



In Reston, Virginia's Town Center, this pedestrian walkway connects parking to the main street. Brick paving, seasonal planting in planters, awnings, and an artful shade structure create an inviting urban environment.



This perspective drawing illustrates how the urban streetscape should be clearly defined by buildings that conform to a uniform "build-to" line.



This perspective drawing illustrates how a public park will enhance the urban environment

## Intent

The Urban Overlay District, containing generally the City's older urbanized area north of the Albemarle and Chesapeake Canal, has been designated for development at higher densities. The historical development pattern has resulted in this district's current mixture of stable, older neighborhoods, waterfront industrial areas, and aging commercial corridors. These guidelines address mixed-use and infill development within the Urban Overlay District.

A mixed-use development is a single unified development that incorporates two or more different uses within walking distance of one another and may include a variety of housing types.

There are generally two types of mixed-use development: vertical mixed-use, the provision of multiple uses within a building, and horizontal mixed-use, the arrangement of multiple uses on a site in a complex of related buildings. Connectivity among uses should be achieved with an open space system of streetscapes and parks. As pedestrian-oriented communities, mixed-use and infill developments are intended to reduce sprawl and automobile trips.

Mixed-use development may be regionally or locally focused. A regional mixed-use development is highly accessible from major highways and includes a mix of uses, such as retail,

restaurants, entertainment, and hotels, to create a destination that attracts users from a broad area. Regional mixed-use development may be co-located with special attractions, such as a waterfront promenade, a marina, an historic site, or other natural and cultural resources. Local mixed-use development provides a mix of services for the convenience of the users and residents of the development and adjacent neighborhoods.

Mixed-use development within the Urban Overlay District should meet the standards for urban planned unit development (PUD-U) as approved by city council.



Mixed-use development, such as this retail, office, and residential complex in Alexandria, Virginia, is oriented to the nearby Metrorail station. Located on a small site within an older residential neighborhood with a mix of residential types, the development has an interesting variety of building massing, height, and architectural ornamentation, and is a good example of compatible infill development.

## Intent

Infill development should contribute to the revitalization of the existing community and neighborhood where such development is proposed. Existing infrastructure, including roads and utilities, proximity to a variety of existing uses, and the desirability of being part of an established neighborhood are incentives for the construction of new buildings or the expansion of existing buildings within older neighborhoods. Infill development within the Urban Overlay District should meet the standards for urban planned unit development (PUD-U).

Mixed use and infill developments and gateways are especially well suited in

relation to transportation corridors, accessible waterfronts, transportation facilities and multi-modal transit hubs, town centers, and areas designated for revitalization. Critical factors associated with mixed use and infill developments are land use and density, careful planning, phasing, the economic climate, and construction costs.

Redevelopment that could occur as part of mixed-use and infill development may require upgrading of the existing infrastructure system including roads, utilities or other services. These issues should be addressed as part of the planning and design process.

Mixed used and infill development and gateways can help to “reduce the negatives,” such as under-utilized or abandoned buildings, unsafe areas, and dilapidated streetscapes. They should create appealing built environments in which to live, work, and play.