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Introduction: The Task Force needs to see the overall impact of the development that we are considering. To date, we have been considering one station at a time, as well as the Town Center by itself. We have not considered the combined effects of these developments and the other developments that are in the approval process. The numbers contained herein can be compared to the current condition of 33M sq. ft. built and an additional 22M sq. ft. that may be built by right, according to Faheem Darab's presentation, as recorded by Terry Maynard.

Revision A eliminates double-counting of the APR areas that was present in the original version. We can thank Terry Maynard for discovering the double-counting. Revision B changes the students per residence to 0.114, the value used by Montgomery County, MD, and changes the term "After Task Force" to "Future Plan." The wording was also improved to clarify some points.

Summary: The combined plans imply that Reston will have 111M sq. ft. of gross floor area (GFA) of buildings after the Task Force modifies the Comprehensive Plan, accepting all APR proposals, and all foreseeable Reston development is accomplished. This is almost three times what is currently in Tysons Corner and on the order of three times what is currently in Reston. Of this total, 33% will be residential. Because between 50% and 75% must be residential for the number of residents to match the number of jobs, the Plan, if completed as assumed (with 33% residential), will cause a large increase in the amount of traffic on Reston roads. In addition, because demand is on the order of 2M GFA per year, development will occur for 40 years and, at first, only in the most advantageous lots, thereby not developing as coherent, related groups of buildings such as the Town Center.

For balance, the Plan should be changed to provide many more residential units. Plans must also be developed for many more schools and other public facilities to accommodate the increased population of approximately 140,000 people (if 75% of the GFA is residential), as compared to today's 60,000 people. The number of Reston workers who reside in Reston will grow from today's 40,000 ultimately to 107,000. The Plan must include the means people will use for transportation within and through Reston, including walkways, bicycle paths, buses, and automobiles.

If the Task Force limits development below the estimates contained herein, the percent residential that is required for balance will be the same 75%.

The numbers contained herein are our best estimates. We request that they be reviewed and revised as necessary by the County and/or other investigators. We do not expect any revisions to change the conclusions substantially.

Discussion: The values contained herein are based on scaling the maps that Heidi distributed to obtain the land area for each subdivision (A-1, A2, ... I-3), estimating the area-averaged FAR's from her maps for each of the subdivisions for the existing conditions and for the built-out ("Existing Plan") conditions according to the existing Comprehensive Plan, and, for the "Future Plan", for those subdivisions not covered by an APR, doubling the existing-plan FAR's (but with 2.0 maximum) as an estimate for the

conditions after the Task Force has revised the Comprehensive Plan only for the Dulles Corridor. The GFA's thus computed for the existing-plan differed by -12% to +4% from Faheem's for the subdivisions for which Faheem gave the GFA (see Appendix B); therefore, the subdivision areas were adequately estimated. Faheem had no estimates for conditions after the "Future Plan" is adopted. Blanks were left in the table for values we did not evaluate and for which we show only the increment over existing conditions. Most of the projects that Art Hill cited (see Appendix A) were not included; therefore, additional development may be forthcoming. The table below lists Faheem's areas for the "existing" and "existing plan" conditions and, in the last column, our estimates of the areas after the Task Force completes its work ("Future Plan"). Some projects, such as one of the APR's, are not part of the Task Force work but we assumed would be implemented after the Task Force completes its work.

Faheem showed that approximately 20% of the GFA is residential in the station areas. Other data show that 50% of the GFA is residential in the APR's, Lake Anne, and the Town Center so that, of the total, 33% is residential. For balance, 75% needs to be residential so that the number of workers housed (1.6 per household) is equal to the number of jobs (1 job per 250 sq. ft. of non-residential GFA). The imbalance will result in greater traffic volumes coming from outside Reston. If the imbalance is corrected so that 75% of the GFA is residential, approximately 5,300 students will be added to the school system – two-thirds this number if we use the Fairfax rule of thumb (0.078) rather than the Montgomery County value (0.114) for the number of students per household.

The 75% figure for balanced development can be readily computed. According to John Carter, citing standard planning values, the average multifamily residence is 1250 sq. ft. and has 1.6 workers. Those 1.6 workers need 250 sq. ft. per worker, or a total of 400 sq. ft. for 1.6 workers; therefore, the ratio of residential to commercial floor area is $1250/400 = 3$. If, on average, 800 sq. ft. apartments are built, the ratio is 2:1. The current ratio is 0.2:0.8 or 0.25; therefore, many people currently must commute. Terry Maynard cited Brosnan's presentation, which showed that Arlington's Rosslyn-Ballston corridor has nearly twice as much housing space (@1,200SF/HU) as it does office space within 1/2 mile of the Metro stations (52M SF housing vs. 27M SF office). Within the 1/4 mile ring, the advantage is slightly to office space (18M SF office: 14M SF residential).

Summary	Existing	Existing Plan	Future Plan
Herndon-Monroe	5,910,695	9,615,942	20,569,702
Reston Parkway	19,199,269	28,962,319	51,886,474
Wiehle	8,183,734	16,904,166	30,986,213
North Town Center			3,485,400
Lake Anne			2,002,000
Three other village centers @ 500 du			1,500,000
1 APR'			188,750
Fairway Apts			600,000
TOTAL GFA	33,293,698	55,482,427	111,218,540
If 20% of GFA is residential:			
Residential GFA	6,658,740	11,096,485	22,243,708
Number of residences (1250 sf ea.)	5,327	8,877	17,795
Number of residents (2.1 ea.)	11,187	18,642	37,369
Number of workers (1.6 ea.)	8,523	14,204	28,472
Number of students (0.25 ea.)	1,332	2,219	4,449
If 75% of GFA is residential:			
Residential GFA	24,970,274	41,611,820	83,413,905
Number of residences (1250 sf ea.)	19,976	33,289	66,731
Number of residents (2.1 ea.)	41,950	69,908	140,135
Number of workers (1.6 ea.)	31,962	53,263	106,770
Number of students (0.114 ea.)	2,277	3,795	7,607

At a construction rate of 2M sq. ft. per year, approximately 40 years will be required to complete the “Future Plan” plan to add 78M sq. ft.

The Task Force must ask itself some key questions:

1. Do we really want this much commercialization and densification of Reston?
2. Do we really want a Comprehensive Plan that extends 40 years into the future?
3. If current plans are followed, many more people must drive to work in Reston; because there will be too few residences; therefore, the community will not be a TOD or walkable community. It will consist of congestion or extremely wide roads. Restonians may take a bus, bike or walk, but the number of automobiles coming to Reston will be great. Is that what we want for Reston or do we want balanced construction?
4. If we choose balanced construction, where will we put the seven new schools, the needs being as shown in the following table.

Schools	Existing	Existing Plan	Future Plan
High schools (2000 ea.)	1	1	2
Middle schools (1000 ea.)	1	1	2
Elementary schools (500 ea.)	3	3	8

5. Should we plan for the immediate implementation of the “Future Plan” infrastructure, especially the means of transportation? If not, how should we develop the time sequence for the added infrastructure?
6. Should we develop a strategy for phasing the development among the competing areas (Town Center, Metro stations, village centers, the 20 pending APR’s, and internal areas such as Fairway) and the gradual development of the infrastructure to prevent uncoordinated development?

Appendix A: Reston Projects Not Associated with the Dulles Corridor or 20 APR's

Arthur S. Hill, Vice Chairman, Reston Planning & Zoning Committee, sent the following by email on May 21, 2010.

A number of plans have come before the Reston Planning & Zoning Committee in the past few years and have not been constructed. If the plans listed below have been accepted for review by the County and are in the County pipeline and are moved along by their owners through the development process, they could become a reality. Only two as far as I know, numbers one and nine, have construction activity at this time.

1. Wiehle Avenue Comstock Metro plan – rail work is underway.
2. Reston Hospital expansion.
3. Block 15 Town Center residential apartments
4. Lerner Town Center Spectrum – mixed use apartments, retail, office. Bounded by New Dominion, Fountain Drive and Baron Cameron and Reston Parkway. Concept plans only to date
5. RAJ proposals – apartment house, retail, childcare. New Dominion Parkway at Explorer Street.
6. Parc Reston residential towers and low rise buildings at Temporary Road and Reston Parkway
7. Lerner residential tower at Oracle site. To be reviewed by P&Z at June 7, 2010 meeting.
8. Third Oracle office building.
9. Former Prison Fellowship lot on Old Reston Avenue. Redevelopment for office use is underway now.
10. Bowman warehouse residential condos on Old Reston Avenue. This is a small project.
11. Brookfield office and residential – Sunrise Valley and Reston Parkway, northwest quadrant.
12. JBG Reston Heights development—retail, residential, office. Off Sunrise Valley Drive west of Sheraton Hotel.
13. Complex proposed for office, residential and retail across Reston Parkway from Stratford House, westerly side of Reston Parkway at corner of New Dominion on the current parking lot.
14. Fairways Apartments –proposed redevelopment from 340 units to 951 apartment units. To be reviewed by County Planning Commission.
15. Elderly Affordable Housing at site of United Christian Church on Colts Neck Road.
16. Hotel proposed at corner of Hunter Mill Road and Sunset Hills Road on Walker Property.
17. Office Building proposed adjacent to VDOT yard on Sunset Hills Road.
18. Veatch property on Sunset Hills Road adjacent to Comstock Metro property. To be reviewed by P&Z at an upcoming meeting after its acceptance by County.

Plans for items 17, 16, 13 and 10 were submitted some years ago; I have no knowledge of their status. Concerning item 13, I cannot imagine this location being continued as a free parking lot indefinitely. This list may be incomplete. It is offered to members of the P&Z Committee and to anyone else who is interested to provide some insight into what some property owners in Reston have planned or may be planning for uses of their properties.

Appendix B: Analysis of the Station Subsections

Reston Parkway Station	Existing	Existing Plan	After Task Force	Land area	Current FAR	Planned FAR	FAR after TF
D-1	3,944,358	5,522,101	11,044,202	7,888,716	0.5	0.7	1.4
D-2	7,318,080	3,310,560	6,621,120	3,484,800	2.1	0.95	1.9
D-3	639,679	574,992	1,149,984	718,740	0.89	0.8	1.6
D-4	784,080	2,665,872	5,335,579	1,568,160	0.5	1.7	3.4
D-5	362,419	362,419	1,476,450	453,024	0.8	0.8	3.3
D-6	367,995	919,987	1,672,704	836,352	0.44	1.1	2.0
D-7	2,279,059	1,899,216	3,798,432	3,798,432	0.6	0.5	1.0
E-1	1,115,136	696,960	1,600,000	1,393,920	0.8	0.5	1.1
E-2	2,378,376	2,378,376	4,756,752	6,795,360	0.35	0.35	0.7
E-3	627,264	1,254,528	2,509,056	1,254,528	0.5	1	2.0
E-4	862,488	2,665,872	3,499,272	1,568,160	0.55	1.7	2.2
E-5	408,854	1,887,019	3,145,032	1,572,516	0.26	1.2	2.0
F-1	226,512	453,024	1,248,225	453,024	0.5	1	2.8
F-2	724,838	596,598	1,911,500	557,568	1.3	1.07	3.4
F-3	420,790	420,790	2,118,166	1,202,256	0.35	0.35	1.8
TOTAL	22,459,928	25,608,314	51,886,474	33,545,556			
Terry Maynard's (Faheem's)	19,199,269	28,962,319					
My over-estimate	17%	-12%					
Herndon-Monroe	Existing	Existing Plan	After Task Force	Land area			
A-1	5,487,454	5,121,624	10,243,247	7,316,605	0.75	0.7	1.4
A-2	-	1,164,446	1,863,114	931,557	0	1.25	2.0
B	1,892,225	1,892,225	3,784,451	3,784,451	0.5	0.5	1.0
C-1	317,894	529,823	1,059,646	1,059,646	0.3	0.5	1.0
C-2	-	-	-	1,018,891	0	0	0.0
C-3	196,986	475,482	1,712,390	679,260	0.29	0.7	2.5
C-4	346,423	824,816	1,906,854	824,816	0.42	1	2.3
TOTAL	8,240,981	10,008,417	20,569,702	15,615,227			
Terry Maynard's (Faheem's)	5,910,695	9,615,942					
My over-estimate	39%	4%					
Wiehle	Existing	Existing Plan	After Task Force	Land area			
G-1	760,119	2,303,391	4,606,782	2,303,391	0.33	1	2.0
G-2	561,106	583,550	1,167,100	1,122,212	0.5	0.52	1.0
G-3	875,864	1,347,484	2,694,967	1,347,484	0.65	1	2.0
G-4	310,958	3,109,578	3,708,852	1,554,789	0.2	2	2.4
G-5	156,239	557,996	726,540	371,998	0.42	1.5	2.0
G-6	218,822	875,289	1,317,316	875,289	0.25	1	1.5
G-7	3,455,086	3,455,086	6,910,173	6,910,173	0.5	0.5	1.0
H-1	285,045	855,134	2,874,633	1,140,178	0.25	0.75	2.5
H-2	829,221	829,221	2,073,052	829,221	1	1	2.5
I-1	170,451	319,595	1,065,318	426,127	0.4	0.75	2.5
I-2	352,419	308,366	616,733	881,047	0.4	0.35	0.7
I-3	2,303,391	1,612,374	3,224,747	4,606,782	0.5	0.35	0.7
TOTAL	10,278,720	16,157,064	30,986,213				
Terry Maynard's (Faheem's)	8,183,734	16,904,166					
My over-estimate	26%	-4%					