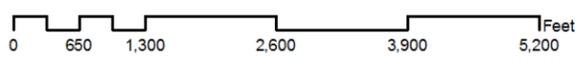


Note: This map was unanimously adopted by the Reston Master Plan Special Study Task Force, at their 09-13-11 meeting, as the basis for infrastructure analysis.

The Wiehle Station area includes "bonus" institutional uses of up to 1,725,000 square feet that would not be counted towards FAR or mix of use limitations.

STAFF ALLOCATION OF ABSORPTION BY 2030 09-13-11

(Based on GMU's forecast for 2030 high + 20% residential increase)



Sub-Unit	Mix of Uses					Resid.
	Office	Retail	Instit.	Hotel	Resid.	
Herndon-Monroe Area	A-2	Same as zoning approval				610 DU
	C-1	Same as existing development				515 DU
	C-3	Same as existing development				628 DU
	C-4	Same as existing development				874 DU
Town Center Area	TC North	35%	6%	10%	6%	43%
	D-4	45%	2%	2%	6%	45%
	E-4	45%	2%	2%	6%	45%
	E-5	45%	2%	2%	6%	45%

Wiehle Avenue Area

Sub-Unit	Mix of Uses					Resid.
	Office	Retail	Instit.	Hotel	Resid.	
G-1	20%	1%	0%	4%	75%	
G-2	Same as existing development				400 DU	
G-3 (western portion)	Same as existing development				530 DU	
G-3 (eastern portion)	0%	5%	5%	20%	70%	
G-4	50%	2%	1%	7%	40%	
G-5	50%	2%	1%	7%	40%	
G-6	Same as existing development				530 DU	
H-2	50%	2%	1%	7%	40%	
I-1	50%	2%	1%	7%	40%	
I-2	Same as existing development				400 DU	

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- Legend**
- I-3 Reston-Herndon Suburban Center Land Units and Sub-units
 - General Location Transit Station Platforms
Circles denote 1/4 and 1/2 mile distances from center of proposed station platform
 - Transit-Oriented Development Options
 - Transit-Oriented Development Options (residential additions)
 - Town Center North -- related growth
 - Major Zoning Approvals
 - Existing Development

Note: This map displays a staff-derived range of floor area ratios concentrated mostly in those sub-units within 1/4 mile. There is also additional residential for certain areas within the 1/4 to 1/2 mile distance from the planned Metro stations. See the 09-13-11 Task Force presentation for additional information. Town Center North-related growth mix of uses has been edited to reflect correct mix of uses.

Reston-Herndon SC Development Levels						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light blue areas only)	SCENARIO E (dark blue areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	5,860	20,160	8,101	17,468	25,569	22,599
Residential	5,860,000	24,192,000	8,100,650	20,961,600	29,062,250	25,498,778
Office	20,982,169	30,287,000	19,853,568	13,414,743	33,268,311	30,987,805
Retail	1,094,476	1,698,000	1,192,777	720,968	1,913,745	1,791,180
Industrial	841,957	6,747,000	598,377	0	598,377	598,377
Institutional	2,096,840		1,722,050	2,420,449	4,142,499	3,731,023
Hotel	936,782		1,036,382	2,008,371	3,044,753	2,703,330
Non-Residential TOTAL:	25,952,224	38,732,000	24,403,154	18,564,531	42,967,685	39,811,714
TOTAL:	31,812,224	62,924,000	32,503,804	39,526,131	72,029,935	65,310,492

Note:

1. "Baseline" column (E) accumulates the development potential for parcels shaded light blue, which includes existing development and major zoning approvals. In addition, the major zoning approvals have had an "x-factor" of approximately 20% applied (i.e., multiplied by 0.83). Therefore column E represents staff's estimate of future absorption for the parcels shaded light blue.
2. "FCDOT Analysis" column is derived from the sum of development from columns E and F. Although an "x-factor" of approximately 20% is applied to column F (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

Reston TC Area Development Potential						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light blue areas only)	SCENARIO E (dark blue areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	3,298	8,160	5,538	6,651	12,189	11,058
Residential	3,298,000	9,792,000	5,537,650	7,981,200	13,518,850	12,162,046
Office	10,203,367	15,119,000	9,761,677	7,782,432	17,544,109	16,221,096
Retail	959,888	1,131,000	1,060,460	461,441	1,521,901	1,443,456
Industrial	447,343	3,874,000	447,343	0	447,343	447,343
Institutional	1,970,286		1,605,136	576,441	2,181,577	2,083,582
Hotel	823,062		922,662	1,064,324	1,986,986	1,806,051
Non-Residential TOTAL:	14,403,946	20,124,000	13,797,278	9,884,638	23,681,916	22,001,527
TOTAL:	17,701,946	29,916,000	19,334,928	17,865,838	37,200,766	34,163,573

Note:

1. "Baseline" column (E) accumulates the development potential for parcels shaded light blue, which includes existing development and major zoning approvals. In addition, the major zoning approvals have had an "x-factor" of approximately 20% applied (i.e., multiplied by 0.83). Therefore column E represents staff's estimate of future absorption for the parcels shaded light blue.
2. "FCDOT Analysis" column is derived from the sum of development from columns E and F. Although an "x-factor" of approximately 20% is applied to column F (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

Wiehle Avenue Area Development Levels						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light blue areas only)	SCENARIO E (dark blue areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	0	5,280	0	8,190	8,190	6,798
Residential	0	6,336,000	0	9,828,000	9,828,000	8,157,240
Office	7,672,172	10,825,000	6,104,483	5,632,311	11,736,794	10,779,301
Retail	13,257	298,000	10,986	259,527	270,513	226,393
Industrial	394,614	2,737,000	151,034	0	151,034	151,034
Institutional	103,691		94,051	1,844,008	1,938,059	1,624,578
Hotel	0		0	944,047	944,047	783,559
Non-Residential TOTAL:	8,183,734	13,860,000	6,360,554	8,679,893	15,040,447	13,564,865
TOTAL:	8,183,734	20,196,000	6,360,554	18,507,893	24,868,447	21,722,105

1,498,722

Note:

1. "Baseline" column (E) accumulates the development potential for parcels shaded light blue, which includes existing development and major zoning approvals. In addition, the major zoning approvals have had an "x-factor" of approximately 20% applied (i.e., multiplied by 0.83). Therefore column E represents staff's estimate of future absorption for the parcels shaded light blue.
2. "FCDOT Analysis" column is derived from the sum of development from columns E and F. Although an "x-factor" of approximately 20% is applied to column F (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

Herndon-Monroe Area Development Potential						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light blue areas only)	SCENARIO E (dark blue areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	2,562	6,720	2,562	2,627	5,189	4,742
Residential	2,562,000	8,064,000	2,562,000	3,152,400	5,714,400	5,178,492
Office	3,106,630	4,343,000	3,987,408	0	3,987,408	3,987,408
Retail	121,331	269,000	121,331	0	121,331	121,331
Industrial	0	136,000	0	0	0	0
Institutional	22,863		22,863	0	22,863	22,863
Hotel	113,720		113,720	0	113,720	113,720
Non-Residential TOTAL:	3,364,544	4,748,000	4,245,322	0	4,245,322	4,245,322
TOTAL:	5,926,544	12,812,000	6,807,322	3,152,400	9,959,722	9,423,814

Note:

1. "Baseline" column (E) accumulates the development potential for parcels shaded light blue, which includes existing development and major zoning approvals. In addition, the major zoning approvals have had an "x-factor" of approximately 20% applied (i.e., multiplied by 0.83). Therefore column E represents staff's estimate of future absorption for the parcels shaded light blue.
2. "FCDOT Analysis" column is derived from the sum of development from columns E and F. Although an "x-factor" of approximately 20% is applied to column F (i.e., multiplied by 0.83) to produce a likely development amount for analysis.