Age of Dulles Corridor Buildings Report FAC/FCA-047

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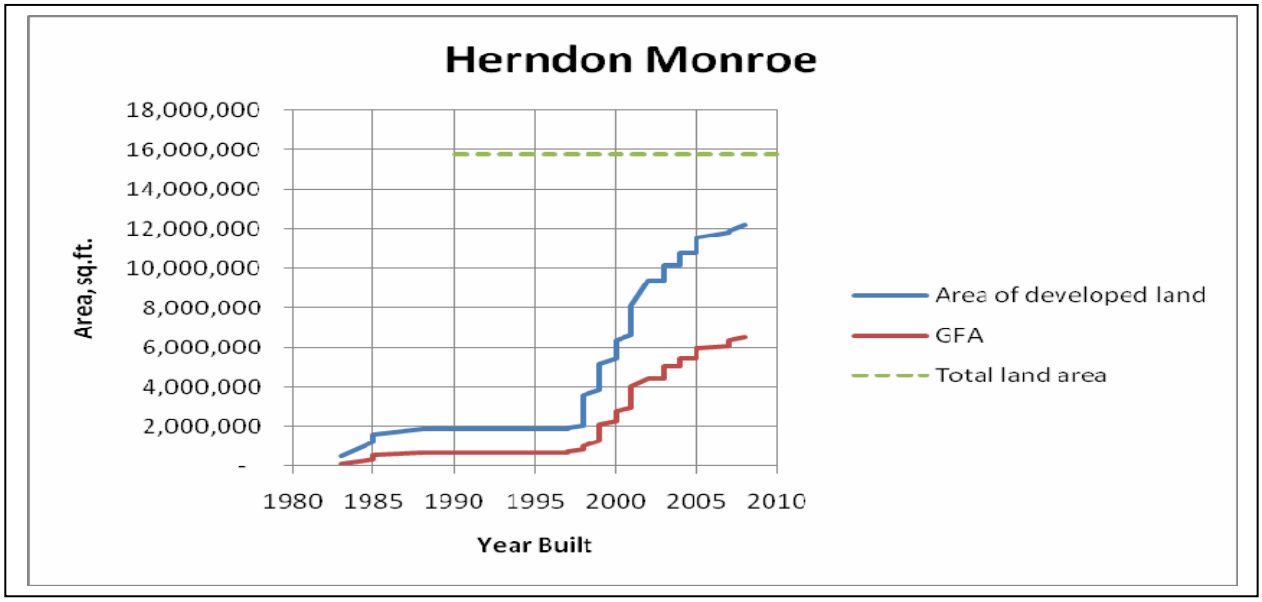
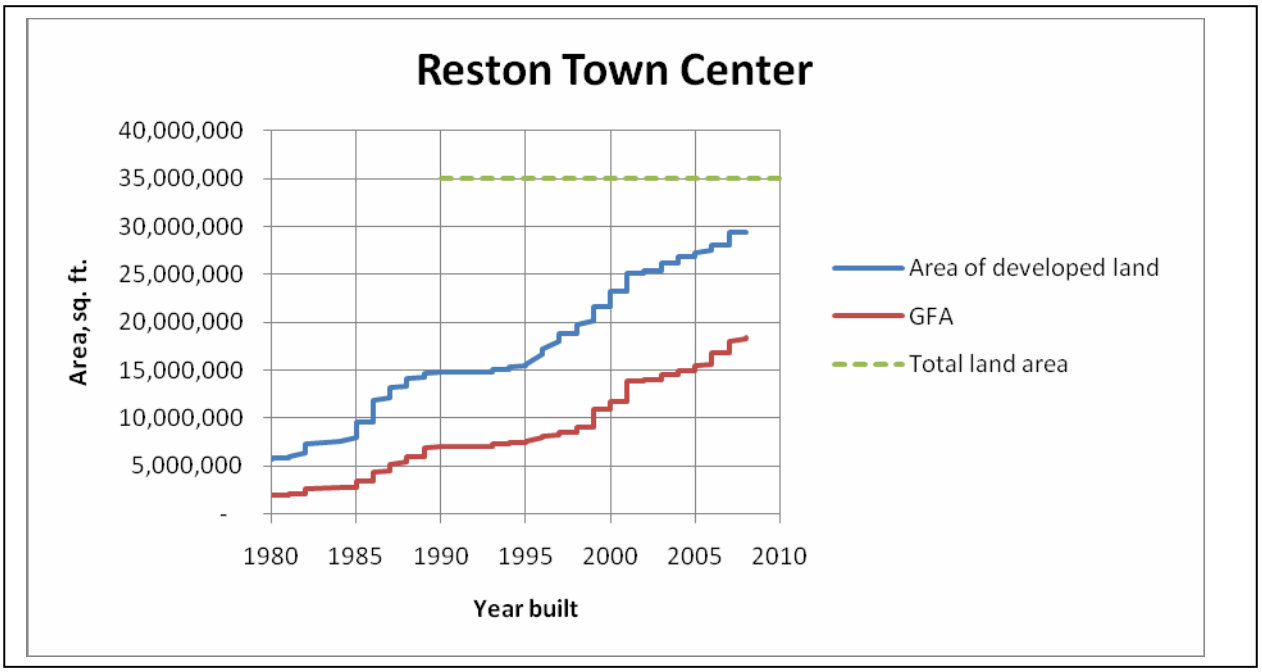
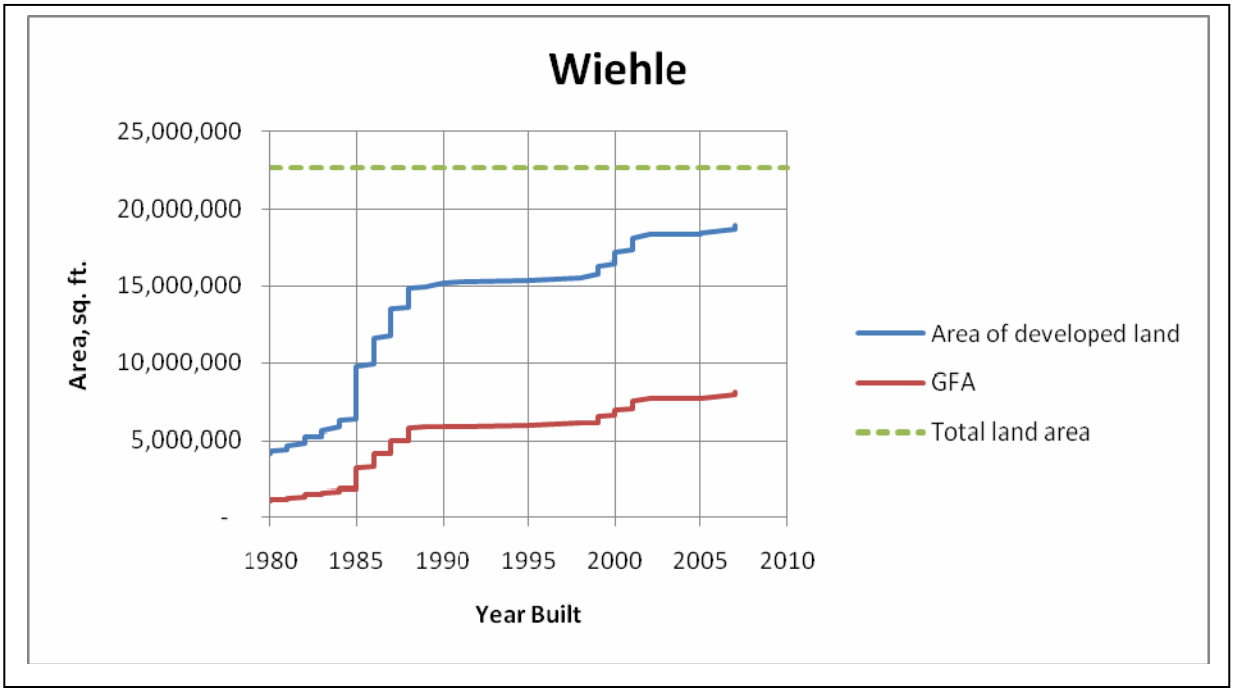
Introduction: Heidi presented a possible development scenario that divided the Dulles Corridor subunits into three categories: those with 100% re-development, those with 50%, and those with 0%. The purpose of this report is to present a different approach: classifying the subunits according to the age of the buildings.

Summary: The age of the buildings, and the associated land areas, are show for the three station areas in the following graphs.







If we assume that buildings that were built after 1990 would not be replaced, we can conclude from the graphs that re-development would be done on the following amounts. The second column shows the land area on which re-development would be performed (Msf = millions of sq. ft.). The third column shows the GFA that would be replaced. The second column is the sum of the amount of land area developed before 1990 plus the difference between the total land area and the total amount developed to date.

Station	Total land area	Land developed after 1990	Percent land area available for development	GFA of buildings built after 1990
Wiehle	22.7 Msf	3.7 Msf	83%	3.3 Msf
Reston	35.0 Msf	14.7 Msf	42%	11.5 Msf
Monroe	15.8 Msf	10.3 Msf	35%	5.8 Msf

Rather than use a single FAR for the entire station area, the FARs should be applied on a subunit-by-subunit basis, using the data in the Discussion section of this report. The results will be important for traffic analyses.

Notice that the average FARs for buildings built after 1990 are 0.89, 0.78, and 0.56 for Wiehle, Reston and Monroe, respectively.

The method used to generate this report could be used for dates other than 1990.

Discussion: We used the Department of Tax Administration's (DTA's) parcel-by-parcel data, which shows the year that the buildings were built, sorted by year, and removed all buildings built since 1990. We then re-sorted on the basis of the subunit designation to gather the land areas that would either be developed anew or be re-developed. The totals are shown in the following three charts under "Area to be re-developed".

In the planning process, when the FARs are allotted to the various subunits, the GFA should be computed by multiplying the FAR and the "Area to be re-developed."

Subunit H-2 shows that 102% of the area is available for re-development, whereas the maximum possible is 100%. The error is due to some of the approximations that must be made in using the DTA data.

	Land Areas	Area to be re-developed	
Monroe	sf	sf	Pct
A-1	6,407,676	1,795,979	28%
A-2	915,631	915,631	100%
B	4,011,876	1,149,984	29%
C-1	1,471,457	-	0%
C-2	1,191,802	-	0%
C-3	684,763	684,763	100%
C-4	953,528	953,528	100%
TOTAL	15,636,733	5,499,885	35%

	Land Areas	Area to be re-developed	
Wiehle	sf	sf	Pct
G-1	2,485,534	1,894,220	76%
G-2	956,142	746,254	78%
G-3	1,427,026	1,174,378	82%
G-4	1,478,426	971,242	66%
G-5	363,290	363,291	100%
G-6	877,298	819,210	93%
G-7	6,196,410	4,640,446	75%
H-1	1,192,673	1,119,056	94%
H-2	1,115,136	1,136,460	102%
I-1	506,603	506,603	100%
I-2	936,976	653,836	70%
I-3	5,205,420	4,741,549	91%
TOTAL	22,740,934	18,766,545	83%

	Land Areas	Area to be re-developed	
Reston	sf	sf	Pct
D-1 (incl	9,999,634	2,613,767	26%
D-2	3,139,369	460,865	15%
D-3	750,539	600,258	80%
D-4	1,524,600	435,600	29%
D-5	492,228	-	0%
D-6	968,774	217,800	22%
D-7	3,057,041	317,552	10%
E-1	1,410,037	831,996	59%
E-2 (incl	6,776,194	5,798,454	86%
E-3	1,249,301	790,614	63%
E-4	1,166,537	459,993	39%
E-5	1,779,862	205,604	12%
F-1	754,459	601,563	80%
F-2	645,559	147,233	23%
F-3	1,236,668	1,214,018	98%
TOTAL	34,950,802	14,695,317	42%