
Draft Staff Scenario Update

Reston Master Plan Task Force
November 30, 2010



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■ Draft Staff Scenario

□ Purpose of scenario

- Demonstrate how scenario can be built
 - Start to get an idea of the scale of change compared to current Comprehensive Plan
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■ Draft Staff Scenario

- At last meeting presented concept
 - Tonight - present quantification of that concept
 - Still a work in progress!
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■ Draft Scenario Assumptions

- Identify areas for *incentivized development* in next 20 years (2030) with incentives that help to realize community goals
 - Comprehensive system of parks and open spaces
 - New civic uses
 - Range of Housing choices, including affordable housing
 - Appropriate infrastructure
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■ Draft Scenario Assumptions

- Recognize that realizing full vision for each station area will be beyond 20 year time horizon

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■ Draft Scenario Assumptions

- Put *greatest incentives* closest to stations and assume all additional development potential will be utilized
 - Other areas with additional development potential will not utilize all available potential
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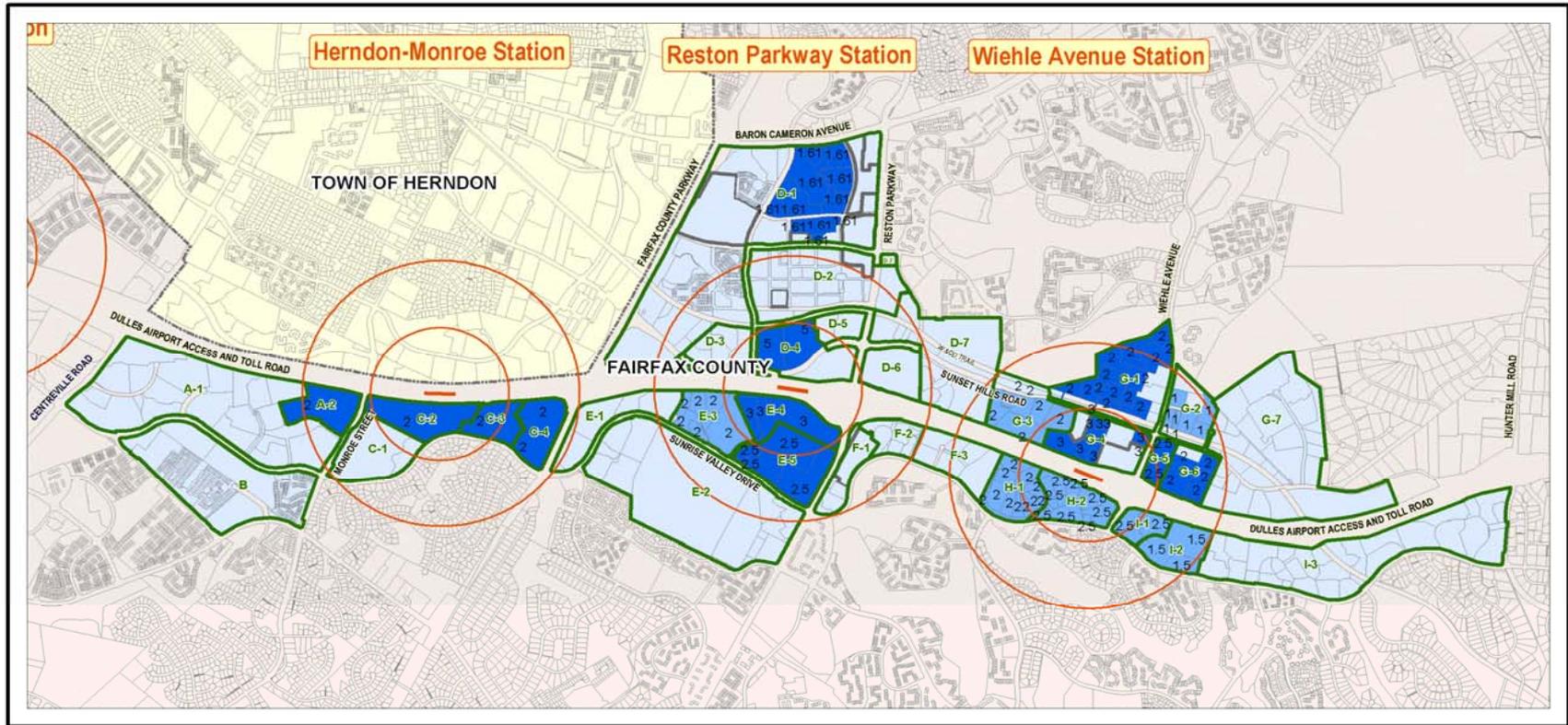
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■ **Draft Scenario Assumptions**

- Consider Reston Urban Core model for residential, i.e. effectively no cap on residential
 - Informed by sub-committees' ideas and discussions
 - Reviewed Area Plan Review (APR) requests
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Plan Alternative Working Map

Fairfax County, Virginia

All dark and medium blue areas, except as specified below share a mix of uses of 45/2/3/50 office/retail/hotel/residential

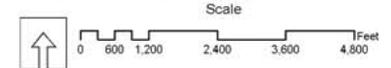
D-1 (Reston TC North) 45/2/3/5/45 office/retail/hotel/institutional/residential

Scenario_A

- Approved Zoning
- Existing Development
- Lower Likelihood of Redevelopment (50%)
- High Likelihood of Redevelopment (100%)

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



DRAFT SCENARIO A

Note: Numbers displayed on map represent FARs for initial analysis purposes only



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Reston-Herndon Suburban Center Development Potential

	Existing	Comprehensive Plan	GMU 2030	DRAFT SCENARIO
Residential Units	5,860	14,695	13,200	21,882
Non-Resid. Total Sq Ft.	25,952,224	42,229,746	36,151,000	41,648,763
TOTAL Sq. Ft.	31,812,224	64,272,246	55,951,000	74,471,763
Area Size in Acres	1683.39 ac			

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Reston-Herndon Suburban Center Development Potential

	Existing	Comprehensive Plan	GMU 2030	DRAFT STAFF SCENARIO
Residential Units	5,860	14,695 <i>(67% of scenario)</i>	13,200 <i>(60% of scenario)</i>	21,882
Non-Resid. Total Sq Ft.	25,952,224	42,229,746 <i>(101% of scenario)</i>	36,151,000 <i>(87% of scenario)</i>	41,648,763
TOTAL Sq. Ft.	31,812,224	64,272,246 <i>(86% of scenario)</i>	55,951,000 <i>(75% of scenario)</i>	74,471,763
Area Size in Acres	1683.39 ac			

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■ Upcoming Meetings

- *December 7:* Discussion of Station area Visions
- *December 14:*
 - Dept. of Transportation follow-up
 - Wiehle Avenue recommendations