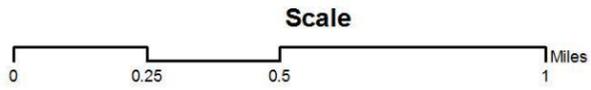


**STAFF ALLOCATION OF ABSORPTION BY 2030** 11-27-12  
(SCENARIO G)

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Sub-Unit	Mix of Uses					
	Office	Retail	Instit.	Hotel	Resid.	
Herndon TSA	A-2	20%	1%	0%	4%	75%
	C-1	60%	0%	0%	0%	40%
	C-2	40%	1%	1%	8%	50%
	C-3	20%	1%	0%	4%	75%
	C-4	20%	1%	0%	4%	75%
Reston Town Center TSA	TCNorth	35%	6%	10%	6%	43%
	D3 (partial)	40%	1%	1%	8%	50%
	D4	40%	1%	1%	8%	50%
	E5	35%	1%	0%	4%	60%

Sub-Unit	Mix of Uses					
	Office	Retail	Instit.	Hotel	Resid.	
Wiehle-Reston East TSA	G-1	5%	1%	0%	4%	90%
	G-3	20%	1%	0%	4%	75%
	G-4	40%	1%	1%	8%	50%
	G-5	20%	1%	0%	4%	75%
	H-1	20%	1%	0%	4%	75%
	I-1	40%	1%	1%	8%	50%

- 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
  - 3.0 - 4.0 TOD Options with more office (max. and min FARs listed)
  - 1.5 TOD Options with more residential (max FARs listed)
  - [Dotted] Town Center North-related growth
  - [Hatched] Major Zoning Approvals
  - [Light Purple] Existing Development

Reston-Herndon SC Development Levels						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light purple areas only)	SCENARIO G (dark purple areas only)	SCENARIO G + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	5,860	20,160	8,101	19,831	27,932	24,559
Residential	5,860,000	24,192,000	8,101,000	23,797,200	31,898,200	29,470,800
Office	20,982,169	30,287,000	16,898,777	12,557,889	29,456,666	27,321,826
Retail	1,094,476	1,698,000	1,192,777	529,976	1,722,753	1,632,657
Industrial	841,957	6,747,000	512,930	0	512,930	512,930
Institutional	2,096,840		1,706,201	467,589	2,173,790	2,094,300
Hotel	936,782		1,036,382	2,363,038	3,399,420	2,997,703
Non-Residential TOTAL:	25,952,224	38,732,000	21,347,067	15,918,492	37,265,559	34,559,416
TOTAL:	31,812,224	62,924,000	29,448,067	39,715,692	69,163,759	64,030,216

**Note:**

1. "Baseline" column (D) accumulates the development potential for parcels shaded light purple, 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 D represents staff's estimate of future absorption for the parcels shaded light purple.
2. "FCDOT Analysis" column is derived from the sum of development from columns D and E. Although an "x-factor" of approximately 20% is applied to column E (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

updated 11-27-2012

Reston-Herndon SC Jobs & Households						
A	B	C	D	E	F	G
	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light pruple areas only)	SCENARIO G (dark purple areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS
Households	5,860	20,160	8,101	19,831	27,932	24,559
<b>JOBS</b>	Office	69,941	100,957	56,329	41,860	98,189
	Retail	2,432	3,773	2,651	1,178	3,828
	Industrial	1,871	10,564	1,140	0	1,140
	Institutional	6,989		5,687	1,559	7,246
	Hotel	1,249		1,382	3,151	4,533
	TOTAL:	82,482	115,294	67,189	47,747	114,936
Ratio	14.1	5.7	8.3	2.4	4.1	4.3

**Note:**

1. "Baseline" column (D) accumulates the development potential for parcels shaded light purple, 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 D represents staff's estimate of future absorption for the parcels shaded light purple.
2. "FCDOT Analysis" column is derived from the sum of development from columns D and E. Although an "x-factor" of approximately 20% is applied to column E (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

updated 11-27-2012

Herndon-Monroe Area Development Potential						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light purple areas only)	SCENARIO G (dark purple areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	2,562	6,720	2,562	3,618	6,180	5,565
Residential	2,562,000	8,064,000	2,562,000	4,341,600	6,903,600	6,678,000
Office	3,106,630	4,343,000	2,094,343	2,145,115	4,239,458	3,874,788
Retail	121,331	269,000	121,331	61,655	182,986	172,504
Industrial	0	136,000	0	0	0	0
Institutional	22,863		7,014	23,227	30,241	26,292
Hotel	113,720		113,720	339,527	453,247	395,528
Non-Residential TOTAL:	3,364,544	4,748,000	2,336,408	2,569,524	4,905,932	4,469,113
TOTAL:	5,926,544	12,812,000	4,898,408	6,911,124	11,809,532	11,147,113

**Note:**

1. "Baseline" column (D) accumulates the development potential for parcels shaded light purple, 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 D represents staff's estimate of future absorption for the parcels shaded light purple.
2. "FCDOT Analysis" column is derived from the sum of development from columns D and E. Although an "x-factor" of approximately 20% is applied to column E (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

updated 11-27-2012

Herndon-Monroe Area Jobs & Households							
A	B	C	D	E	F	G	
	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light pruple areas only)	SCENARIO G (dark purple areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS	
Households	2,562	6,720	2,562	3,618	6,180	5,565	
<b>JOBS</b>	Office	10,355	14,477	6,981	7,150	14,132	12,916
	Retail	270	598	270	137	407	383
	Industrial	0	626	0	0	0	0
	Institutional	76		23	77	101	88
	Hotel	152		152	453	604	527
	TOTAL:	10,853	15,700	7,426	7,818	15,243	13,914
Ratio	4.2	2.3	2.9	2.2	2.5	2.5	

**Note:**

1. "Baseline" column (D) accumulates the development potential for parcels shaded light purple, 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 D represents staff's estimate of future absorption for the parcels shaded light purple.
2. "FCDOT Analysis" column is derived from the sum of development from columns D and E. Although an "x-factor" of approximately 20% is applied to column E (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

updated 11-27-2012

Reston TC Area Development Potential						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light purple areas only)	SCENARIO G (dark purple areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	3,298	8,160	5,538	7,147	12,685	11,470
Residential	3,298,000	9,792,000	5,538,000	8,576,400	14,114,400	13,764,000
Office	10,203,367	15,119,000	9,245,056	6,415,270	15,660,326	14,569,731
Retail	959,888	1,131,000	1,060,460	308,623	1,369,083	1,316,617
Industrial	447,343	3,874,000	447,343	0	447,343	447,343
Institutional	1,970,286		1,605,136	385,185	1,990,321	1,924,840
Hotel	823,062		922,662	1,148,017	2,070,679	1,875,515
Non-Residential TOTAL:	14,403,946	20,124,000	13,280,657	8,257,095	21,537,752	20,134,046
TOTAL:	17,701,946	29,916,000	18,818,657	16,833,495	35,652,152	33,898,046

**Note:**

1. "Baseline" column (D) accumulates the development potential for parcels shaded light purple, 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 D represents staff's estimate of future absorption for the parcels shaded light purple.
2. "FCDOT Analysis" column is derived from the sum of development from columns D and E. Although an "x-factor" of approximately 20% is applied to column E (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

updated 11-27-2012

Reston TC Area Jobs & Households						
A	B	C	D	E	F	G
	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light purple areas only)	SCENARIO G (dark purple areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS
Households	3,298	8,160	5,538	7,147	12,685	11,470
<b>JOBS</b>	Office	34,011	50,397	30,817	21,384	48,566
	Retail	2,133	2,513	2,357	686	2,926
	Industrial	994	5,490	994	0	994
	Institutional	6,568		5,350	1,284	6,634
	Hotel	1,097		1,230	1,531	2,761
	TOTAL:	44,803	58,400	40,748	24,885	65,633
Ratio	13.6	7.2	7.4	3.5	5.2	5.4

**Note:**

1. "Baseline" column (D) accumulates the development potential for parcels shaded light purple, 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 D represents staff's estimate of future absorption for the parcels shaded light purple.
2. "FCDOT Analysis" column is derived from the sum of development from columns D and E. Although an "x-factor" of approximately 20% is applied to column E (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

updated 11-27-2012

Wiehle Avenue Area Development Levels						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light pruple areas only)	SCENARIO G (dark purple areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	0	5,280	0	9,066	9,066	7,524
Residential	0	6,336,000	0	10,879,200	10,879,200	9,028,800
Office	7,672,172	10,825,000	5,559,378	3,997,504	9,556,882	8,877,307
Retail	13,257	298,000	10,986	159,698	170,684	143,536
Industrial	394,614	2,737,000	65,587	0	65,587	65,587
Institutional	103,691		94,051	59,177	153,228	143,168
Hotel	0		0	875,494	875,494	726,660
Non-Residential TOTAL:	8,183,734	13,860,000	5,730,002	5,091,873	10,821,875	9,956,258
TOTAL:	8,183,734	20,196,000	5,730,002	15,971,073	21,701,075	18,985,058

**Note:**

1. "Baseline" column (D) accumulates the development potential for parcels shaded light purple, 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 D represents staff's estimate of future absorption for the parcels shaded light purple.
2. "FCDOT Analysis" column is derived from the sum of development from columns D and E. Although an "x-factor" of approximately 20% is applied to column E (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

updated 11-27-2012

Wiehle Avenue Area Jobs & Households						
A	B	C	D	E	F	G
	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light pruple areas only)	SCENARIO G (dark purple areas only)	SCENARIO E + BASELINE (column E + F)	FCDOT ANALYSIS
Households	0	5,280	0	9,066	9,066	7,524
<b>JOBS</b>	Office	25,574	36,083	18,531	13,325	29,591
	Retail	29	662	24	355	319
	Industrial	877	4,454	146	0	146
	Institutional	346		314	197	511
	Hotel	0		0	1,167	969
	TOTAL:	26,826	41,200	19,015	15,044	34,059
Ratio	N/A	7.8	N/A	1.7	3.8	4.2

**Note:**

1. "Baseline" column (D) accumulates the development potential for parcels shaded light purple, 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 D represents staff's estimate of future absorption for the parcels shaded light purple.
2. "FCDOT Analysis" column is derived from the sum of development from columns D and E. Although an "x-factor" of approximately 20% is applied to column E (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

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