
Additional Staff Allocation of Residential Units from GMU 2030 High Forecast

Reston Master Plan Special Study
Steering Committee Meeting
September 7, 2011

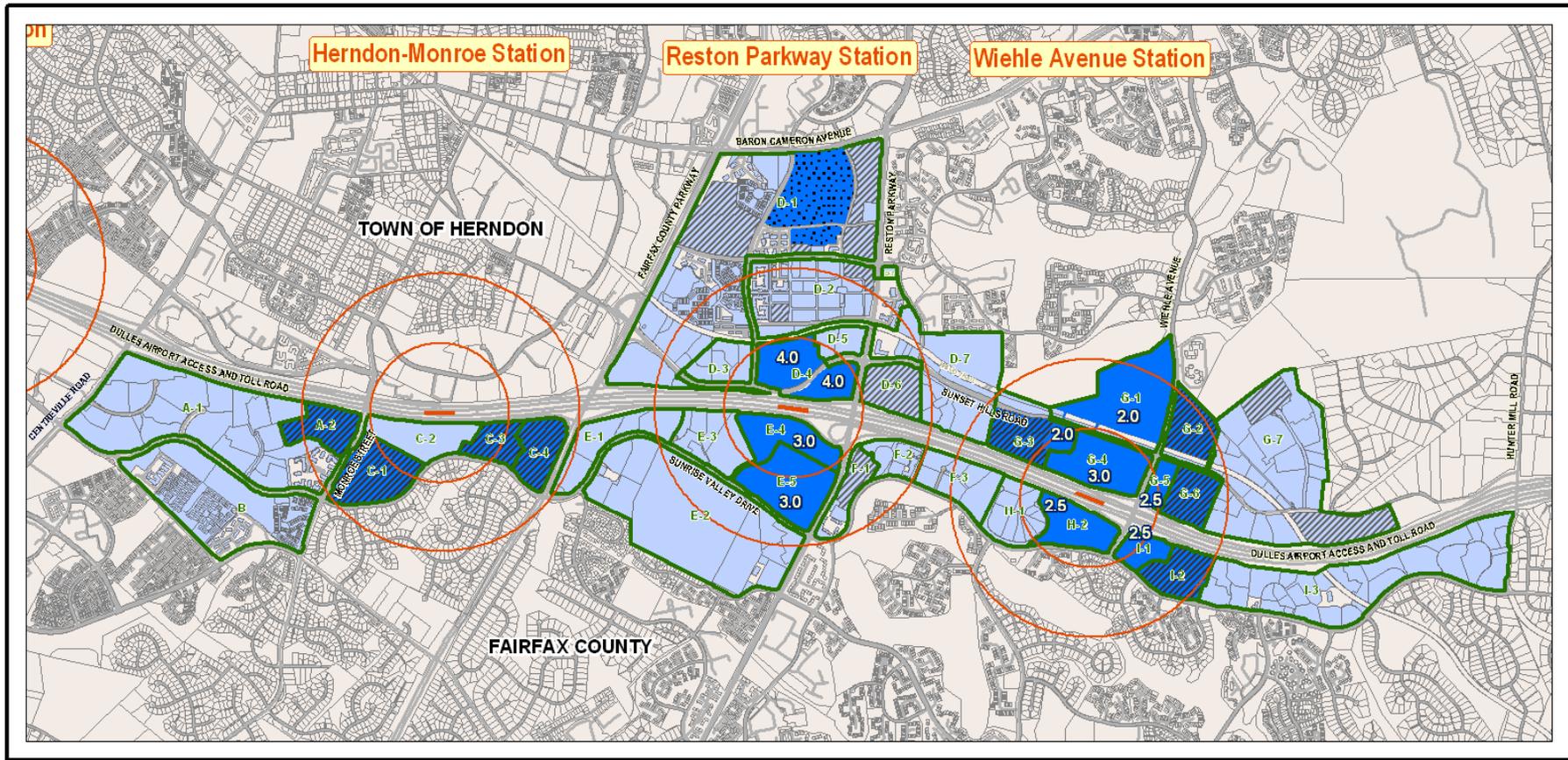


Additional Allocation of Residential - GMU 2030 High Forecast



- The tables on the following slides accompany the **Staff Allocation of Absorption by 2030 Map**, dated 09-07-2011 (the “blue” map)
 - Note about 09-07-2011 version of “blue map”: For the impact analysis, the amount of development in the Town Center North area (location of INOVA and Fairfax County-owned property) has been increased from COG’s Round 8.0 2030 level to better reflect the Town Center Subcommittee recommendations for this area(0.9 non-residential FAR & 2,000 dus).

- Tables show the **quantification of the updated staff allocation** of the forecasted **residential absorption** (GMU forecast) in the **Herndon-Monroe and Wiehle Avenue** areas and the increase in Town Center North as per the note above.



STAFF ALLOCATION OF ABSORPTION BY 2030 09-07-11

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



Scale



Sub-Unit	Mix of Uses					Res. id.
	Office	Retail	Instit.	Hotel	Res. id.	
Herndon-Monroe Area	A-2	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					Res. id.
	Office	Retail	Instit.	Hotel	Res. id.	
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-1	50%	2%	1%	7%	40%	
H-2	50%	2%	1%	7%	40%	
H-3	50%	2%	1%	7%	40%	
H-4	Same as existing development				400 DU	

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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.

Additional Allocation of Residential - GMU 2030 High Forecast



- **Notes about tables on following pages (with map references)**
 - **Column B - Existing:** Total amount of existing development on the ground as of 12/09
 - **Column C – GMU 2030 High Forecast (adjusted):** 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 with an additional 20% residential development added per Steering Sub-committee direction
 - **Column D – Baseline:** Existing development on the ground as of 12/2009 for areas with no GMU allocation (shown in light blue on Staff Allocation Map - dated 09-07-2011) plus approved rezonings
 - **Column E –Updated Staff Allocation:** Allocation of GMU 2030 High Forecast (with residential adjustment) to TOD (Transit-Oriented Development) areas, represented by FARs for dark blue areas on Staff Allocation Map (dated 09-07-2011)
 - **Column F –Total Forecasted Development:** Sum of Column D & Column E.
 - **Column G – FCDOT Analysis:** Development level to be analyzed by transportation staff (Column D + [Column E * 0.833])

Additional Allocation of Residential - GMU 2030 High Forecast



Herndon-Monroe Area Development Potential						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	"Baseline" for LIGHT BLUE areas only	Staff Allocation (additional residential only); non-residential numbers are approved zoning	Total Forecasted Development (column D + E)	FCDOT ANALYSIS (Column D + [Column E *0.833]) ¹
Residential (Units)	2562	6,720	2,562	2,627	5,189	4,742
Residential	2,562,000	8,064,000	2,562,000	3,152,400	5,714,400	5,690,892
Office	3,106,630	4,343,000	2,926,230	1,061,178	3,987,408	3,807,008
Other non-residential	257,914	405,000	257,914	0	257,914	257,914
Non-Residential TOTAL:	3,364,544	4,748,000	3,184,144	1,061,178	4,245,322	4,064,922
TOTAL:	5,926,544	12,812,000	5,746,144	4,213,578	9,959,722	9,755,814

1: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.

Additional Allocation of Residential - GMU 2030 High Forecast



Wiehle Avenue Area Development Potential						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	"Baseline" for LIGHT BLUE areas only	Staff Allocation (dark blue areas only)	Total Forecasted Development (column D + E)	FCDOT ANALYSIS (Total of [Column D + (Column E *0.833)] plus reallocated units from H-M & additional institutional) ¹
Residential (Units)	0	5,280	0	8,190	8,190	6,798
Residential	0	6,336,000	0	9,828,000	9,828,000	8,157,240
Office	7,672,172	10,825,000	4,758,433	5,632,311	10,390,744	9,433,251
Other non-residential	511,562	3,035,000	132,887	3,047,582	3,180,469	2,662,380
Non-Residential TOTAL:	8,183,734	13,860,000	4,891,320	8,679,893	13,571,213	12,095,631
TOTAL:	8,183,734	20,196,000	4,891,320	18,507,893	23,399,213	20,252,871

1: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.

Allocation of GMU 2030 High Forecast with Updated Baseline



Reston TC Area Development Potential						
A	B	C	D	E	F	G
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	"Baseline" for LIGHT BLUE areas only	Staff Allocation (dark blue areas only)	Total Forecasted Development (column D + E)	FCDOT ANALYSIS (Column D + [Column E *0.833]) ¹
Residential (Units)	3,298	8,160	4,923	6,985	11,908	10,721
Residential	3,298,000	9,792,000	4,923,000	8,382,000	13,305,000	11,880,060
Office	10,203,367	15,119,000	9,382,594	6,982,000	16,364,594	15,177,654
Other non-residential	4,200,579	5,005,000	3,766,388	2,291,000	6,057,388	5,667,918
Non-Residential TOTAL:	14,403,946	20,124,000	13,148,982	9,273,000	22,421,982	20,845,572
TOTAL:	17,701,946	29,916,000	18,071,982	17,655,000	35,726,982	32,725,632

1: "FCDOT Analysis" column is Total Forecasted Development (referred to as the Zoning Target Level) reduced to account for projected inefficiency in the zoning process. This is the development level to be evaluated for impact analysis.