
Task Force Scenario Building Process

Reston Master Plan Task Force
November 9, 2010



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■ Meeting Objectives

- Provide update on data
 - Review process for getting to scenario-building
 - Options for building a scenario to test
 - Discuss draft staff scenario
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■ Updated Data Tables

□ Development Potential

- Existing Level of Development
 - Zoning Approval
 - Planned Development
 - GMU forecasts
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Reston-Herndon Suburban Center Development Potential

	Existing	Zoning Approval	Comprehensive Plan	GMU 2030
Residential Units	5,860	8,674	14,695	13,200
Non-Resid. Total Sq Ft.	25,952,224	34,310,708	42,229,746	36,151,000
TOTAL Sq. Ft.	31,812,224	42,984,708	64,272,246	55,951,000
Area Size in Acres	1683.39 ac			

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Wiehle Avenue Area Development Potential

	Existing	Zoning Approval	Comprehensive Plan	GMU 2030
Residential Units	0	0	3,723	3,500
Non-Resid. Total Sq Ft.	8,183,734	10,132,300	13,111,733	12,937,000
TOTAL Sq. Ft.	8,183,734	10,132,300	18,696,233	18,187,000
Area Size in Acres	522.07 ac			

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Reston TC North & Reston Parkway Area Development Potential

	Existing	Zoning Approval	Comprehensive Plan	GMU 2030
Residential Units	3,298	5,975	7,623	5,300
Non-Resid. Total Sq Ft.	14,403,946	18,880,152	22,449,786	18,782,000
TOTAL Sq. Ft.	17,701,946	24,855,152	33,884,286	26,732,000
Area Size in Acres	802.36 ac			

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Herndon-Monroe Area Development Potential

	Existing	Zoning Approval	Comprehensive Plan	GMU 2030
Residential Units	2,562	2,699	3,349	4,400
Non-Resid. Total Sq Ft.	3,364,544	5,298,256	6,668,227	4,432,000
TOTAL Sq. Ft.	5,926,544	7,997,256	11,691,727	11,032,000
Area Size in Acres	358.96 ac			

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- **Getting to a TF Scenario**
 - Committees make recommendations
 - Describe vision
 - Establish development priorities
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■ Getting to a TF Scenario

- TF must reconcile recommendations
 - Key Element of TOD Policy - Balance Land Use & Transportation
 - If we “overplan,” may incentivize development away from the stations (i.e. non-TOD development)
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■ Getting to a TF Scenario

- TF makes initial recommendations
 - Recommendations will be quantified and tested for impacts
 - Transportation
 - Schools
 - Parks
 - Public Facilities – utilities, public safety
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- **Options to develop a scenario**
 - “Top Down” Approach
 - E.g. Use GMU forecast and allocate to specific geography

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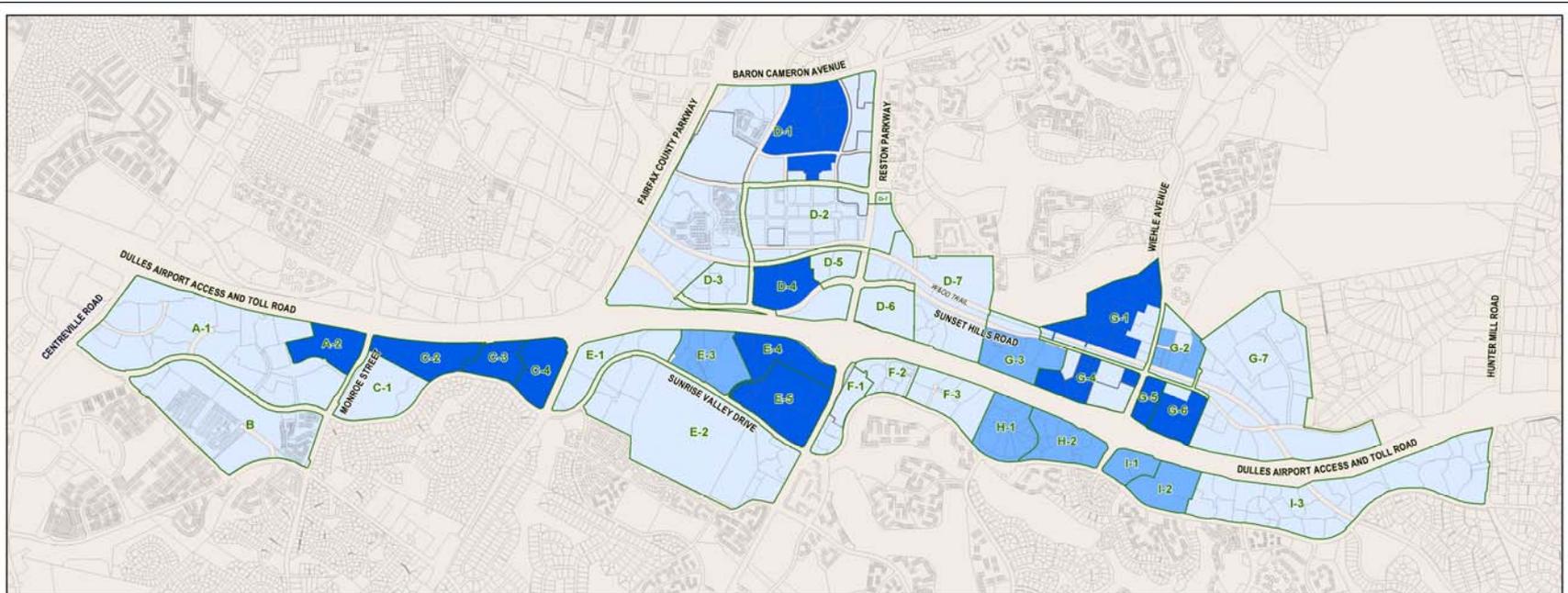
- **Options to develop a scenario**
 - “Bottom Up” Approach
 - E.g. Make assumptions about areas and aggregate numbers
 - Committees used/discussed this approach
 - Assign FARs
 - Add up development potential and test

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- **Options to develop a scenario**
 - “Hybrid” Approach
 - Selectively assign new FARs
 - Add up development potential
 - Check against GMU forecast
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Plan Alternative Working Map Fairfax County, Virginia

Scenario_A

- Approved_Zoning
- Existing
- Low
- High

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.

