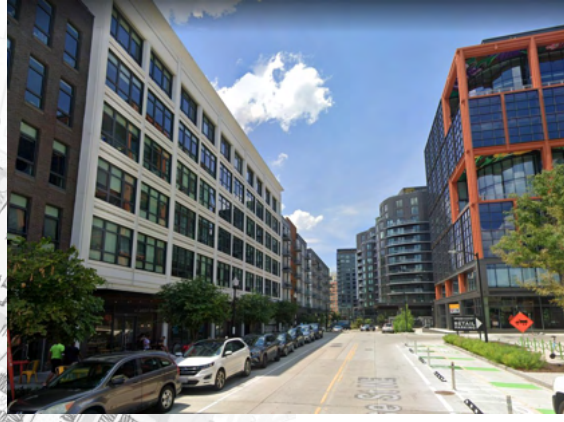


 Metro 5-minute zone

- In conjunction with the HTOC, the 5-min. zone can be a complete and self-sustaining transit-oriented development
- Provides the critical mass to be successful
- Transit-oriented idea could be implemented with the redevelopment of 1 to 2 parcels in the TRG

SCENARIO 3 | METRO CENTER

CONCEPT Complete TOD in the 5-Min. Zone



SCENARIO 3 | METRO CENTER

CONCEPT Complete TOD in the 5-Min. Zone

SCALE COMPARISON RESTON TOWN CENTER



HTOC + 5 Min TRG Zone



Reston Town Center

SCENARIO 3 | METRO CENTER

CONCEPT Complete TOD in the 5-Min. Zone

SCALE COMPARISON MOSAIC DISTRICT



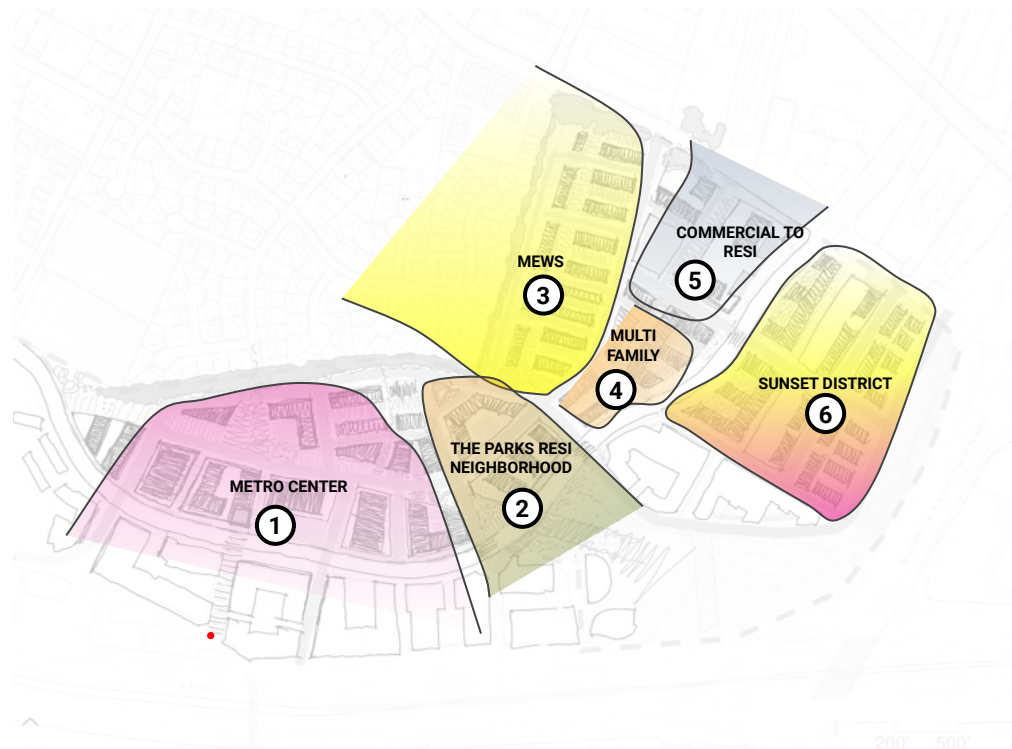
HTOC + 5 Min TRG Zone



Mosaic District

SCENARIO 3 | METRO CENTER

CONCEPT Neighborhood Clusters



SCENARIO 3 | METRO CENTER

Main Open Space

Large arrival plaza at Metro arrival flanked by activated building frontages, linked to green open space



SCENARIO 3 | METRO CENTER

Revamped Sunset Park



- The community is overwhelmingly supportive of the Sunset Business Park.
- In 25 years, however, the buildings at Sunset Park will be >65 years old, well past their designed life-span.
- When it comes time to replace those buildings, is there a way to retain the businesses and feel of Sunset Park, while adding public improvements and development?
- Could the mix of maker spaces, small shops & businesses, and performance spaces that currently exist at the site, mix with increased development and further integration with nearby park?

SCENARIO 3 | METRO CENTER

Revamped Sunset Park



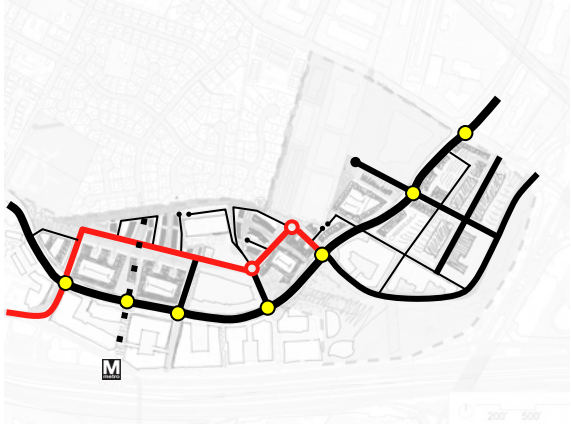
SCENARIO 3 | MAJOR METRO POLE

Questions / Discussion

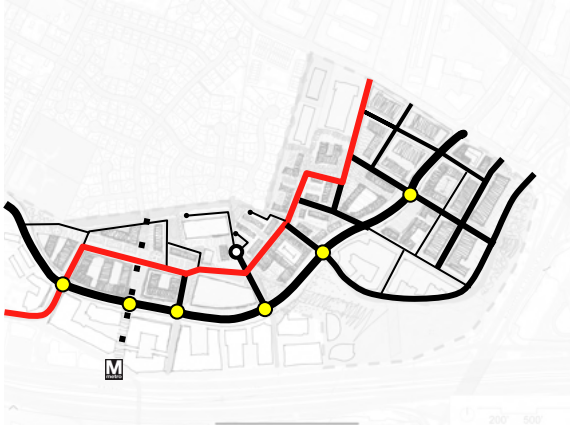
Scenarios At-A-Glance

MOBILITY GRIDS

SHORT TERM - 10 Year



Scenario 1
Neighborhood Clusters

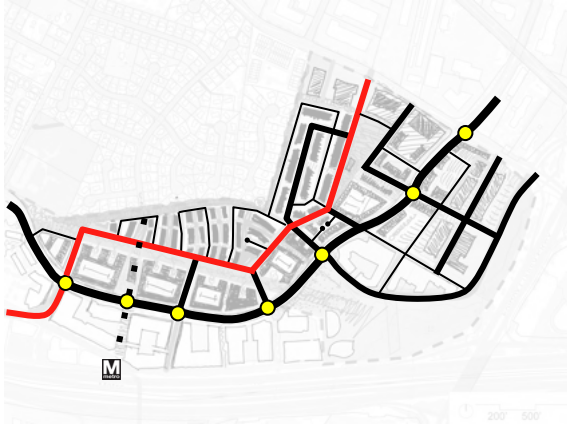


Scenario 2
Two Centers

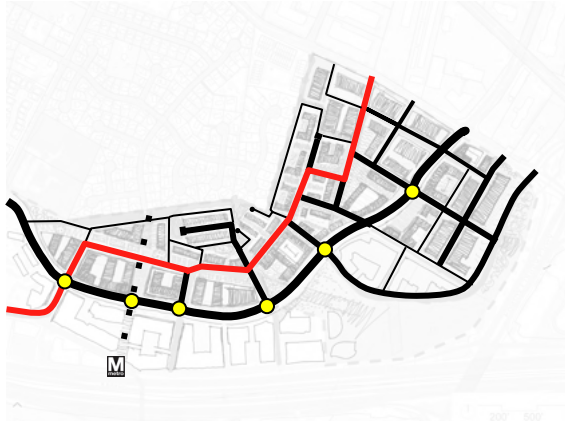
— Alternate route for
Herndon Parkway

MOBILITY GRIDS

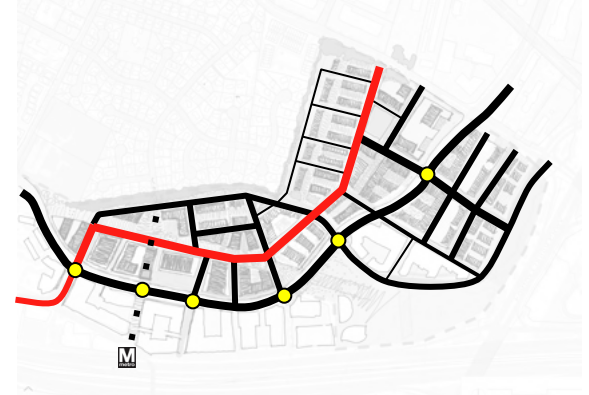
LONG TERM - 25 Year




Scenario 1
Neighborhood Clusters



Scenario 2
Two Centers



Scenario 3
Metro Center

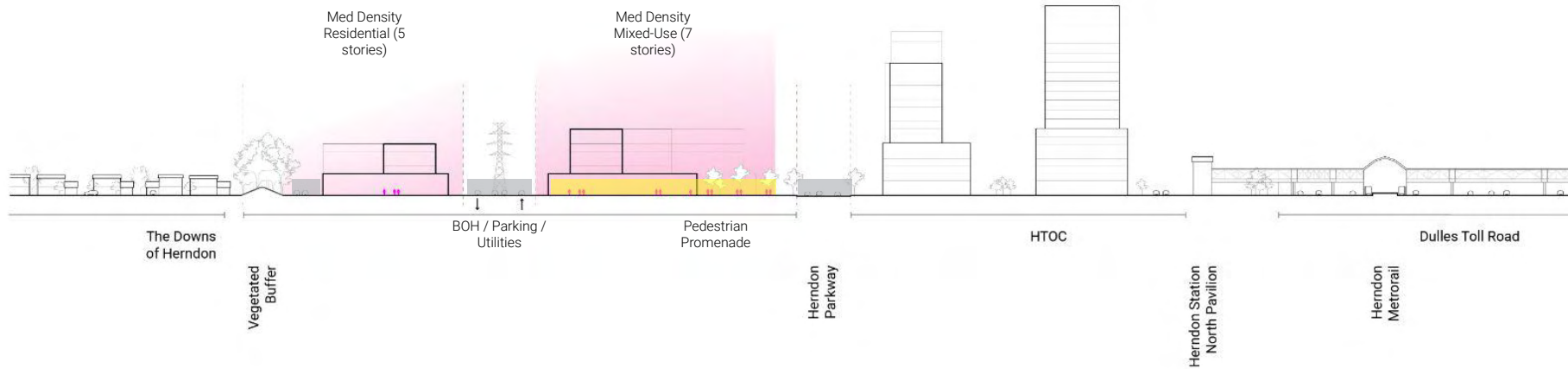
 Alternate route for
Herndon Parkway

SCENARIO 1 | FULLY INTEGRATED SITE SECTION



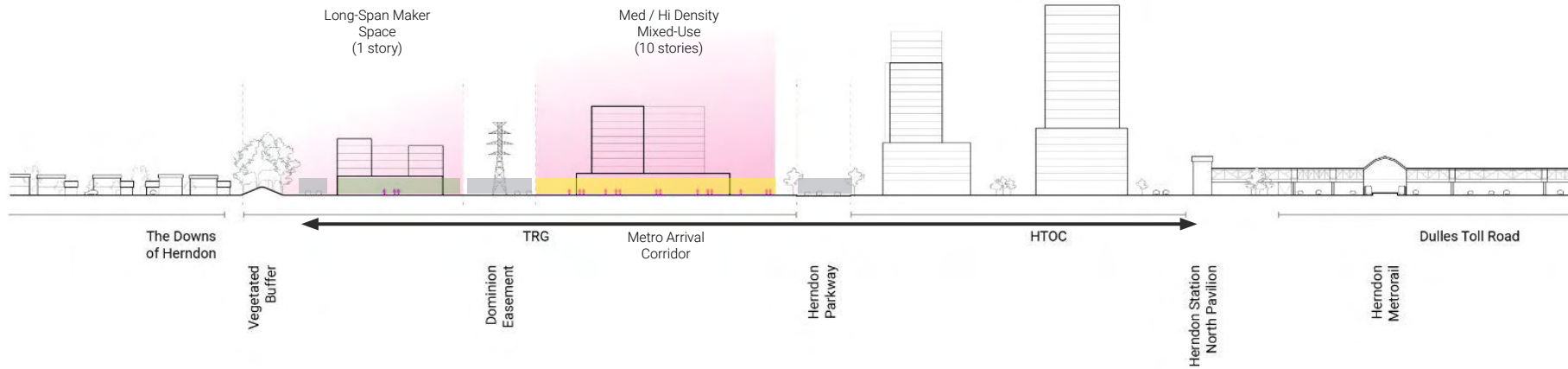
SCENARIO 2 | TWO CENTERS

SITE SECTION

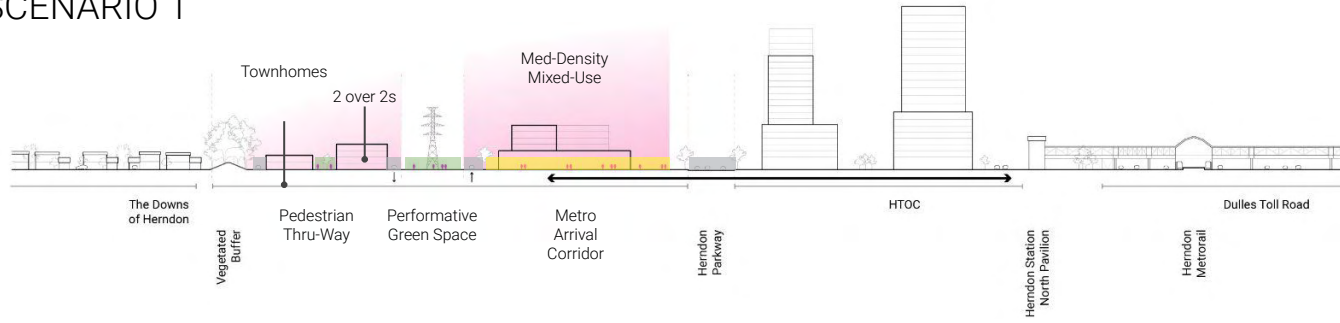


SCENARIO 3 | METRO CENTER

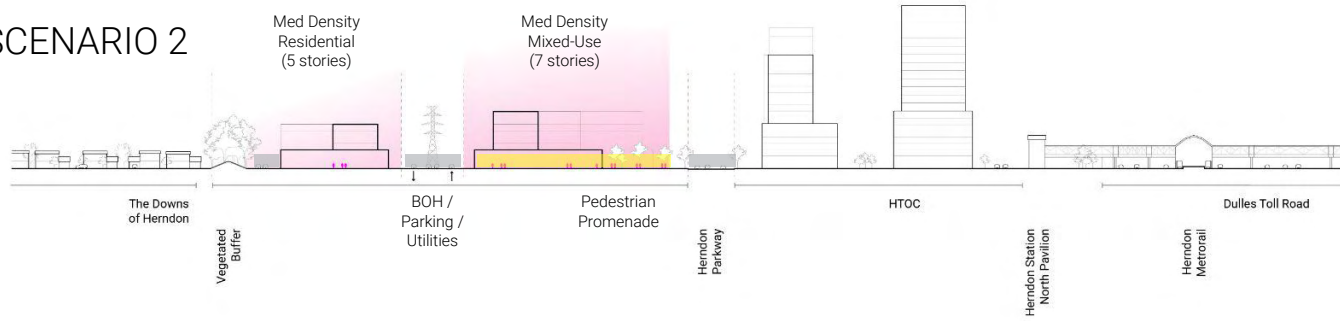
SITE SECTION



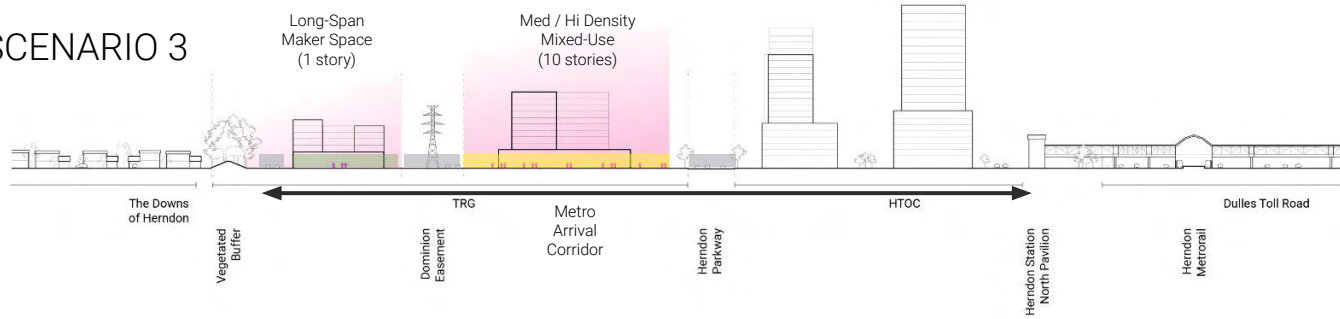
SCENARIO 1



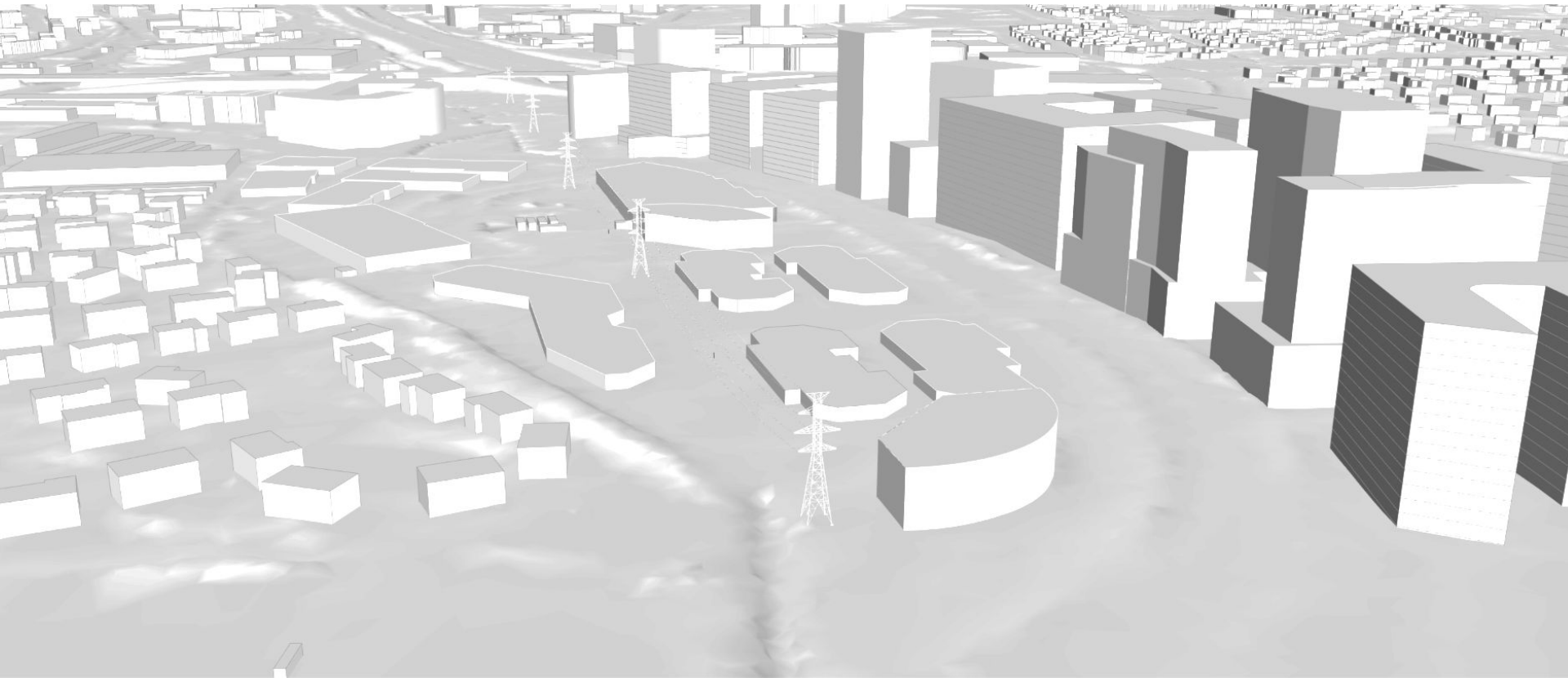
SCENARIO 2



SCENARIO 3



MODEL Existing TRG with proposed HTOC



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