

---

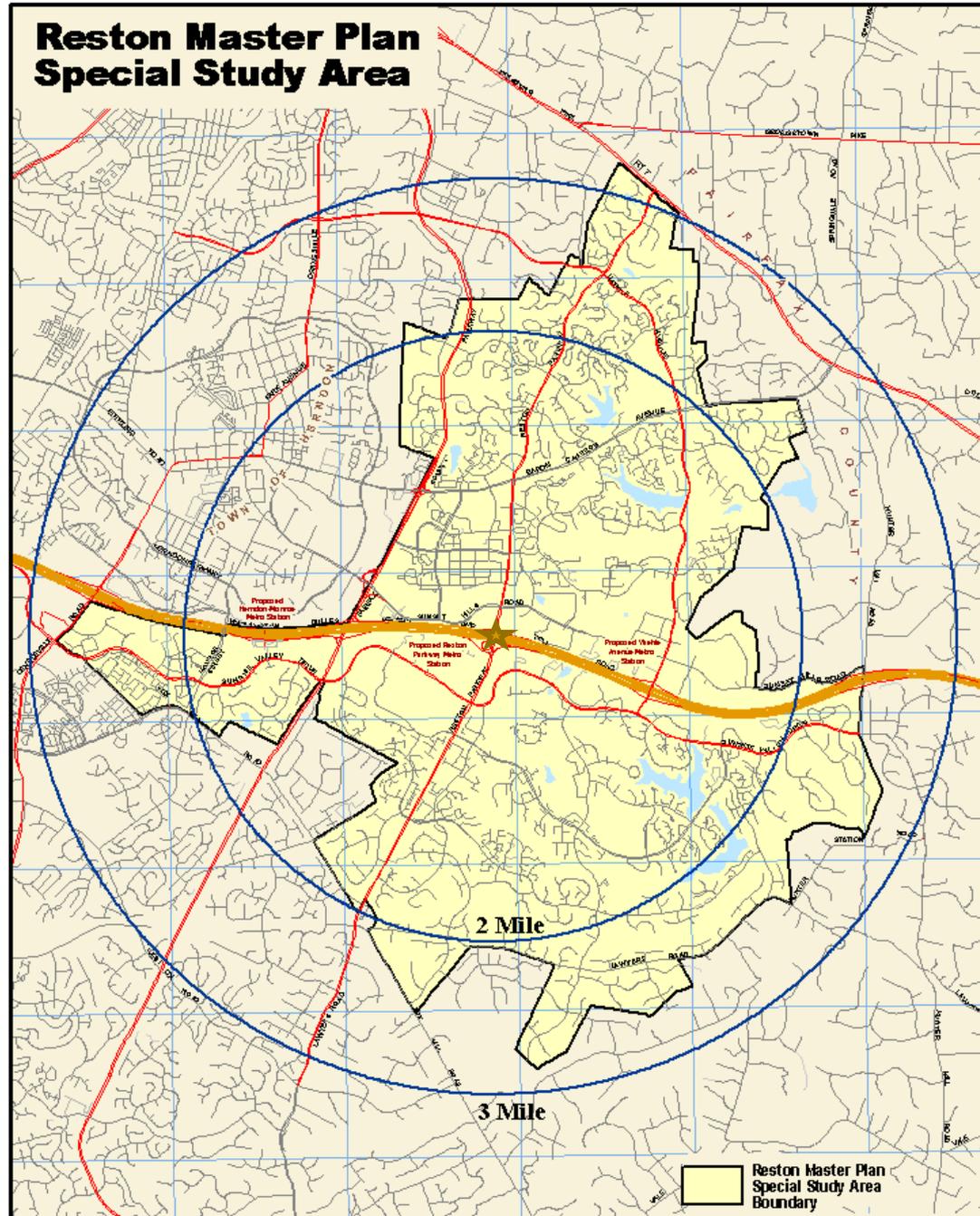
# Commercial and Residential Balance

---

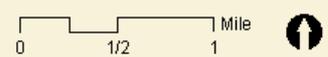
Reston Master Plan Special Study  
Steering Committee Meeting  
March 29, 2011



# Reston Master Plan Special Study Area



Map prepared by Department of Planning & Zoning, September 2009  
G:\projects\pdp\p\projects\2009\Reston\_Special\_Study\Reston\_Master\_Plan\_Area\_for\_FSI\Reston\_Master\_Plan\_Special\_Study\_9-11-09.mxd



# Jobs to Household Ratios



|                                       | <b>Jobs<br/>2010 TAZ</b> | <b>Households<br/>2010 TAZ</b> | <b>Job to<br/>household<br/>Ratio</b> |
|---------------------------------------|--------------------------|--------------------------------|---------------------------------------|
| <b>Reston Study Area</b>              | 75,300                   | 25,300*                        | 2.98                                  |
| <b>Town Center (1/2 mile)</b>         | 27,900                   | 2,250                          | 12.4                                  |
| <b>Reston East (1/2 mile)</b>         | 7,900                    | 380                            | 20.7                                  |
| <b>Reston West/Herndon (1/2 mile)</b> | 3,600                    | 420                            | 8.6                                   |

\*Fairfax Integrated Parcel Lifecycle System approximates total 2010 Reston Study Area households at 26,800

All household and employment numbers are rounded to the 2 digit

Employment incorporates all job types

TAZ are small geographical areas (Traffic Analysis Zones ) in the Washington region

# Reston Town Center Metro Station Area



## 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

# 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



# Staff Quantification of Reston East TOD Area



| <b>Reston East Station's TOD Area Development Potential</b> |                  |                  |                   |                   |                                      |
|---|------------------|------------------|-------------------|-------------------|--------------------------------------|
|   | Existing         | Zoning Approval  | Planned           | Scenario A2       | Delta b/w Zoning Approval & Scenario |
| Residential Units   | 237              | 237              | 3,960             | 6,167             | 5,930                                |
| Residential   | 237,000          | 237,000          | 5,940,000         | 9,250,500         | 9,013,500                            |
| Office  | 3,701,361        | 4,351,917        | 6,485,064         | 8,136,470         | 3,784,553                            |
| Retail  | 35,526           | 96,973           | 555,645           | 432,058           | 335,085                              |
| Industrial  | 355,618          | 556,113          | 0                 | 112,038           | -444,075                             |
| Institutional   | 17,240           | 225,618          | 7,600             | 17,080            | -208,538                             |
| Hotel   | 0                | 0                | 987,288           | 602,270           | 602,270                              |
| Non-Residential TOTAL:                                      | 4,109,745        | 5,230,621        | 8,035,597         | 9,299,916         | 4,069,295                            |
| <b>TOTAL:</b>   | <b>4,346,745</b> | <b>5,467,621</b> | <b>13,975,597</b> | <b>18,550,416</b> | <b>13,082,795</b>                    |

1. Residential unit size assumed to be 1,000 sq ft/unit for existing and zoning approvals, while Plan assumes average unit size of 1,500 sq ft.

2. Reston East Station's TOD area includes those sub-units within 1/2 mile of the station as well as the portion of the residential neighborhood south of Sunrise Valley Drive that is within 1/2 mile of the station. Sub-units within 1/2 mile of station include: G-1 through G-6, H-1 and H-2, I-1 and I-2.

# Staff Quantification of Reston East TOD Area



| Reston East Station's TOD Area Jobs & Households |               |               |                 |               |               |                                      |
|--|---------------|---------------|-----------------|---------------|---------------|--------------------------------------|
|  |               | Existing      | Zoning Approval | Planned       | Scenario A2   | Delta b/w Zoning Approval & Scenario |
| Households                                       |               | 237           | 237             | 3,960         | 6,167         | 5,930                                |
| JOBS   | Office        | 12,338        | 14,506          | 21,617        | 27,122        | 12,615                               |
|  | Retail        | 79            | 215             | 1,235         | 960           | 745                                  |
|  | Industrial    | 790           | 1,236           | 0             | 249           | -987                                 |
|  | Institutional | 57            | 752             | 25            | 57            | -695                                 |
|  | Hotel         | 0             | 0               | 1,316         | 803           | 803                                  |
|  | <b>TOTAL</b>  | <b>13,265</b> | <b>16,710</b>   | <b>24,193</b> | <b>29,191</b> | 12,481                               |
| Ratio  |               | 56.0          | 70.5            | 6.1           | 4.7           | NA                                   |

1. Jobs used GMU factors for office (300), retail (450) and hotel (750). Used County COG factors for industrial (450), and institutional used GMU factor for office(300).

2. Reston East Station's TOD area includes those sub-units within 1/2 mile of the station as well as the portion of the residential neighborhood south of Sunrise Valley Drive that is within 1/2 mile of the station. Sub-units within 1/2 mile of station include: G-1 through G-6, H-1 and H-2, I-1 and I-2.

# Staff Summary of Wiehle Sub-committee Recommendations re: Key Planning Objectives



- **Sub-Units entirely within ¼ mile**
  - G-4, G-5,
    - More office emphasis
    - Land for E-W extension of Reston Station Blvd to create key pedestrian & bicycle connection to station.
    - Financial contribution toward Soapstone connection
      - Likely to be most expensive desired infrastructure in Wiehle TOD area.
  - H-2
    - More office emphasis
    - Contribute land for bus and kiss-n-ride access to station's southside

# Staff Summary of Wiehle Sub-committee Recommendations re: Key Planning Objectives



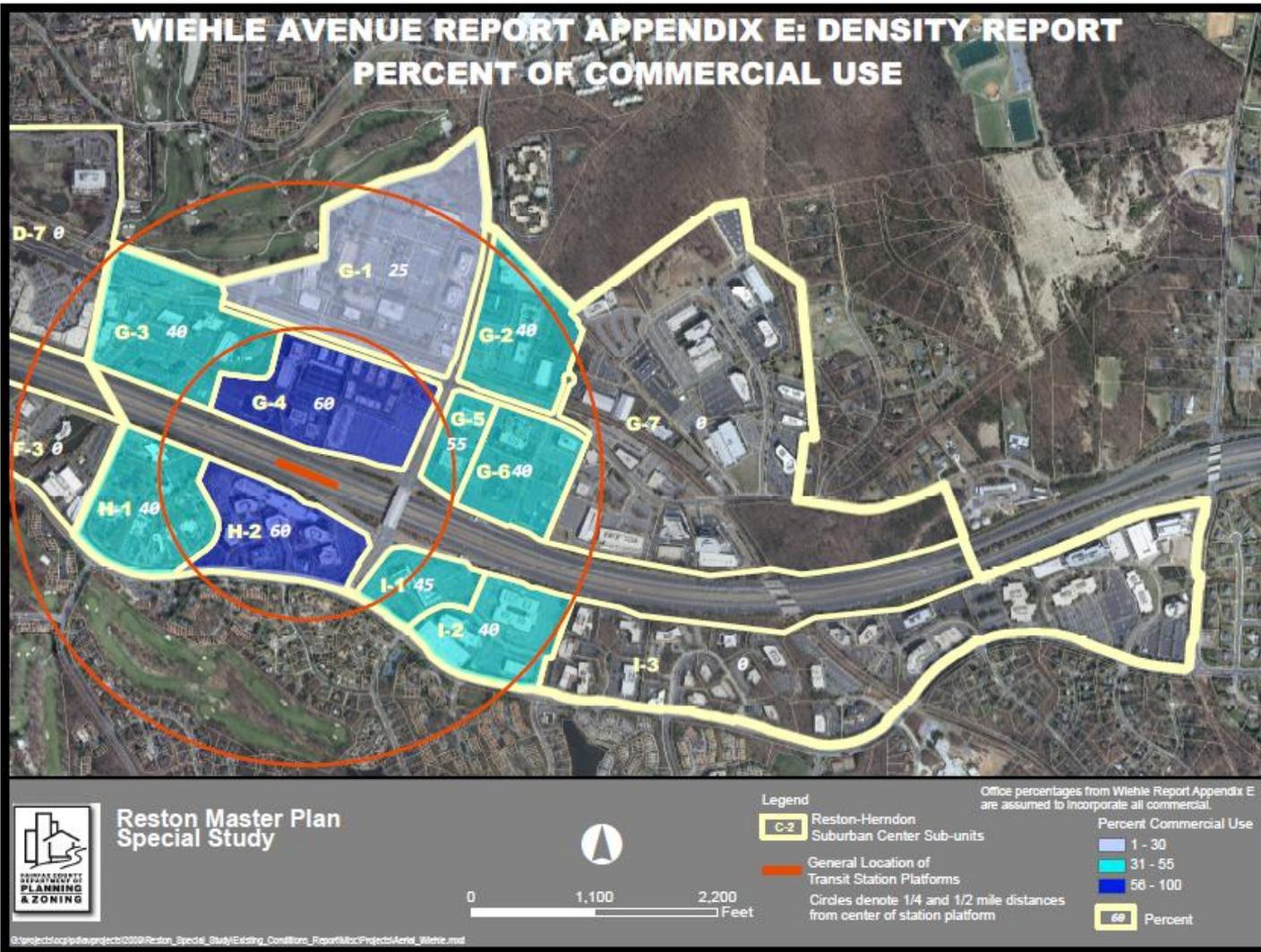
- **Sub-Units between 1/4- 1/2 mile (north side)**
  - G-1
    - 75% residential to 25% commercial emphasis
    - Large public open space/park amenity.
  - G-2
    - Contribution of land for E-W connector through G-2 between Wiehle Avenue & Business Center Drive.
    - Potential contribution towards W&OD trail overpass (or some major improvement) over Wiehle Avenue
  - G-3, G-6,
    - More residential emphasis
    - Land for E-W extension of Reston Station Blvd to create key pedestrian and bicycle connection to station.
    - Financial contribution toward Soapstone connection
      - Likely to be most expensive desired infrastructure in Wiehle TOD area.

# Staff Summary of Wiehle Sub-committee Recommendations re: Key Planning Objectives

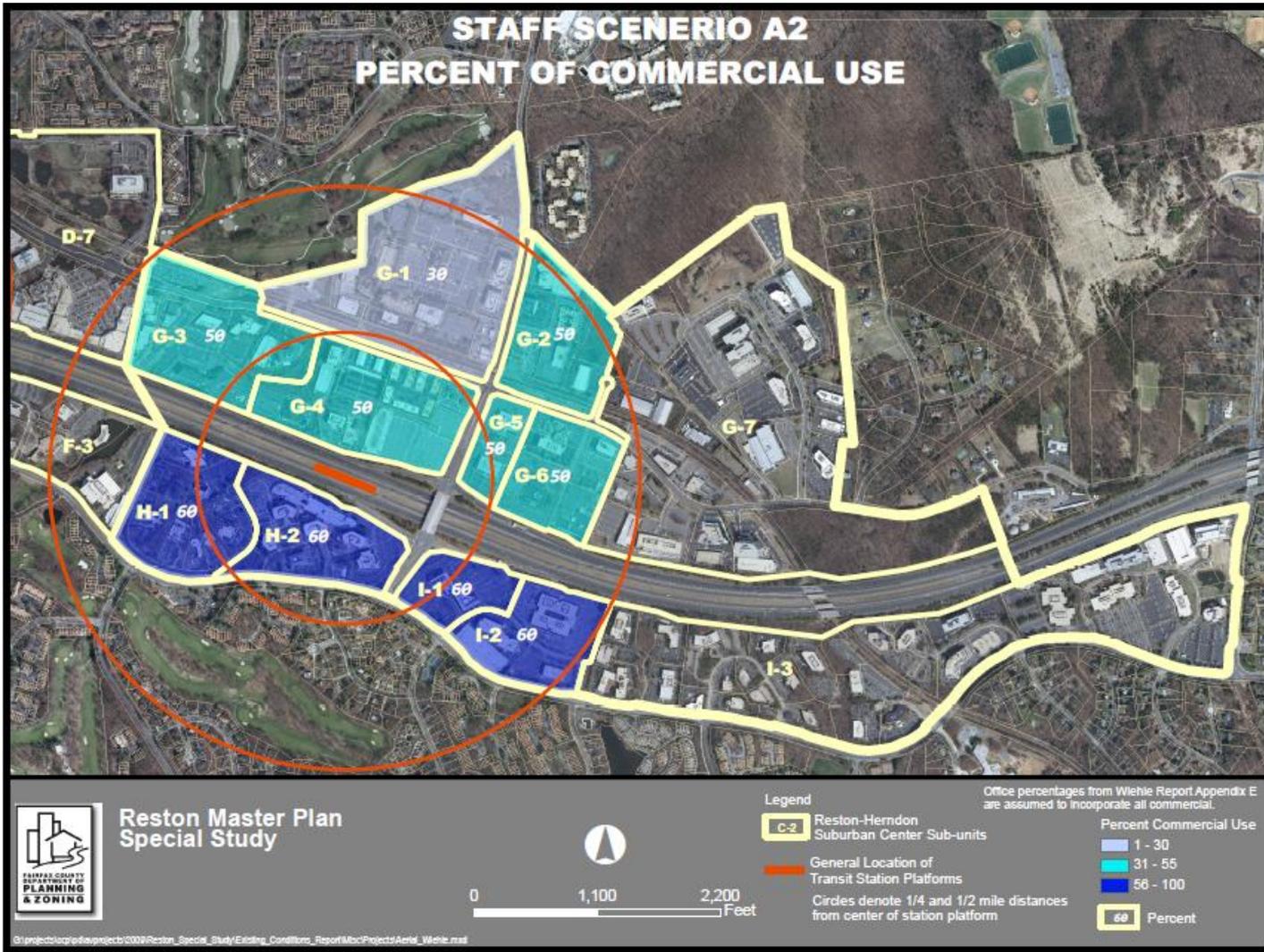


- **Sub-Units between 1/4- 1/2 mile (south side)**
  - H-1
    - Contribute land for Soapstone connection
  - I-1, I-2
    - Improved pedestrian access
    - Financial contribution toward Soapstone connection
      - Likely to be most expensive desired infrastructure in Wiehle TOD area.

# Reston East Commercial Uses



# Reston East Commercial Uses





# Q & A