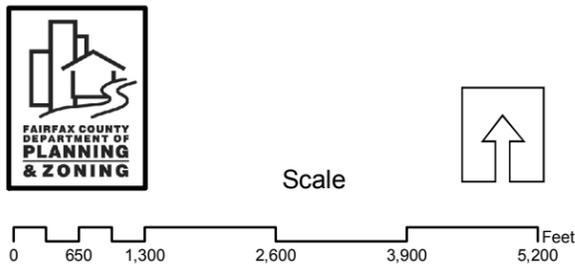


STAFF ALLOCATION OF ABSORPTION BY 2030 09-07-11

(Based on GMU's forecast for 2030 high + 20% residential increase)

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Sub-Unit	Mix of Uses					Resid.
	Office	Retail	Instit.	Hotel	Resid.	
Herndon-Monroe Area	Same as zoning approval					610 DU
C-1	Same as existing development					515 DU
C-3	Same as existing development					628 DU
C-4	Same as existing development					874 DU
Town Center Area	TC North	25%	4%	7%	4%	60%
D-4	45%	2%	2%	6%	45%	
E-4	45%	2%	2%	6%	45%	
E-5	45%	2%	2%	6%	45%	

Sub-Unit	Mix of Uses					Resid.
	Office	Retail	Instit.	Hotel	Resid.	
Wiehle Avenue Area	G-1	20%	1%	0%	4%	75%
G-2	Same as existing development					400 DU
G-3 (western portion)	Same as existing development					530 DU
G-3 (eastern portion)	0%	5%	5%	20%	70%	
G-4	50%	2%	1%	7%	40%	
G-5	50%	2%	1%	7%	40%	
G-6	Same as existing development					530 DU
H-2	50%	2%	1%	7%	40%	
I-1	50%	2%	1%	7%	40%	
I-2	Same as existing development					400 DU

- 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
 - Transit-Oriented Development Options
 - Transit-Oriented Development Options (residential additions)
 - Town Center North -- related growth
 - Major Zoning Approvals
 - Existing Development

Note: This map displays a staff-derived range of floor area ratios concentrated mostly in those sub-units within 1/4 mile. There is also additional residential for certain areas within the 1/4 to 1/2 mile distance from the planned Metro stations. See the 09-07-11 Steering Committee presentation for notes about institutional uses in the Wiehle Area and for further information.