

May 27, 2011

To: Heidi Merkel
Cc: Patty Nicoson, Faheem Darab
From: Bill Penniman
Re: Table distributed at May 25, 2011 Steering Committee

Per your request, attached in electronic form is the table which I distributed at the May 25 Steering Committee meeting. The table attempts to quantify the impacts of using GMU forecasts and a 20% X-Factor for rezoning.

The table shows, by station study area,

- (1) GMU's 2010 level of nonresidential square footage, jobs and dwelling units (Row 1);
- (2) the Subcommittee's recommendations for permissible non-residential development, looking both at the areas they focused on (the parenthetical) and the total for their respective Study Areas (Row 2);
- (3) the GMU "high" forecasts for 2030 nonresidential square footage and jobs (Rows 3, 6);
- (4) an extrapolation of the GMU forecasts to 2032 in order to achieve a 20-year forecast from the Task Force's work (Row 4);
- (4) GMU's average number of square feet per job in 2010 and 2030, and per-job-added through 2030 (Rows 1, 6, 7);
- (5) the effect of applying a 20% X-Factor (Row 5); and
- (6) comparisons of the 2032 high + X-Factor to the Wiehle and Town Center (5.0) Committee's recommendations (Row 5, plus footnote).

Observations from the table, which I noted at the meeting, include:

- (a) the Wiehle subcommittee density/mix recommendations are less than the 20-year/X-Factor nonresidential forecast (Row 5);
- (b) if one uses a 5.0 FAR at Town Center, the results would be substantially above the 20-year nonresidential forecast even with a 20% X-Factor (Row 5), but a more modest density combination would fit that X-Factor forecast (footnote);
- (c) GMU foresees a mix of nonresidential uses (office, retail, etc.) which will add jobs at a rate of 388SF/job near Wiehle, 370Sf/job near Town Center, and 301SF/job near Herndon-Monroe; and
- (d) the number of dwelling units will need to be significantly higher than forecast by GMU if a reasonable jobs-housing balance is to be achieved.

To pursue a 20 year planning horizon, the Staff should consider the following:

1. Use the GMU “high” cases.
2. Go a full 20 years, by adding 20% of the difference between 2030 and 2040 high cases.
3. Build in the “X-Factor” (assumed here to be 20%) to recognize that many landowners will not take the opportunity even if it is offered.

The result would be as follows:

	Reston East / Wiehle	Reston Town Center	Herndon-Monroe
2010 per GMU			
2010 NonRes SF	8,104,000	13,400,000	3,355,000
2010 Jobs	26,400	40,100	10,800
[Job/SF ratio]	[307SF/job]	[334SF/job]	[311SF/job]
Subcomm Recom SF+ other zoned in Study Areas NonRes (In focus areas)	15,543,000 (10,858,000)	31,320,000 (if 5.0 in focus area) (17,408,000)	
GMU 2030 High NonRes SF	13,861,000	20,123,000	4,749,000
“GMU” 2032 High NonRes SF [2030 High + 2 years] (increase over 2010)	14,512,400 (6,408,400)	20,799,000 (7,399,000)	4,976,000 (1,621,000)
2032HighNonRes +20% “XFactor” [Compare to SubcomRec]	17,415,000 [1,872,000SF above SubcomRec]	24,148,000 [7,172,000SF below 5.0 SubcomRec*]	5,971,000
GMU Jobs 2030 High	41,200 (336SF/job)	58,400 (345SF/job)	15,700
“GMU” 2032 High Jobs [2030 High+2 yrs] (increase over 2010)	42,900 (16,500) [note: 388SF/new job]	60,120 (20,020) [note: 370SF/new job]	16,180 (5,380) [Note: 301SF/new job]
GMU 2010 DUs (2030 High+2 yrs) [Increase]	0 (5,060) [5,060]	2600 (7,460) [4,860]	
New DUs(1200) in Focus Areas at Subcom mix & GMU 2032Hi [Ratio newJob/DU]	11,600 DU [1.5 J/DU]	1:1SF mix	

***If FARs for Town Center focus areas were recast as follows--D-3=3.0; D-4=3.5; D-5=3.5; E-3=3.0; E-4=2.5; E-5=2.5--the total nonresidential SF for the Study Area would be 24,124,677, which very close to the X-Factor case.**