

Reston-Herndon SC Jobs & Households							
A	B	D	E	F	G	H	
	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	
Households	5,860	20,160	8,101	17,468	25,569	22,599	
JOBS	Office	69,941	100,957	66,179	44,716	110,894	103,293
	Retail	2,432	3,773	2,651	1,602	4,253	3,980
	Industrial	1,871	10,564	1,330	0	1,330	1,330
	Institutional	6,989		5,740	8,068	13,808	12,437
	Hotel	1,249		1,382	2,678	4,060	3,604
	TOTAL:	82,482	115,294	77,281	57,064	134,345	124,644
	Ratio	14.1	5.7	9.5	3.3	5.3	5.5

- 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 Jobs & Households							
A	B	D	E	F	G	H	
	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	
Households	3,298	8,160	5,538	6,651	12,189	11,058	
JOBS	Office	34,011	50,397	32,539	25,941	58,480	54,070
	Retail	2,133	2,513	2,357	1,025	3,382	3,208
	Industrial	994		994	0	994	994
	Institutional	6,568	5,490	5,350	1,921	7,272	6,945
	Hotel	1,097		1,230	1,419	2,649	2,408
	TOTAL:	44,803	58,400	42,470	30,307	72,778	67,625
	Ratio	13.6	7.2	7.7	4.6	6.0	6.1

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Wiehle Avenue Area Jobs & Households						
A	B	D	E	F	G	H
	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
Households	0	5,280	0	8,190	8,190	6,798
JOBS	Office	25,574	36,083	20,348	18,774	35,931
	Retail	29	662	24	577	503
	Industrial	877	4,454	336	0	336
	Institutional	346		314	6,147	5,415
	Hotel	0		0	1,259	1,045
	TOTAL:	26,826	41,200	21,022	26,757	47,778
Ratio	N/A	7.8	N/A	3.3	5.8	6.4

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Herndon-Monroe Area Jobs & Households							
A	B	D	E	F	G	H	
	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	
Households	2,562	6,720	2,562	2,627	5,189	4,742	
JOBS	Office	14,477	13,291	0	13,291	13,291	
	Retail	598	270	0	270	270	
	Industrial	0	0	0	0	0	
	Institutional	626	76	0	76	76	
	Hotel	152	152	0	152	152	
	TOTAL:	10,853	15,700	13,789	0	13,789	13,789
	Ratio	4.2	2.3	5.4	0.0	2.7	2.9

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