
Status Report re: Steering Sub-Committee Discussion

Reston Master Plan Special Study
Task Force Meeting
June 14, 2011



Tonight's Meeting



- *Further steps in developing Staff “Flexible Framework”*
 - *Jobs to Households ratio*
 - *Adjusting Sub-committee recommendations to 2030 time horizon*
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Staff “Flexible Framework”



- Staff proposing to use GMU 2030 High Forecast instead of 2030 Intermediate
 - Has greater residential emphasis
 - Use Forecast to test for impact analysis
 - Transportation
 - Parks
 - Schools
 - Public Utilities, Public Safety
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Staff “Flexible Framework”

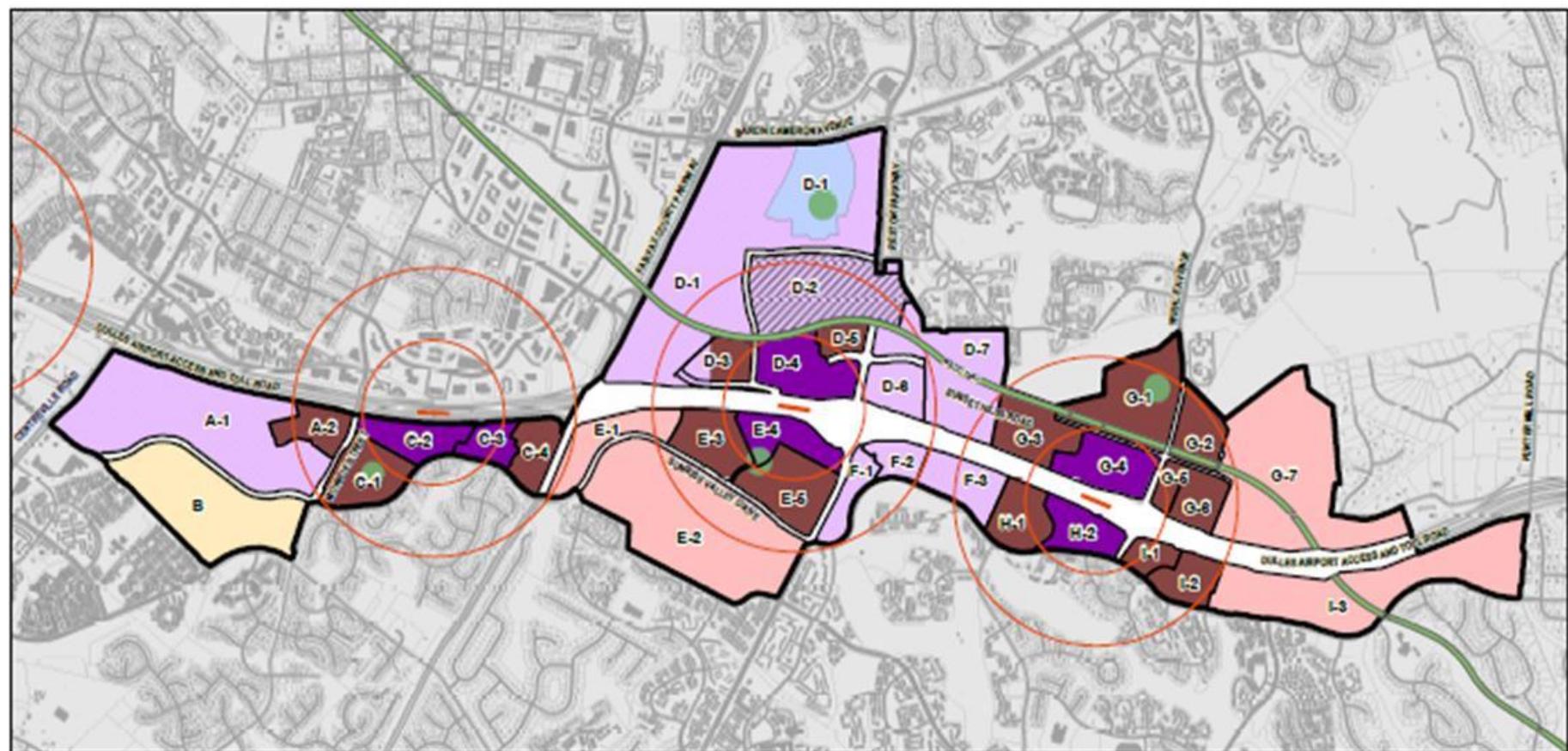


- Forecast would also be used to set a “Development Level Zoning Target” in Comprehensive Plan
 - Zoning Target = GMU 2030 High + 20%
 - Expectation is that full zoning target won’t be reached by 2030
 - Not all property owners will choose to rezone
 - Some will rezone below maximum level possible

Staff “Flexible Framework”



- Staff introduced Land Use Concept Map
 - Provide generalized view of vision for corridor
 - Show relationships between categories of uses and station locations
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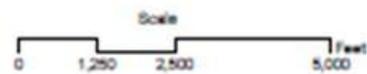
Conceptual Land Use DRAFT

Land Use Categories

	Transit Station Mixed Use		Town Center Urban Core Mixed Use
	Residential Mixed Use		Mixed Use
	Town Center North Mixed Use		Office
	Open Space		Residential

Legend

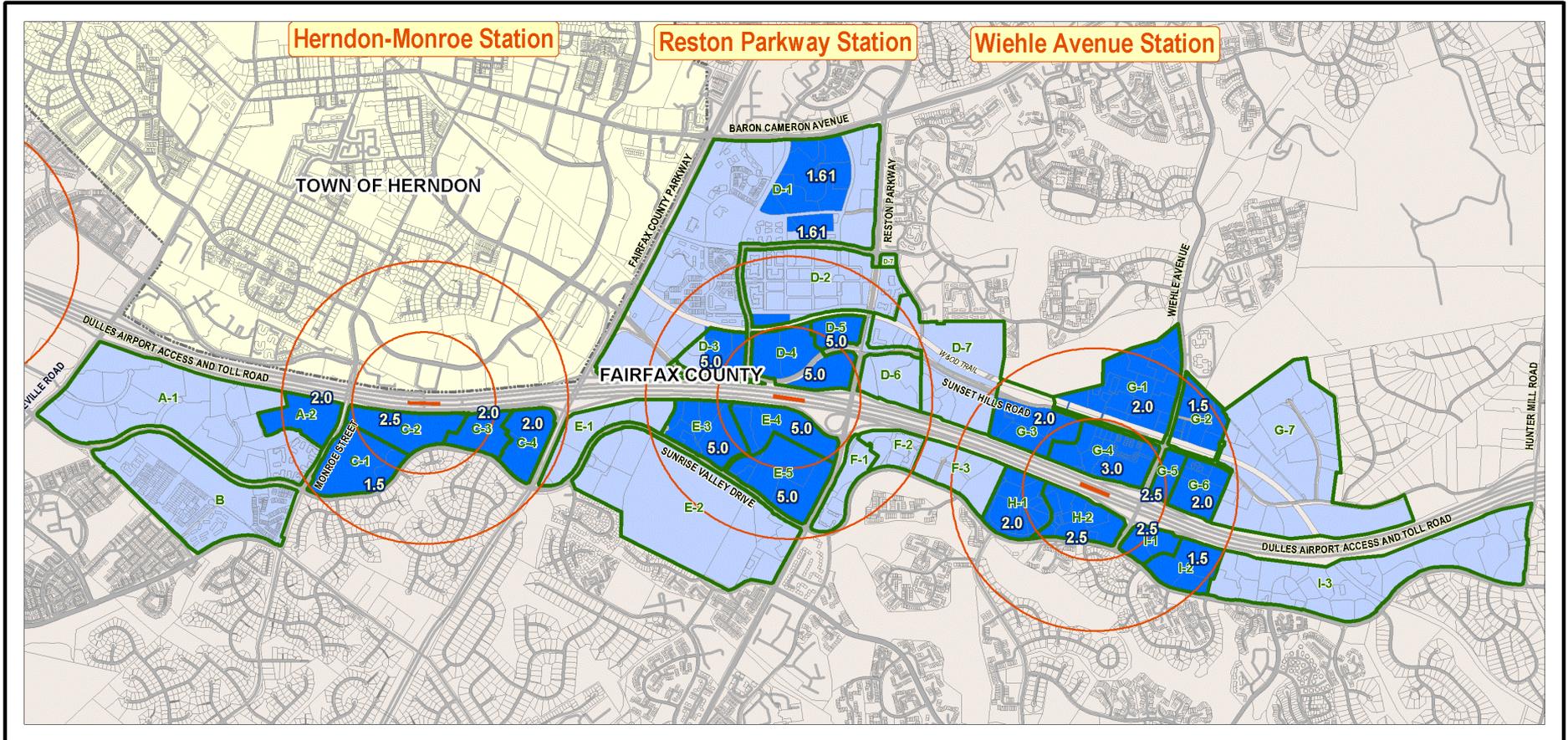
-  Reston-Herndon Suburban Center Land Units and Sub-units
 -  General Location Transit Station Platforms
- Circles denote 1/4 and 1/2 mile distances from center of proposed station platform



Review of Sub-committee Recommendations



- Map of Extent of Recommendations
 - Wiehle Avenue area & Town Center area are from Sub-committee reports
 - Herndon-Monroe area FARs and mix developed by staff informed by other station area recommendations

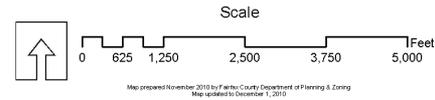


Plan Alternative Committee Reports Map

Area	Sub-Unit	Mix of Uses					
		Office	Retail	Instit.	Hotel	Resid.	
Herndon-Monroe Area	A-2	35%	2%	0%	3%	60%	
	C-1	35%	2%	0%	3%	60%	
	C-2	55%	2%	0%	3%	40%	
	C-3	35%	2%	0%	3%	60%	
Wiehle Avenue Area	C-4	35%	2%	0%	3%	60%	
	NA	45%	2%	5%	3%	45%	
	TC Metro North & South	NA	45%	2%	0%	3%	50%

Sub-Unit	Mix of Uses					
	Office	Retail	Instit.	Hotel	Resid.	
G-1	20%	2%	0%	3%	75%	
G-2	35%	2%	0%	3%	60%	
G-3	35%	2%	0%	3%	60%	
G-4	55%	2%	0%	3%	40%	
G-5	50%	2%	0%	3%	45%	
G-6	35%	2%	0%	3%	60%	
H-1	35%	2%	0%	3%	60%	
H-2	55%	2%	0%	3%	40%	
I-1	40%	2%	0%	3%	55%	
I-2	35%	2%	0%	3%	60%	

- 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



Note: Numbers displayed on map represent floor area ratios. Herndon-Monroe subcommittee's report did not provide specific FARs or mix of uses. FARs and mix of uses replicated from Wiehle Report.

Jobs to Housing Ratio



- Robust discussion about Jobs to Housing ratios
 - What should goal be?
 - What should geography be?
 - Have looked at ratios for corridor and Reston-wide
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Review of Development Levels



		Existing	Zoning Approval	Current Plan	Sub-Committee Recomm 2050	GMU 2030 High	GMU 2030 High +20%
Development Potential	Residential Units	5,860	8,674	18,389	41,344	16,800	20,160
	Residential	5,860,000	8,674,000	22,042,800	49,612,800	20,160,000	24,192,000
	Office	20,982,169	27,757,309	32,948,956	49,082,247	30,288,000	36,345,600
	other Non-Resid	4,970,055	6,553,399	9,280,790	10,475,070	8,446,000	10,135,200
	Non-Resid TOTAL:	25,952,224	34,310,708	42,229,746	59,557,317	38,734,000	46,480,800
	TOTAL:	31,812,224	42,984,708	64,272,546	109,170,117	58,894,000	70,672,800
Jobs & Households	Households	5,860	8,674	18,389	41,344	16,800	20,160
	Jobs	82,482	109,124	129,423	186,803	115,300	138,360
	Ratio	14.1	12.6	7.0	4.5	6.9	6.9

Sub-committee Reports Adjusted to 2030 Time Horizon



- June 7th meeting - Steering Sub-committee discussed approach to scale recommendations to 2030 time horizon
 - Establish first phase of TOD development
 - Subsequent phases would be allow development closer to levels described in sub-committee reports
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Sub-committee Reports Adjusted to 2030 Time Horizon

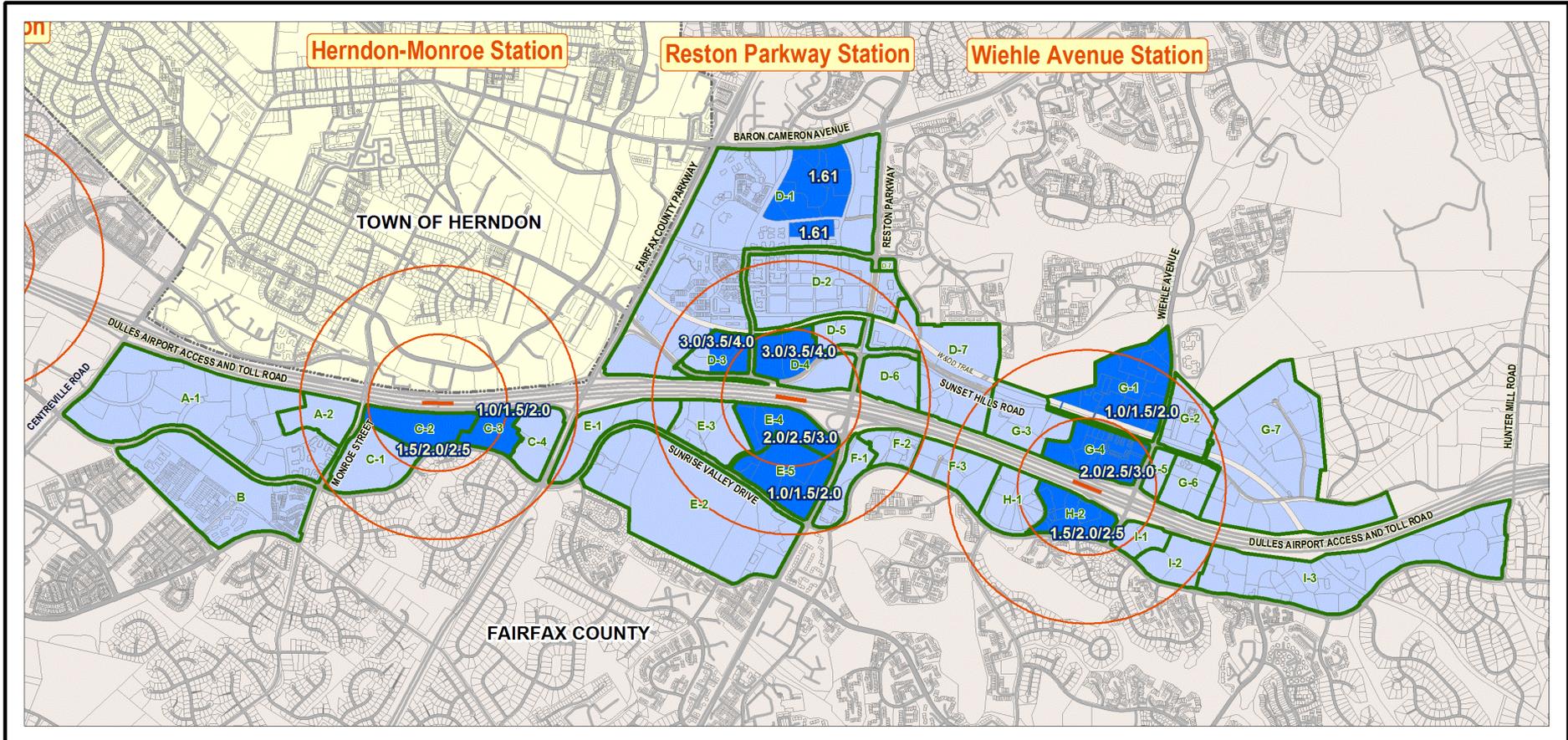


- First phase would focus 2030 development in area within $\frac{1}{4}$ mile of station platforms
 - Goal is to improve jobs to households ratio
 - Approach would allow more residential than GMU 2030 High Forecast if individual proposals can demonstrate impacts can be mitigated
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Sub-committee Reports Adjusted to 2030 Time Horizon



- CAVEAT RE: Map on Following Page –
 - Staff had to assume specific FARs would be applied to certain areas
 - Areas in dark blue are the areas we assumed would redevelop
 - Areas in dark blue do not represent the only areas that would have an opportunity to redevelop
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Sub-Committee Report 2030 (Scenario C)

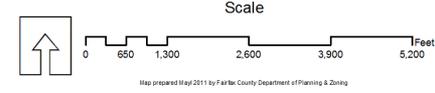
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	Sub-Unit	Mix of Uses				
		Office	Retail	Instit.	Hotel	Resid.
Herndon-Monroe Area	C-2	55%	2%	0%	3%	40%
	C-3	35%	2%	0%	3%	60%
TC North	NA	45%	2%	5%	3%	45%
TC Metro North & South	NA	45%	2%	0%	3%	50%

	Sub-Unit	Mix of Uses				
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Wiehle Avenue Area	G-1	20%	2%	0%	3%	75%
	G-4	55%	2%	0%	3%	40%
	H-2	55%	2%	0%	3%	40%

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
- Scenario C Transit-Oriented Development Options
- Current Plan's Development Options



Note: This map displays a staff-derived range (low, mid and high) of floor area ratios concentrated mostly in those sub-units within 1/4 mile. The areas in light blue retain current Plan's baseline options.



Comparison of Development Levels



		Current Plan	Sub-Committee Recomm 2050	GMU 2030 High	GMU 2030 High +20%	Sub-Committee Recomm 2030
Development Potential	Residential Units	18,389	41,344	16,800	20,160	21,521
	Residential	22,042,800	49,612,800	20,160,000	24,192,000	25,825,162
	Office	32,948,956	49,082,247	30,288,000	36,345,600	37,489,327
	other Non- Resid	9,280,790	10,475,070	8,446,000	10,135,200	8,358,444
	Non-Resid TOTAL:	42,229,746	59,557,317	38,734,000	46,480,800	45,847,771
	TOTAL:	64,272,546	109,170,117	58,894,000	70,672,800	71,672,933
Jobs & Households	Household s	18,389	41,344	16,800	20,160	21,521
	Jobs	129,423	186,803	115,300	138,360	144,589
	Ratio	7.0	4.5	6.9	6.9	6.7

Next Steps



- Allocate GMU 2030 High forecast within corridor