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# Staff Allocation of Forecasted Absorption (from GMU 2030 High Forecast)

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Reston Master Plan Special Study  
Task Force Meeting  
September 13, 2011



# Tonight's Meeting



- *Phasing 2050 Vision*
- *Upcoming analysis on two scenarios:*
  - *GMU 2030 High forecast (with increased residential)*
  - *Second scenario with greater residential component*
- *Steering Subcommittee Next Steps*

# Discussion of Phasing



- Steering Subcommittee and Staff agreed to **evaluate an initial phase** for reaching 2050 Vision
  - Will evaluate 2030 development level as forecasted by GMU with added residential (+20% above GMU 2030 forecast)
  - Steering Subcommittee & Staff still discussing how Plan should describe development for subsequent phases of development

# Conducting Initial Impact Analysis

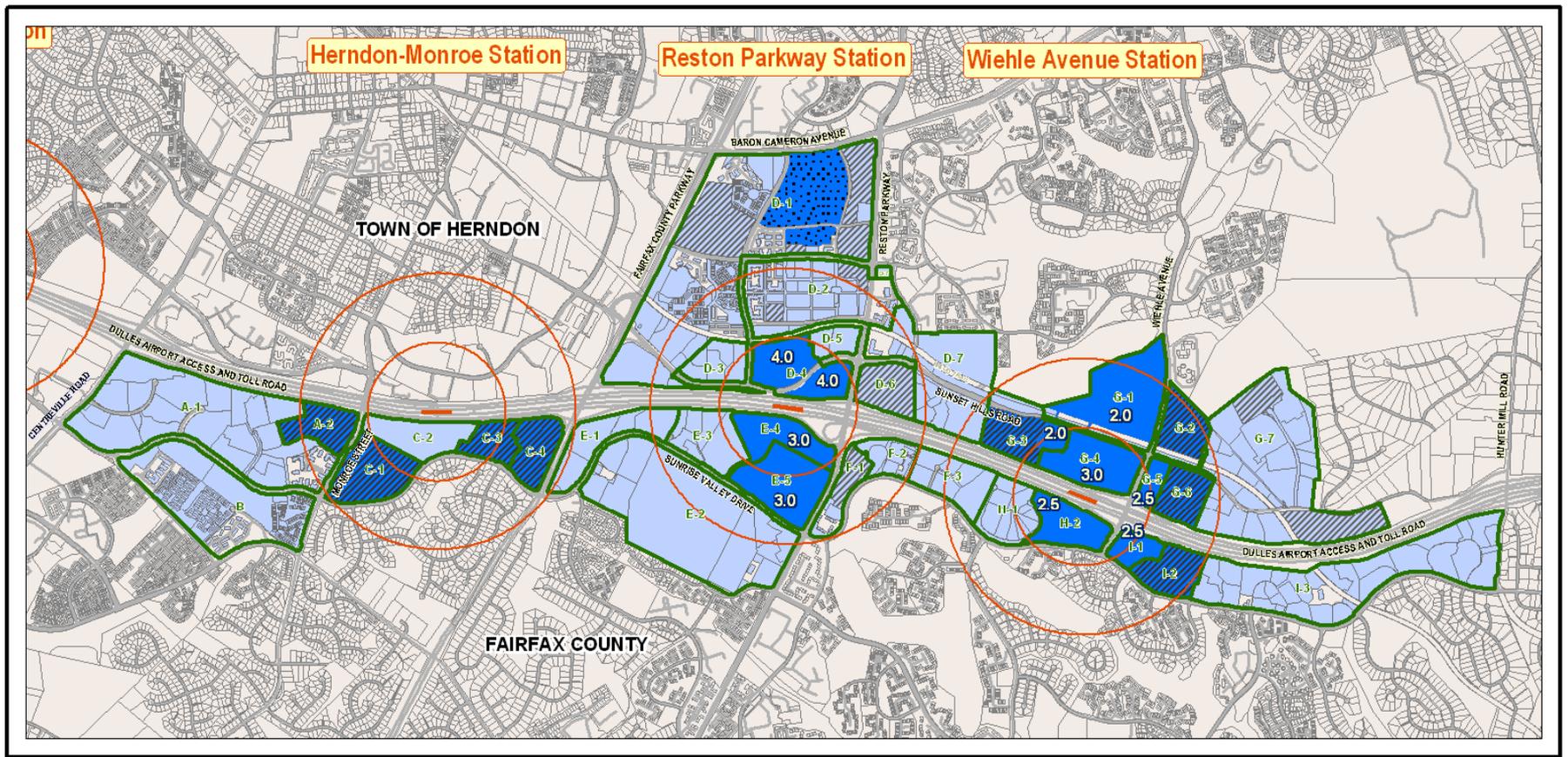


- Approach re: initial phase of development (to 2030)
  - Focus TOD development within  $\frac{1}{4}$  mile of station platforms
  - Chose to evaluate higher levels of development on fewer development sites
    - Vs. lower levels of development on more development sites

# Allocation of GMU 2030 High Forecast



- The following slide shows the **Staff Allocation of Absorption by 2030 Map**, dated 09-07-2011 (the “blue” map)
  - Note about 09-07-2011 version of “blue map”: For the impact analysis, the amount of development in the Town Center North area (location of INOVA and Fairfax County-owned property) has been increased from COG’s Round 8.0 2030 level to better reflect the Town Center Subcommittee recommendations for this area (0.9 non-residential FAR & 2,000 dus).



**STAFF ALLOCATION OF ABSORPTION BY 2030 09-07-11**

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



Scale



Sub-Unit	Mix of Uses				
	Office	Retail	Instit.	Hotel	Resid.
Herndon-Monroe Area					
A-2	Same as zoning approval				
C-1	Same as existing development				
C-3	Same as existing development				
C-4	Same as existing development				
Town Center Area					
TC North	25%	4%	7%	4%	60%
D-4	45%	2%	2%	6%	45%
E-4	45%	2%	2%	6%	45%
E-5	45%	2%	2%	6%	45%

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

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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 09-07-11 Steering Committee presentation for notes about institutional uses in the Wiehle Area and for further information.

# Conducting Initial Impact Analysis



- This analysis will set benchmark for understanding development impact
  - GMU forecast = projected absorption of development
  - Use GMU 2030 High Forecast (with 20% added residential) to test for impacts
    - Transportation
    - Parks
    - Schools
    - Public Utilities, Public Safety

# Conducting Initial Impact Analysis



- Second scenario still under discussion
  - Increase proportion of residential
  - Discussing whether non-residential level stays constant (i.e. at GMU forecasted level)
  - Same impact analysis
    - Transportation
    - Parks
    - Schools
    - Public Utilities, Public Safety

# Update on Jobs:Households Ratio



- Important goal of long-term (2050) vision for station areas continues to be to improve jobs:households ratio
- Steering Subcommittee to review updated Jobs:Households ratio under allocation of GMU forecast

# Steering Subcommittee

## Next Steps



- Review Vision Subcommittee Report for Transportation, Parks/Open Space and Urban Design elements
- Conclude preparation of Steering Subcommittee Checklist
  - Clarify guidance for drafting Plan text
  - Resolve any remaining discrepancies between reports