Prepared Statement of
Terry Maynard, Co-Chairman
Reston 2020 Committee to
The Fairfax County Planning Commission re
The Reston Phase 1 Comprehensive Plan Proposal
November 13, 2013

Good evening members of the Planning Commission. I am Terry Maynard, Co-Chairman of the Reston 2020 Committee, a committee of more than five dozen Reston residents who have contributed extensively to the Reston master planning effort over the last four years. I live at 2217 Wakerobin Lane in Reston and have been a Reston resident for more than three decades.

I am here to speak to you about some much needed improvements in transportation language in the draft Plan. These focus on improving north-south mobility through Reston, facilitating the promise of transit-oriented development, reducing infrastructure costs and environmental impacts in Reston, and improving pedestrian safety in the planned walkable neighborhoods.

We believe that the County's transportation staff gave the Reston Task Force excellent analytical support throughout its effort. In that process, they have incorporated some ideas that Reston 2020 first developed by May 2010, including extending Town Center Parkway and South Lakes Drive across the Dulles Corridor. We are also pleased to see that the draft Plan incorporates proposals in the County's forthcoming bicycle plan that were also developed by Reston residents.

Nonetheless, there are three key shortcomings in the draft Plan's transportation language that need to be amended before the Commission endorses the Plan and sends it to the Board of Supervisors.

The first and most significant shortcoming is the absence of language ensuring that Reston's two key through internal north-south through streets—Reston Parkway and Wiehle Avenue--will have an acceptable level of service (LOS) during peak periods. This is particularly important given that FCDOT's analysis shows that north-south through traffic at their "gateway intersections" with Sunset Hills and Sunrise Valley Drive comprises about half of all peak period use. (See FCDOT's April 8,, 2013, presentation, pp. 25-28) These people are neither coming from nor going to the station areas. Many are people headed to or from the toll road. Others are people trying to reach a doctor's office, a child's sports field, or another destination on the other side of town.

FCDOT's staff report accompanying this draft Plan shows (Figure 4, p. 10) that the average PM peak period delay at all the gateway intersections will be more than two minutes each, meaning more than a four-minute delay for through traffic at those intersections alone. But this doesn't tell the whole story.

- FCDOT's April presentation to the Task Force showed that *Reston Parkway* will have failing north and south movements in both the morning and evening peak periods with a peak period average intersection delay of more than two and one-half minutes (157 seconds).
- Similarly, *Wiehle Avenue* will experience failing southbound traffic in the morning as people try to reach the toll road and failing northbound traffic in the afternoon with overall average intersection delays of just under two and one-half minutes (148 seconds).

- Adding to this congestion will be the delays encountered at the toll road ramp intersections, delays that will almost certainly be of the same order of magnitude.[1]

All told, Restonians and others driving through the Dulles Corridor will probably experience more than 10 minutes of delay during peak periods. This is a truly horrible LOS "F" result. Moreover, it nearly doubles the average six-minute peak hour delay now experienced on these same routes.

We believe that this level of service is unacceptable. However, it can be remedied by a simple language fix to the draft Plan. Specifically, on page 56, following the opening sentence on the network level of service goal of "E", we propose adding the following sentence:

> **In addition, a Level of Service "E" is the goal for north-south through traffic flow at the gateway intersections of Reston Parkway and Wiehle Avenue with Sunset Hills and Sunrise Valley Drive and the Dulles Toll Road ramp intersections between them.**

In fact, FCDOT's April 8th presentation on Scenario G shows (pp. 32-33) that, in at least two cases, an LOS "E" can be achieved at the gateway intersections through roadway improvements.

A second key weakness in the draft report is the watered down restrictions on parking limits in the TSAs. FCDOT has said that Transportation Demand Management (TDM) in general and constrained parking in particular are inexpensive and highly effective mechanisms for achieving transit-oriented development. At present, the draft Plan calls for modest limits on office parking with the opportunity for exemptions (see p. 65).

Some developer who would like to eliminate even this weak restriction are working contrary to the needs of a transit-oriented community that the Task Force has been trying to plan. An undeniable truth about parking availability is, like the line from the movie Field of Dreams, "If you build it, they will come." The more people who drive cars to or from the TSAs, the fewer people who will use Metrorail, the more clogged Reston's streets will become, the more damage will be done to our environment, and the more the County will have to invest to remediate congestion to achieve its stated LOS goal of "E."

We strongly recommend that the explicit parking requirements laid out in Version 6 of the draft Plan in mid-September and supporting language should be restored to the draft Plan. ***Table 3*** of that draft (p. 74, see Attachment B) specifies "target" distance-based parking maximums for residential and non-residential parking within a half-mile of each Metrorail station. That table was initiated by FCDOT based on its assessment of what will be required to achieve an overall network Level of Service "E" in the TSAs. We doubt that that this minimally acceptable level of service can be achieved without these kinds of parking constraints in the TSAs. The developer-dominated Task Force voted to remove this table, resulting in the weak language in the draft before you.

The constraints placed on parking by the table in draft Plan Version 6 are all the more needed because of the County's excessive estimate of office space per worker needed in the future. County staff continues to assume each office worker will require 300 gross square feet of office space at a time when office space per worker is shrinking dramatically. By 2017, *usable* office space per worker nationally is expected to reach 100 square feet, meaning actual *gross* square footage per office worker will be less than 150 square feet. This was the topic of a series of letters I sent to Chairman Bulova and copied to

[1] The only data provided by FCDOT on ramp intersection delays shows current peak hour traffic at these ramps on Reston Parkway averages 196 seconds (more than three minutes) while the ramp intersections with Wiehle average a reasonable 21 seconds. (See Attachment A.)

you, all of which I have attached for your further consideration. (See **Attachment C.**) Suffice it to say here, no one anywhere except Fairfax County says the space needed for office employees is as large now as it was a decade or more ago. And they all agree that it is shrinking further. In fact, Arlington County, where TOD planning has been highly effective, has recognized this recently by shrinking its office space per worker planning assumption from 250GSF to 200GSF.

The implication of this office market trend is that we can expect at least half-again and maybe twice as many office employees to occupy the space allowed by this draft Plan. In light of this, it is imperative that we control the traffic these added workers could generate by constraining parking in the TSAs and thereby encouraging use of transit, biking, and walking.

Finally, the draft Plan pays little attention to pedestrian or bicyclist safety, especially in the immediate station areas. Although the brief "Pedestrian Mobility" section of this draft Plan mentions safety, it offers no suggestions on how that might be accomplished. We believe ***grade-separated crossings are required*** to ensure safety at the principal intersections near the Metrorail stations. Their availability will facilitate and encourage the use of Metrorail by both residents and commuters who must otherwise face crossing ten lanes of traffic in a short light cycle—delaying traffic as well.

To address this safety and walkability concern, we offer the following additional language to be added to the "Pedestrian Mobility" section:

> **To help assure the safety of pedestrians, improve walkability, encourage Metrorail use, and facilitate traffic flow, at least one pedestrian grade-separated crossing should be constructed across Reston Parkway and Wiehle Avenue at their gateway intersections with Sunset Hills and Sunrise Valley Drive or closer to the Dulles Corridor when it would improve pedestrian access to the Metrorail station.**

We believe these simple, well-justified, strategic improvements to the draft Reston TSA Plan will address the core transportation needs of the Reston community now and in the future. We urge you to include them in the draft Plan.

Thank you for your time and attention. I will be glad to try to answer any questions you may have.

Terry Maynard
Co-Chairman
Reston 2020 Committee

Attachment A

Dulles Corridor Study - Existing Conditions (based on 2010 counts)

Existing Conditions (2010) - Peak Hour - Morning (AM)
Synchro intersection delay and level of service

	Inter. ID #	Major Street	Cross Street	Before Optimization Int. Delay (sec/veh)	Before Optimization LOS
Gateway Intersections	22	Centreville Road	Frying Pan Rd	41.2	D
	6	Fairfax County Pkwy	Spring St	24.1	B
	7	Fairfax County Pkwy	Sunrise Valley	100	F
	16	Reston Pkwy	Sunrise Valley	60.8	E
	17	Reston Pkwy	Sunset Hills	87.9	F
	20	Wiehle Avenue	Sunrise Valley	38.7	D
	21	Wiehle Avenue	Sunset Hills	44.7	D
Non-Gateway Intersections	1	Centreville Road	Sunrise Valley	52.9	D
	2	Centreville Road	DTR EB On/Off ramps	18.7	B
	3	Centreville Road	DTR WB On/Off ramps	42.2	D
	23	Centreville Road	Coppermine Rd	21.4	C
	4	Fairfax County Pkwy	DTR EB On/Off ramps	103	F
	5	Fairfax County Pkwy	DTR WB On/Off ramps	172.4	F
	8	Hunter Mill Road	Sunrise Valley	31.1	C
	9	Hunter Mill Road	Sunset Hills	45.3	D
	10	Hunter Mill Road	DTR EB On/Off ramps	13.2	B
	11	Hunter Mill Road	DTR WB On/Off ramps	42.9	D
	12	Reston Pkwy	Bluemont Way	27.4	C
	13	Reston Pkwy	DTR EB On/Off ramps	222.3	F
	14	Reston Pkwy	DTR WB On/Off ramps	119.8	F
	15	Reston Pkwy	New Dominion Pkwy	57.6	E
	18	Wiehle Avenue	DTR EB On/Off ramps	25.3	C
	19	Wiehle Avenue	DTR WB On/Off ramps	20.4	C
	24	Sunrise Valley Drive	Frying Pan Rd	---	---

Existing Conditions (2010) - Peak Hour - Evening (PM)					
Synchro intersection delay and level of service					
	Inter. ID #	**Major Street**	**Cross Street**	**Before Optimization**	
				Int. Delay (sec/veh)	**LOS**
Gateway Intersections	22	Centreville Road	Frying Pan Rd	43.4	D
	6	Fairfax County Pkwy	Spring St	19	B
	7	Fairfax County Pkwy	Sunrise Valley	95.1	F
	16	Reston Pkwy	Sunrise Valley	79.5	E
	17	Reston Pkwy	Sunset Hills	112.6	F
	20	Wiehle Avenue	Sunrise Valley	30.1	C
	21	Wiehle Avenue	Sunset Hills	272.2	F
Non-Gateway Intersections	1	Centreville Road	Sunrise Valley	70.9	E
	2	Centreville Road	DTR EB On/Off ramps	16	B
	3	Centreville Road	DTR WB On/Off ramps	53.1	D
	23	Centreville Road	Coppermine Rd	24.7	C
	4	Fairfax County Pkwy	DTR EB On/Off ramps	32.5	C
	5	Fairfax County Pkwy	DTR WB On/Off ramps	58.7	E
	8	Hunter Mill Road	Sunrise Valley	27.2	C
	9	Hunter Mill Road	Sunset Hills	32.2	C
	10	Hunter Mill Road	DTR EB On/Off ramps	12.8	B
	11	Hunter Mill Road	DTR WB On/Off ramps	38.8	D
	12	Reston Pkwy	Bluemont Way	27.4	C
	13	Reston Pkwy	DTR EB On/Off ramps	317.2	F
	14	Reston Pkwy	DTR WB On/Off ramps	125.1	F
	15	Reston Pkwy	New Dominion Pkwy	43.6	D
	18	Wiehle Avenue	DTR EB On/Off ramps	17.7	B
	19	Wiehle Avenue	DTR WB On/Off ramps	19.9	B
	24	Sunrise Valley Drive	Frying Pan Rd	---	---

April 19, 2013

Attachment B

Reston Transit Station Areas
Version 6 DRAFT Comprehensive Plan Text — Revised Text dated 9/16/13
Annotated with Task Force Comments & Staff Response — Annotation updated 9/16/13

Table 3
Target Parking Rates for Areas within One Half Mile of Stations

Use	Fairfax County Parking Requirement (as of 2013)	< ½ Mile From Metro Target Parking Rate[1]	Optional 10% Reduction < ¼ Mile from Metro Target Parking Rate[1]
Residential or Lodging Unit			
Townhouses	2.7	2.0	1.8
Multifamily 0-1 Bedroom	1.6	1.3	1.2
Multifamily 2 Bedroom	1.6	1.5	1.4
Multifamily 3+ Bedroom	1.6	2.0	1.8
Hotel	1.08	1.08	1.0
Commercial Spaces/1,000 sq ft			
>125,000 sq ft	2.6	2.2	2.0
<125,000 sq ft	3.6	2.3	2.1
Retail	4.0-4.8	3.2-3.8[2]	No minimum[3]

[1]The Target Parking Rate is a parking minimum.
[2]For uses not specifically listed above, the minimum parking space requirement set forth in Zoning Ordinance Sections 11-103, 11-104, 11-105 and 11-106 shall apply as follows: In TOD districts, the first 5,000 square feet of gross floor area located on the ground or street level for the following uses shall not be included in the calculation of required parking: personal/business services, fast food restaurant, quick service food store and/or eating establishment. Beyond 5,000 square feet, the minimum number of parking spaces required shall be based on 80% of the specified rates set forth in such Sections.
[3]No minimum is required if on-street parking is available.

Revised DRAFT for Discussion Purposes — Page **74** of **138**

Attachment C:

C-1: Letter to Chairman Bulova on Office Space per Worker, April 24, 2013.

C-2: First Follow-up Letter to Chairman Bulova on Office Space per Worker, May 24, 2013.

C-3: Second Follow-up Letter to Chairman Bulova on Office Space per Worker, June 24, 2013.

C-4: Chief, DPZ, Letter to Terry Maynard on County Office Space per Worker Assumptions, June 21, 2013.

C-5: Letter to Chairman Bulova Commenting on DPZ Letter, July 9, 2013.

Reston Citizens Association

April 24, 2013

The Honorable Sharon Bulova, Chairman
Fairfax County Board of Supervisors
12000 Government Center Parkway, Suite 530
Fairfax, Virginia 22035

Dear Chairman Bulova,

"*Gross square feet per office worker*" is not a topic one would normally raise with a political leader, but it has become a pivotal issue in the planning of Reston's future. It may also affect the planning outcomes in other emerging urban centers across the county. Put simply, our research indicates the County is making unrealistic estimates of office space per worker requirements, and the result will be increased traffic congestion and an undesirable balance in planned development. I have not been able to garner a satisfactory explanation from the Department of Planning and Zoning and I know that a significant error in this assumption will have wide ranging impacts in development planning well beyond Reston. As a result, I find myself forced to turn to you to explain why the Reston Master Plan Task Force or any other similar Fairfax County planning body should use 300 gross square feet (GSF) per office worker as a baseline assumption for office development in a 21st Century workplace characterized by teleworking, office hoteling, client-based employee siting, etc.

The specific issue is how many gross square feet (GSF) per office worker the County should assume in developing Reston's plan for its Silver Line transit station areas. At the outset of the Reston Task Force's efforts, the assigned value was 250 GSF. At the same time, the GSF value assigned to urban dwelling units (DUs) was 1,000 GSF with a resulting 4:1 jobs-to-housing (J:HH) ratio. The task force subsequently recognized that urban DUs may become larger and, therefore, moved the assigned value to 1,200 GSF per DU. In the process—and for no explained reason—it moved the office worker allocation to 300 GSF/office worker to sustain the 4:1 J:HH ratio relationship.

The accuracy of this small technical assumption is vital in achieving the desired mix of uses and balance in planning for workers and residents in a transit station area, be it in Reston, Tysons, or other County transit-focused development areas. Its importance was highlighted most recently in the County's report, Jobs-Housing Ratio: National Perspectives and Regional and Local Benchmarks, December 2012. It is also instrumental in achieving the goal of a "mix of land uses" in transit-oriented development areas as laid out in the County's transit-oriented development amendment to the Comprehensive Plan. In short, the greater the error in assigning space allocations for employees or dwelling units, the greater the adverse impact on the jobs:housing balance outcome and the reduced likelihood of achieving the desired mix of uses.

Recent research by the RCA Reston 2020 Committee has found no academic research, industry-wide assessment, or journalistic reporting that suggests the average GSF for office workers is or will be anywhere near 300 GSF/office worker. ***All agree that office planners are now planning for 200 GSF/office worker or less, and all of them state that the space per office worker is declining, some say as low as 100 GSF/office worker.*** For example:

- In the most comprehensive contemporary study of office space planning entitled Changing Trends in Office Space Requirements: Implications for Future Office Demand, Dr. Norm Miller, Professor of Real Estate, Burnham-Moores Center for Real Estate, University of San Diego, concluded in March 2013:

  "Moving forward, we will see some firms achieve square feet per worker of less than 100 square feet, but given the cultural impediments and the challenges of predicting growth rates, we are more likely to see figures average 150 to 185 square feet per worker phasing slowly towards even lower figures at the end of the decade. This is a significant reduction is space per worker, but it parallels a need to retrofit much of the existing space to provide more collaborative team space and healthier more productive environments. (p. 27)"

- Survey results from 465 corporate real estate managers conducted last year by CoreNet Global, the world's leading association for corporate real estate professionals and service providers, showed,

  ". . . the average allocation of office space per person in North America will fall to 100 square feet or below within the next five years. By 2017, at least 40% of the companies responding indicated they will reach this all-time low benchmark of individual space utilization, which has been the case in Europe for the past several years but is now heading for the Americas. The average for all companies for square feet per worker in 2017 will be 151 square feet, compared to 176 square feet today, and 225 square feet in 2010."

- A major article by Eliot Brown in the Wall Street Journal entitled "Corporate Cram Bedevils Office Market," February 29, 2012, highlights the long-term downward sizing of corporate office space:

  "Employers gradually have been taking up less space for decades, but real-estate professionals say the drive to use less space has picked up since the economic downturn, as companies look to trim costs where they can across their budgets. Workstations are shrinking and private offices

are disappearing, replaced by cubicles with low walls, and more employees are working remotely.

"Companies today are taking space with an average of about 200 square feet per employee, down about 20% from a decade ago, said Alan Nager, an executive managing director at brokerage Newmark Knight Frank who advises companies on their real estate. The amount of space is continuing to shrink, he says."

In addition to these national trends, a discussion among Reston Task Force members drafting the task force's report reinforced the general view that current office worker space is about 200 GSF and falling:

- A developer representative said that office space per worker has been declining for some time and his company currently plans for office workers to occupy 200 GSF per person. He acknowledged that the office space per worker trend is downward.
- A county planner noted that, while employment is on the upswing in his county, companies are not adding space to their leases.
- *No one* suggested that office space per worker is increasing or that it should be 300GSF/worker.

In a presentation to the Reston Task Force last spring, regional representatives from commercial real estate firm Jones/Lang/LaSalle acknowledged that office workspace is shrinking in the Washington area market. They stated that GSA is downsizing its office space requirements to between 110-180 GSF/office worker and, "downsizing to 80-120 square feet per employee is not uncommon."

Local business newspaper The Washington Business Journal also picked up on this theme, noting in an article about former Reston office building client Accenture, "Accenture's virtual nature allows real estate downsize," that:

"Because of the virtual nature of our office environment, we no longer need the amount of space we have in Reston," said Accenture spokesperson Kate Shenk.

Accenture has been "office hoteling" for the last several years, meaning workers don't have assigned office space anymore. Instead, employees, many of whom spend much of their time off- site with clients or working from home, share space in Reston, using a reservation-based system for use of office space.

When asked how many employees will move into the new office space, Shenk said, "At this point, what we can tell you is that out of the 4,000 people aligned to Accenture Metro D.C., only a fraction of those employees are expected to actually utilize the space at any given moment."

Yet, here in Reston we increased the assumed level of office workspace and we are continuing to plan for 300 GSF/office worker. When County planning staff was pressed on why, they noted that they had checked with the Fairfax County Economic Development Authority (FCEDA) which said they hadn't noticed any trends, but they would monitor the situation. This will not help in planning now for development over the next two decades.

The prospective effects of overstating the allocated space per office worker are devastating for achieving a desired J:HH balance, especially with errors of a magnitude ranging from 50% to as high as 200% reflected in the above authoritative sources. (See attached table of alternative J:HH balances with different GSF/office worker values.)

Most importantly, this error leads to a gross under-statement of the number of vehicles commuting to, from, through, and within Reston, adding to the gridlock the transportation staff has already forecast at Reston's "gateway intersections" near the Dulles Corridor. The County will also need to spend even more tax money on roadways and transit to ease that gridlock, and the environment will suffer all that much more. If the same type of thinking applied county-wide, similar under-estimates of traffic will result in gridlock and Fairfax County will become a less attractive place for businesses and residents to settle. Strictly from a Reston perspective, such gridlock will isolate north from south Reston—and the urban corridor from either—for most of the day because of the massive traffic delays that will be encountered at the gateway intersections.

On behalf of RCA Reston 2020 and the RCA Board of Directors, I challenge the County to find authoritative evidence that supports the use of 300 GSF/office worker for land use planning purposes. We can find no evidence that such a number is anywhere near appropriate. Still, we believe the County should have the chance to show that our assessment is inaccurate before the RCA Board of Directors votes whether to endorse the Reston Task Force report or the staff's Comprehensive Plan language for the Dulles Corridor station areas. We would like the County to explain for the record its assumption that the correct gross square feet per office worker assumption is 300 GSF—or even 250 GSF—in the 21st century office workplace.

Thank you for your consideration of this request. We look forward to your response on this vital County planning issue.

Sincerely,

Terrill D. Maynard
Reston Citizens Association (RCA) Board of Directors
Co-Chair, RCA Reston 2020 Committee
RCA Representative to the Reston Master Plan Task Force
2217 Wakerobin Lane, Reston, VA 20191

CC:
Fairfax County Board of Supervisors
Fairfax County Planning Commission
Gerald Gordon, President, Fairfax County Economic Development Authority (FCEDA)
Fred Selden, Chief, Department of Planning and Zoning (DPZ)
Heidi Merkel, DPZ Project Manager, Reston Master Plan Task Force
Patty Nicoson, Chairman, Reston Master Plan Task Force
The Reston Master Plan Task Force (via DPZ)
Fairfax County Federation of Civic Associations, Board of Directors
The Reston Citizens Association Board of Directors
The RCA Reston 2020 Committee
Sally Horn, President, McLean Citizens Association

Reston Transit Station Area Current and Potential Jobs:Housing Ratios: Alternative GSF for Office Workers

	Current (2010)	Alternative Gross Square Feet per Office Worker				
		@300 GSF	@250 GSF	@200 GSF	@150 GSF	@100 GSF
Office Employees	69,941	98,189	117,827	147,283	196,378	294,567
Other Employees	12,451	16,747	16,747	16,747	16,747	16,747
Total Employees	82,392	114,936	134,574	164,030	213,125	311,314
Dwelling Units	5,860	27,932	27,932	27,932	27,932	27,932
Jobs:Housing (J:HH) Ratio	**14.1**	**4.1**	**4.8**	**5.9**	**7.6**	**11.1**

"Scenario G" proposes 29,456,666 GSF of office space at 300GSF/office worker in the Phase 1 (transit station) study area.

Reston Citizens Association

May 24, 2013

The Honorable Sharon Bulova, Chairman
Fairfax County Board of Supervisors
12000 Government Center Parkway, Suite 530
Fairfax, Virginia 22035

Dear Chairman Bulova,

A month ago today, I sent you a letter asking for an explanation of why the County staff decided to raise the space per office worker in the Reston planning process from 250 GSF to 300 GSF when, according to a variety of academic, industry, and media reporting the current space allotted is about 200 GSF and plunging, possibly as low as 100 GSF, within the next five years. As I noted, the assumed size of office worker space has huge implications for the jobs:housing balance—and attendant impacts—in the newly urbanizing areas of the County. If we want to achieve an appropriate jobs:housing balance, we absolutely must use the best underlying numbers regarding the square footage of work space and housing units. I know that other County community leaders have now also raised the concern.

I have not yet received a response from your office or the County planning staff. I do not find this surprising since I am sure the County wants to review my information and be confident in any response it makes. I am confident, however, that the County staff will not find any authoritative information that suggests the space per office worker is increasing or that it should be anywhere near 300 GSF. I appreciate that there is a natural bureaucratic resistance to change and—even when desired—takes quite a bit of time. Moreover, influential development industry interests that would not like to see the planning number reduced, shrinking their development potential.

Since I wrote, there have been a number of items reported in the local media that reinforce my concern that the current Reston office space per worker planning assumption is way off base. Here is a brief sampling:

- The County says so. In the County's first oblique acknowledgement of the shrinkage in office space per worker, Fairfax County's Economic Development Authority (FCEDA) stated in its just-released 2012 year-end real estate report:

"*One trend among office users is to consolidate operations closer to where employees live to reduce travel time and maximize productivity.* ***Many companies' emphasis is toward more cubicles or an open floor plan.*** *In certain industry sectors, the focus is on hoteling. . ."*
Ergo, it must be true.

- The trend is over two years old. A December 15, **2010**, Los Angeles Times report states:
  "Businesses used to provide 500 to 700 square feet of work space per employee, but the average is down to 200 square feet — and shrinking. The recession and an emphasis on teamwork accelerated the trend, and younger staffers prefer less."
  Cost cutting. And while I have emphasized the technological revolution as a key driver in work space reduction, the LA Times highlights that: *"**Part of the reason is economics**. Although cubicles have shrunk from an average of 64 feet to 49 feet in recent years, Rivard said, companies are looking for more ways to compress their real estate footprint. . ."*
  Bottom line: "*Nevertheless,* ***the more compact, collaborative workplace is here to stay****, industry observers said. Space is becoming less of a status symbol."*

  And that was all more than two years ago.

- More parking required. A commercial real estate broker with Cushman-Wakefield/Lund wrote that the reduction in space per worker is likely to mean more parking will be required for office buildings. He writes:
  "If the number of workers at a company does not change, but the company is now able to fit more people into less space, the parking lot is full before the building is fully leased. . . The reality for building owners with a parking ratio that will not support the density of today's office user is that there is little they can do to correct the problem. If the trend of a smaller work space prevails, landlords will be left with space that is either unleaseable, or left as common space for additional building amenities."

  Or, in mixed-use areas like Reston Town Center, office employees will occupy parking meant for retail customers or in nearby residential neighborhoods.

- Recent news reports indicate that local office space per worker is well under 200GSF per worker and shrinking:

  - Computer Sciences Corporation (CSC), a major County and NoVa employer, is reducing its staff by 8,000 and its footprint by one million square feet worldwide, according to a May 15 Washington Business Journal article. The result: 167 square feet per worker.

  - The Washington Post reported (May 5) that even Washington business leaders are acknowledging the shrinkage in office space per worker.
    "*A chief concern, it seems, is something called "densification," which is a fancy term to mean that companies, law firms, banks and residents are settling for less space than they once occupied. The local lexicon is full of talk about "micro" apartments and office*

"hoteling," where workers share desks and common spaces. . . And yet the move to go small messes with our assumptions about how development should proceed, given current employment and population projections. By the downtown BID's account, just maintaining the status quo could still result in an increase in vacancies. Where once 5,400 workers might be needed to bring the vacancy rate in 2012 down to 9 percent, assuming each worker accounted for 250 square of space, now 9,000 workers would be required if they wind up only needing 150 square feet a person."

- According to the Washington Business Journal (April 14), Red River, a small Reston IT firm, expanded its Town Center space to 6,000 square feet for 60 employees or 100 square feet per employee—and that includes space for training clients.

While I emphasized the impact of this trend on the jobs:housing balance in my last letter, I would note that permitting office development at 300GSF per employee vs. (say) 150GSF per employee could mean a huge additional demand for County infrastructure improvements—most notably transportation—while tax revenues rise much less than anticipated because there is (in this hypothetical example) half as much new office space to tax and existing office building valuations are smaller. Given the current tight circumstances of the County's budget and uncertain growth in the current federal budget environment, allowing too much office space "headroom" while limiting future County revenue growth as worker space shrinks can only mean steeper real property tax rates for Fairfax County's residents. The County risks ignoring this growing reality at its—and its citizens—growing fiscal peril.

I appreciate that the County is no doubt dealing with this difficult conundrum and I will continue to wait for an explanation of the current office space per worker allowance proposed for Reston. I will also keep you updated on key developments in this matter until an explanation or a change is forthcoming.

Thank you for your patience and all your efforts on behalf of Fairfax County. I hope you have the opportunity to enjoy the beautiful Memorial Day weekend ahead with your family and friends, and take a moment to say a prayer for those who gave the last true measure of devotion for their country.

Sincerely,
Terry Maynard
Reston Citizens Association (RCA) Board of Directors
RCA Representative to the Reston Master Plan Task Force
703-476-5376
2217 Wakerobin Ln
Reston, VA 20191

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Patty Nicoson, Chairman, Reston Master Plan Task Force
The Reston Master Plan Task Force (via DPZ)
Fairfax County Federation of Civic Associations, Board of Directors
The Reston Citizens Association Board of Directors
The RCA Reston 2020 Committee
Sally Horn, President, McLean Citizens Association
Tom Loftus, President, Equitable Housing Institute

BCC:
Local News Media

Reston Citizens Association

June 24, 2013

The Honorable Sharon Bulova, Chairman
Fairfax County Board of Supervisors
12000 Government Center Parkway, Suite 530
Fairfax, Virginia 22035

Dear Chairman Bulova,

Two months ago today, I wrote you a letter asking for an explanation of why the County is using an assumption of 300 gross square feet (GSF) per worker in its development planning for Reston office buildings (and others). In fact, this square footage per worker was raised in the Reston Master Plan Task Force to 300 GSF from 250 GSF in the course of the task force's work without explanation other than to keep the ratio of dwelling unit to office worker square footage at 4:1 as assumed dwelling unit size increased). The high square footage per office worker flies in the face of extensive evidence in the market place and academic research that the square footage requirement for office workers is falling substantially as a result of technological developments and management efforts to control costs, possibly to 100 SF per worker.

I have not yet received a reply to either that letter or the follow-up letter I sent you a month ago today. As I said in that follow-up letter, I understood why an answer might not be forthcoming within a one-month timeframe, but it is increasingly difficult to understand why I have not received a substantive response in two months. Certainly the County has a rationale for its assumption or it is willing to adjust its assumption downward in the face of undisputed empirical evidence that the size of office worker space is and will decline. It cannot be that difficult to explain why the County is using 300 GSF per office worker although it might be more challenging—technically and politically—to change that assumption to more realistic levels in light of its use in Tysons and planned use in Reston. Still, two months is more than enough time to accomplish either.

Over the past month, I have been exploring the technical aspects of this issue further. In particular, I have been trying to understand the relationship between a building's <u>gross</u> square footage—the basis of development planning—and the actual space <u>leased</u> and portion of that <u>used</u> by a building tenant. It is from the last factor—usable space—that one can generally calculate space per office worker. I have learned that understanding the areal relationship is not that easy. The complexity is detailed in the attached graphic reflecting changes in how the Building and Office Management Association (BOMA) divides out the different facets of office building space.

Nonetheless, as described in my attached brief look at "Usable vs. Leasable vs. Gross Square Footage in Large Office Buildings," Dr. Norman Miller, University of San Diego, took a rather systematic look at the relationship among the key metrics of office space. This table summarizes the results of his findings with my minimal interpretation:

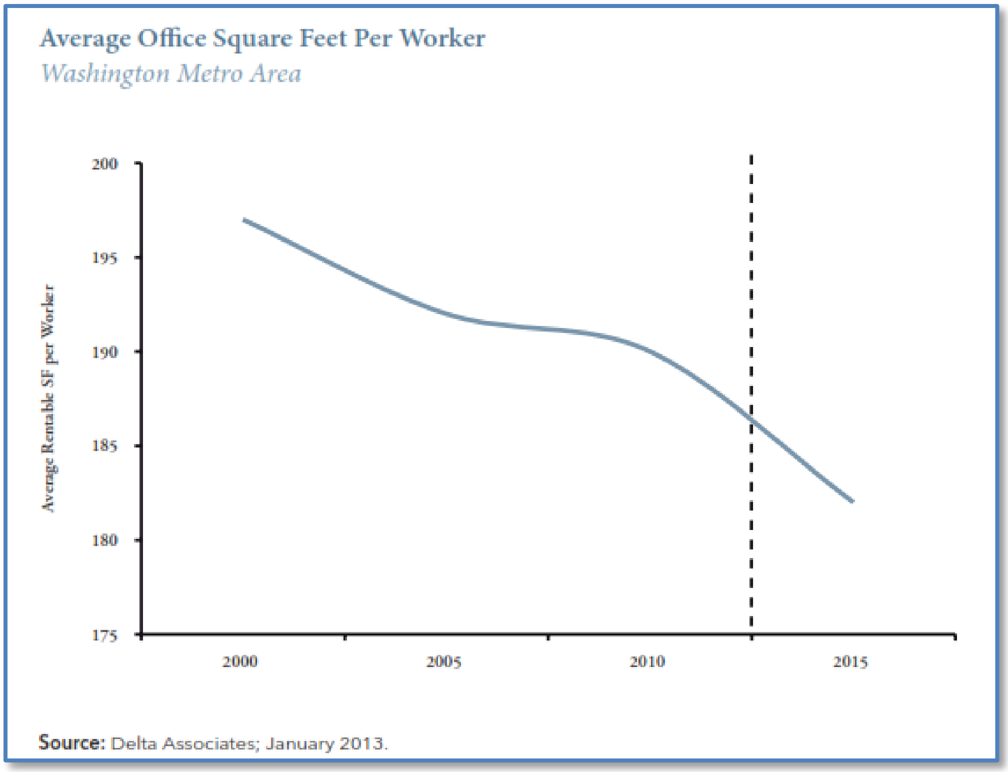
Type of Space	Share of GSF	Multiple of Usable Space
Gross Square Feet	100%	150%
"Interior Gross" Space	94%	140%
Leasable Space ("RBA")	88%	132%
Plannable Space	74%	110%
Usable ("Assignable") Space	67%	100%

All this excludes first-floor retail and the many levels of parking (not counted in GSF) that are expected in high-rise office development in urbanizing areas of the County, including Reston's TOD areas. The bottom line is that, with office leasing activity now in existing buildings is less than 190 square feet per office worker in the Washington in both public and private buildings per Trendlines twentythirten, a January 2013 analysis by Delta Associates , the gross square footage required is about 32% greater, or 250 GSF per employee. *It is certainly not 300 GSF as the Tysons and Reston task forces have used.* And, as the Delta report states, the square footage per worker is shrinking.

Evidence keeps accumulating that the trend toward smaller work spaces for office workers is continuing with implications for commercial construction and transportation. Here are some recent examples:

- Washington office space per worker is at 251 GSF now and declining. As noted above, Delta Associates' analysis of the local office market points to the importance of densification in declining space per worker. It describes the situation as follows (p. 16):

  Densification*: Tenants (both private and public) are changing the way they utilize space. Changes in the nature of work and how tenants use office space are driving the reduction in the amount tenants lease. In 2000, the average SF leased per worker was approximately 197 SF. This average declined to approximately 190 SF by 2010. It is expected to decline to approximately 182 SF by 2015. Tenants are increasingly consolidating offices, leasing less space per worker due to hotel and telework programs, and right-sizing office space due to Staff reorganization and technological changes in the work place.*



- Two regional US Federal Reserve Banks on opposite coasts say densification is so.
    - In the August 29, 2012, Federal Reserve Board "Beige Book"—a compilation of regional Fed bank economic reports—The Boston Federal Reserve Bank (First District) reported: *"Across the District, a few contacts note that traditional downtown tenant types, such as law firms and large financial firms, continue to reduce square footage of office space per worker. These reductions are viewed as structural and suggest that future employment growth in professional services may lead to less absorption than previous norms of office space would imply."*
    - In its May 2013 "12th District Real Estate Conditions" report, the San Francisco Federal Reserve Bank reported: *"The office sector is also in the midst of a general trend toward densification. The focus on reducing office space per worker is most noticeable in finance and business services. Companies in these fields disproportionately occupy expensive space, in prime locations. Revenue pressures have many of these companies looking to trim occupancy expenses. Markets with concentrations in finance and business services could see weaker absorption rates if strong job growth does not offset these trends."*

- Not only densification, but **retrofitting** focused on "space productivity." Notes taken at the MIPIM 2013 Conference in San Diego, a meeting of international commercial real estate professionals, highlight the following concerning the downsizing of office worker space:
    - *"Mid-term: Office space per worker is declining due in large part to changes in productivity related technology but also a growing understanding by designers and principals about the behavioral patterns that stimulate productivity. The power of spontaneous interaction in fostering good ideas has true value and is increasingly addressed in office space design."*
    - *"Long Term:*

- *Innovation will occur most vigorously in “connected” cities – those that embrace the connective power of information technologies to created smarter more responsive live-work-play environments.*
- *Retrofits of existing stock will become an increasingly important practice to master as space for new build declines in certain hubs and densification takes further root.*
- *Commercial real estate values will shift from a correlation to space-size over to space-productivity.”*

A move toward retrofitting existing office buildings will further diminish demand for new office space and yet will be required for a property owner to remain competitive. It will also mean we can expect more workers in existing office spaces with the attendant adverse implications for congestion, infrastructure expenses, the environment, and the jobs-housing balance.

- A boon to biking in WDC. WashingtonCityPaper notes that, with more workers using the same space, the trend toward greater biking in WDC may be accentuated:

> *Rich Bradley, executive director of the Downtown Business Improvement District, spoke of "a happy coincidence of demographics, of changes in the workplace and changes in the workforce."*
>
> *Bradley described a downsizing trend in office space per worker: Since federal workers have been found to spend only about 40 percent of their working time in the office, the city's workers have begun sharing space and requiring less of their own. That's more efficient, but it also means more people cramming into downtown D.C. The problem will only be compounded by the opening of the CityCenter offices and retail.*
>
> *"Well," Bradley continued, "it also turns out that the workforce is more interested in riding bikes." And bikes take up a lot less space than cars, on the road and when parked.*

And while people living in WDC may turn to biking to commute, those in Fairfax County and other suburban counties will probably require better public transit (including Metrorail), more housing close to where they work (so they can work here to), and expanded highways and streets for those without immediate transit or biking access.

I have yet to find any authoritative source that suggests the planning for larger office space per worker is an appropriate planning model, certainly none that would point at the need for 300 GSF per office worker. Still, I await a County explanation for why that may be an appropriate assumption for office development planning.

Thank you for continuing to consider this query. I look forward to a reply soon.

Sincerely,
Terry Maynard
Board of Directors
Reston Citizens Association
Co-Chair, RCA Reston 2020 Committee

CC:
Fairfax County Board of Supervisors
Fairfax County Planning Commission
Gerald Gordon, President, Fairfax County Economic Development Authority (FCEDA)
Fred Selden, Chief, Department of Planning and Zoning (DPZ)
Heidi Merkel, DPZ Project Manager, Reston Master Plan Task Force
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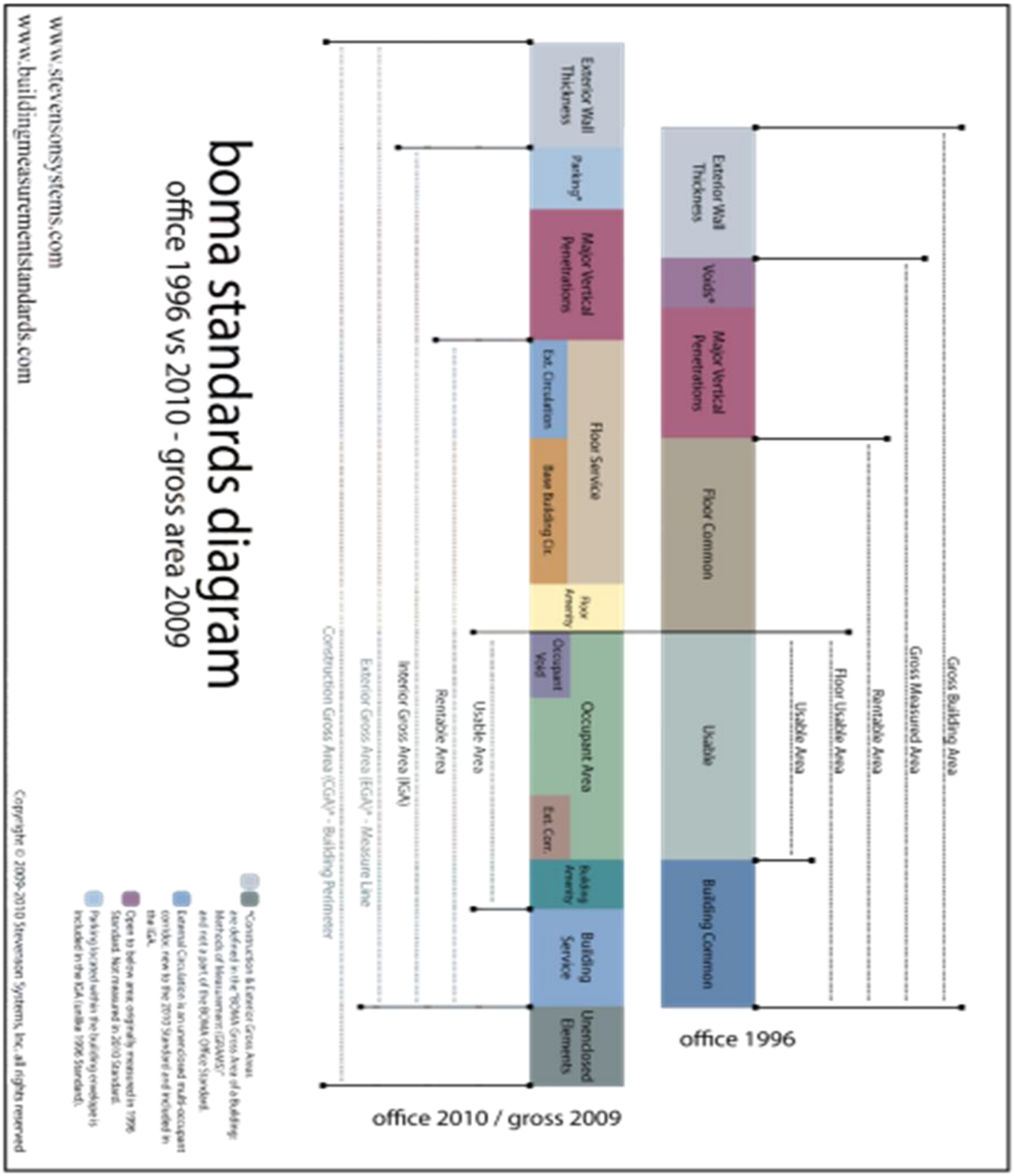

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F: 949.297.4242

Usable vs. Leasable vs. Gross Square Footage in Large Office Buildings

Terry Maynard
Reston Citizens Association
June 14, 2013

Characterizing the difference among gross, leasable, and usable square footage is difficult, especially since spokespersons on the matter—whether lessors or lessees--rarely distinguish among the three measures of size. In particular, there is a tendency to not distinguish between leasable and usable square footage. Here is my layman's interpretation of the difference among the three:

- Gross space or gross square feet (GSF) is the area defined by the outside dimensions of an office building.
- Leasable space is that portion of the gross space that an owner may lease to a tenant. It incorporates all the usable space and a proportional share of common areas, including floor common areas (hallways, restrooms, etc.) and building common areas (lobby, client fitness center, etc.). It generally excludes building vertical shafts (HVAC, elevator, emergency stairwells, etc.) extended through the building.
- Usable space is that portion of leasable space that a tenant may actually use for its employees and related amenities. *From this can be calculated "office space per worker."*

In his rather definitive March 5, 2013, research paper on current office space per worker trends, Dr. Norman Miller, University of San Diego, looked at the space relationship issue based on research done by the International Facilities Managers Association (IFMA) and BOMA. Here is how he describes the relationship among the square footage elements and results:

> *In 2007 IFMA, the International Facility Management Association, in conjunction with BOMA (Building Owners Management Association International) agreed upon terms that are different from those traditionally used in commercial real estate by brokers, developers and leasing agents within NAR (National Association of Realtors), NAIOP, (Commercial Real Estate Development Association) or CCIM (Chartered Commercial Investment Member). IFMA with BOMA came up with the following terms:*
>
>> *"Interior Gross," which is basically the same as "Gross Area" in commercial real estate terms.*
>>
>> *"Plannable Gross": Perimeter encroachments are subtracted from gross area. For example, window seals are subtracted or posts and beams that protrude into the interior.*
>>
>> *"Plannable": Vertical penetrations like elevators and service areas are subtracted. This is fairly akin to what commercial real estate people call the RBA (Rentable Building Area) although the commercial real estate people may not subtract all space intrusions.*
>>
>> *"Assignable": This is the net usable space where all interior encroachments including demising walls and partitions are subtracted. The net usable space for commercial real estate would generally not subtract non-supporting interior dividing walls.*

> *In a survey conducted near the end of 2009 and tabulated and published in 2010, IFMA received 424 completed responses detailing space use for different types of organizations. Using the IFMA definitions of space, Plannable Gross or RBA (Note: Rentable Building Area, or **Leasable**) was 93.8% of the Interior Gross. So as of2009, landlords lost on average 6.2% of the building from rentable space, because of vertical penetrations and encroachments. When we go from RBA to "Plannable," also called "Usable Space," tenants lose 16.2% off of the RBA based on the facilities managers' calculations. When you go to "assignable" space adjusted for interior encroachments IFMA ends up at 75.6% of the RBA. This means that the tenant might consider themselves as having 250 square feet per worker (using the usable definition of IFMA) while a landlord might calculate this out at 298 square feet. This helps explain how the corporate facilities managers might have smaller figures per worker than real estate people who are relying on RBA definitions.* (p. 3)

The first and last sentences of this excerpt are particularly important in understanding why estimates of space per office worker vary so much. BOMA and other corporate real estate interests want to maximize the space available for lease and, by implication, the space per worker and use definitions and calculations that serve that purpose. On the other hand, IFMA, which represents "facility managers"—the people who actually have to maintain commercial real estate, have an interest in knowing with a reasonable degree of accuracy the actual dimensions of the spaces they must maintain so they can minimize operating costs. While both perspectives could be subject to distortion to suit their particular purposes, the risk of exaggeration from the real estate industry appear far greater than the risk of minimizing

So where does that leave us? Adding a generous six percent to the IFMA calculation of "Interior Gross" to account for an office building's *outside walls* to complete the GSF number, my calculation of the relationship among the three key spatial elements in a slightly simplified form is as follows:

Type of Space	Share of GSF	Multiple of Usable Space
Gross Square Feet	100%	150%
"Interior Gross" Space	94%	140%
Leasable Space ("RBA")	88%	132%
Plannable Space	74%	110%
Usable ("Assignable") Space	67%	100%

In a hypothetical example, an office building with 100,000 square feet of <u>usable</u> office square feet derives from about 132,000 <u>leasable</u> square feet and 149,000 <u>gross</u> square feet of office space. Conversely, a 200,000 <u>GSF</u> building would have 176,000 <u>leasable</u> square feet and 134,000 <u>usable</u> square feet of space. We would expect new high-rise office buildings to be even more space-efficient, maximizing the leasable and usable space to gross square footage ratio, as a means of increasing their profitability. And recent articles indicate that office building owners are increasingly retrofitting their spaces for a more open working environment—and a higher percentage of leasable space.

June 21, 2013

Mr. Terrill D. Maynard
Reston Citizens Association (RCA) Board of Directors
2217 Wakerobin Lane
Reston, VA 20191

Re: April 24, 2013 Letter Concerning Gross Square Feet Per Office Worker in Reston Study

Dear Mr. Maynard,

Thank you for your on-going involvement with the Reston Master Plan Special Study Task Force and the discussions regarding future development at the Silver Line Metrorail stations in Reston. The Planning staff appreciates the robust and extensive dialog that the Task Force is bringing to Phase I of the study and we look forward to concluding this phase at the end of this year.

In your letter, dated April 24, 2013, to Chairman Sharon Bulova you raise a question about the factor that we use in estimating the number of employees associated with future office development. As we informed Task Force members when we initiated the study, staff uses a factor of 300 square feet per employee when converting total square feet of office development into employees for purposes of estimating the impacts of future growth. We determine the number of office employees by first multiplying the planned Floor Area Ratio (FAR) assigned to office use times the acreage to come up with the total gross square feet of planned office use and then dividing this total by 300 to estimate the number of future office workers. This means that our gross square feet per office employee factor includes all the space in a building, including lobbies, restrooms, electrical and mechanical rooms, elevator shafts, and stairwells. Since it is all inclusive, this space per office employee factor is greater than those associated with "leased space" and "rentable space"; two terms that are often used to describe office space allocations. This is an important distinction because many of the current business articles describing a decline in future office demand reference an anticipated drop in the leased or rentable square feet per employee. To further complicate matters, space planners and interior designers reference space per employee in terms of the net amount of space associated with each work station, cubicle or office. These distinctions are important because I think it explains why the numbers that you cite in your letter are so much less than 300 square feet per employee.

In your letter, you mention that you were unable to find data that would support our use of 300 gross square feet per office worker as a factor for planning purposes. I have attached to this letter additional information for your consideration. Attachment 1 is information from Central Houston, Inc., dated June 2012, which summarizes the amount of leased office space per employee for certain types of large companies located in downtown Houston (energy, non-energy headquarters, law firms and public accounting firms). All of the large law firms and non-energy headquarters and roughly two-thirds ofthe large energy firms had leased space above 300 square feet per employee. Only the large public accounting firms had less. Attachment 2 is an excerpt from research by Dr. Norm Miller at the University of San Diego in which he summarizes data from CoStar Group, Inc., a nationally recognized commercial real estate information company. The two tables, based on leased office space, show that across the United States from 2000 to 2011 and currently in most major markets the office space per worker is well above 300 square feet. Attachment 3 summarizes information from the Washington Business Journal on recent federal lease signings in the area, including the General Services Administration's announcement to lease 660,848 square feet for the National Science Foundation and its 2,100 employees; a lease that equates to 315 square feet per employee.

Lastly, in response to your letter, we asked the Fairfax County Economic Development Authority (EDA) if they could provide summary information on some of the firms that have recently leased office space in Fairfax County. EDA provided information on 23 firms that they have assisted over the past three years. This EDA data represents companies with 3,151 employees occupying' approximately 911,000 square feet of office space. For these firms, the average office square footage per employee was 289 square feet and the median was 312 square feet. There were nine firms located in the Tysons and Reston market areas. These Tysons and Reston firms total over 496,000 square feet of office space and represent 1,405 employees for an average of 353 square feet per employee.

Staff believes that the 300 square feet per office employee factor being used to convert total square feet of office development into employees is an appropriate assumption for the types of future office users we expect to see along the Dulles Corridor. We agree that there is a lot being written on projected trends by companies to allocate less office space per worker and to encourage more joint use of space. However, for planning purposes we think it is best to base our assumptions on present conditions and past experience rather than on predictions of future changes in the office market.

We appreciate all the time and effort that you have put into researching this topic and we look forward to continuing to work with you and others representing Reston. Please feel free to contact me or Heidi Merkel if you have any questions. We can both be reached at 703-324-1101.

n, Director
epartment of Planning and Zoning

Central 1louston

OFFI!CE SPACE PER EMPLOYEE

The fOllowing idenlifies the amount of square feet leased by dmmtown's largest inns - those with 400 'or more ~I~s. Each chart ~ an illQUsIJry,and each barrepreseID a large firm in Ihatilld!uslly_

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Exhibit L U.S. Space per "WorkerTrends ın Square Feet

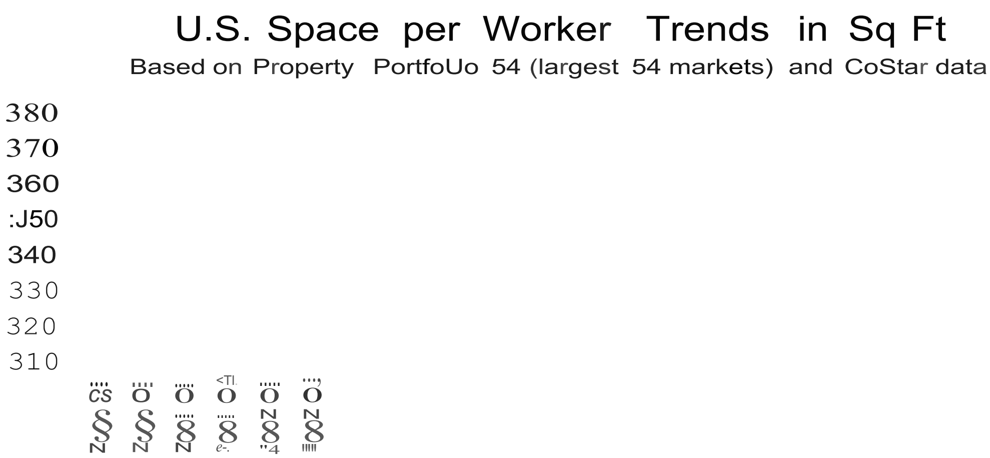
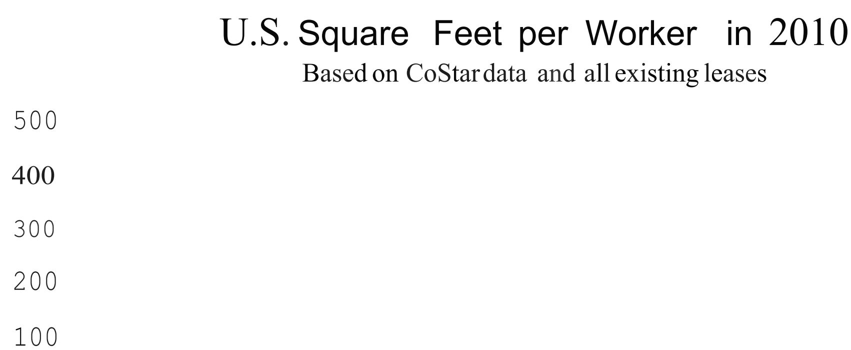


Exhibit 2: Square Feet per Worker By U.S. Market



Source: Changing Trends in Office Space Requirements: Implications for Future Office Demand by Norm G. Miller, PhD; Burnham-Moores Center for Real Estate, University of San Diego; March 2013.

Recent GSA Leases for Large Federal Tenants

Defense Advanced Research Projects Agency (DARPA)[1]
Location: Ballston
Lease Size: 352,750 square feet
Employees: 1,100[2]
Leased Space Per Employee: 321 square feet

Department of Health and Human Services
Location: Rockville
Lease Size: 935,400 square feet
Employees: 3,000
Leased Space Per Employee: 312 square feet

National Oceanic and Atmospheric Administration
Location: Silver Spring
Lease Size: 1,000,000 square feet
Employees: 4,000
Leased Space Per Employee: 250 square feet

National Science Foundation[3]
Location: Alexandria
Lease Size: 660,848 square feet
Employees: 2,100
Leased Space Per Employee: 315 square feet

1 Washington Business Journal, June 7, 2013; Bribing Uncle Sam, You Must Pay to Play; Daniel J. Sernovitz
2 Arlnow.com; DARPA Opens New Headquarters in Ballston
3 Washington Business Journal, June 14, 2013; Moving Out, Behind the Numbers of the National Science Foundation Deal to Move to Alexandria; Daniel J. Sernovitz

Reston Citizens Association

July 9, 2013

The Honorable Sharon Bulova, Chairman
Fairfax County Board of Supervisors
12000 Government Center Parkway, Suite 530
Fairfax, Virginia 22035

Dear Chairman Bulova,

I want to acknowledge to you that I received Chief, Department of Planning & Zoning (DPZ), Fred Selden's letter of June 21st on June 28th by e-mail and July 6th by US mail responding to my several requests for an explanation of why Fairfax County insists on using 300 GSF per worker for planning purposes. This letter responds to several of Fred's points and highlights that, as office building construction has grown in Fairfax County since 2000, office space per worker in the new construction has fallen dramatically.

I also want you to know that I have great respect for Fred and the staff at the Department of Planning and Zoning. Fred and Heidi Merkel, Planning Staff, have been provided excellent leadership and support to the Reston Master Plan Special Study Task Force in its nearly four-year effort to re-think the future of Reston. They have been patient, flexible, expert, and open in bringing together the wide variety of perspectives on the task force, and I am glad that I have had the chance to work with them on this important transformation of Reston.

That said, I still find that Fred's response focuses on what has happened in office construction and utilization rather than on the present and future trends in office development and use. My greatest concern is that Fred's letter does not acknowledge, much less examine, a universally acknowledged trend that the space per office worker is declining. No academic source, no commercial real estate source, and no journalistic source that suggests office space per worker is constant or increasing. They all agree that it is decreasing and, to the extent they forecast for how long, probably through the decade and beyond, well within the framework of the current Reston planning effort. For example:

- Fred's letter highlights the recent office space per worker situation in Houston, TX. This energy-industry focused city is neither like what I believe we want Reston or Fairfax County to become, a community and county focused on the high-technology information industry and government support. Moreover, the data focuses on the historic stock of office development and points neither to recent or prospective trends.

- The letter cites two exhibits in Dr. Miller's article (which I highly recommend you read because it is comprehensive, systematic, and unbiased although very academic in style), but does not provide their narrative context. In general, the narrative about these exhibits highlights why they appear to show unusually high office space per worker.
    - Regarding Exhibit 1, he says, "***As of 2013, on leases close to expiration the average space per worker is often double the estimate for new leases.*** *Newer firms and start-ups squeeze more people into the same space while older firms can't downsize until leases expire. This might help to explain why the average square feet per worker shown in Exhibit 1 is so much higher than the figures suggested by corporate real estate executives or facilities managers. We also must keep in mind that* ***Exhibit 1 is based on RBA****, rentable building area, and not the plannable or usable space that is used by the corporate real estate world. This difference in terminology alone explains as much as a 16% upward bias in the figures. Instead of 340 square feet, the corporate real estate person might calculate this as 283 square feet. . . ."*
    - Regarding Exhibit 2, he remarks: "***Exhibit 2*** *is a sample of averages pulled from mid-2010 from a sample of various cities. Note that while we see more space per worker in the larger cities like New York and Boston,* ***these markets also have more shadow space****, as of the point of the survey, compared to smaller markets."* Indeed, "shadow space"—the space leased by a company, but not being used or being sublet—was at a maximum in 2010 as corporations laid off their employees during the Great Recession, but couldn't lay off their long-term leases. This exhibit was not about demand for space per worker; this was about excess supply relative to a shrunken employee base.
- Fred also cites a limited amount of data from FCEDA's database pointing to office space per worker. As it is, his sample size of 23 firms (9 in Tysons and Reston) is far too small to make any significant judgments about current space per worker (especially considering "shadow space"). My own effort to count the number of office leasing deals—small and large—using FCEDA's year-end report indicates that more than 50 office deals were cut in each area in the last six months of 2012 alone, although FCEDA may not know the number of employees involved.

Most worrying, however, is that the information in Fred's letter looks backward rather than forward, and Fred argues that it should be that way: *". . . we think it is best to base our assumptions on present conditions and past experience rather than on predictions of future changes in the office market."* Yet, the fact of the matter is that office space per worker in Fairfax County has dropped dramatically for more than a decade. As shown in the attached table, **the incremental space per office worker in Fairfax County has dropped drastically since 2000 and <u>averaged just over 100 GSF for the last six years</u>, despite large increments of office construction earlier in the decade.** This longitudinal look at Fairfax County's office-related growth highlights that developers have been making major downward adjustments in their office growth expectations in the face of declining office space per worker usage, including negative net absorption in 2012. This has occurred despite the vagaries of the office market displayed in the table and the attached graphic showing the growth in space and changing vacancy rates for office spaces by FCEDA.

Based on this incomplete analysis from limited publicly available sources, it would appear that using 300 GSF as the planning assumption for office space per worker for the County's new urbanizing areas would lead to about half-again as many employees as intended in striving to attain in specific TOD area jobs: housing balance. As I have noted before, if the market permits employment to achieve something near plan limits, the gross imbalances in jobs and housing will lead to massive traffic congestion, greater needed County transportation infrastructure investment, and major deleterious effects on the environment, and other adverse consequences.

My serious hope, and growing expectation, is that the County will see that an assumption of 300 GSF per office worker is not realistic and potentially seriously deleterious to the quality of life in the County's emerging urban centers. I believe the County should take a more thorough look at the issue, possibly by an expert, unbiased, independent consultant on behalf of the County Planning Commission before proceeding further with this erroneous assumption. I am confident that, given full and thoughtful consideration, a much lower planning assumption will be put in place.

Let me thank you again for your attention to this small technical matter with large public policy consequences. I appreciate the effort you, the Board of Supervisors, the Planning Commission, DPZ, and especially Fred and Heidi have devoted to considering the future of the County and Reston. I think with a little more effort, we can make Reston a truly great urban place to live, work, and play.

Sincerely,

Terry Maynard
Board of Directors
Reston Citizens Association
RCA Representative to the Reston Task Force
Co-Chair, RCA Reston 2020 Committee

The views and opinions expressed in this letter are those of the author. They do not necessarily represent those of the Reston Citizens Association (RCA) or its Board of Directors.

CC:
Fairfax County Board of Supervisors
Fairfax County Planning Commission
Gerald Gordon, President, Fairfax County Economic Development Authority (FCEDA)
Fred Selden, Chief, Department of Planning and Zoning (DPZ)
Heidi Merkel, DPZ Project Manager, Reston Master Plan Task Force
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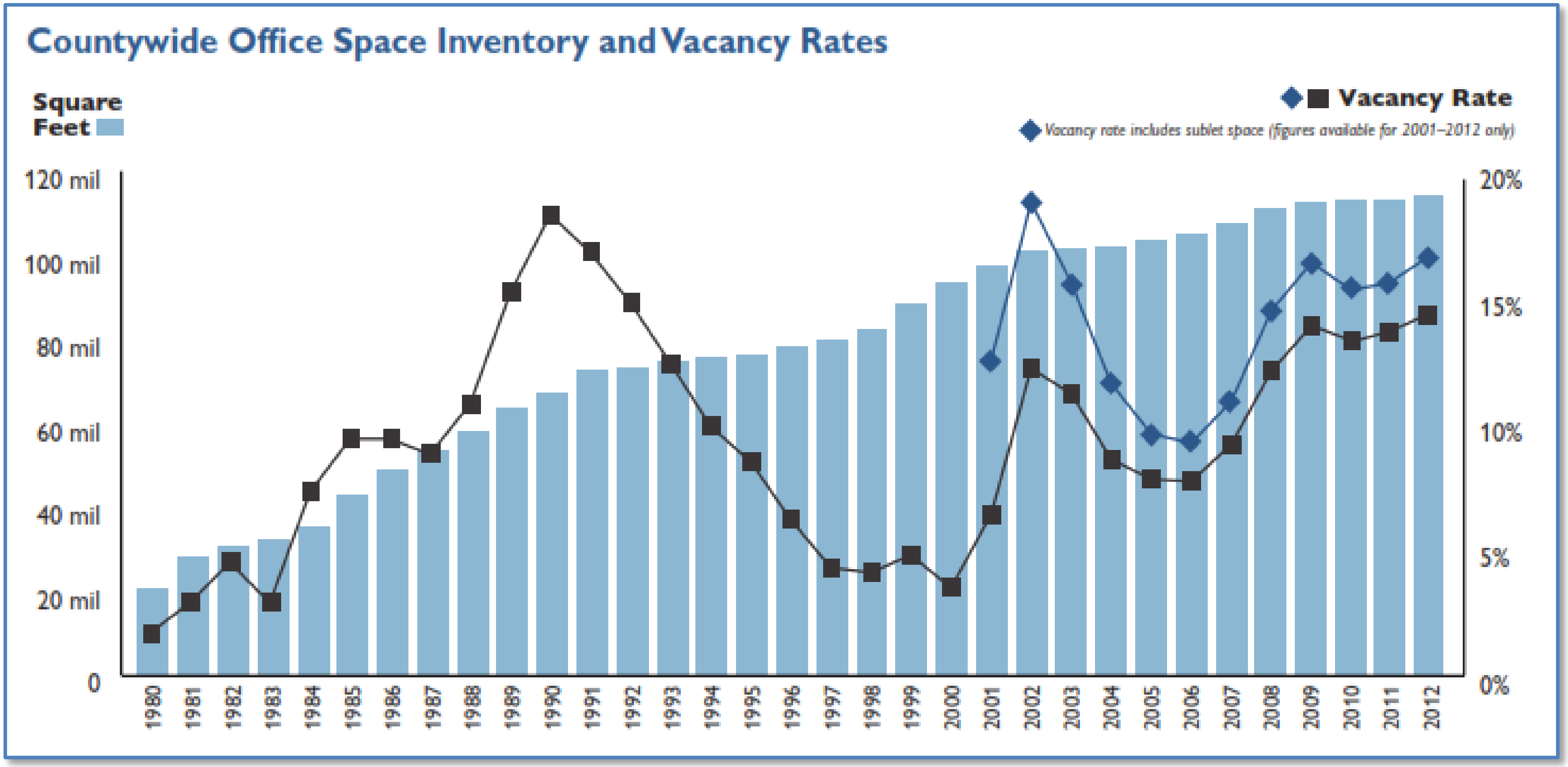
Fairfax County-- Office Space Per Worker

	2011	2009	2006	2002*	2000*	Overall Growth	Source
Office Market Condition (% Vacant)	**Latest Available**	**Bottom**	**Peak**	**Bottom**	**Peak**		
Space							
Gross Office Space (GFA) (January, Yr+1)	125,400,000	121,627,571	113,895,815	109,939,843	101,933,897	23.0%	FC Annual Demographic Rpt
Incremental Gross Space Growth	*3.1%*	*6.8%*	*3.6%*	*7.9%*			
Rentable Office Space (RSF) (Year-end)	113,624,952	112,556,702	105,054,801	100,912,347	93,563,793	21.4%	FCEDA Year-end Report
GFA:RSF Ratio	1.10	1.08	1.08	1.09	1.09		
Vacancy Rate (inc. sublet)	15.6%	16.4%	9.2%	15.6%	4.2%		FCEDA
Leased Office Space (RSF)	95,899,459	94,097,403	95,389,759	85,170,021	89,634,114	7.0%	
Incremental Leased Space Growth	*1.9%*	*-1.4%*	*12.0%*	*-5.0%*			
Employment							
Total Employment (Year-end)	592,180	564,737	571,651	539,380	550,020	7.7%	VEC
Percent Office Workers**	47.6%	47.1%	48.6%	48.2%	48.2%		ACS (1 yr.) (2000 estd.)
Number of Office Employees	281,878	265,991	277,822	259,981	265,110	6.3%	
Incremental Office Workforce Growth	*6.0%*	*-4.3%*	*6.9%*	*-1.9%*			
Avg. Leased Space/Office Worker (RSF basis)	**340**	**354**	**343**	**328**	**338**	0.6%	
GFA:RSF Ratio	1.10	1.08	1.08	1.09	1.09		
Average GSF per Office Worker	**375**	**382**	**372**	**357**	**368**	1.9%	
Incremental GSF per Office Worker	**125.2**	**118.0**	**621.0**	**948.3**		**-86.8%**	

*County GFA and RSF data are inconsistent from at least 2003 and earlier timeframes. In most cases, the RSF exceeds the GFA as reported in these older reports, a physical impossibility. For 2000, we used the average of the other two time periods as the GFA:RSF ratio because the demographic report states there was 90,056,026 GFA of office development and FCEDA reported 93,563,753 RSF in inventory.

**Includes civilian workers in Information; FIRE; Professional, scientific, & management, & administrative & waste mangement services; and Public administration industries. It excludes military who may working in a commercial office environment.



Source: FCEDA Year-End Report, 2012.