

# **JOBS-HOUSING RATIOS & GMU UPDATE**

**October 23, 2012  
Task Force Meeting**

**Reston  
Master Plan  
Special Study:  
Phase One**

# JOBS-HOUSING RATIOS

- Fairfax County lacks specific guidance on jobs-housing (J:H) ratios both for the overall County as well as for its mixed-use centers
- J:H Ratio is a general indicator of whether development is balanced within a given area and as a tool to compare mixed-use centers:
  - MWCOG regional goal of 1.6
  - Local mixed use centers roughly 3.0 – 6.0
- Should be used as one factor in determining proper J:H balance, along with causes and solutions to imbalance and associated benefits of balance.

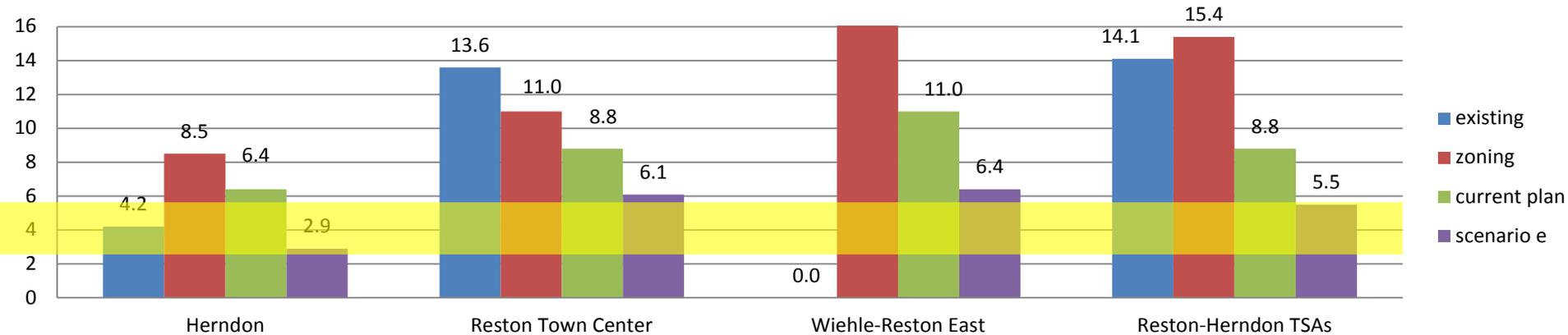
<b>Fairfax County Emerging mixed use centers</b>	<b>2005</b>	<b>2040</b>	<b>BEYOND</b>
<b>Tysons</b>	<b>11.3</b>	<b>8.6</b>	<b>4.1</b>
<b>Merrifield</b>	<b>12.4</b>	<b>5.5</b>	<b>5.0</b>
<b>Reston-Herndon</b>	<b>14.1</b>	<b>TBD</b>	<b>TBD</b>

# JOB-HOUSING RATIOS (CONT)

## Benefits of achieving jobs-housing balance:

- **VIBRANCY:** More daytime and evening activities
- **OPPORTUNITIES:** Economic and social opportunities due to proximate mix of uses
- **OPTIONS:** Higher shares of people choosing to walk, bike and take transit rather than cars, reducing traffic congestion
- **CAPITALIZE:** Capitalizing on road and transit investments through the reverse commute effect
- **SUSTAINABLE:** Long-term sustainable land use pattern for the area

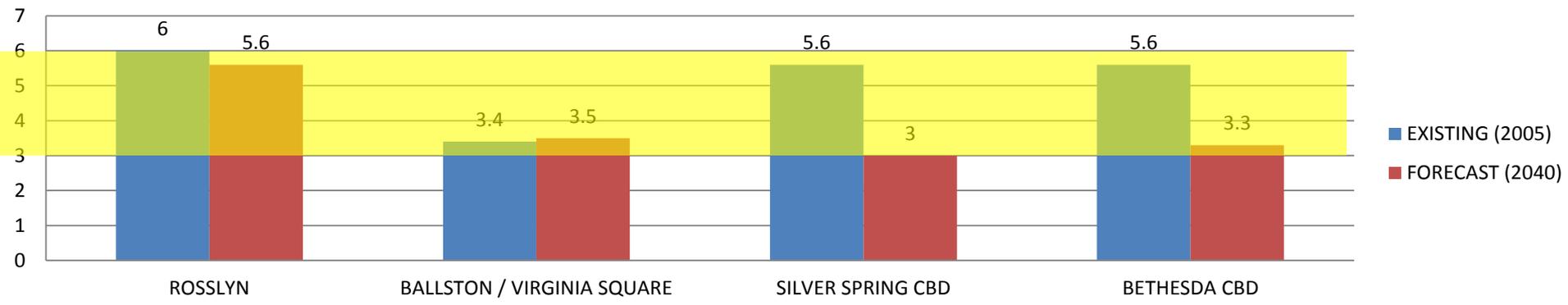
# RESTON STUDY AREA JOBS-HOUSING RATIOS



Note: Current Plan's J:H ratio is derived from full development potential while MWCOC forecasted J:H ratio seen in handout is constrained forecast



# OTHER SUCCESSFUL REGIONAL TOD JOBS-HOUSING RATIOS



Note: MWCOG Round 8.0 forecast goes out to 2040

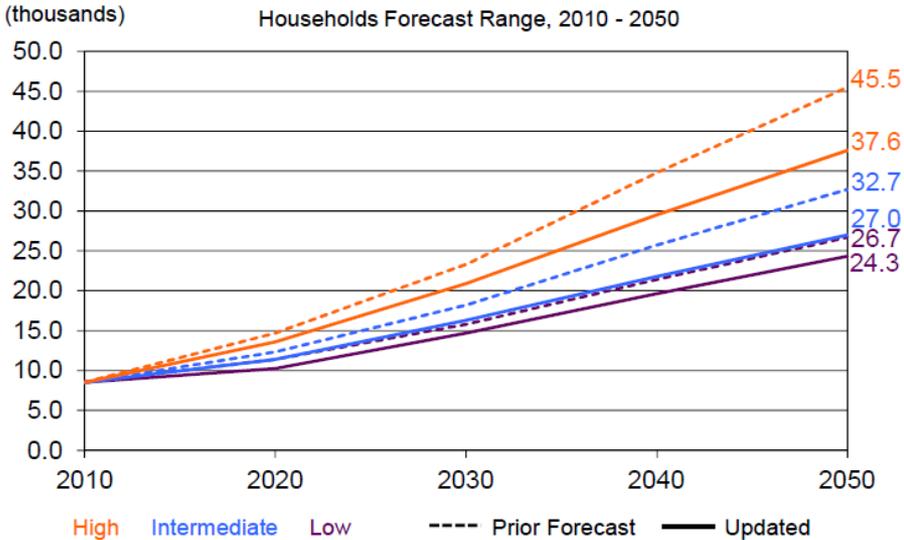


# FORECAST & VISION

- GMU has provided an update (in draft form) to their forecast for the study area.
- We are looking to achieve a vision for the center of Reston.
- Employment and housing forecasts inform us as we develop Plan guidance to try to achieve a vision.
- The forecast helps us to understand how long it might take to implement this Plan guidance as we work to achieve our vision for the community.

# GMU UPDATED FORECAST

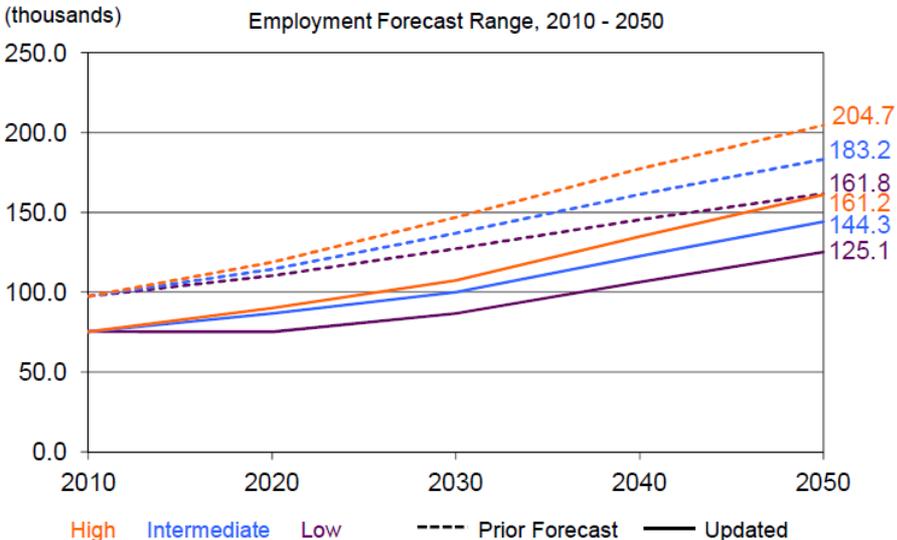
Figure 5  
Reston-Dulles Rail Corridor  
Households Forecast Range, 2010 - 2050



Source: George Mason Center for Regional Analysis

## Residential Units

Figure 6  
Reston-Dulles Rail Corridor  
Employment Forecast Range, 2010 - 2050



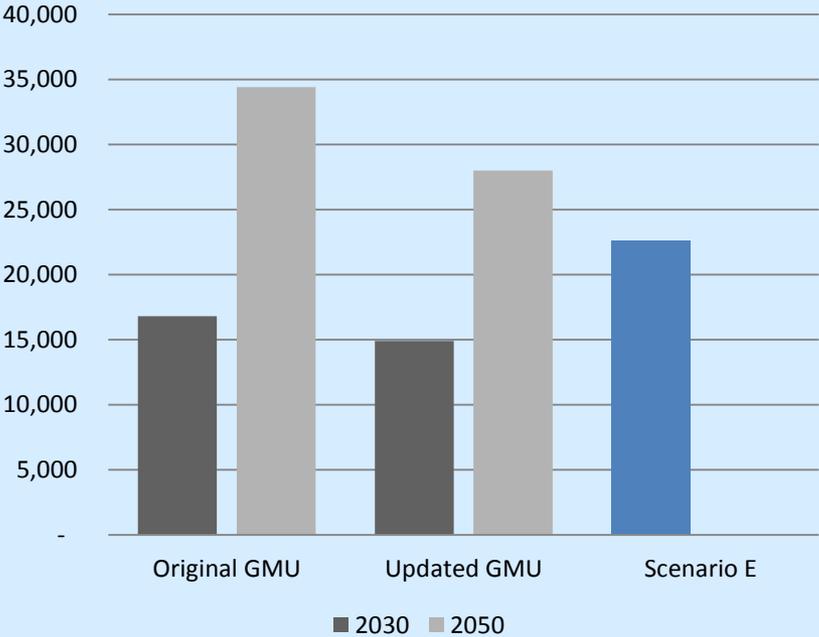
Source: George Mason Center for Regional Analysis

## Employment

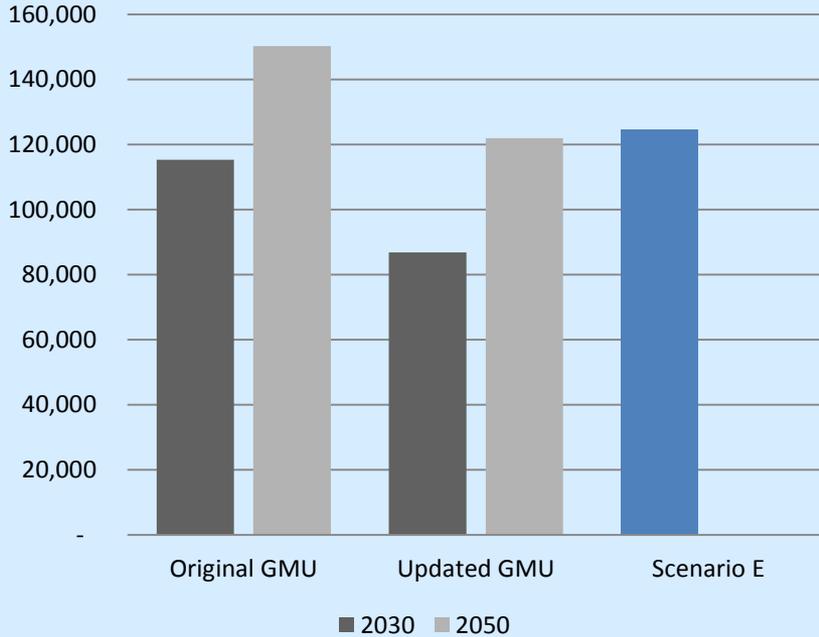
\* Please note the charts reflect GMU's DRAFT forecast update & includes the Innovation Center Transit Station Area.

# GMU UPDATED FORECAST (CONT)

### Residential Units



### Employment



\* Please note that the above charts reflect GMU's DRAFT forecast update