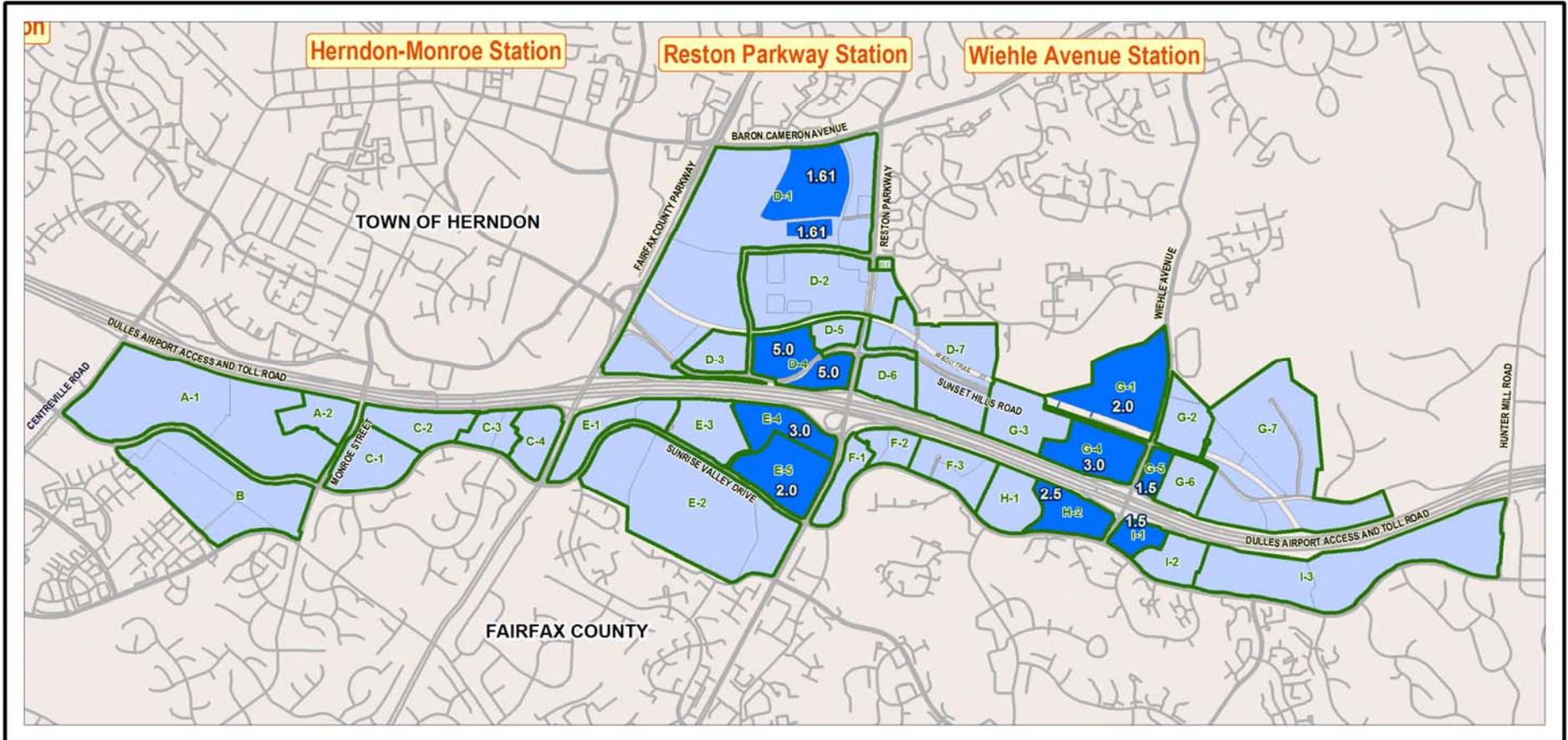

Allocating GMU 2030 High Development Level

Reston Master Plan Special Study
Steering Committee Meeting
June 28, 2011





Sub-Committee Report 2030 (Scenario D)

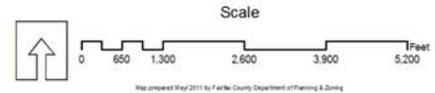
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	Sub-Unit	Mix of Uses				
		Office	Retail	Instit.	Hotel	Resid.
Herndon-Monroe Area	C-2	55%	2%	0%	3%	40%
	C-3	35%	2%	0%	3%	60%
TC North	NA	45%	2%	5%	3%	45%
TC Metro North & South	NA	45%	2%	0%	3%	50%

	Sub-Unit	Mix of Uses				
		Office	Retail	Instit.	Hotel	Resid.
Wiehle Avenue Area	G-1	20%	2%	0%	3%	75%
	G-4	45%	2%	0%	3%	50%
	G-5	30%	2%	0%	3%	65%
	I-2	45%	2%	0%	3%	50%
	F-1	30%	2%	0%	3%	65%

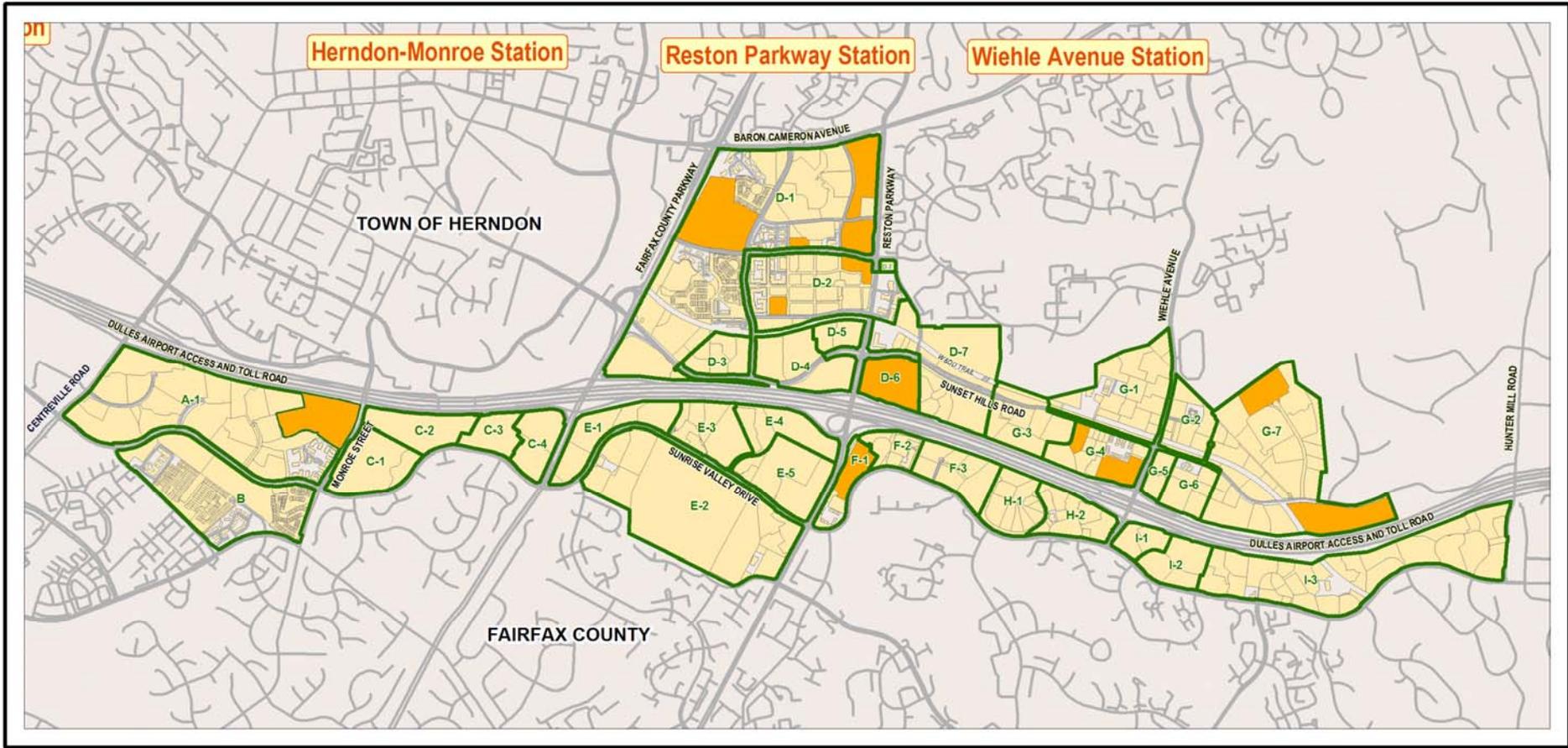
Legend

- 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
- Scenario D Transit-Oriented Development Options
- Current Plan's Development Options



Note: This map displays a staff-derived range of floor area ratios concentrated mostly in those sub-units within 1/4 mile. The areas in light blue retain current Plan's baseline options.

Corrected data and format changes as of 6/30/2011 by DPZ Staff



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"BASELINE"

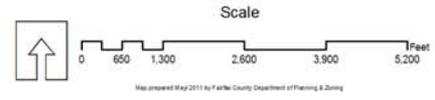
- Major Zoning Approvals to be built
- Existing Development

LIST OF MAJOR ZONING APPROVALS

- Sub-unit A-2 (Woodland Park East)
- Reston Hospital Campus
- Winwood Childcare/Raj Development
- Spectrum
- Block 16
- Equity
- Oracle
- Reston Heights
- Cornstock
- Lake Fairfax Business Park lot
- Boston Property's G-7

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



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RESTON MASTER PLAN SPECIAL STUDY: WIEHLE AVENUE AREA-CURRENT CONDITIONS



Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
February 2010



Legend

- C-2 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

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Review of Development Levels Reston East (Wiehle)



- Notes about Development Level table on following page (with map references) –
 - **Column A:** Total sqft of development that existed as of Dec. 2009
 - **Column B:** Total sqft of development as of Dec. 2009 for areas shown in light orange on Baseline map (slide 3) plus approved development for major rezonings in past 10 yrs (shown in dark orange on Baseline map)
 - **Column C:** George Mason University (GMU) Center for Regional Analysis forecast of future demand for development in 2030 (High level forecast) as provided to Reston Task Force in July 2010

Review of Development Levels (cont)

Reston East (Wiehle)



- Notes about Development Level table on following page (with map references) –
 - **Column D:** The number of residential units and sqft of residential development required to reach the GMU 2030 forecasted market demand (plus 20%) from the baseline. Also, the sqft of non-residential required to reach the GMU 2030 forecasted market demand from the baseline.
 - **Column E:** Column C plus additional 20% represents a possible zoning target that could be included in Comprehensive Plan
 - **Column F:** Total development that existed as of Dec. 2009 for sub-units in light blue on Scenario D map (slide 2) plus increased intensity proposed by Reston Task Force Wiehle Sub-committee for sub-units shown in dark blue on Scenario D map

Review of Development Levels – Reston East (Wiehle)



	A	B	C	D	E	F
	Existing Development Level	“Baseline” (Existing + approved rezonings)	GMU 2030 High Level +extra 20% resid	<i>Column C minus Column B</i>	Steering Committee Zoning Target (GMU column +20%)	Initial Phase of Subcomm Recomm (2030)
Residential Units	0	500	5,280	4,780	6,300	4,700
Resid. sq. ft.	0	500,000	6,300,000	5,800,000	7,600,000	5,500,000
Office	7,700,000	8,800,000	10,800,000	2,000,000	13,000,000	4,000,000
other Non-Resid	500,000	730,000	3,000,000	2,300,000	3,600,000	500,000
Non-Resid TOTAL:	8,200,000	9,530,000	13,800,000	4,300,000	16,600,000	4,500,000
TOTAL: (Resid. s.f. + non-resid shown in bold)	8,200,000	10,030,000	20,100,000	10,070,000	24,200,000	10,000,000

Corrected data and format changes as of
6/30/2011 by DPZ Staff

Review of Sub-Unit Development Potential – Reston East (Wiehle)



- Notes about Sub-unit table on following page –
 - **Columns A, B and C** show an amount of development that may be tested for impact analysis. These numbers represent 80% of the total amount of development that would be possible under the Floor Area Ratios (FARs) shown in the column headers. These numbers are not an increment above the level of development that currently exists in these three Sub-units (which are shown on the Scenario D map on slide 2).

Review of Development Levels – Reston East (Wiehle)



	A	B	C
	G-1 (2.0 FAR)	G-4 (3.0 FAR)	H-2 (2.5 FAR)
Residential Units	2,500 (75%)	1,480 (50%)	930 (50%)
Residential sq. ft.	3,000,000	1,780,000	1,110,000
Office	800,000 (20%)	1,600,000 (45%)	1,000,000 (45%)
other Non-Resid	200,000 (5%)	180,000 (5%)	110,000 (5%)
Non-Resid TOTAL:	1,000,000	1,780,000	1,110,000
TOTAL:	4,000,000	3,560,000	2,220,000

RESTON MASTER PLAN SPECIAL STUDY: RESTON PARKWAY AREA CURRENT CONDITIONS



Reston Master Plan Special Study

Map prepared by
Dept. of Planning & Zoning
April 2010



Legend

- C-2 Reston-Hemdon
Suburban Center Sub-units
- General Location of
Transit Station Platforms
- Circles denote 1/4 and 1/2 mile distances
from center of station platform

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Corrected data and format changes as of
6/30/2011 by DPZ Staff

Review of Development Levels – Reston Town Center



- Notes about Development Level table on following page (with map references) –
 - **Column A:** Total sqft of development that existed as of Dec. 2009
 - **Column B:** Total sqft of development as of Dec. 2009 for areas shown in light orange on Baseline map (slide 3) plus approved development for major rezonings in past 10 yrs (shown in dark orange on Baseline map)
 - **Column C:** George Mason University (GMU) Center for Regional Analysis forecast of future demand for development in 2030 (High level forecast) as provided to Reston Task Force in July 2010

Review of Development Levels (cont)

Reston Town Center



- Notes about Development Level table on following page (with map references) –
 - **Column D:** The number of residential units and sqft of residential development required to reach the GMU 2030 forecasted market demand (plus 20%) from the baseline. Also, the sqft of non-residential required to reach the GMU 2030 forecasted market demand from the baseline.
 - **Column E:** Column C plus additional 20% represents a possible zoning target that could be included in Comprehensive Plan
 - **Column F:** Total development that existed as of Dec. 2009 for sub-units in light blue on Scenario D map (slide 2) plus increased intensity proposed by Reston Task Force Wiehle Sub-committee for sub-units shown in dark blue on Scenario D map

Review of Development Levels – Reston Town Center



	A	B	C	D	E	F
	Existing Development Level	“Baseline” (Existing + approved rezonings)	GMU 2030 High +extra 20% resid	Column C minus Column B	Steering Committee Zoning Target (GMU column +20%)	Initial Phase of Subcomm Recomm (2030)
Residential Units	3,300	6,200	8,200	2,000	9,800	4,900
Resid. sq. ft.	3,300,000	6,200,000	9,800,000	2,400,000	11,800,000	5,900,000
Office	10,200,000	11,800,000	15,100,000	3,300,000	18,100,000	5,300,000
other Non-Resid	4,200,000	4,300,000	5,000,000	700,000	6,000,000	590,000
Non-Resid TOTAL:	14,400,000	16,100,000	20,100,000	4,000,000	24,100,000	5,890,000
TOTAL: (Resid. s.f. + non-resid shown in bold)	17,700,000	22,300,000	29,900,000	7,600,000	35,900,000	11,790,000

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6/30/2011 by DPZ Staff

Review of Sub-unit Development Potential – Reston Town Center



- Notes about Sub-unit table on following page –
 - **Columns A, B and C** show an amount of development that may be tested for impact analysis. These numbers represent 80% of the total amount of development that would be possible under the Floor Area Ratios (FARs) shown in the column headers. These numbers are not an increment above the level of development that currently exists in these three Sub-units (which are shown on the Scenario D map on slide 2).

Review of Development Levels – Reston Town Center



	A	B	C
	D-4 (5.0 FAR)	E-4 (3.0 FAR)	E-5 (2.0 FAR)
Residential Units	2,500 (50%)	1,170 (50%)	1,190 (50%)
Residential sq. ft.	3,050,000	1,400,000	1,403,000
Office	2,700,000 (45%)	1,300,000 (45%)	1,300,000 (45%)
other Non-Resid	305,000 (5%)	140,000 (5%)	140,000 (5%)
Non-Resid TOTAL:	3,005,000	1,440,000	1,440,000
TOTAL:	6,000,000	2,840,000	2,843,000

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6/30/2011 by DPZ Staff