
Comparison of Existing and Potential Development Levels

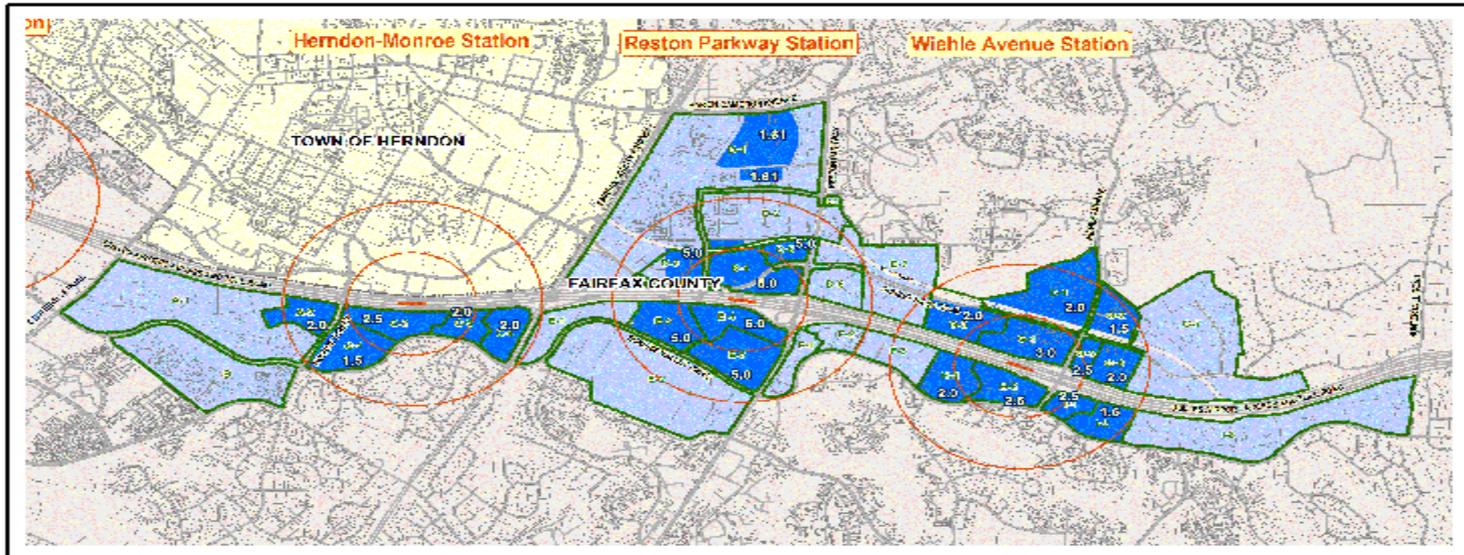
Reston Master Plan Special Study
Steering Committee Meeting
June 1, 2011



Geography of Sub-committee Recommendations



https://mail.fairfaxcounty.gov/Exchange/Richard.Lambert/Tribes/File%20for%20Email...es_Reports.ppt/C58EA28C-18CC-4e97-9AF2-036E93DDAF83/Committee_Reports.ppt?attach=1



Plan Alternative Committee Reports Map

Station	Mileage				Total	Density	Total Density
	Station	Station	Station	Station			
Herndon-Monroe	1.5	2.0	2.0	2.0	7.5	1.5	11.25
Reston Parkway	5.0	5.0	5.0	5.0	20.0	5.0	100.0
Wiehle Avenue	2.0	2.0	2.0	2.0	8.0	2.0	16.0
Total	8.5	9.0	9.0	9.0	35.5	3.5	127.25

Legend

- 1-3 Reston-Herndon Station Center Land Units and Sub-Units
- General Location Transit, Station Patterns (Circle denotes 1/4 mile, 1/2 mile, 3/4 mile, 1 mile, 1 1/2 mile, 2 mile, 3 mile, 4 mile, 5 mile, 6 mile, 7 mile, 8 mile, 9 mile, 10 mile)
- Committee Reports Development Options
- General Location Development Options

Scale: 0 25 50 75 100 Feet

Note: Numbers displayed on map represent those contained in Herndon-Monroe subcommittee report table. For overall specific FARs see the attached 1-4-2011 meeting minutes at the bottom of the report.

Review of Development Levels



Existing Development					
		Herndon-Monroe	Reston Town Center	Wiehle	Total
Development Potential	Residential Units	2,562	3,298	0	5,860
	Residential	2,562,000	3,298,000	0	5,860,000
	Office	3,106,630	10,203,367	7,672,172	20,982,169
	other Non-Residential	257,914	4,200,579	511,562	4,970,055
	Non-Residential TOTAL:	3,364,544	14,403,946	8,183,734	25,952,224
	TOTAL:	5,926,544	17,701,946	8,183,734	31,812,224
Jobs & Households	Households	2,562	3,298	0	5,860
	Jobs	10,853	44,803	26,826	82,482
	Ratio	4.2	13.6	NA	14.1

Review of Development Levels



Zoning Approval					
		Herndon-Monroe	Reston Town Center	Wiehle	Total
Development Potential	Residential Units	2,699	5,975	0	8,674
	Residential	2,699,000	5,975,000	0	8,674,000
	Office	5,002,154	13,652,608	9,102,547	27,757,309
	other Non-Residential	296,102	5,227,544	1,029,753	6,553,399
	Non-Residential TOTAL:	5,298,256	18,880,152	10,132,300	34,310,708
	TOTAL:	7,997,256	24,855,152	10,132,300	42,984,708
Jobs & Households	Households	2,699	5,975	0	8,674
	Jobs	17,275	58,846	33,003	109,124
	Ratio	6.4	9.8	NA	12.6

Review of Development Levels



Current Plan Potential					
		Herndon-Monroe	Reston Town Center	Wiehle	Total
Development Potential	Residential Units*	4,186	9,529	4,654	18,369
	Residential	5,023,200	11,434,800	5,584,800	22,042,800
	Office	6,217,108	15,301,760	11,430,088	32,948,956
	other Non-Residential	451,119	7,148,026	1,681,645	9,280,790
	Non-Residential TOTAL:	6,668,227	22,449,786	13,111,733	42,229,746
	TOTAL:	11,691,427	33,884,586	18,696,533	64,272,546
Jobs & Households	Households	4,186	9,529	4,654	18,369
	Jobs	21,588	66,739	41,096	129,423
	Ratio	5.2	7.0	8.8	7.0

Review of Development Levels



Subcommittee Reports Potential					
		Herndon-Monroe	Reston Town Center	Wiehle	Total
Development Potential	Residential Units	6,832	23,676	10,837	41,345
	Residential	8,198,400	28,411,200	13,004,400	49,614,000
	Office	8,485,813	26,567,279	14,029,155	49,082,247
	other Non-Residential	652,342	8,499,160	1,323,568	10,475,070
	Non-Residential TOTAL:	9,138,155	35,066,439	15,352,723	59,557,317
	TOTAL:	17,336,555	63,477,639	28,357,123	109,171,317
Jobs & Households	Households	6,832	23,676	10,837	41,345
	Jobs	29,462	108,119	49,221	186,803
	Ratio	4.3	4.6	4.5	4.5

Review of Development Levels



GMU 2030 Forecast (high) + 20% Potential

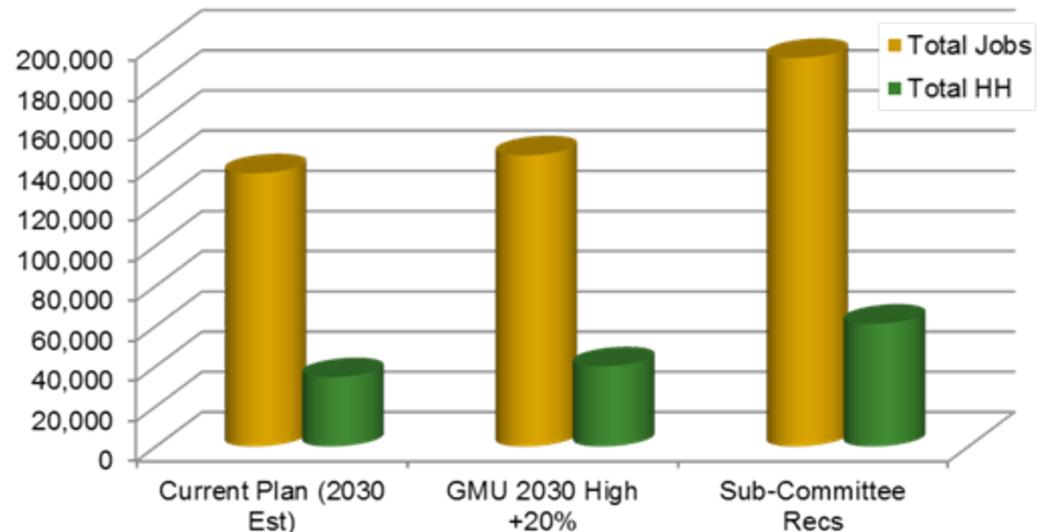
		Herndon-Monroe	Reston Town Center	Wiehle	Total
Development Potential	Residential Units	6,720	8,160	5,280	20,160
	Residential	8,064,000	9,792,000	6,336,000	24,192,000
	Office	5,211,600	18,142,800	12,990,000	36,344,400
	other Non-Residential	486,000	6,006,000	3,642,000	10,134,000
	Non-Residential TOTAL:	5,697,600	24,148,800	16,632,000	46,478,400
	TOTAL:	13,761,600	33,940,800	22,968,000	70,670,400
Jobs & Households	Households	6,720	8,160	5,280	20,160
	Jobs	18,840	70,080	49,440	138,360
	Ratio	2.8	8.6	9.4	6.9

Jobs to Housing Ratio



- Sub-Committee Recommendations
 - Approach a ratio of 3 jobs to 1 household
 - Propose 33% more jobs than GMU 2030 High +20%
 - Propose 53% more HHs than GMU 2030 High+20%

	Total Jobs	Total HH	Ratio
Current Plan (2030 Est)	136,003	34,490	3.94
GMU 2030 High +20%	144,940	39,955	3.63
Sub-Committee Recs	193,383	61,139	3.16



Reston West/Herndon Metro Station Area



Reston East Metro Station Area



Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
February 2010



0 660 1,320 Feet

Legend

Reston-Herndon
Suburban Center Sub-units

General Location of
Transit Station Platforms

Circles denote 1/4 and 1/2 mile distances
from center of station platform

Reston Town Center Metro



**RESTON MASTER PLAN SPECIAL STUDY:
RESTON PARKWAY AREA CURRENT CONDITIONS**



**Reston Master Plan
Special Study**

Map prepared by
Dept. of Planning & Zoning
April 2010



0 650 1,300
Feet

Legend

 Reston-Herndon
Suburban Center Sub-units

 General Location of
Transit Station Platforms
Circles denote 1/4 and 1/2 mile distances
from center of station platform

