

Balancing Residential and Commercial Gross Floor Areas (GFA)

Motivation

Every station is dominated by office space

Including Tysons

Many jobs, but where do the workers live?

Where do workers live?

- Elsewhere
 - Increased traffic
 - More, wider roads
 - More parking spaces
 - DEIS: 85,000 Metro riders per day
- Near station
 - Development mix must change (APR's: 30% residential)
 - Station by station or overall

The Numbers

- With current APR's and 2*FAR's for other parcels
- Not all redevelopment included (Arthur Hill (10?), some clusters)

Summary	Existing	Existing Plan	Future Plan
Herndon-Monroe	5,910,695	9,615,942	20,569,702
Reston Parkway	19,199,269	28,962,319	51,886,474
Wiehle	8,183,734	16,904,166	30,986,213
North Town Center			3,485,400
Lake Anne			2,002,000
Three other village centers @ 500 du			1,500,000
1 APR'			188,750
Fairway Apts			600,000
TOTAL GFA	33,293,698	55,482,427	111,218,540

With 20% Residential

If 20% of GFA is residential (per Faheem's values for Existing Plan)			
	Existing	Existing Plan	Future Plan
Residential GFA	6,658,740	11,096,485	22,243,708
Number of residences (1250 sf ea.)	5,327	8,877	17,795
Number of residents (2.1 ea.)	11,187	18,642	37,369
Number of students (0.114 ea.)	607	1,012	2,029
Number of workers (1.6 ea.)	8,523	14,204	28,472
Number of jobs (250 sf ea.)	106,540	177,544	355,899
Number of jobs per MWCOG	71,238		

With 75% Residential

If 75% of GFA is residential:	Existing	Existing Plan	Future Plan
Residential GFA	24,970,274	41,611,820	83,413,905
Number of residences (1250 sf ea.)	19,976	33,289	66,731
Number of residents (2.1 ea.)	41,950	69,908	140,135
Number of students (0.114 ea.)	2,277	3,795	7,607
Number of workers (1.6 ea.)	31,962	53,263	106,770
Number of jobs (250 sf ea.)	33,294	55,482	111,219

Schools	Existing	Existing Plan	Future Plan
High schools (2000 ea.)	1	1	2
Middle schools (1000 ea.)	1	1	2
Elementary schools (500 ea.)	3	3	8

20% and more traffic?

- The myth of the grid
 - Many intersections: traffic lights, crosswalks
 - Alternative routes: many turns
 - Is “no left turn” only advantage? (3 rights, no turn lane)
- Fused grid (walkways) as alternative to street grid
 - Wider roads , fewer intersections
- More parking
- Less (safe) walking, biking within Reston
 - Pedestrian/bike bridges/tunnels might offset (\$)

75% and more schools?

- Seven new schools
- Not a sure cure
 - Many new residents may not take new jobs
- Reston-wide buses not so necessary
 - Avoids issue of who pays

Potential Pressure

- Net tax revenue higher if commercial
 - Promises of
 - reduced property taxes
 - more County services
 - higher teacher pay
 - Not so if workers live elsewhere in County
- Developer profit higher if commercial?

Revising the Comp Plan

- Keep eye on the target: overall balance?
 - Terry Maynard model
 - Mike Corrigan, Fred Costello helping
- Choose balance
 - Balance maximizes economic efficiency
 - More walking, less traffic, less parking space (land use)
 - Balance permits village-like community living
- Write Comp Plan accordingly
 - Plan may include fractions or sq. ft. residential/commercial