

Reston Task Force

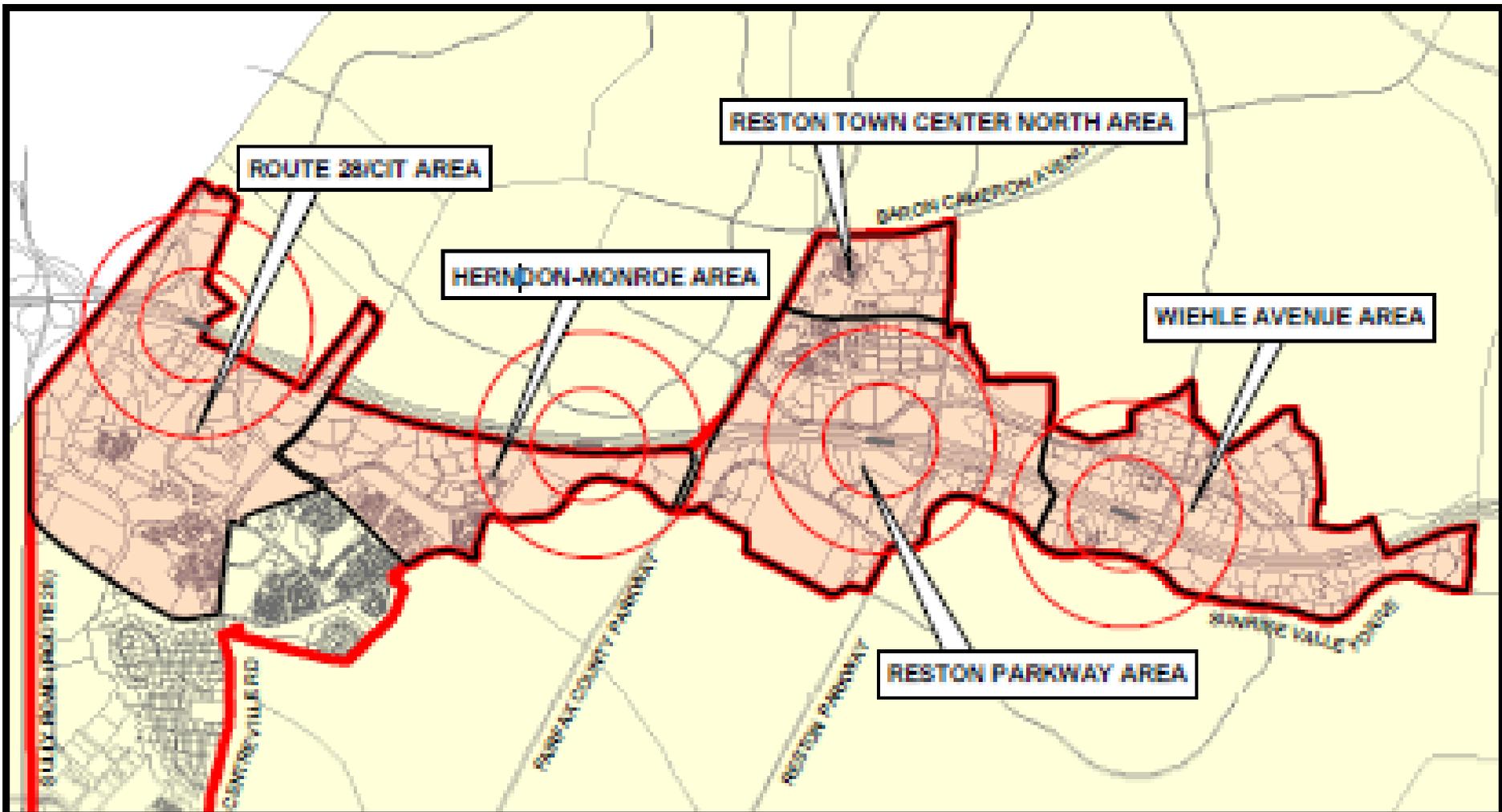
Preliminary Forecasts for Reston-Dulles Rail Corridor 2010-2050

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June 22, 2010

GMU Analysis of Reston-Dulles Corridor: Station Areas



Legend

- Station Areas (Data to be organized/analyzed by station area)
 - Reston-Dulles GMU Analysis Area
 - Parcels within Analysis Area
 - General Location of Planned Metro Stations
- Note: Circles denote 1/4 and 1/2 mile radius from station



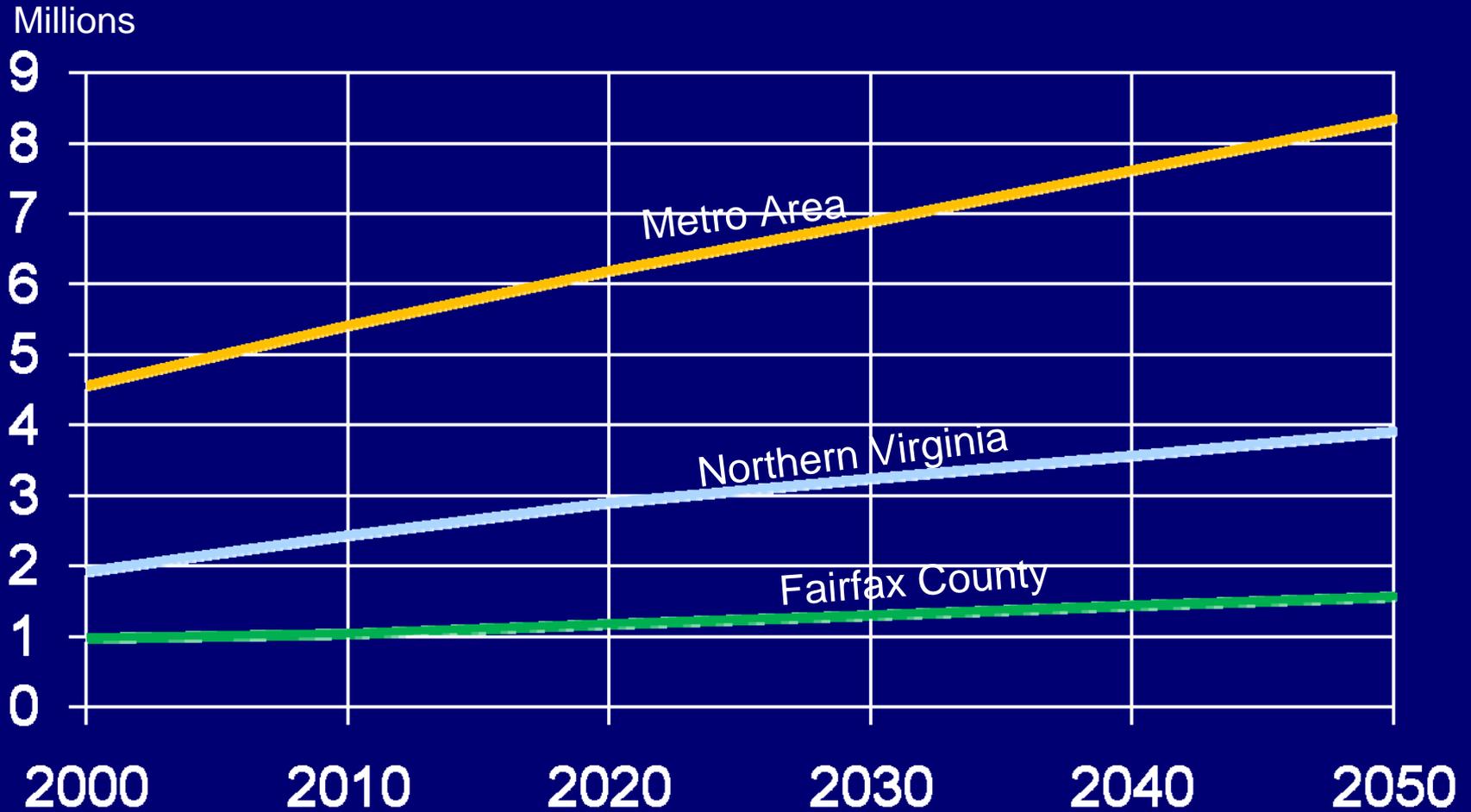
Purpose and Objectives

- Develop forecasts of land use activity 2010-2050 to assist Comprehensive Plan Update
- The forecasts represent market feasibility in the context of overall future development in the Washington region, Northern Virginia and Fairfax County

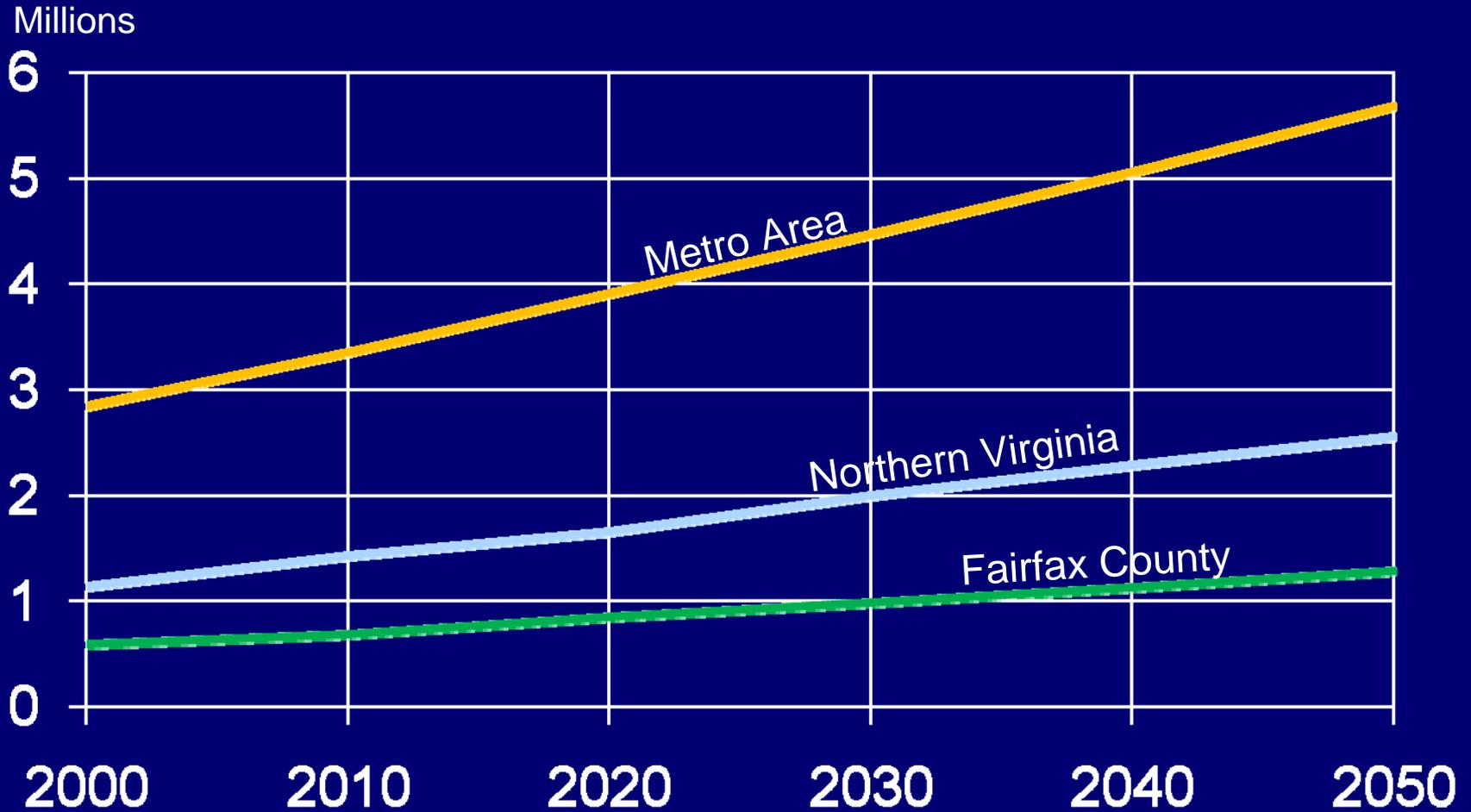
Overview of Methodology

- Metropolitan and County Level – Reviewed COG Cooperative Forecasts and Proprietary Econometric Forecasts of NPA Inc. and Global Insight Forecasts (Basis of COG Round 8 Regional Forecasts)
- Fairfax County forecasts developed as assumptions of share of regional growth, and essentially the same as the County level forecasts used for Tysons Corner forecasts developed in 2008.

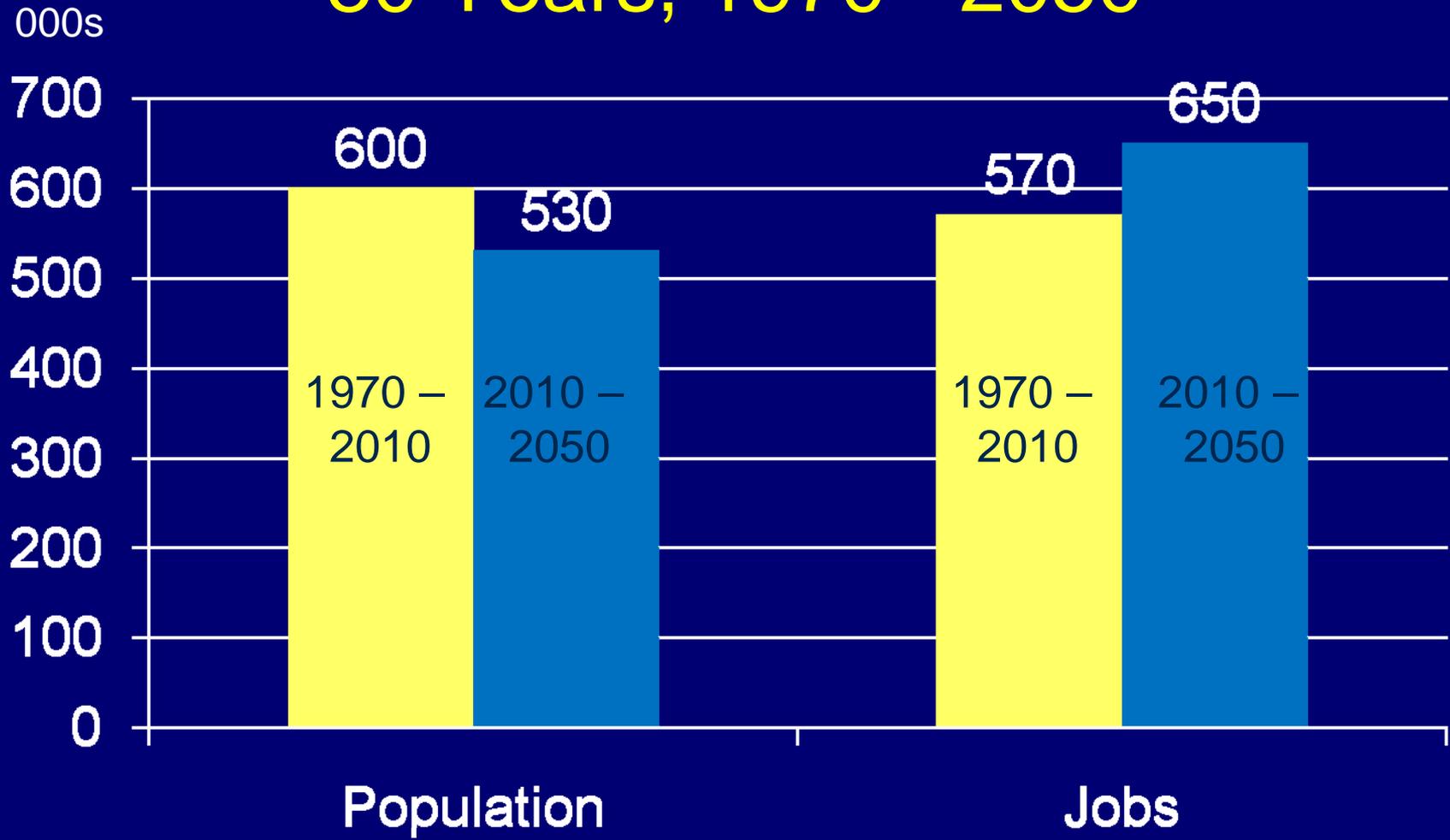
Population, 2000 - 2050



Jobs, 2000 - 2050



Fairfax County Growth 80 Years, 1970 - 2050



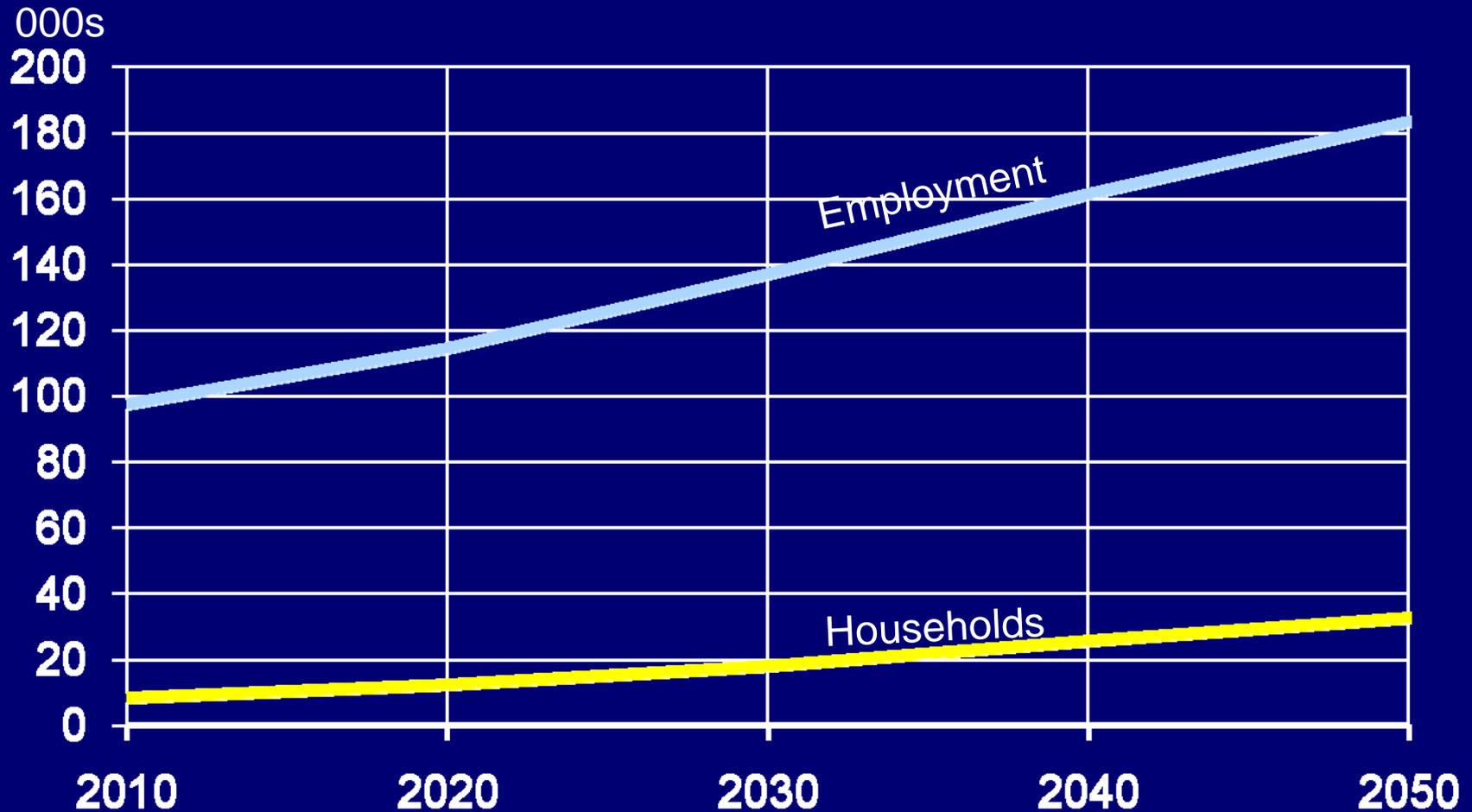
Corridor Forecasts

Overview of Methodology

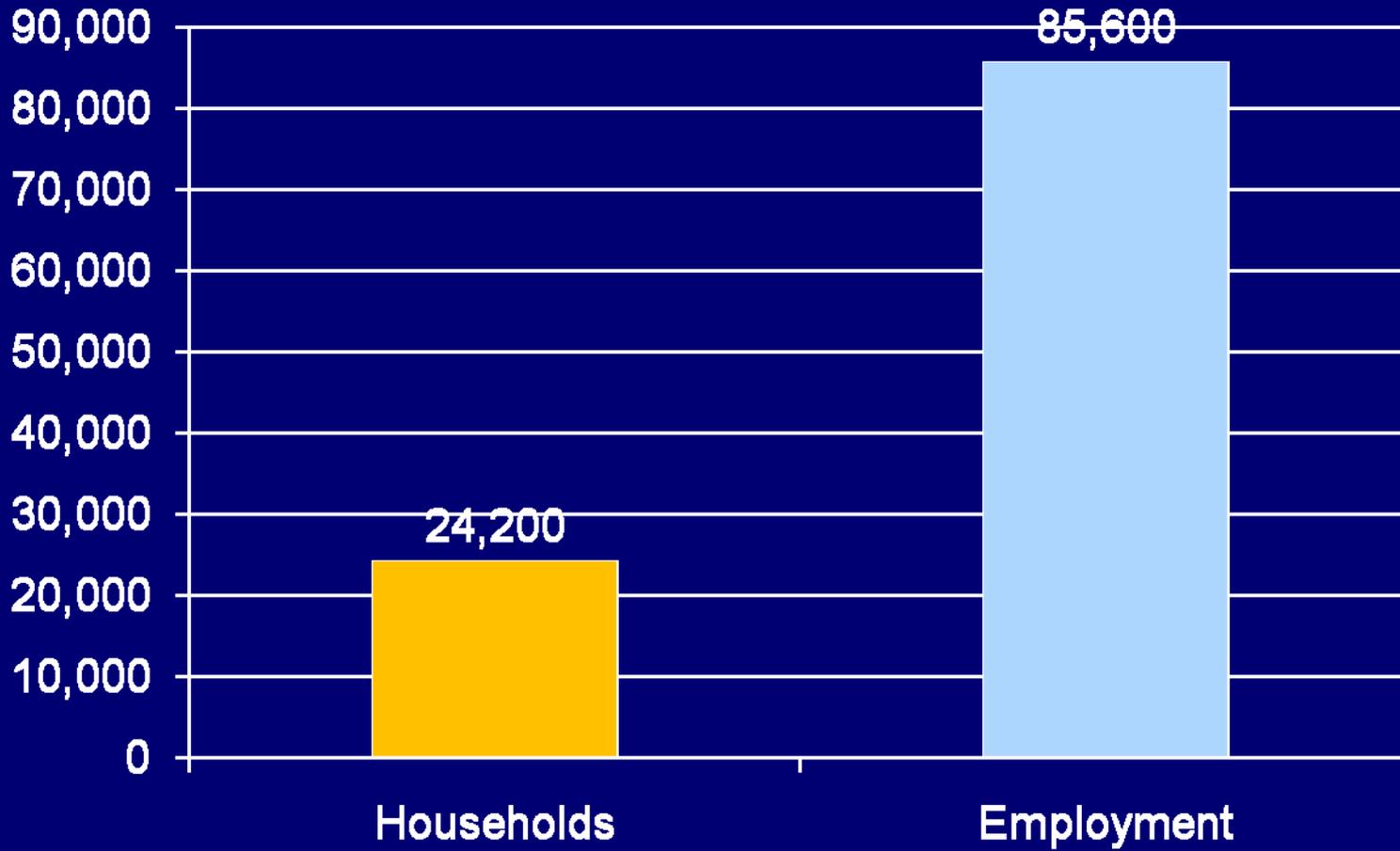
- Developed forecasts for the Metro Station corridor as a whole based on shared assumptions of County growth
- Considered levels of growth projected for other employment and household centers in the County and COG Regional Activity Centers – test for reasonableness for growth compared to other growth centers
- Developed forecasts for each station area within context of corridor forecasts and differences in development potentials of each station.

Reston-Dulles Rail Corridor (4 Stations)

Preliminary Forecasts



Reston-Dulles Rail Corridor Growth 2010 - 2050



Forecasts for Reston-Dulles Rail Corridor

- Job Growth for 2010-20 will be faster in other County areas: Tysons Corner and South County (BRAC) – Means that the corridor's share of County jobs will drop slightly as other areas get a larger share
- For 2020-2030, job growth will accelerate and share of county totals will increase, and then moderate for the 30-40 and 40-50 decades
- The corridor will increase its share of Household growth in each succeeding decade

Employment by Station Area 2010 and Growth to 2050



Households by Station Area 2010 and Growth to 2050

