
From: Rae Noritake <rnoritake@nka-arch.com>
Sent: Wednesday, June 26, 2013 12:16 PM
To: Merkel, Heidi T.
Cc: Pemberton, Debbie; Darab, Faheem; Lambert, Richard
Subject: Area analysis
Attachments: TSA area analysis DIAGRAM.pdf

Heidi,

Please see my attached 2 page study showing the APPROXIMATE impact of using station entries (Reston station) as center points of the $\frac{1}{4}$ & $\frac{1}{2}$ mile radius for the TSA. This exhibit is far from accurate given the data on hand, a pdf image of the proposed Reston station dating 2010, distances measured by aerial digital images, etc.

Even with the generalized data, it is clear that if the Task Force adopts this change, it will have a significant impact on the study area; of between a 8-16% increase in the TSA.

Given that the current overall densities are fixed (capped based upon the ability of the transportation system to handle traffic and not land area), if the study areas increases in size, the overall impact would be the dilution of density as it is spread out over a larger land area, further away from the metro stations.

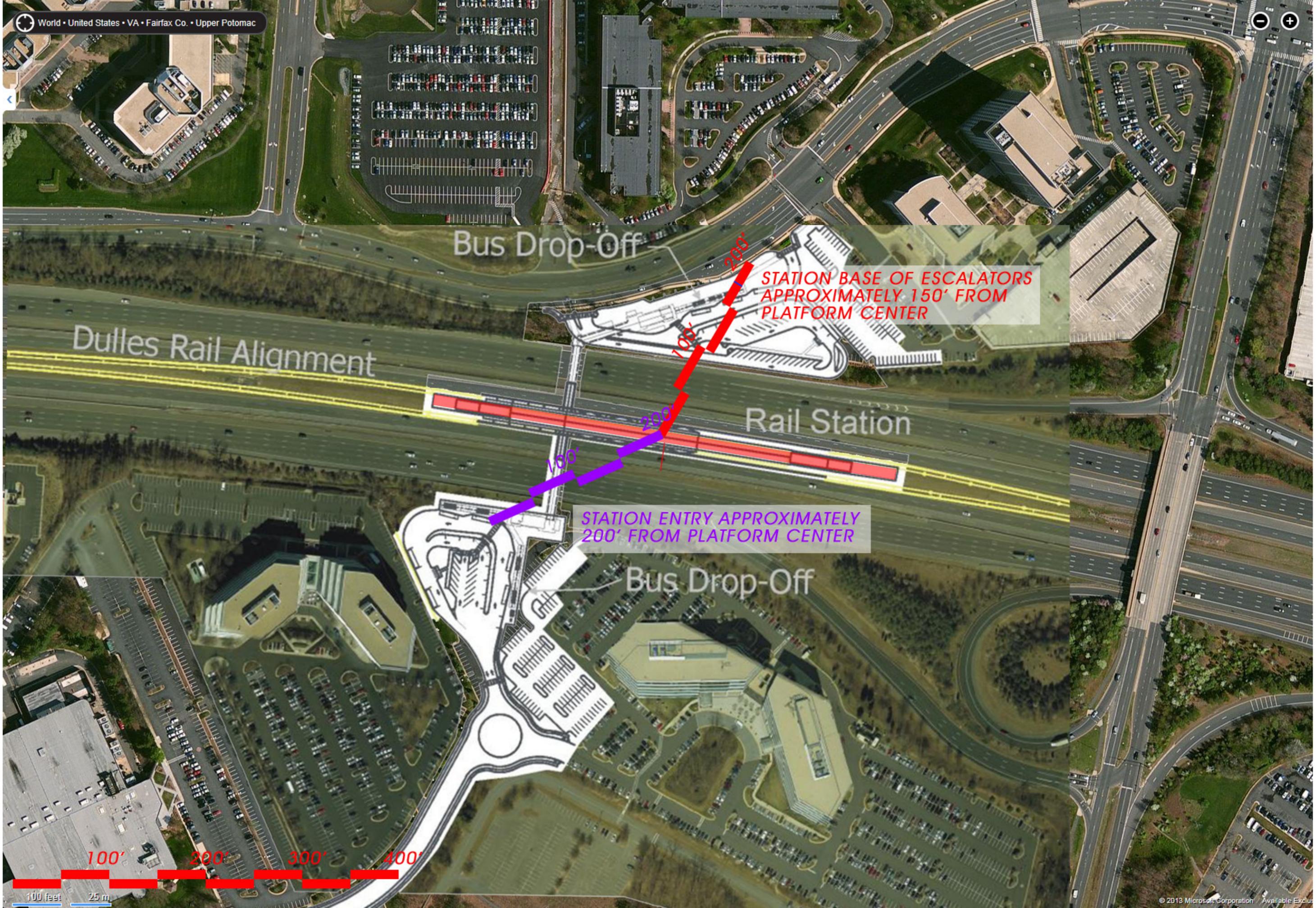
I believe this is going in the wrong direction and recommend that the TSA remain as currently depicted; from the center of the platforms. I believe the higher densities will begin to occur outside these area in decades to come when the transportation systems & infrastructure will be in place to accommodate it.

Please feel free to share this with the Task Force. Thank you.

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Bus Drop-Off

Dulles Rail Alignment

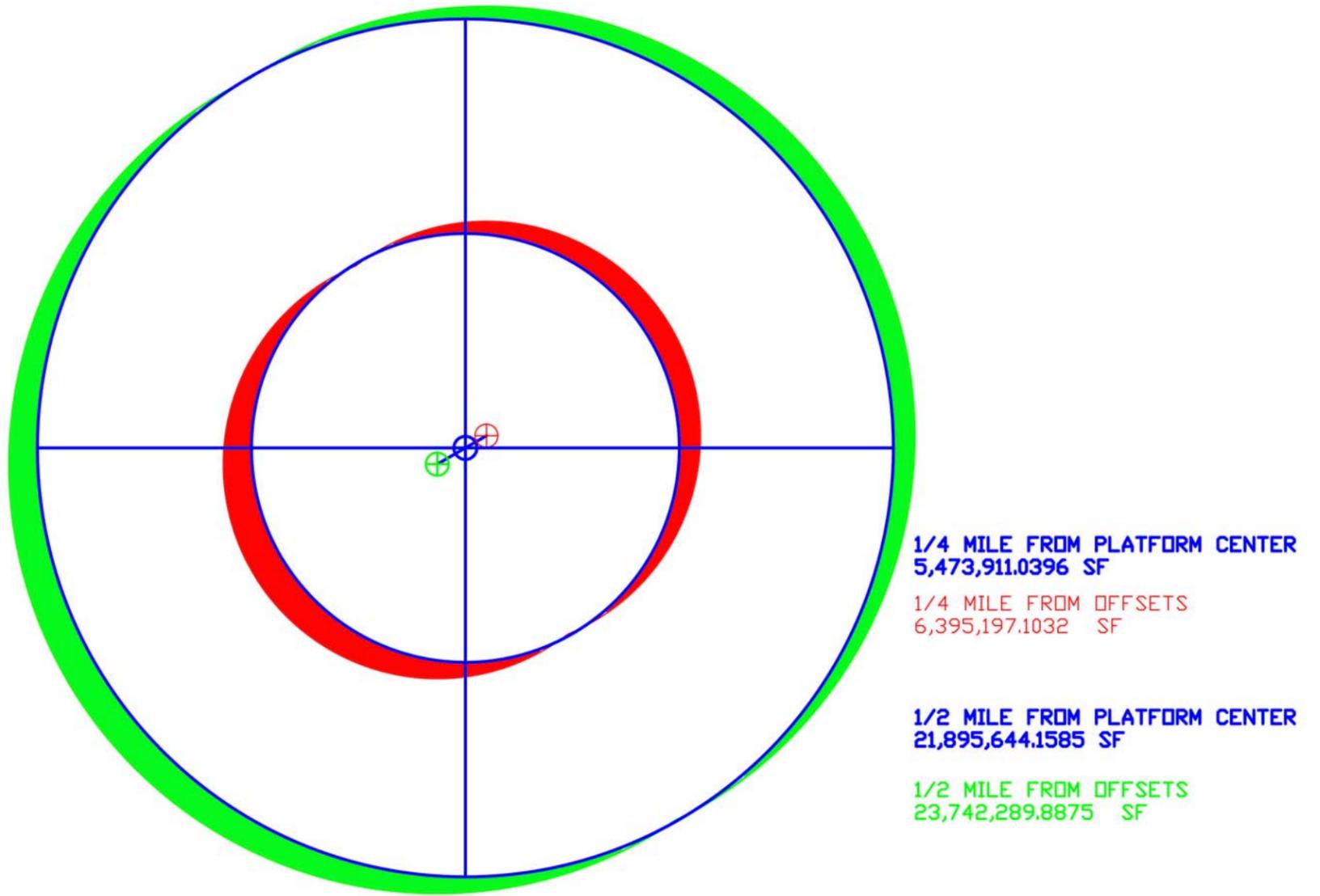
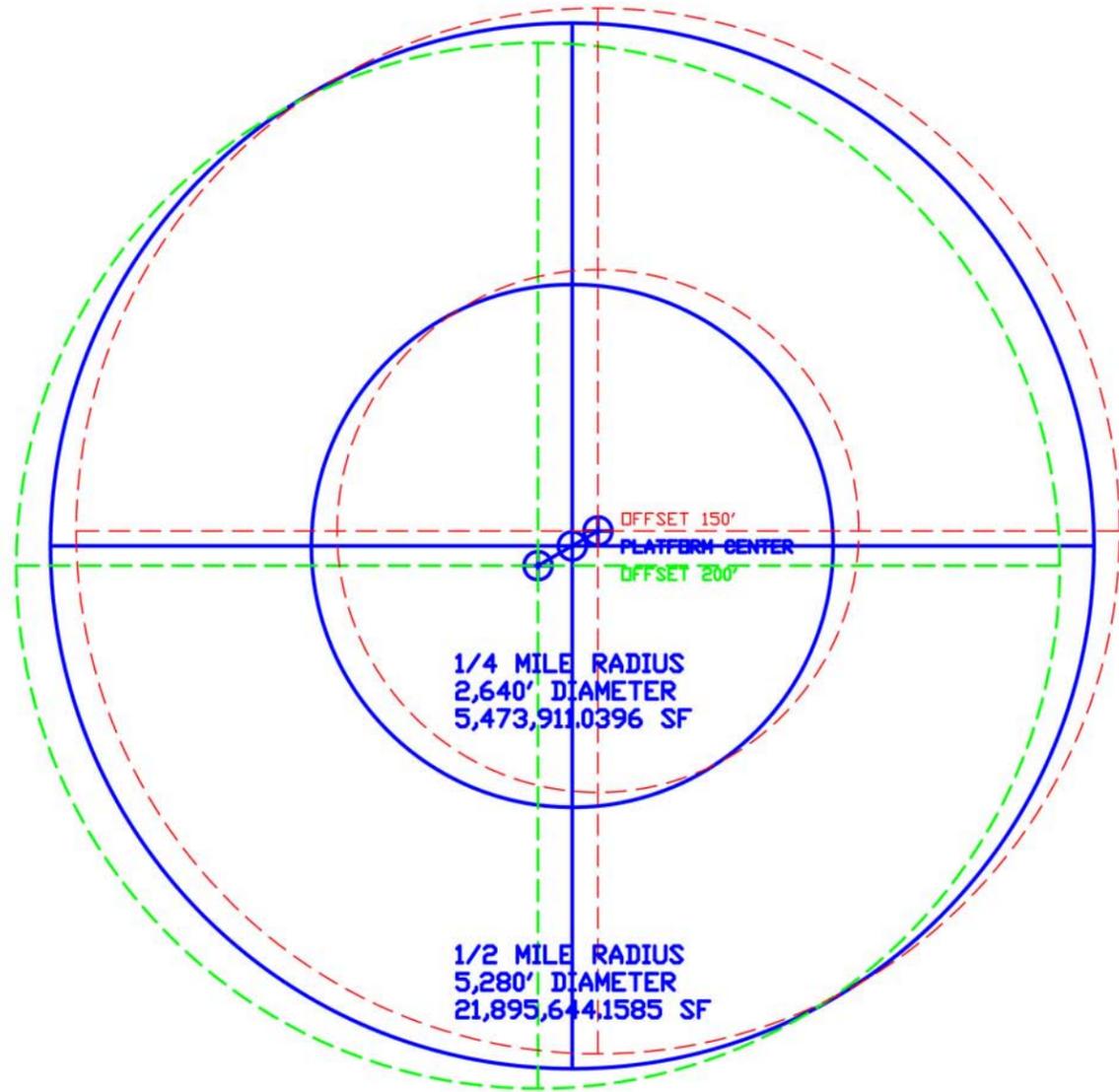
STATION BASE OF ESCALATORS
APPROXIMATELY 150' FROM
PLATFORM CENTER

Rail Station

STATION ENTRY APPROXIMATELY
200' FROM PLATFORM CENTER

Bus Drop-Off





PROPOSED RESTON TOWN CENTER METRO STATION

Reston Metro Station TSA Area Analysis			
1/4 MILE RADIUS			
	AREA	DELTA	% INCREASE
Platform Center	5,473,911.04 SF		
Offset Centers	6,395,197.10 SF	921,286.06 SF	116.83%
1/2 MILE RADIUS			
	AREA	DELTA	% INCREASE
Platform Center	21,895,644.16 SF		
Offset Centers	23,742,289.89 SF	1,846,645.73 SF	108.43%

TSA ANALYSIS:

AREA COMPARISON BETWEEN MEASURING FROM METRO PLATFORM CENTER VS. STATION ENTRIES