
Allocation of “Residentially-Intensive” Scenario for Impact Analysis

Reston Master Plan Special Study
Steering Committee Meeting
October 19, 2011



Allocation of “Residentially-Intensive” Scenario



- Second Scenario approach:
 - Objective – understand impacts of **new development** (future growth) **with 1.3 new Jobs** for every **1 new Household** (1.3:1 ratio)
 - Why this “academic approach”? – to develop data to better understand in a **Reston-specific context** effect of change in proportion of Households to Jobs

Allocation of “Residentially-Intensive” Scenario



- Second Scenario approach:
 - Use FARs that are informed by subcommittee recommendations when available (no specific FARs provided by Herndon-Monroe subcommittee)
 - Need to adjust mixes from those recommended by subcommittees

Allocation of “Residentially-Intensive” Scenario



- Second Scenario approach - FARs
 - Reston Town Center TOD area –
 - Used 5.0 FAR for 7 areas recommended by subcommittee
 - Reston East-Wiehle Avenue TOD area -
 - Used subcommittee FARs for 4 sub-units w/in ¼ mi (2.5&3.0)
 - Increased FAR for G-1 (Isaac Newtown Square) and for other sub-units entirely within ½ mile from station platform
 - From 1.5 or 2.0 to 2.5 FAR
 - Used subcommittee-recommended FAR for D-7
 - Herndon-Reston West TOD area -
 - Evaluating effect of FARs similar to Reston East area – **still under discussion**

Allocation of “Residentially-Intensive” Scenario



- Second Scenario approach – Mix of Uses
 - Reston Town Center TOD area –
 - For 3 sub-units closest to station platform (D-4, E-4, E-5), held non-residential growth at GMU forecasted absorption level (same level as “blue map” scenario)
 - For other sub-units, held non-residential development at existing level (same level as “blue map” scenario)
 - For all sub-units, increased residential component

Allocation of “Residentially-Intensive” Scenario

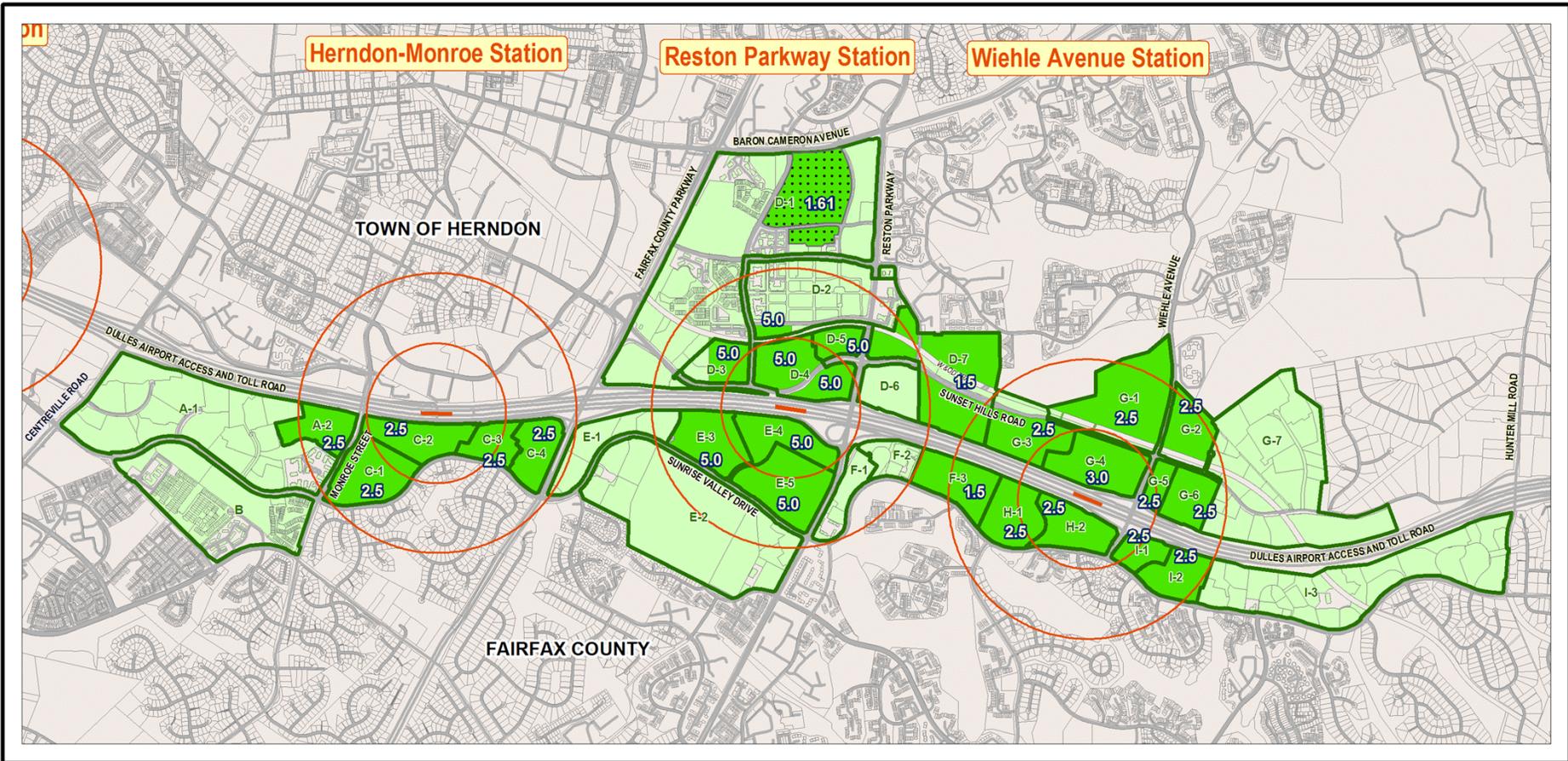


- Second Scenario approach – Mix of Uses
 - Reston East-Wiehle Avenue TOD area -
 - For 4 sub-units closest to station platform (G-4, H-2, G-5, I-1), held **both** non-residential & residential growth at GMU forecasted absorption level (same level as “blue map” scenario)
 - For other sub-units, held non-residential development at existing level (same level as “blue map” scenario) and increased residential component
 - Herndon-Reston West TOD area –
 - Looking at holding non-residential development at existing level and increasing residential component – **still under discussion**

Allocation of “Residentially-Intensive” Scenario



- The map on the following page shows how **County Staff has allocated development under the second scenario to be analyzed for impacts.** As noted on earlier slides, this so-called “**Residentially-Intensive**” Scenario, (map dated 10-19-2011) adds significant amounts of new residential development, primarily in the areas between $\frac{1}{4}$ and $\frac{1}{2}$ mile from the Reston Town Center station platform and the Reston East-Wiehle Avenue station platform
 - For the impact analysis of this second scenario, 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).

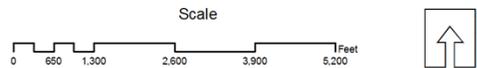


RESIDENTIALLY INTENSIVE SCENARIO

10-19-11

(Allocation to 2030)

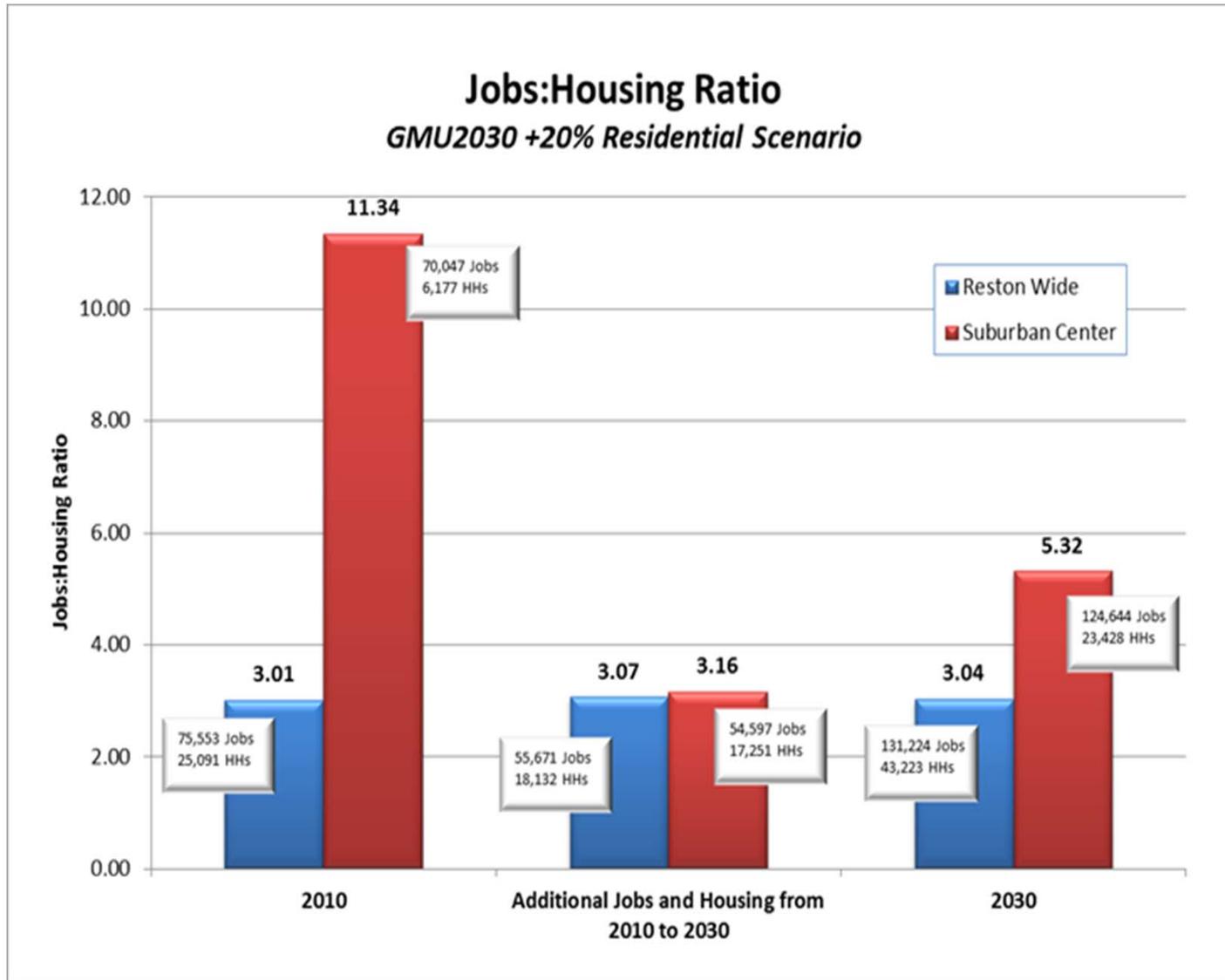
G:\projects\o\p\p\projects\2009\Reston_Special_Study\Existing_Conditions_Report\Plan_Proposed\Projects\Scenario_2.mxd



- 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
 - Town Center North -- related growth
 - Existing Development

Note: This map displays the three Committee-recommended transit-oriented development option FARs. See the 10-18-11 Steering Committee presentation for further information.

October 19, 2011





Jobs:Housing Ratio *Residentially Intensive Scenario*

