
Review re: Steering Subcommittee & Second Scenario for Impact Analysis (so-called “Residentially-Intensive” scenario)

Reston Master Plan Special Study
Task Force Meeting
November 1, 2011



Tonight's Meeting



- *Recap of Steering Subcommittee's work and conclusions*
- *Description of Second "Residentially-Intensive" Scenario*
- *Review of Allocation of Second Scenario*
- *Next Steps*

Steering Subcommittee



- Subcommittee created December 7, 2010
- **Purpose:** Review work products prepared by Station Area Subcommittees and Vision Subcommittee
 - See if they fit the Transit-Oriented Development (TOD) Policy
 - See if/how they addressed specific elements

Steering Subcommittee Members



- ❑ Patty Nicoson, *Task Force & Subcommittee Chair*
- ❑ John Carter & Kohann Williams, *Vision Co-chairs*
- ❑ Van Foster, *Vision*
- ❑ Bill Penniman & John Schlichting, *Wiehle Co-chairs*
- ❑ Paul Thomas, *Wiehle*
- ❑ Robert Goudie & Pete Otteni, *Town Center Co-chairs*
- ❑ Mark Looney, *Town Center*
- ❑ Nick Bauer & Greg Riegle, *Herndon-Monroe Co-chairs*

Steering Subcommittee Mission



- The key elements reviewed were -
 - TOD Area Character (initially called Vision)
 - Form
 - General Location of Uses/Mix of Uses/Relative Intensities
 - Transportation Network
 - Connectivity
 - Park System
 - Urban Design (including Open Space)

Steering Subcommittee Conclusions



- Steering Subcommittee and Staff had some discussion on all elements
 - Spent most time on General Location of Uses, Mix of Uses and Relative Intensities
 - That discussion led to understanding of need to focus on initial phase of development (to 2030)
 - Reached agreement to test GMU forecast with adjustment to include additional residential (so-called “blue map”)

Steering Subcommittee Conclusions



- Steering Subcommittee agreed with Staff proposal to generally use Vision Subcommittee recommendations as *starting place* for key elements in draft Plan text
 - To be augmented by specific recommendations in Station Area subcommittees as appropriate
 - For example, Town Center's specific recommendations re: locations of community-serving parks

Steering Subcommittee Conclusions



- Steering Subcommittee & Staff discussed a few issues in greater depth, for example:
 - How Sunrise Valley Drive could be made into a “*green boulevard*” along its length from Centreville Road to Hunter Mill Road
 - How to incorporate a certain minimum amount of open space in the TOD areas
 - Subcommittee didn’t reach agreement on these
 - Discussion helped clarify priorities for Staff

What will be in Comprehensive Plan?



- General (Areawide) Guidance for Corridor
 - TOD areas vs. non-TOD areas
 - Describe the types of places envisioned in future
 - Discuss phases of future development
 - To 2030
 - Beyond 2030
 - Outline key elements deemed necessary to create or preserve these types of places
 - Many of key elements will focus on creating TOD places
 - For now, maintain existing character of non-TOD places along corridor (will need to be revisited in future)

What will be in Comprehensive Plan for TOD areas?



- TOD Sub-unit specific guidance -
 - Retain Current Plan baseline recommendation
 - Typically reflects what exists now or an approved rezoning
 - Establish a Zoning Target level of development for each of 3 station areas for 2030
 - Specify Performance Measures
 - Specific guidance re: elements to be provided to achieve higher intensity (open space, affordable housing, etc.)
 - Specify available Transit-Oriented Development FARs & guidance re: mix of uses

What will be in Comprehensive Plan for Non-TOD areas?



- Non-TOD Sub-unit guidance -
 - In most cases will retain Current Plan baseline recommendation
 - Typically reflects what exists now or an approved rezoning
 - May have general guidance re: possible future redevelopment (for example, based on proximity to TOD areas)

Steering Subcommittee Wrap-up



- Questions?

Recap of GMU-forecast scenario

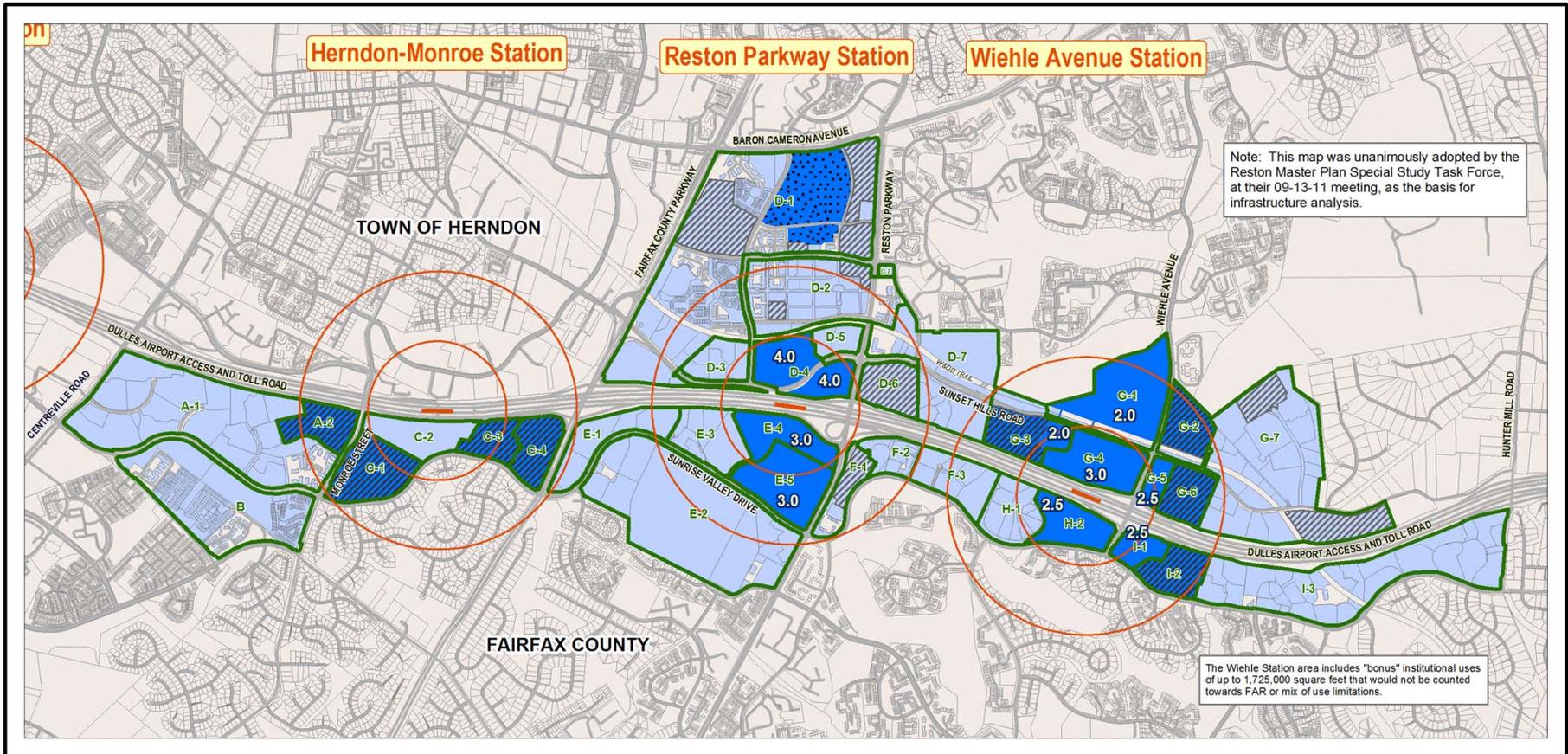


- Steering Subcommittee and Staff agreed to **evaluate an initial phase** for reaching 2050 Vision
 - Will evaluate 2030 development level as forecasted by GMU with added residential (+20% above GMU 2030 forecast)

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).

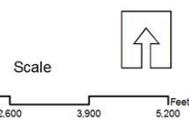


Note: This map was unanimously adopted by the Reston Master Plan Special Study Task Force, at their 09-13-11 meeting, as the basis for infrastructure analysis.

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)

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Sub-Unit	Mix of Uses					Resid.
	Office	Retail	Instit.	Hotel	Resid.	
Herndon-Monroe Area						
A-2						610 DU
G-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						
TG North	35%	8%	10%	6%	43%	
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					Resid.
	Office	Retail	Instit.	Hotel	Resid.	
Wiehle Avenue Area						
G-1	20%	1%	0%	4%	75%	
G-2	Same as existing development					400 DU
G-3 (w. eastern 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

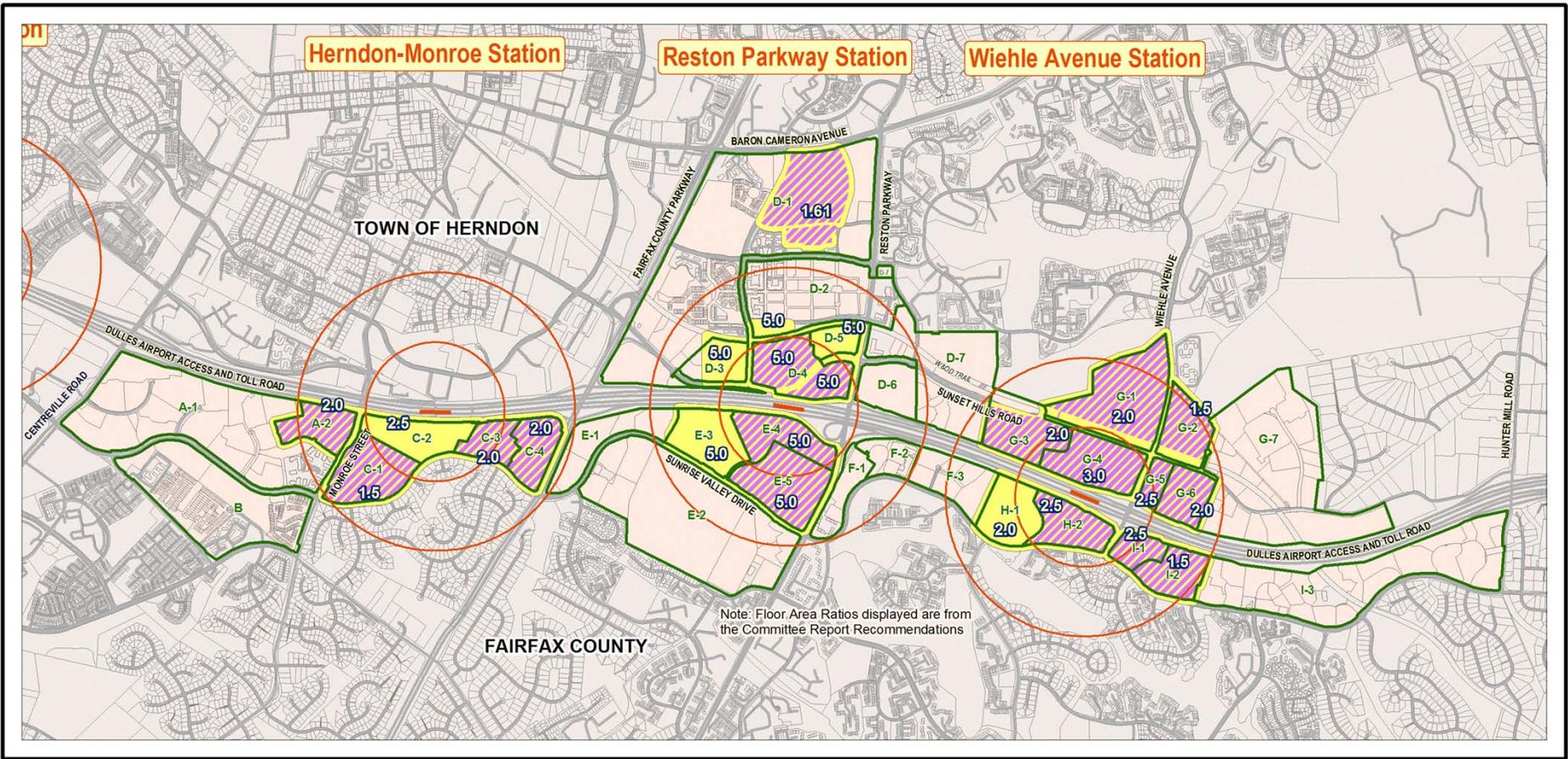
- Legend**
- I-3 Reston-Herndon Suburban Center Land Units and Sub-units
 - General Location Transit Station Platforms
 - Circles denote 1/4 and 1/2 mile distances from center of proposed station platform
 - Transit-Oriented Development Options
 - Transit-Oriented Development Options (residential additions)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

GMU-forecast Scenario vs. Subcommittees Recommendations

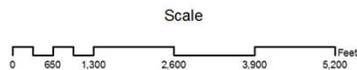


- Steering Subcommittee agreed that Station Area Subcommittees' recommendations represented 2050 Vision
 - Following map compares the GMU-forecast scenario (2030 time horizon) to the subcommittees' recommendations (2050 time horizon)



Committee Report Recommendations VS Staff Allocation (2030 Absorbtion)

Extent of Each Compared



Note: Staff's Allocation (2030 Absorbtion) has been overlaid above the more extensive Committee Report Recommendations. For more information about Staff Allocation, see 09-07-11 Steering Meeting Presentation.

- 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
 - Staff Allocation (2030 Absorbtion)
 - Committee Report Recommendations
 - No Change Recommended by Subcommittees

“Residentially-Intensive” Scenario



- Staff and Steering subcommittee agreed to also analyze a second scenario
 - Staff developed second scenario after considering input from various sources

“Residentially-Intensive” Scenario



- Second Scenario approach:
 - Objective – understand impacts of **new development** (future growth) **with 1.3 new Jobs** for every **1 new Household** (1.3:1 ratio)
 - Why this “academic approach”? – to develop data to better understand in a **Reston-specific context** effect of change in proportion of Households to Jobs

“Residentially-Intensive” Scenario



- Approach is same as for GMU-based scenario re: initial phase of development (to 2030)
 - Focus non-residential TOD development within ¼ mile of station platforms
 - Continue to focus higher levels of *non-residential* development on fewer development sites
 - Vs. lower levels of development on more development sites

“Residentially-Intensive” Scenario



- More on second scenario approach:
 - Non-residential level stays constant (i.e. at GMU forecasted level)
 - Impact analysis limited to Transportation
 - Use FARs informed by subcommittee recommendations (no specific FARs provided by Herndon-Monroe subcommittee)
 - Needed to adjust mixes from subcommittees' recommendations

“Residentially-Intensive” Scenario



■ Approach on FARs

- Reston Town Center TOD area –
 - Used 5.0 FAR for 7 areas recommended by subcommittee
- Reston East-Wiehle Avenue TOD area -
 - Used subcommittee FARs for 4 sub-units w/in ¼ mi (2.5&3.0)
 - Increased FAR for G-1 (Isaac Newtown Square) and for other sub-units entirely within ½ mile from station platform
 - From 1.5 or 2.0 to 2.5 FAR
 - Increase in FAR was limited to additional residential development
 - Used subcommittee-recommended FAR for part of D-7

“Residentially-Intensive” Scenario



- Approach on FARs
 - Herndon-Reston West TOD area -
 - Did **not** use FAR approach
 - Added residential units to existing non-residential level
 - Number of residential units related to GMU forecast with additional units for County-owned Park-n-Ride parcel

“Residentially-Intensive” Scenario



- Approach on Mix of Uses
 - Reston Town Center TOD area –
 - For 3 sub-units closest to station platform (D-4, E-4, E-5), held non-residential growth at GMU forecasted absorption level (same level as “blue map” scenario)
 - For other sub-units, held non-residential development at existing level (same level as “blue map” scenario)
 - For all sub-units, increased residential component

“Residentially-Intensive” Scenario

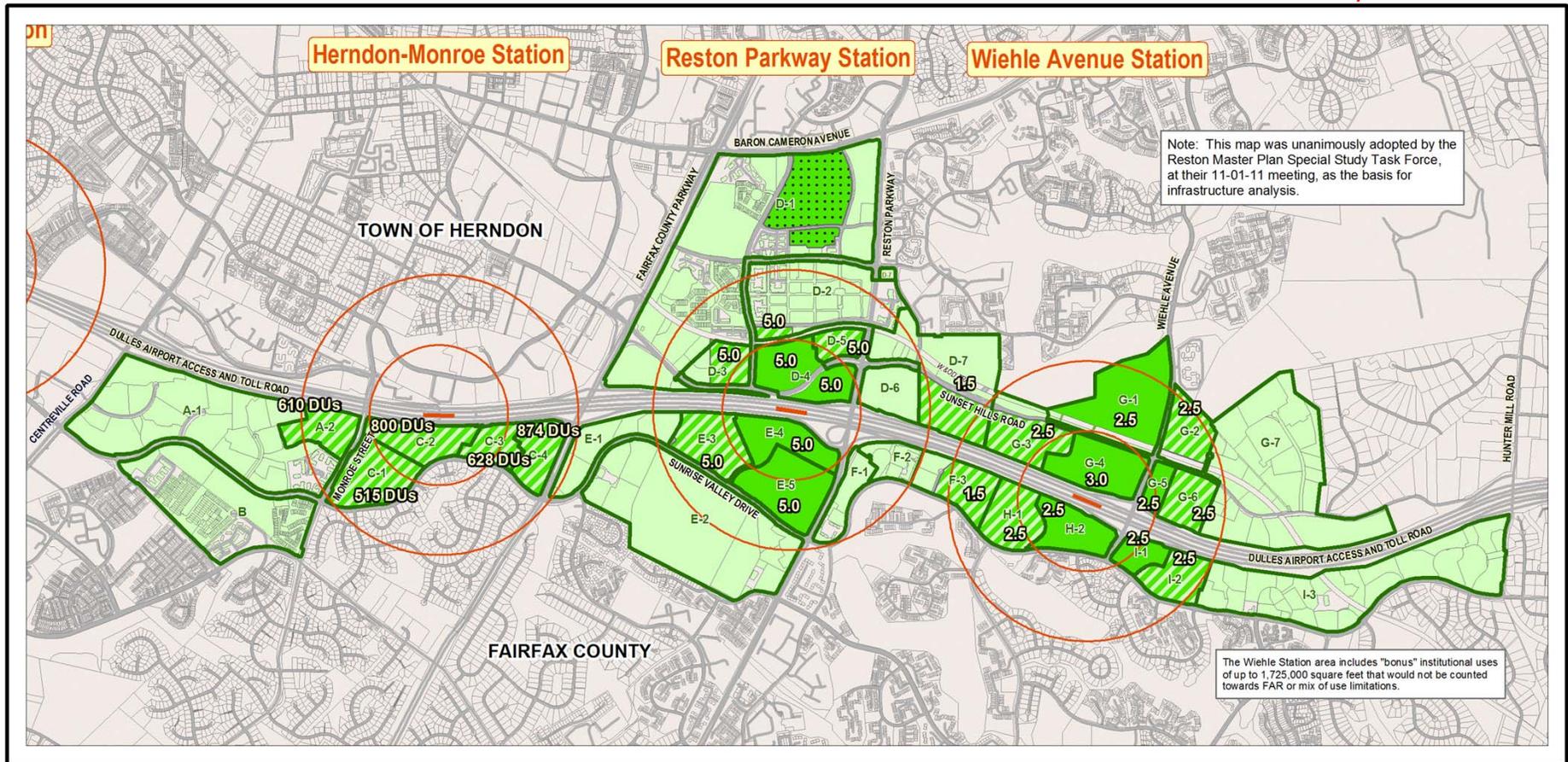


- More on approach on Mix of Uses
 - Reston East-Wiehle Avenue TOD area -
 - For 4 sub-units closest to station platform (G-4, H-2, G-5, I-1), held **both** non-residential & residential growth at GMU forecasted absorption level (same level as “blue map” scenario)
 - For other sub-units, held non-residential development at existing level (same level as “blue map” scenario) and increased residential component
 - Herndon-Reston West TOD area –
 - Held non-residential development at existing level and increased residential component – map shows number of added residential units

Allocation of “Residentially-Intensive” Scenario



- The map on the following page shows how **County Staff has allocated development under the second scenario to be analyzed for impacts.** As noted on earlier slides, this so-called “**Residentially-Intensive**” Scenario, (map dated 11-01-2011) adds significant amounts of new residential development, primarily in the areas between $\frac{1}{4}$ and $\frac{1}{2}$ mile from the Reston Town Center station platform and the Reston East-Wiehle Avenue station platform
 - For the impact analysis of this second scenario, 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).



ALLOCATION OF ABSORPTION BY 2030 (RESIDENTIALLY INTENSIVE SCENARIO)

(Based on GMU's commercial forecast for 2030 (high) and an intense residential increase) **11-01-11**



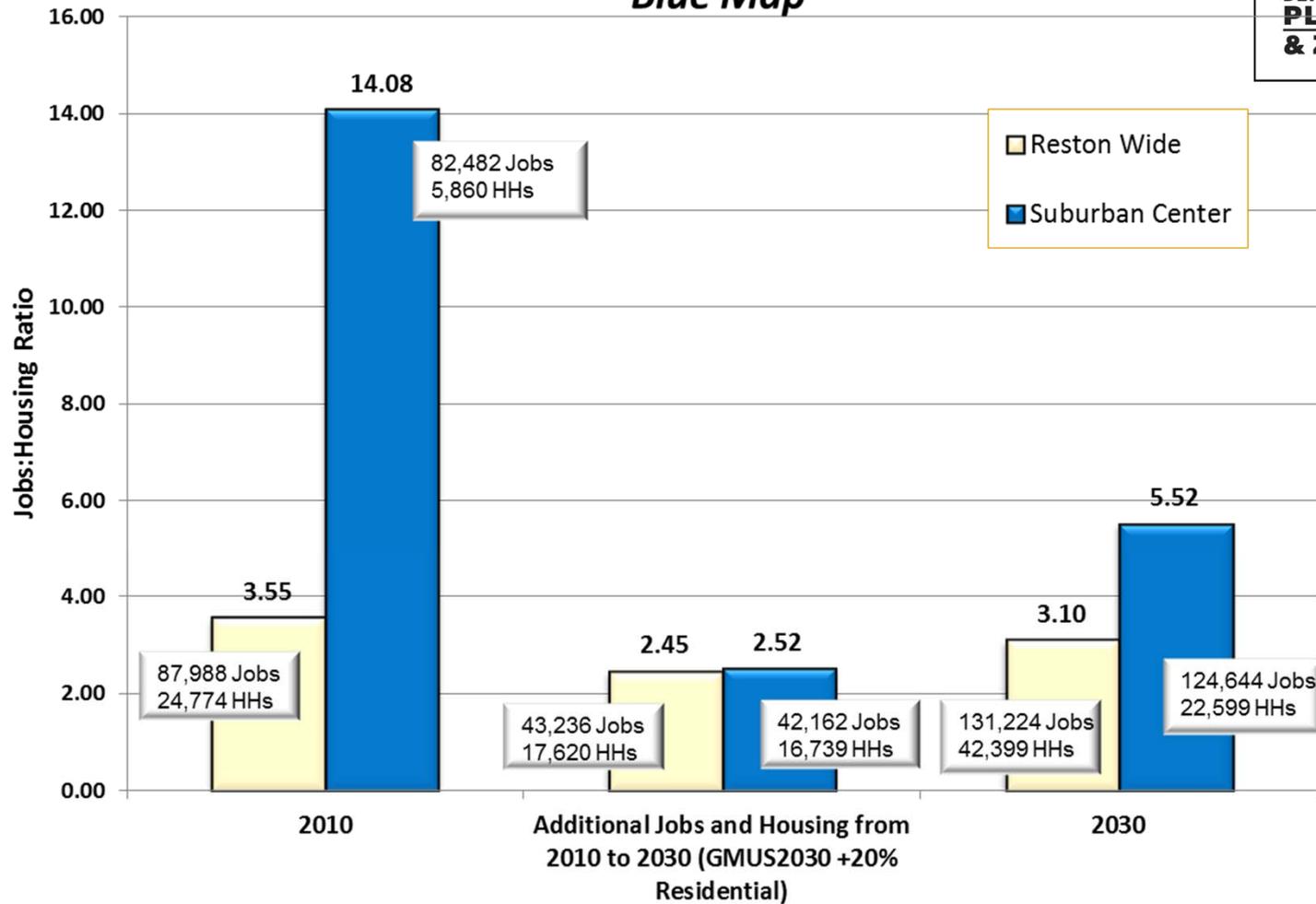
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- Legend**
- I-3 Reston-Herndon Suburban Center Land Units and Sub-units
 - General Location Transit Station Platforms
Circles denote 1/4 and 1/2 mile distances from center of proposed station platform
 - Town Center North -- related growth
 - Transit-Oriented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

Note: This map displays the Town Center and Wiehle Committee-recommended transit-oriented development (TOD) option FARs. The Herndon-Monroe area displays TOD option dwelling units. For the TC North related growth, see the 11-01-11 Task Force presentation for further information. See the 11-01-11 Task Force presentation for further explanation.

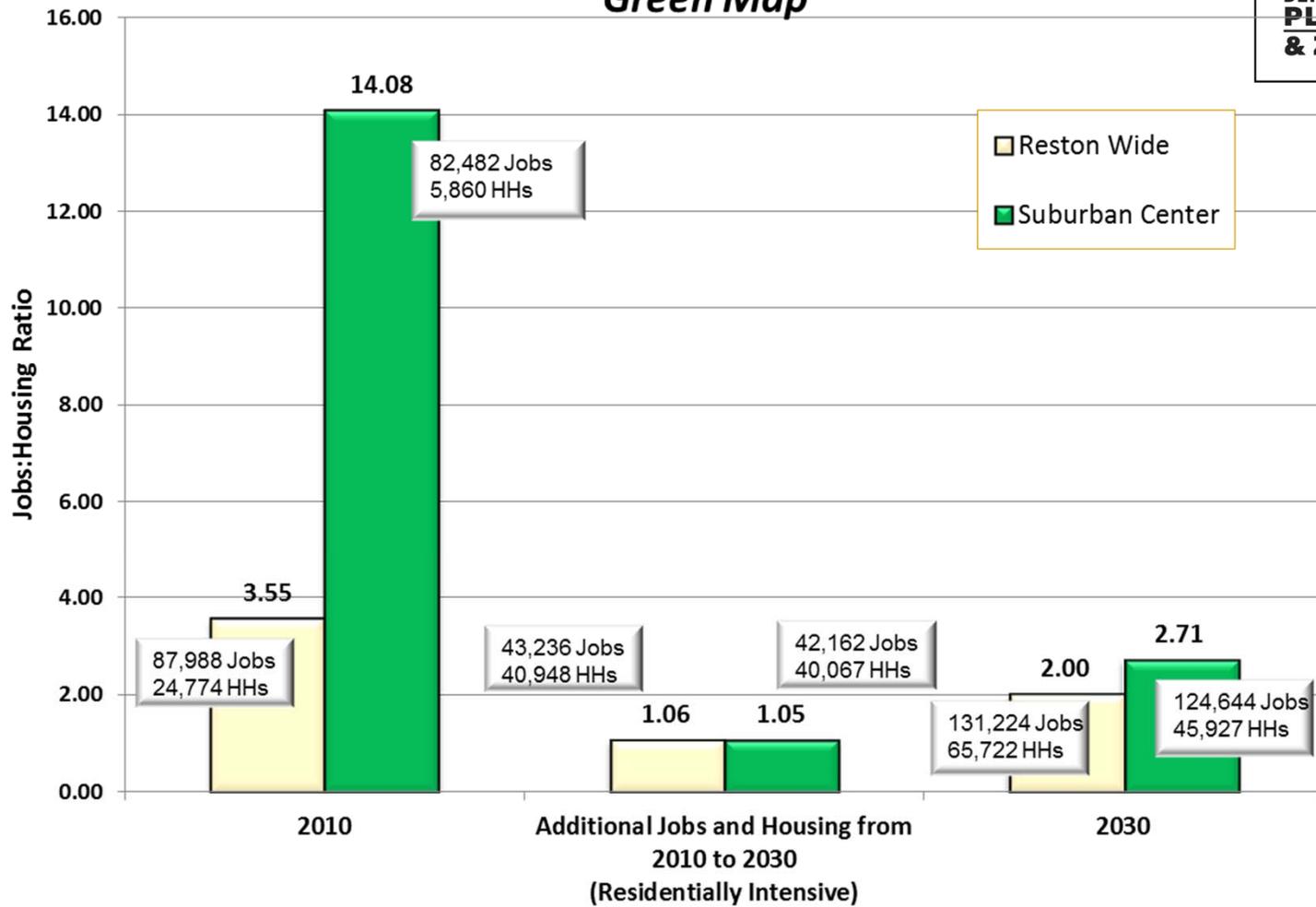


Jobs:Housing Ratio GMU2030+20% Residential Based "Blue Map"





Jobs:Housing Ratio Residentially Intensive Scenario "Green Map"



Next Steps



- Staff has begun drafting proposed Plan text
- Starting with Areawide section
 - Bring to Task Force for comments
 - Possibly in December
- Staff needs impact analysis to be able to draft Sub-unit sections
 - Expected in January/February
 - Bring to Task Force impact analysis results as available

Next Steps



- Reminder about Phase II Community Kick-off Meeting:

Wednesday, November 16, 2011

South Lakes HS Cafeteria

“Residentially-Intensive” Scenario



Herndon-Monroe Area Development Potential						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light green areas only)	SCENARIO F (dark green hatched and solid areas only)	SCENARIO F + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	2,562	6,720	2,562	3,427	5,989	5,406
Residential	2,562,000	8,064,000	2,562,000	4,112,400	6,674,400	6,487,200
Office	3,106,630	4,343,000	2,094,343	2,073,465	4,167,808	3,987,408
other non-residential	257,914	405,000	242,065	15,849	257,914	257,914
Non-Residential TOTAL:	3,364,544	4,748,000	2,336,408	2,089,314	4,425,722	4,245,322
TOTAL:	5,926,544	12,812,000	4,898,408	6,201,714	11,100,122	10,732,522

1: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.

“Residentially-Intensive” Scenario



Reston TC Area Development Potential						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light green areas only)	SCENARIO F (dark green hatched and solid areas only)	SCENARIO F + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	3,298	8,160	5,538	23,677	29,215	25,190
Residential	3,298,000	9,792,000	5,537,650	28,412,400	33,950,050	30,227,580
Office	10,203,367	15,119,000	6,112,313	9,528,398	15,640,711	14,317,698
other non-residential	4,200,579	5,005,000	3,757,183	2,215,678	5,972,861	5,615,486
Non-Residential TOTAL:	14,403,946	20,124,000	9,869,496	11,744,076	21,613,572	19,933,184
TOTAL:	17,701,946	29,916,000	15,407,146	40,156,476	55,563,622	50,160,764

1: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.

“Residentially-Intensive” Scenario



Wiehle Avenue Area Development Levels						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light green areas only)	SCENARIO F (dark green hatched and solid areas only)	SCENARIO F + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	0	5,280	0	18,471	18,471	15,331
Residential	0	6,336,000	0	22,165,200	22,165,200	18,397,200
Office	7,672,172	10,825,000	5,031,342	8,608,850	13,640,192	12,682,699
other non-residential	511,562	3,035,000	133,047	3,335,552	3,468,599	2,950,510
Non-Residential TOTAL:	8,183,734	13,860,000	5,164,389	11,944,402	17,108,791	15,633,209
TOTAL:	8,183,734	20,196,000	5,164,389	34,109,602	39,273,991	34,030,409

1: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.

Additional Allocation of Residential - GMU 2030 High Forecast



Herndon-Monroe Area Development Potential						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	"Baseline" for LIGHT BLUE areas only	Staff Allocation (additional residential only); non-residential numbers are approved zoning	Total Forecasted Development (column D + E)	FCDOT ANALYSIS (Column D + [Column E *0.833]) ¹
Residential (Units)	2562	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
Other non-residential	257,914	405,000	257,914	0	257,914	257,914
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

1: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.

Additional Allocation of Residential - GMU 2030 High Forecast



Wiehle Avenue Area Development Potential						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	"Baseline" for LIGHT BLUE areas only	Staff Allocation (dark blue areas only)	Total Forecasted Development (column D + E)	FCDOT ANALYSIS (Total of [Column D + (Column E *0.833)] plus reallocated units from H-M & additional institutional) ¹
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
Other non-residential	511,562	3,035,000	256,071	3,047,582	3,303,653	2,785,564
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: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.

Allocation of GMU 2030 High Forecast with Updated Baseline



Reston TC Area Development Potential						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	"Baseline" for LIGHT BLUE areas only	Staff Allocation (dark blue areas only)	Total Forecasted Development (column D + E)	FCDOT ANALYSIS (Column D + [Column E *0.833]) ¹
Residential (Units)	3,298	8,160	5,538	7,651	13,189	11,888
Residential	3,298,000	9,792,000	5,538,000	9,181,200	14,718,850	13,158,046
Office	10,203,367	15,119,000	9,761,677	7,782,432	17,544,109	16,221,096
Other non-residential	4,200,579	5,005,000	4,035,601	2,102,206	6,137,807	5,780,432
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	19,065,838	38,400,766	35,159,573

1: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.