

# **Reston-Herndon Suburban Center**

## **Quantification of Draft Staff Scenario**

*Area Development Potential*

*Jobs and Households*

<b>Reston-Herndon Suburban Center Development Potential</b>							
	Existing	Zoning Approval	Planned	Scenario A	GMU 2030	GMU 2040	GMU 2050
Residential Units	5,860	8,674	14,695	21,882	13,200	18,600	24,100
Residential	5,860,000	8,674,000	22,042,500	32,823,000	19,800,000	27,900,000	36,150,000
Office	20,982,169	27,757,309	32,948,956	34,984,705	28,270,000	31,066,000	33,707,000
Retail	1,094,476	1,522,781	3,002,546	2,185,556	1,584,000	2,169,000	3,056,000
Industrial	841,957	1,348,248	673,859	372,867			
Institutional	2,096,840	2,654,715	1,975,357	1,762,142	6,297,000	9,042,000	13,093,000
Hotel	936,782	1,027,655	3,629,028	2,343,493			
Non-Residential TOTAL:	25,952,224	34,310,708	42,229,746	41,648,763	36,151,000	42,277,000	49,856,000
<b>TOTAL:</b>	<b>31,812,224</b>	<b>42,984,708</b>	<b>64,272,246</b>	<b>74,471,763</b>	<b>55,951,000</b>	<b>70,177,000</b>	<b>86,006,000</b>
Acreage in Sq. Ft.	73,328,468	73,328,468	73,328,468	73,328,468	73,328,468	73,328,468	73,328,468
FAR	0.43	0.59	0.88	1.02	0.76	0.96	1.17

1. Residential unit size assumed to be 1,000 sq ft/unit for existing and zoning approvals, while Plan and GMU forecasts assume average unit size of 1,500 sq ft.
2. GMU intermediate forecasts.
3. Reston-Herndon Suburban Center is 1683.39 acres in size.
4. GMU Forecast failed to split out industrial, institutional and hotel uses.
5. FAR is a calculation for reference purposes only and does not come from the Plan.

Reston-Herndon Suburban Center Jobs & Households								
	Existing	Zoning Approval	Planned	Scenario A	GMU 2030	GMU 2040	GMU 2050	
Households	5,860	8,674	14,695	21,882	13,200	18,600	24,100	
JOBS	Office	69,941	92,524	109,830	116,616	94,233	103,553	112,357
	Retail	2,432	3,384	6,672	4,857	3,520	4,820	6,791
	Industrial	1,871	2,996	1,497	829	9,647	14,227	15,252
	Institutional	6,989	8,849	6,585	5,874			
	Hotel	1,249	1,370	4,839	3,125			
	TOTAL	82,482	109,124	129,423	131,300	107,400	122,600	134,400
Ratio	14.1	12.6	8.8	6.0	8.1	6.6	5.6	

Notes:

1. Reston-Herndon Suburban Center is 1683.39 acres in size
2. 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).
3. GMU Forecasts are "intermediate" level
4. GMU Forecast failed to split out industrial, institutional and hotel uses.