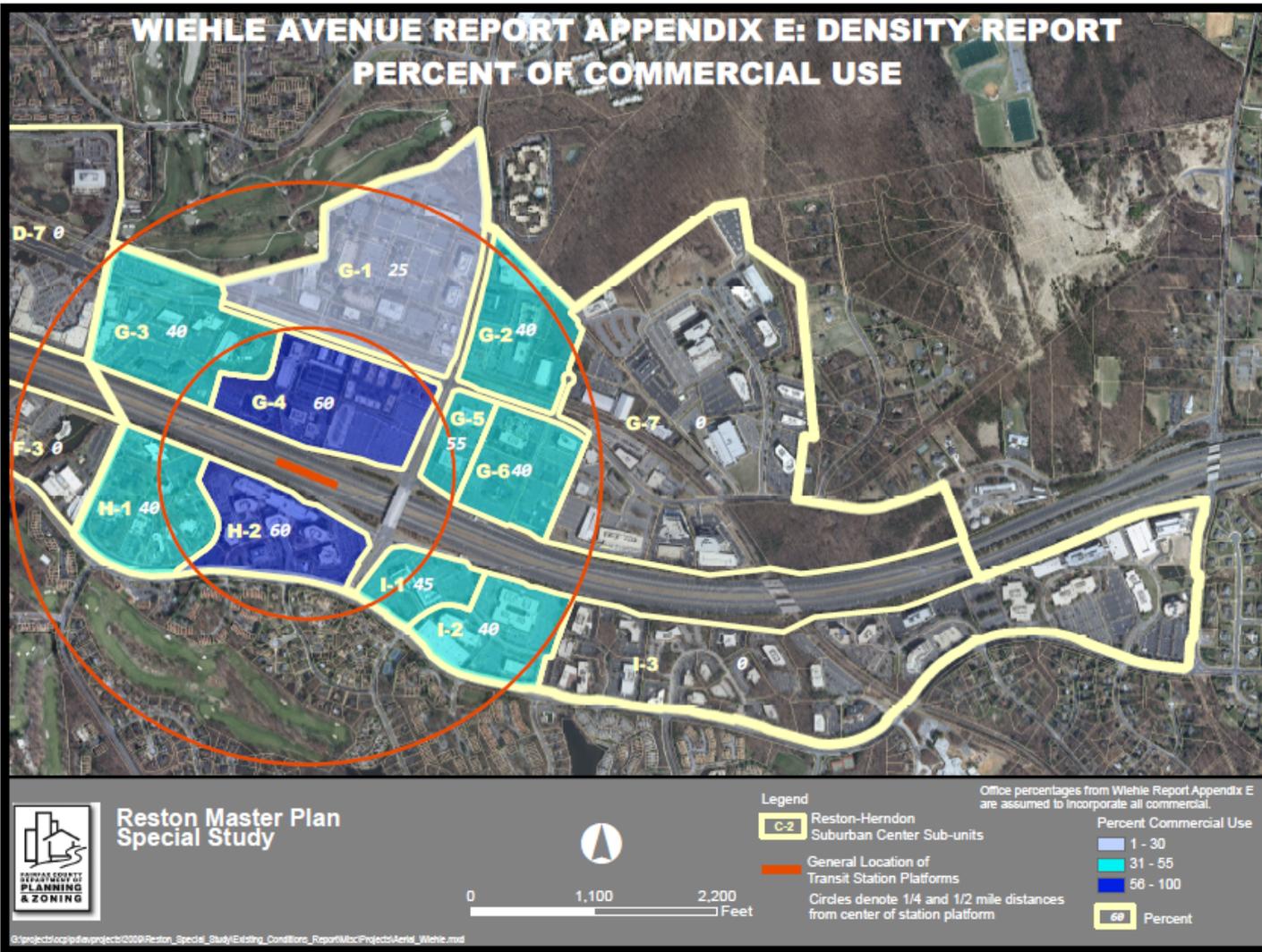

Summary of Wiehle Sub-committee Recommendations re: Mix and Quantification of Recommendations

Reston Master Plan Special Study
Steering Committee Meeting
April 6, 2011



Reston East Commercial Uses



Quantification of Reston East TOD Area

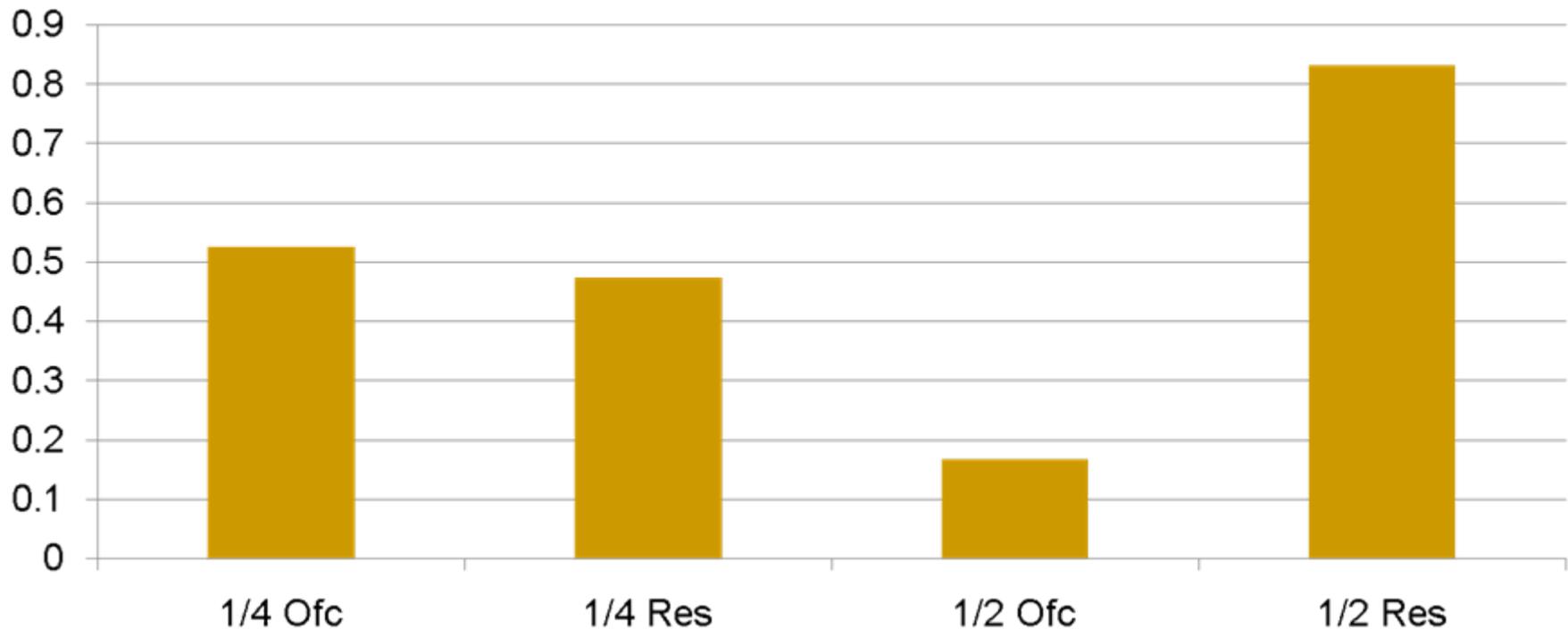
Reston East Station's TOD Area Development Potential							
	Existing	Zoning Approval	Planned	Scenario A2 (2030 planning horizon)	Wiehle Sub-comm Recomm	Delta b/w Zoning Approval & Scenario	Delta b/w Zoning Approval & Sub-comm Recomm
Residential Units	237	237	3,960	6,167	9,309	5,930	9,072
Residential	237,000	237,000	5,940,000	9,250,500	13,963,833	9,013,500	13,726,833
Office	3,701,361	4,351,917	6,485,064	8,136,470	10,858,397	3,784,553	6,506,480
Retail	35,526	96,973	555,645	432,058	n/a	335,085	n/a
Industrial	355,618	556,113	0	112,038	n/a	-444,075	n/a
Institutional	17,240	225,618	7,600	17,080	n/a	-208,538	n/a
Hotel	0	0	987,288	602,270	n/a	602,270	n/a
Non-Resid. TOTAL:	4,109,745	5,230,621	8,035,597	9,299,916	10,858,397	4,069,295	6,506,480
TOTAL:	4,346,745	5,467,621	13,975,597	18,550,416	24,822,230	13,082,795	15,282,980

1. Residential unit size assumed to be 1,000 sq ft/unit for existing and zoning approvals, while Plan, Scenario A2 & Wiehle Sub-committee recommendations assume average unit size of 1,500 sq ft.
2. Reston East Station's TOD area includes those sub-units within 1/2 mile of the station as well as the portion of the residential neighborhood south of Sunrise Valley Drive that is within 1/2 mile of the station. Sub-units within 1/2 mile of station include: G-1 through G-6, H-1 and H-2, I-1 and I-2.

New Development 1/4 Mile and 1/2 Mile



New Office and Residential Percentages

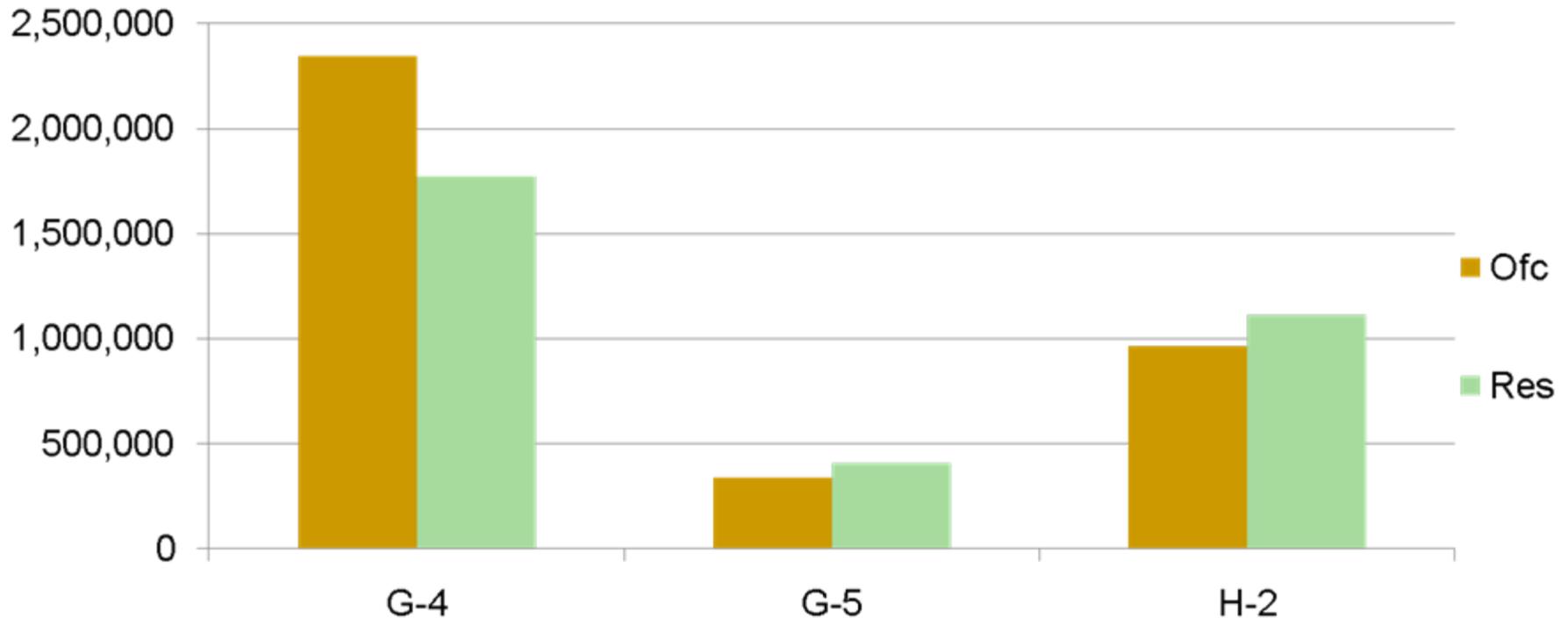


New Development (cont)

1/4 Mile and 1/2 Mile



New Sqft within 1/4 Mile

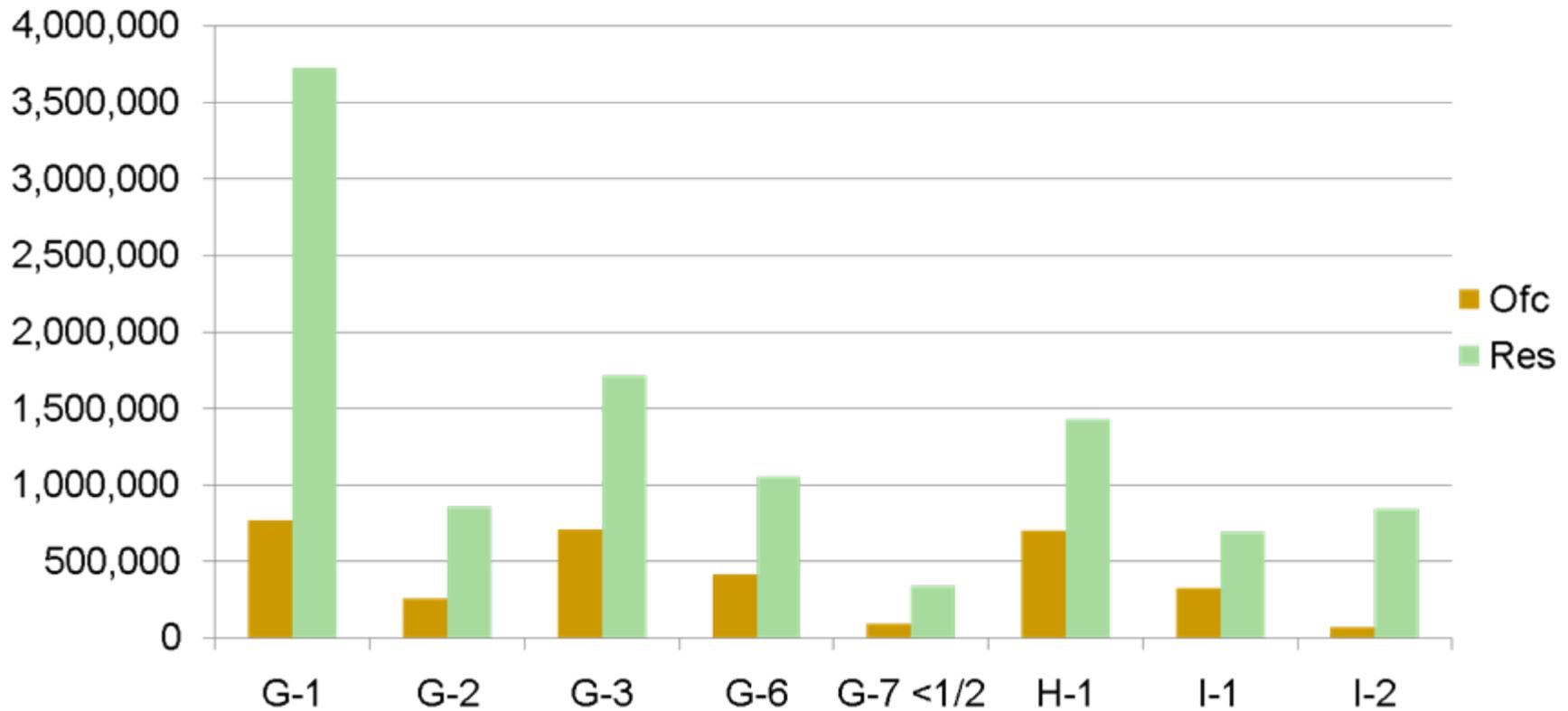


New Development (cont)

1/4 Mile and 1/2 Mile

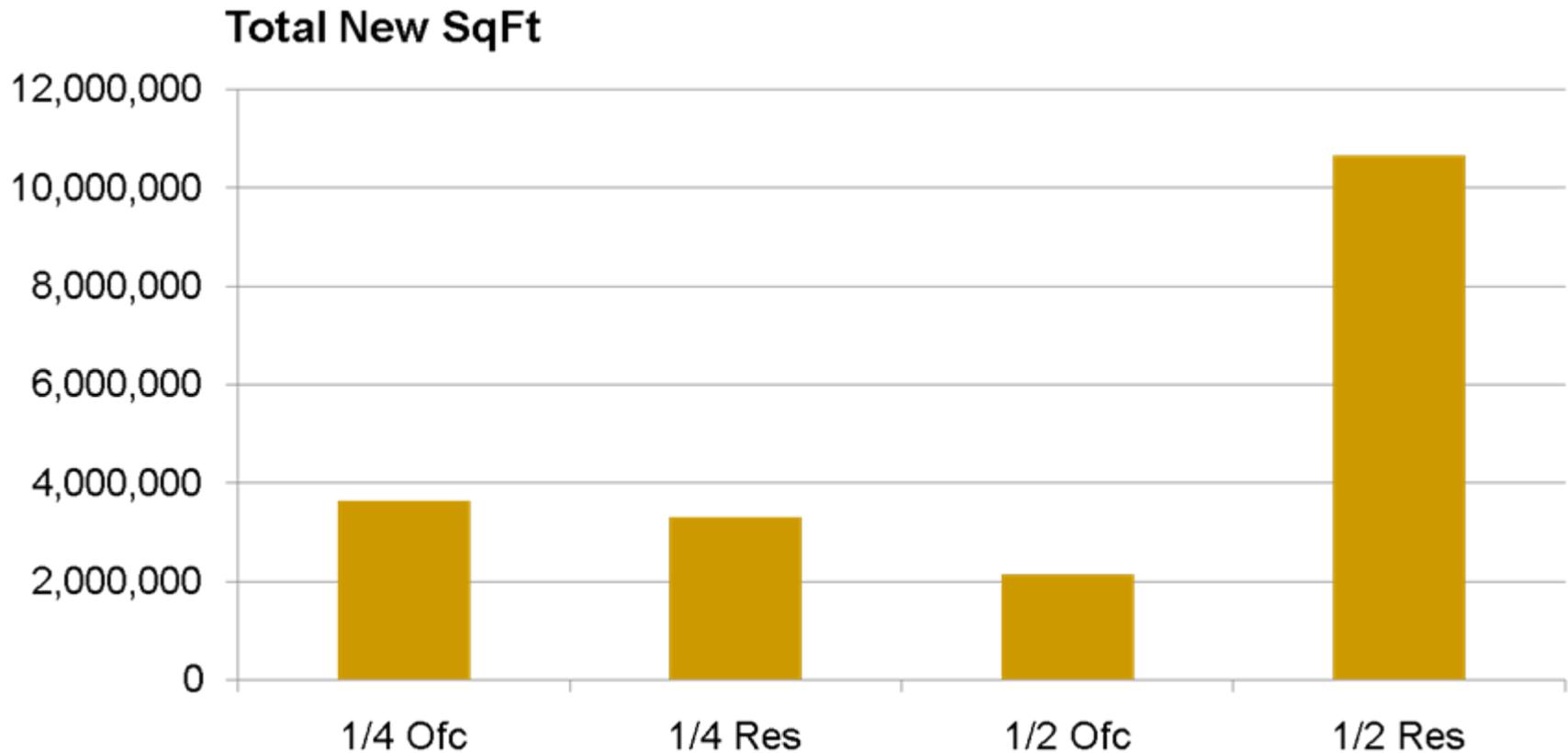


New Sqft 1/4 - 1/2 Mile



New Development (cont)

1/4 Mile and 1/2 Mile

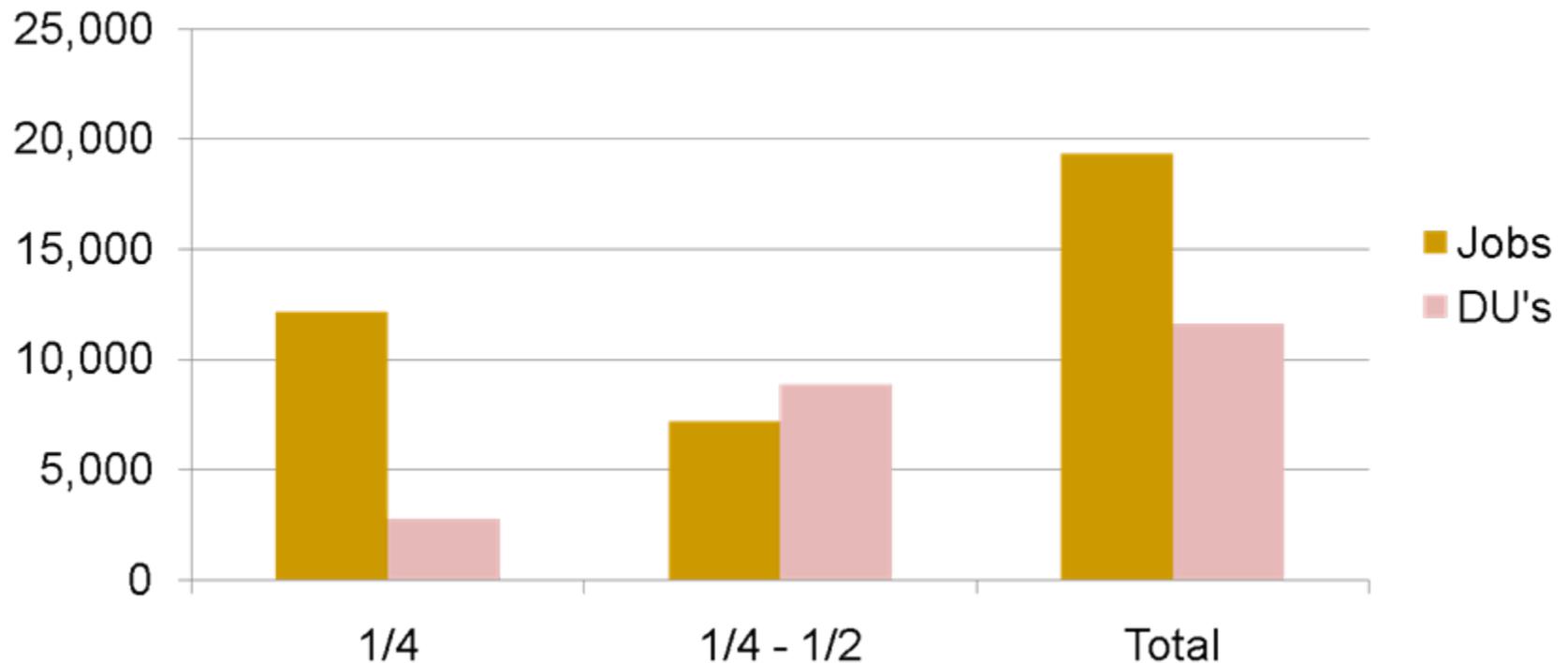


New Development (cont)

1/4 Mile and 1/2 Mile



New Jobs and Dwelling Units (DUs)



New Development (cont)

1/4 Mile and 1/2 Mile



New Jobs/Dwelling Units (DU)

