

Route 28 Station – South Working Group

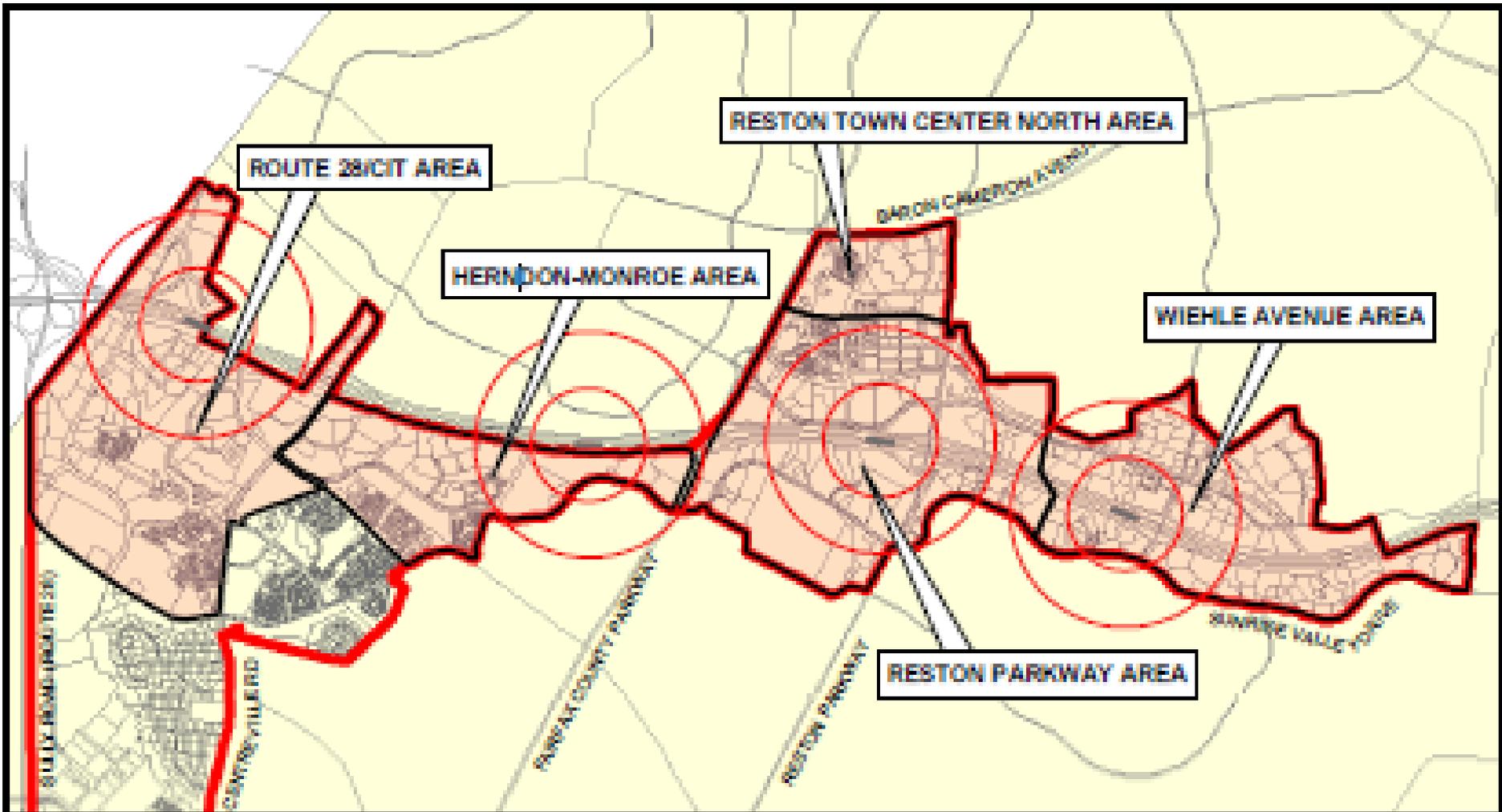
Forecasts for Reston-Dulles Rail Corridor and Route 28 Corridor 2010-2050

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September 22, 2010

GMU Analysis of Reston-Dulles Corridor: Station Areas



Legend

- Station Area (Data to be organized/analyzed by station area)
 - Reston-Dulles GMU Analysis Area
 - Parcels within Analysis Area
 - General Location of Planned Metro Stations
- Note: Circles denote 1/4 and 1/2 mile radius from station



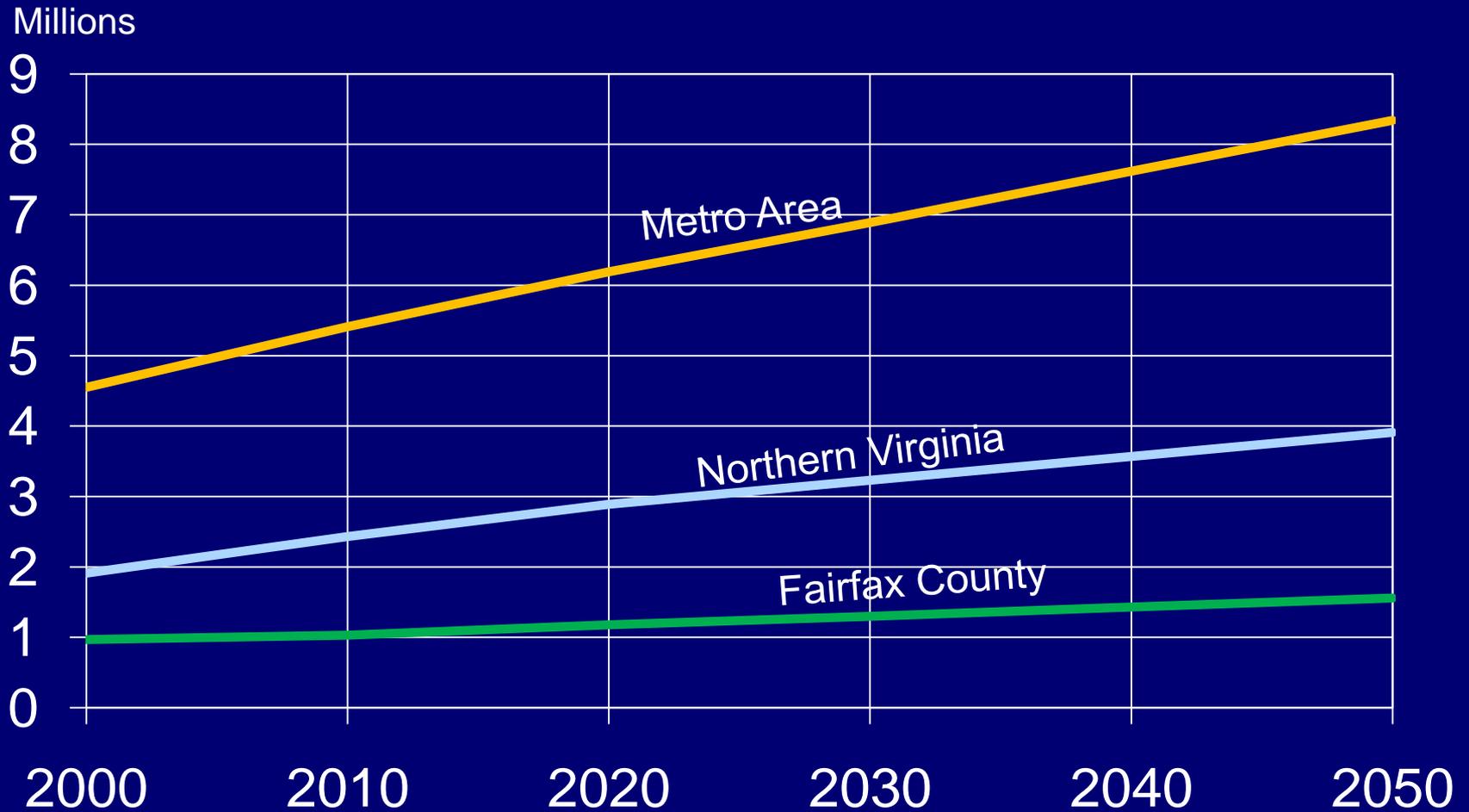
Purpose and Objectives

- Develop forecasts of land use activity 2010-2050 to assist Comprehensive Plan Update
- The forecasts represent market feasibility in the context of overall future development in the Washington region, Northern Virginia and Fairfax County

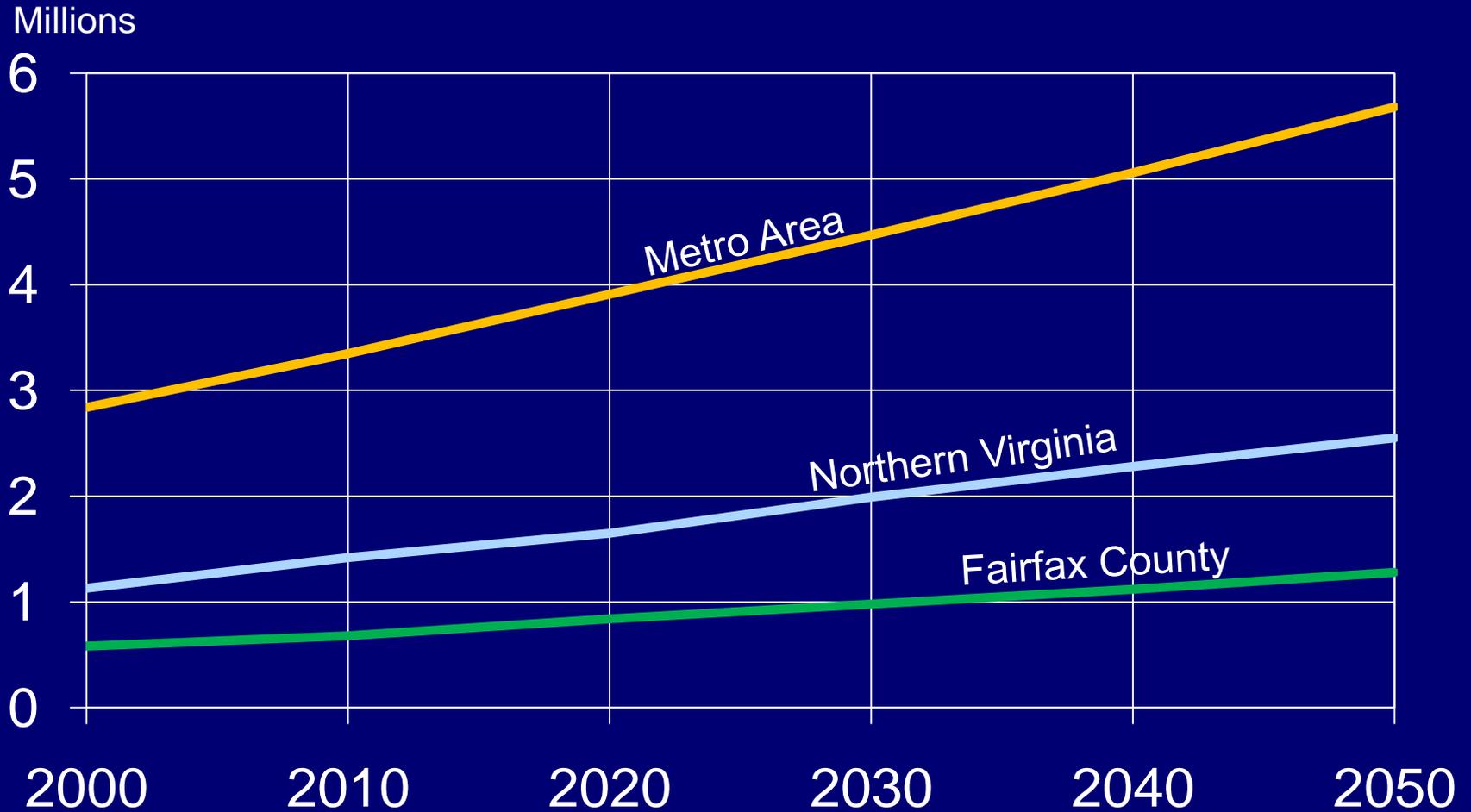
Overview of Methodology

- Metropolitan and County Level – Reviewed COG Cooperative Forecasts and Proprietary Econometric Forecasts of NPA Inc. and Global Insight Forecasts (Basis of COG Round 8 Regional Forecasts)
- Fairfax County forecasts developed as assumptions of share of regional growth, and essentially the same as the County level forecasts used for Tysons Corner forecasts developed in 2008.

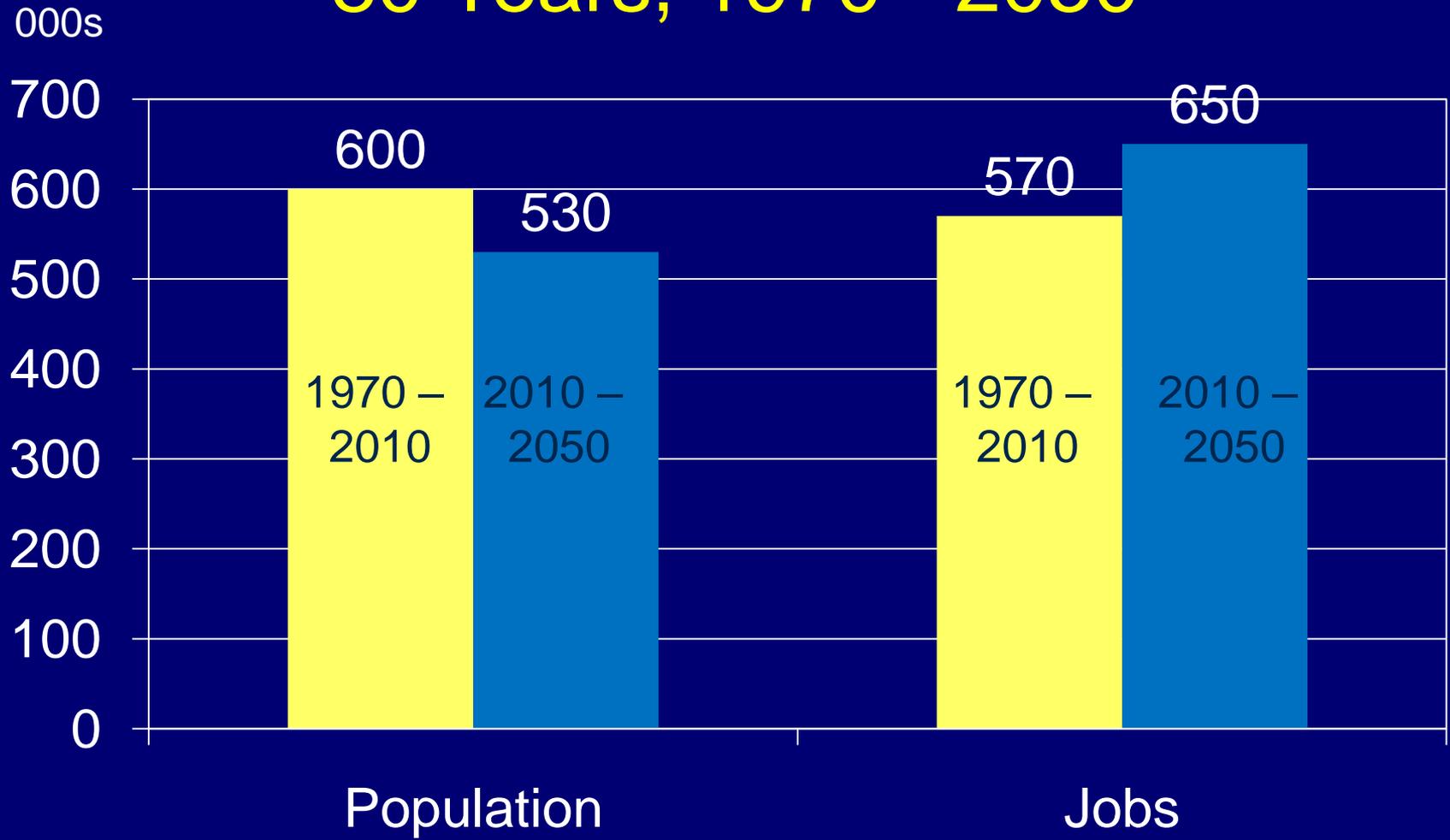
Population, 2000 - 2050



Jobs, 2000 - 2050



Fairfax County Growth 80 Years, 1970 - 2050



Corridor Forecasts

Overview of Methodology

- Developed forecasts for the corridors based on shared assumptions of County growth
- Considered levels of growth projected for other employment and household centers in the County and COG Regional Activity Centers – test for reasonableness for growth compared to other growth centers
- For the rail corridor, developed forecasts for each station area within context of corridor forecasts and differences in development potentials of each station.

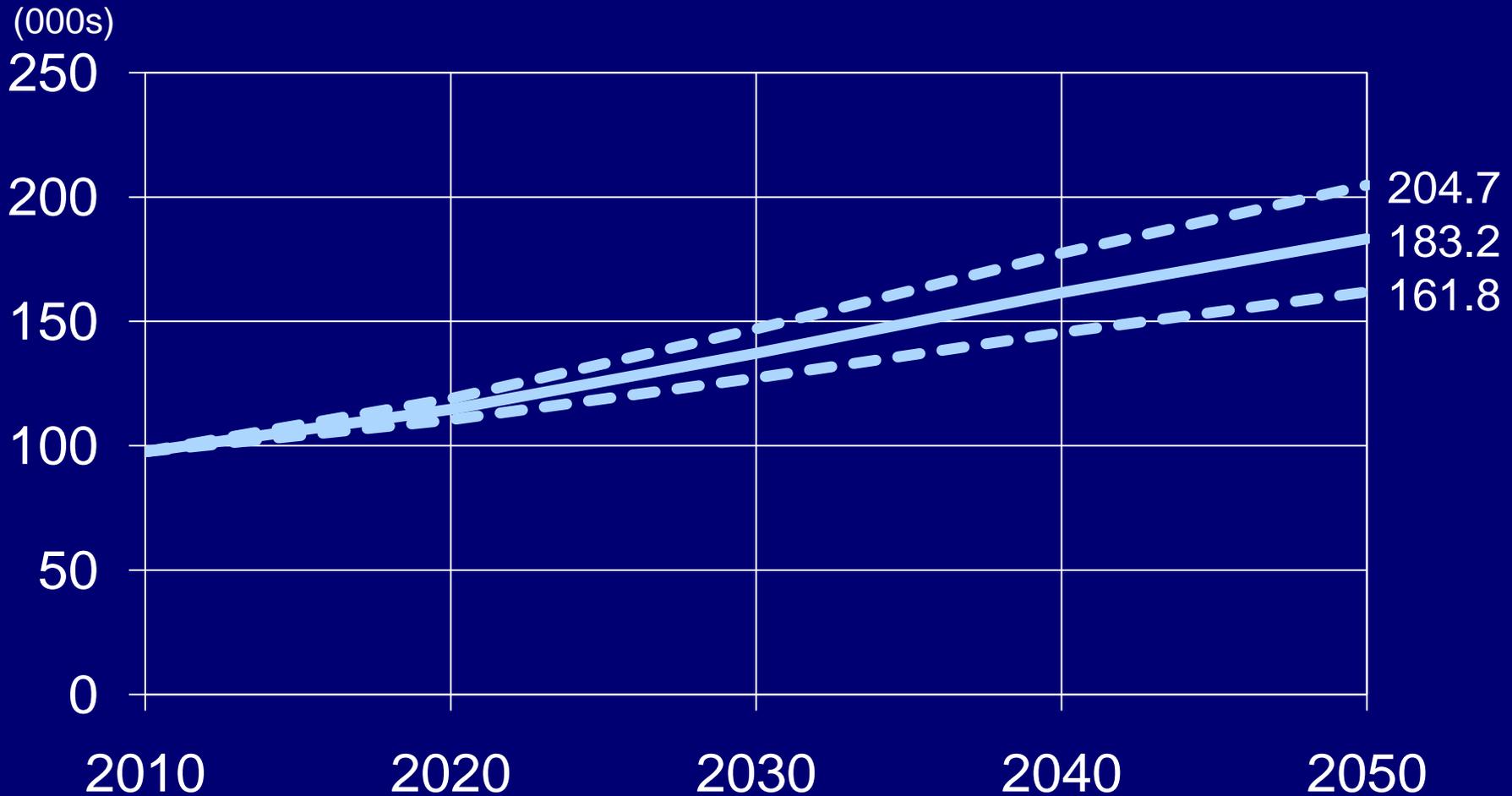
Low and High Forecast Range

- Low and High forecasts for both corridors were developed using a confidence interval approach, with the growth increment in each 10-year period being 75% for the Low and 125% for the High forecast.
- For the Reston-Dulles Rail Corridor, the high forecast for households was adjusted to reflect even more residential growth potential (more aggressive residential growth policies) with the ratio of jobs to households reaching a level of 4.5 in 2050.

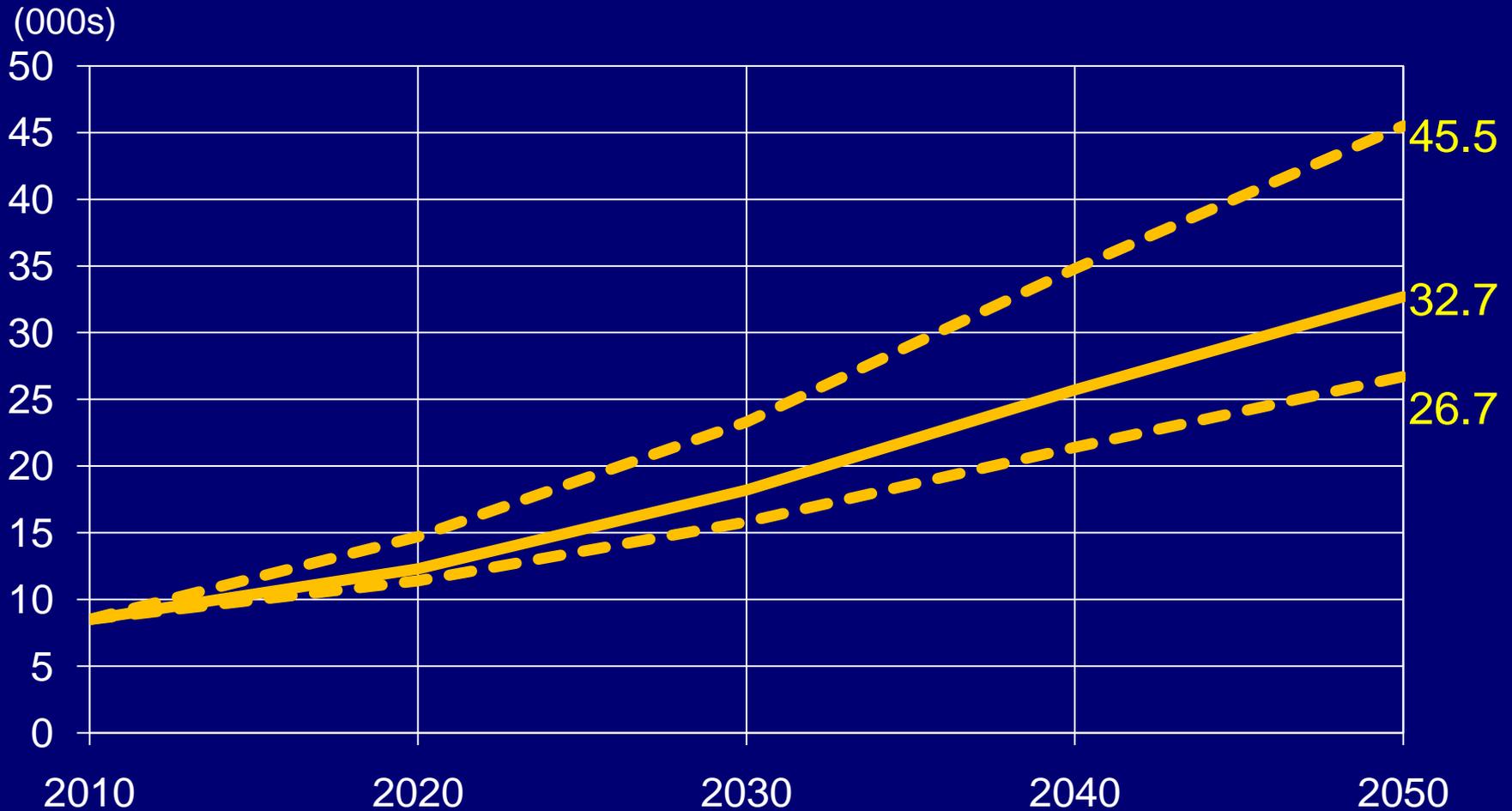
Forecasts for Reston-Dulles Rail Corridor

- Job Growth for 2010-20 will be faster in other County areas: Tysons Corner and South County (BRAC) – Means that the corridor's share of County jobs will drop slightly as other areas get a larger share
- For 2020-2030, job growth will accelerate and share of county totals will increase, and then moderate for the 30-40 and 40-50 decades
- The corridor will increase its share of Household growth in each succeeding decade

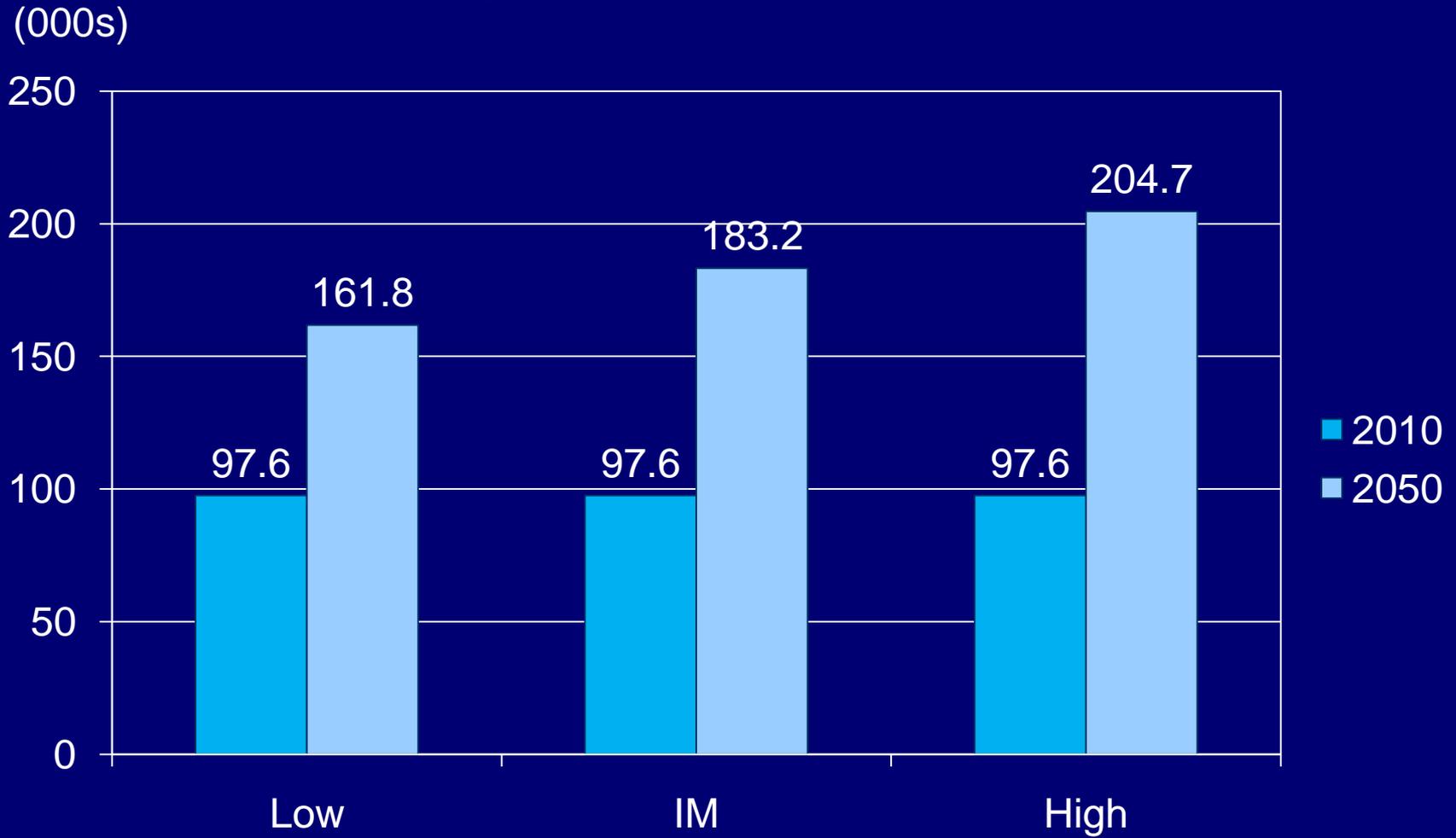
Reston-Dulles Rail Corridor Employment Forecast Range, 2010 - 2050



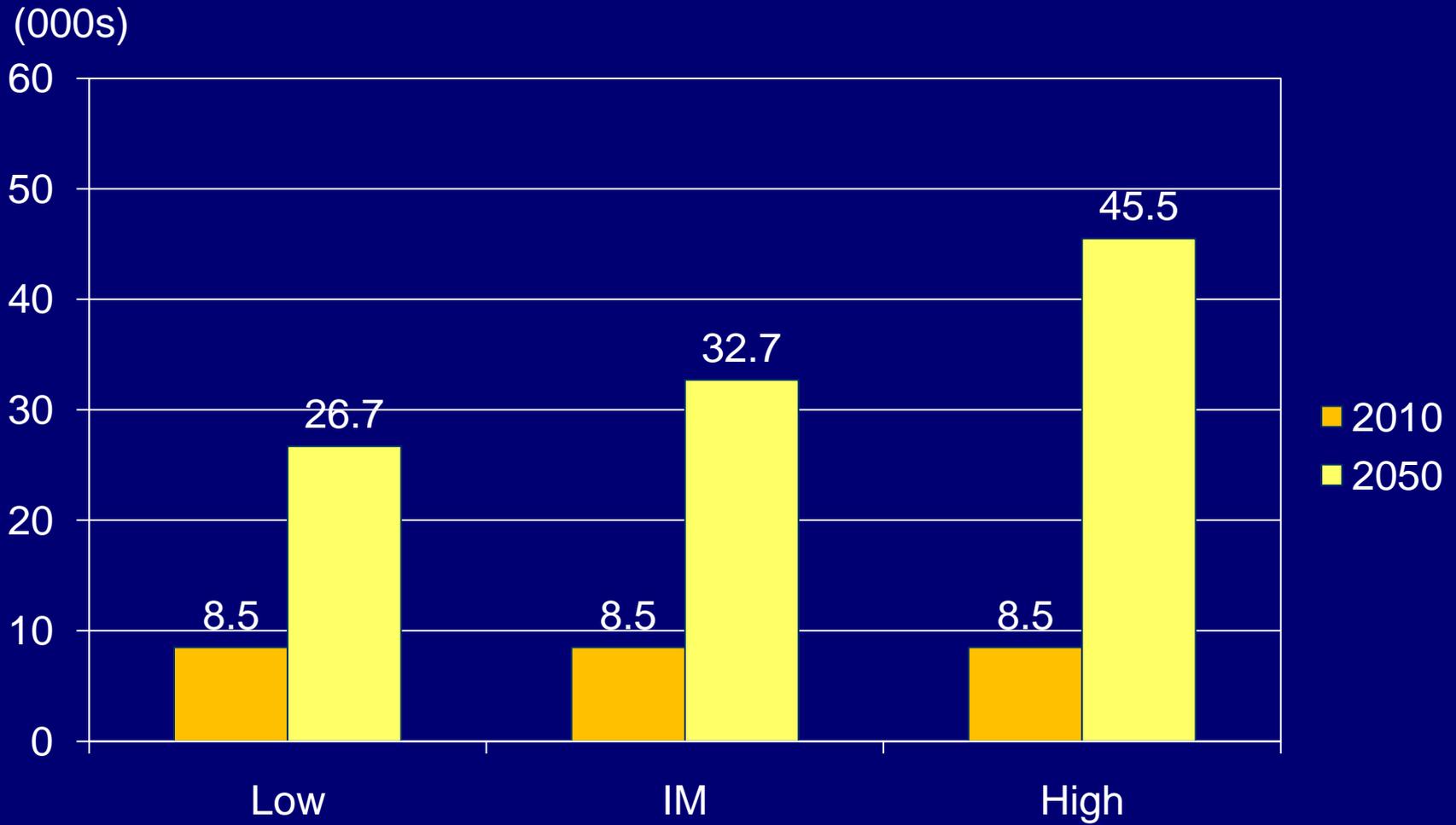
Reston-Dulles Rail Corridor Households Forecast Range, 2010 - 2050



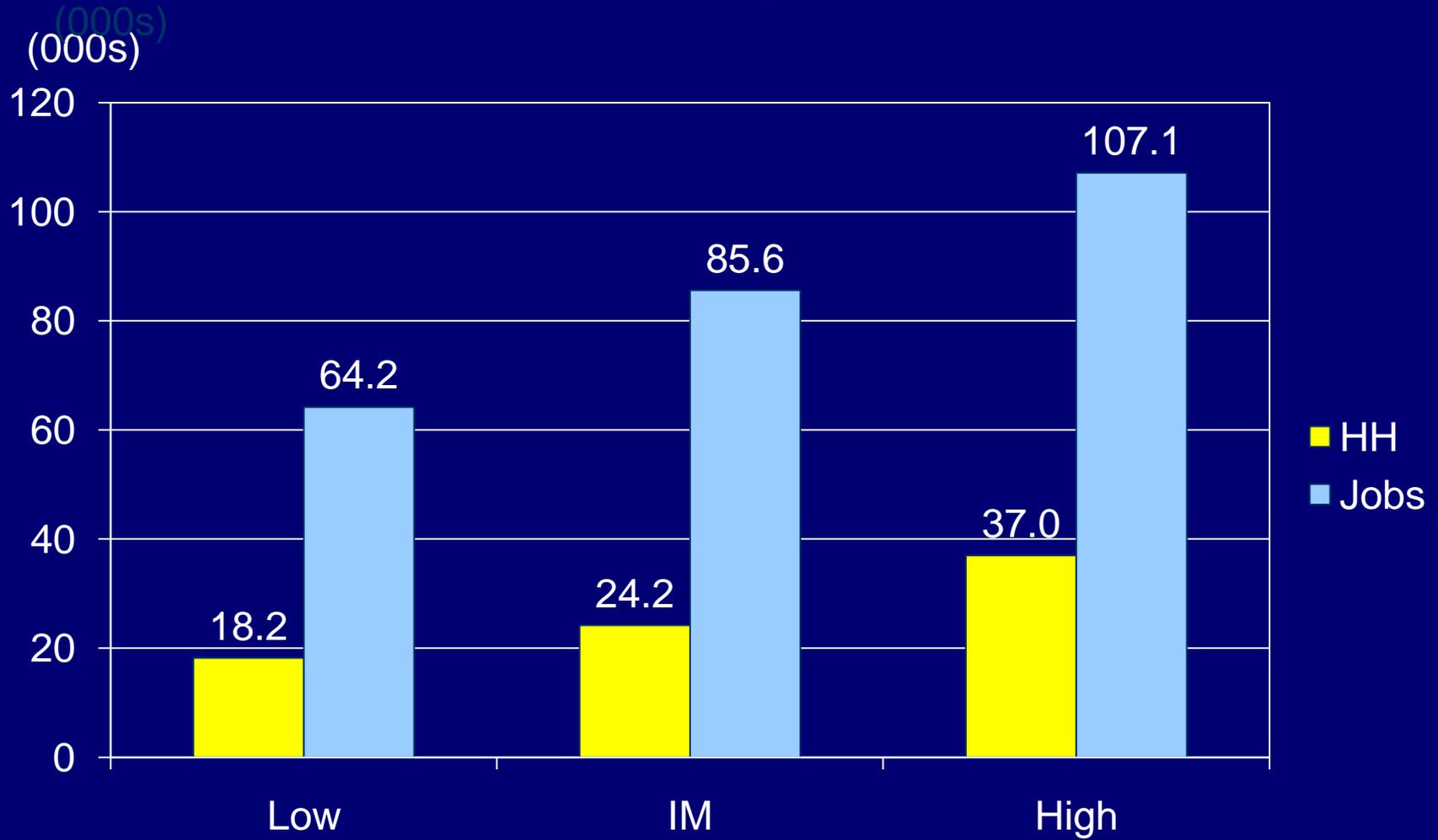
Reston Dulles Rail Corridor Employment Forecasts



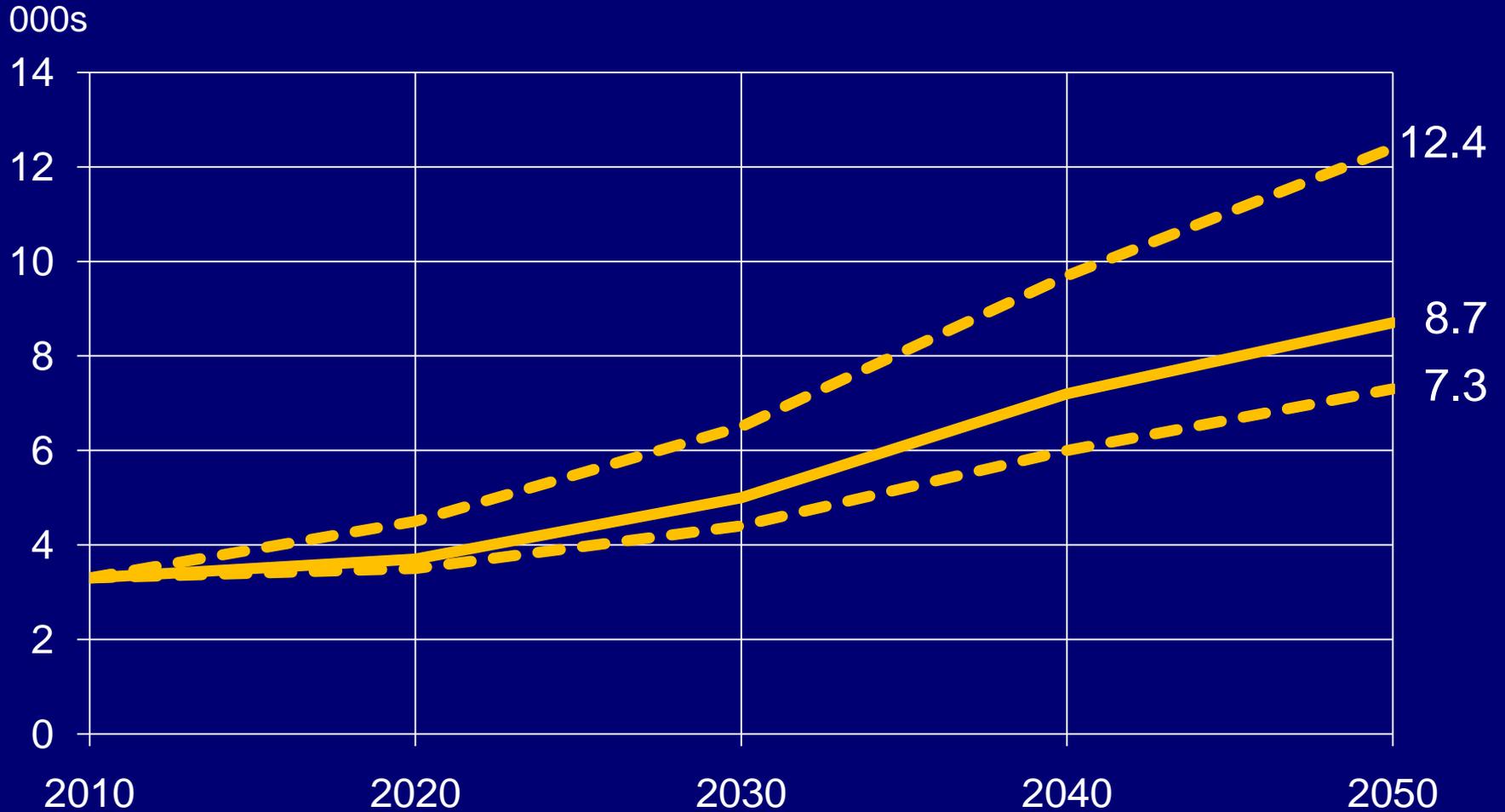
Reston Dulles Rail Corridor Household Forecasts



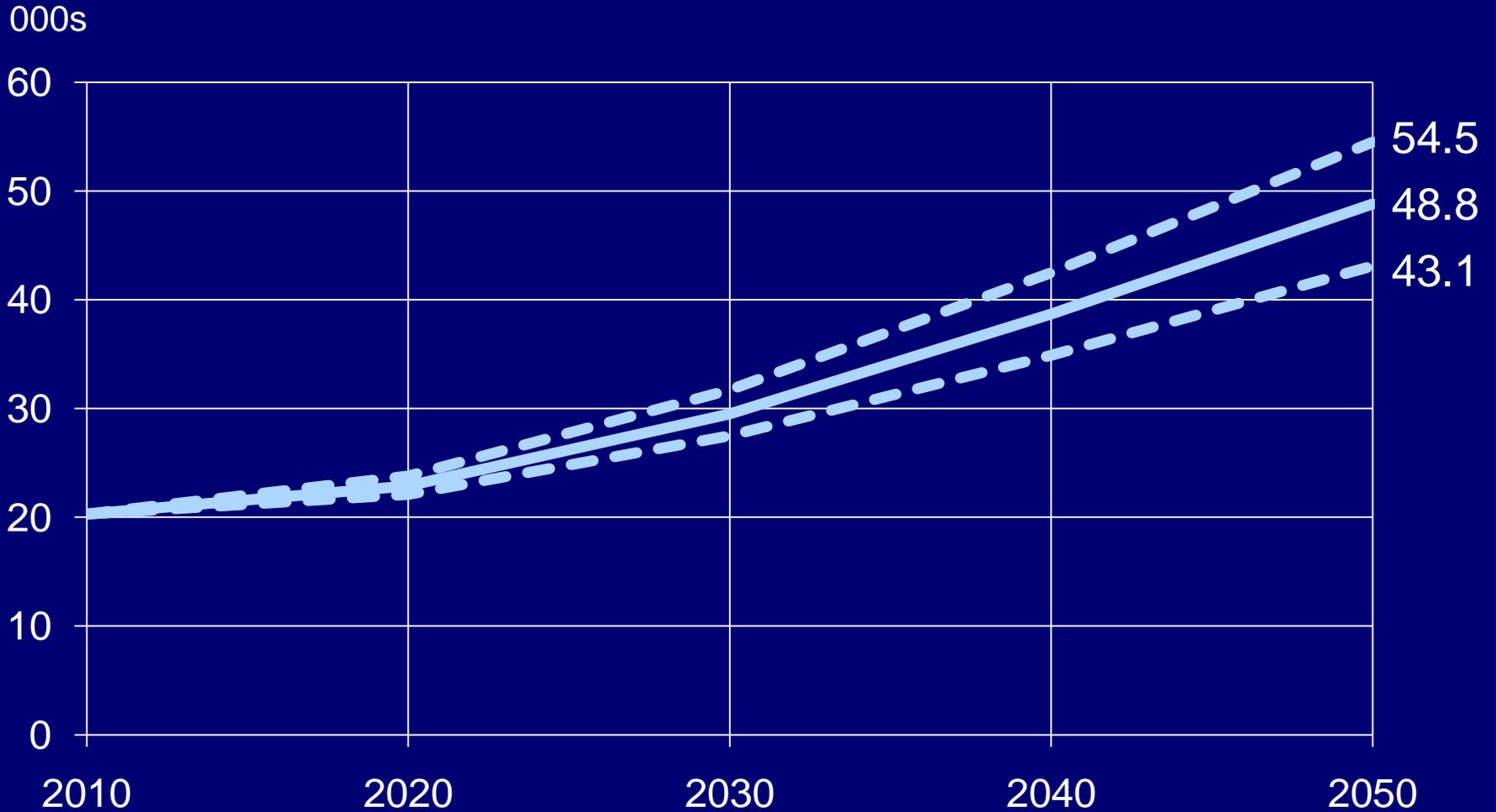
Reston Dulles Rail Corridor 2010-2050 Growth



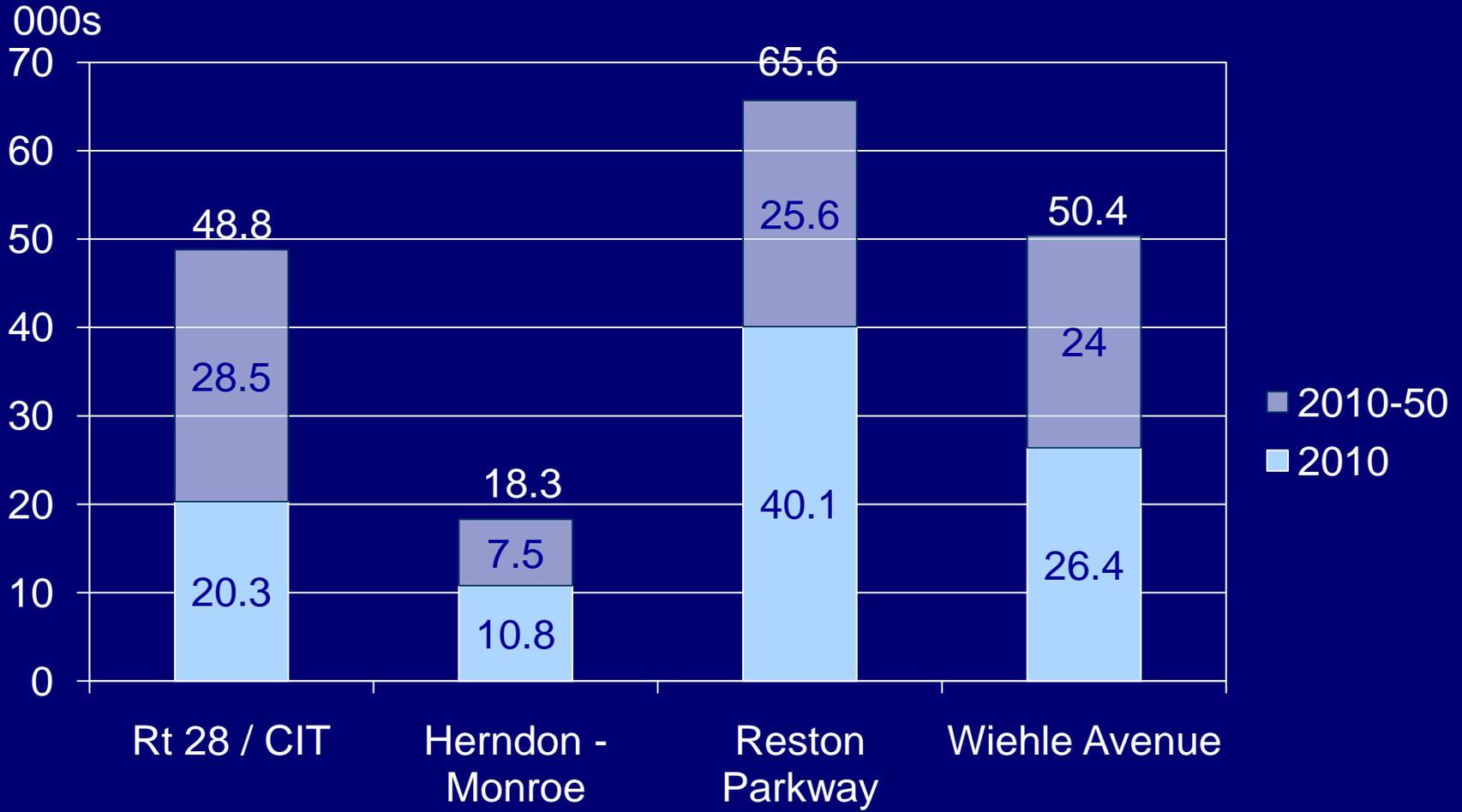
Route 28/CIT Metro Station Area Households Forecast Range, 2010 - 2050



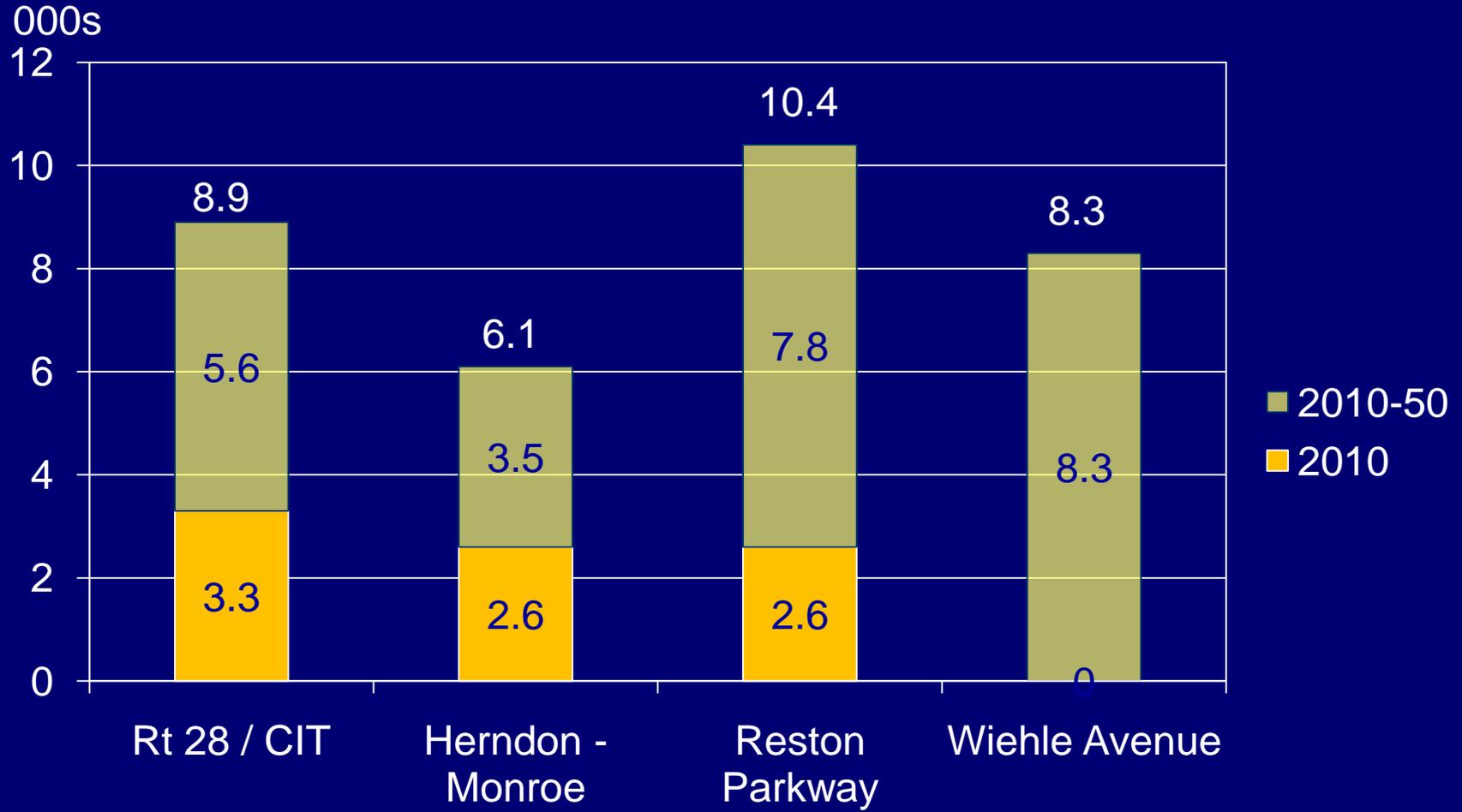
Route 28/CIT Metro Station Area Employment Forecast Range, 2010 - 2050



Employment by Station Area 2010 and Growth to 2050



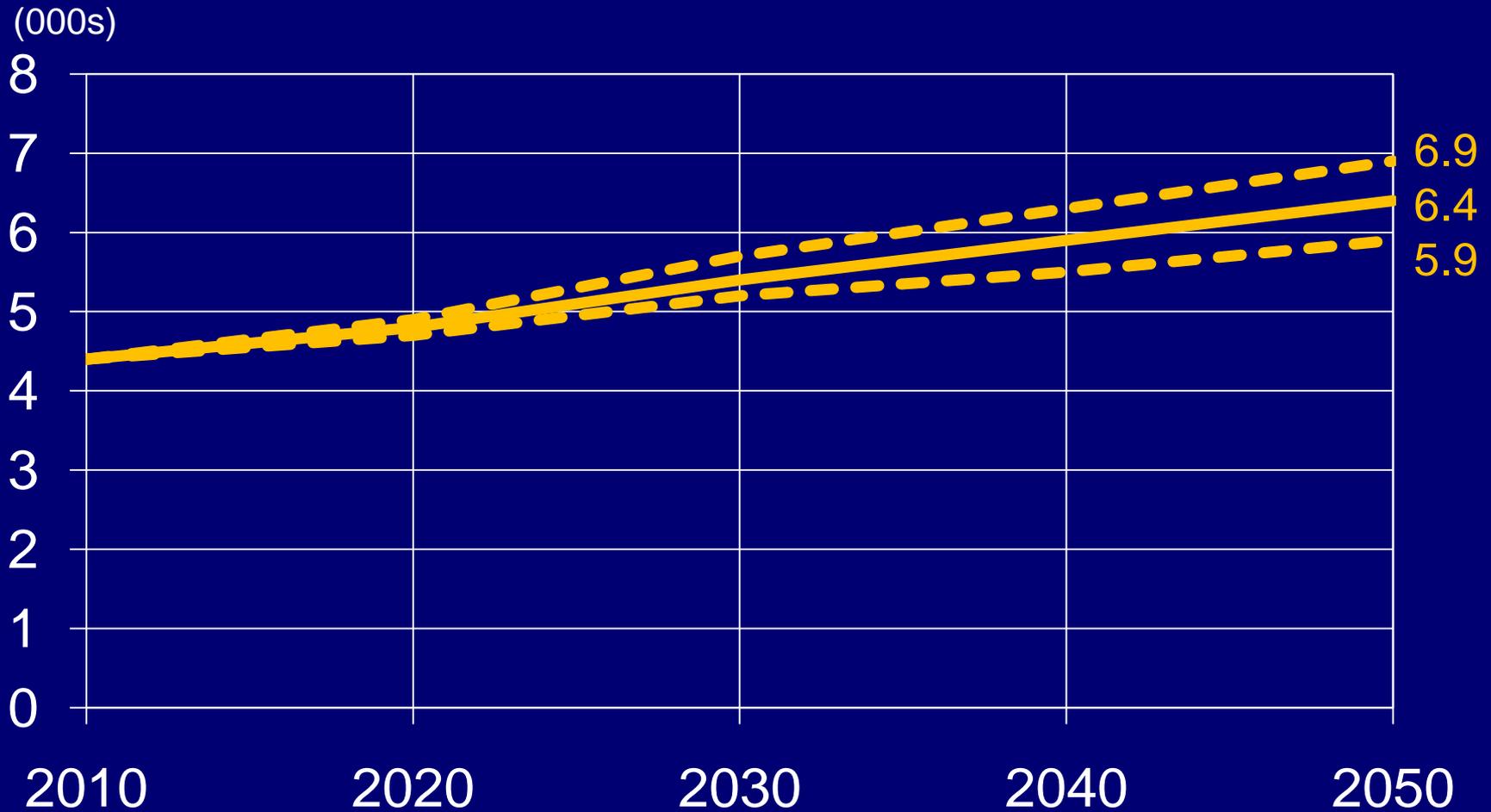
Households by Station Area 2010 and Growth to 2050



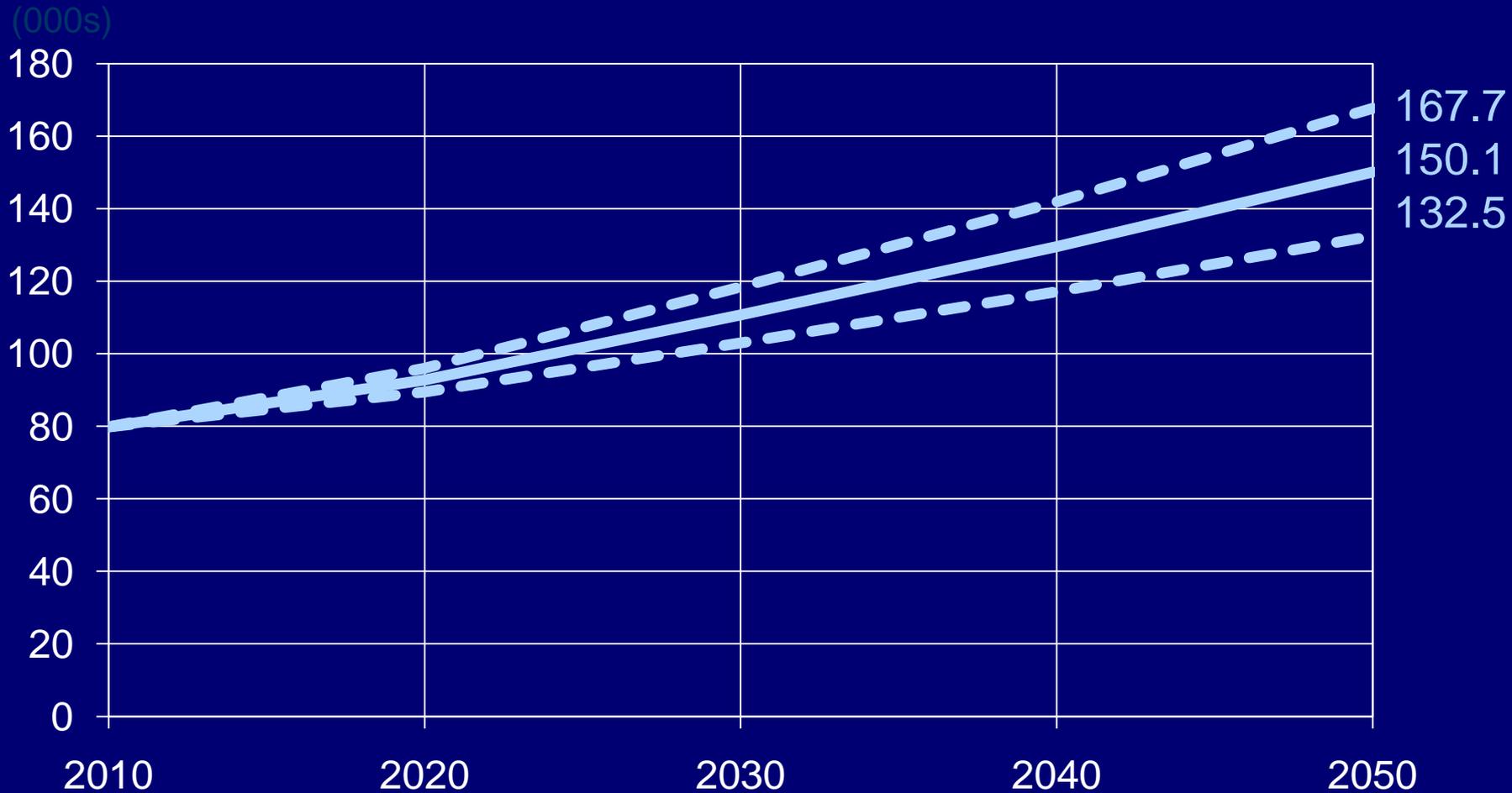
Forecasts for Route 28 Corridor

- Similar to assumptions for the Rail Corridor, Job Growth for 2010-20 will be faster in other County areas and will gain momentum in the Rt 28 Corridor in 2020+.
- For 2020-2030, job growth will accelerate and share of county totals will increase, - competitive advantage of proximity to airport and available land.
- The corridor will grow only moderately in HH growth, and that will likely be mostly multi-family.

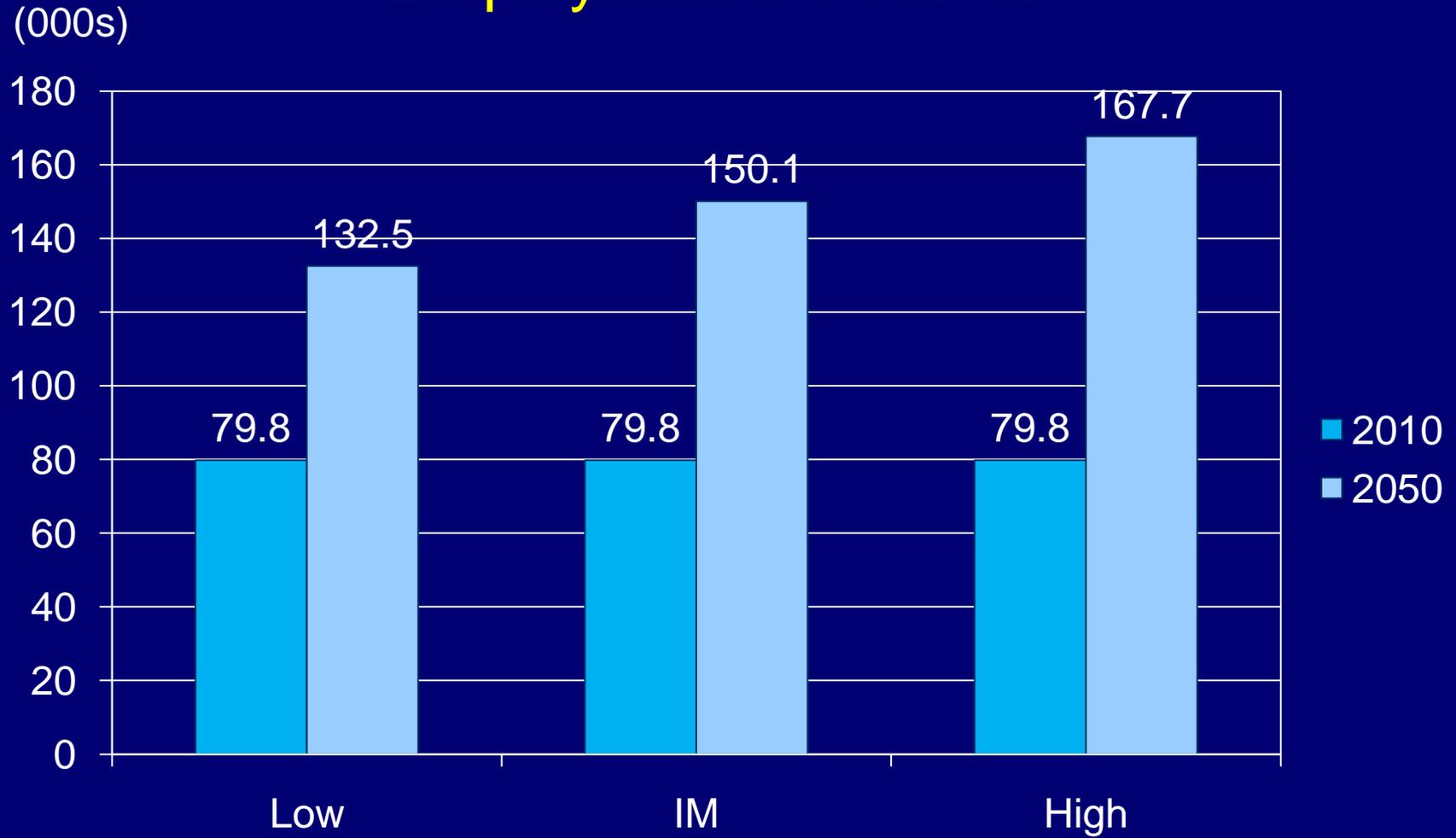
Route 28 Corridor Households Forecast Range, 2010 - 2050



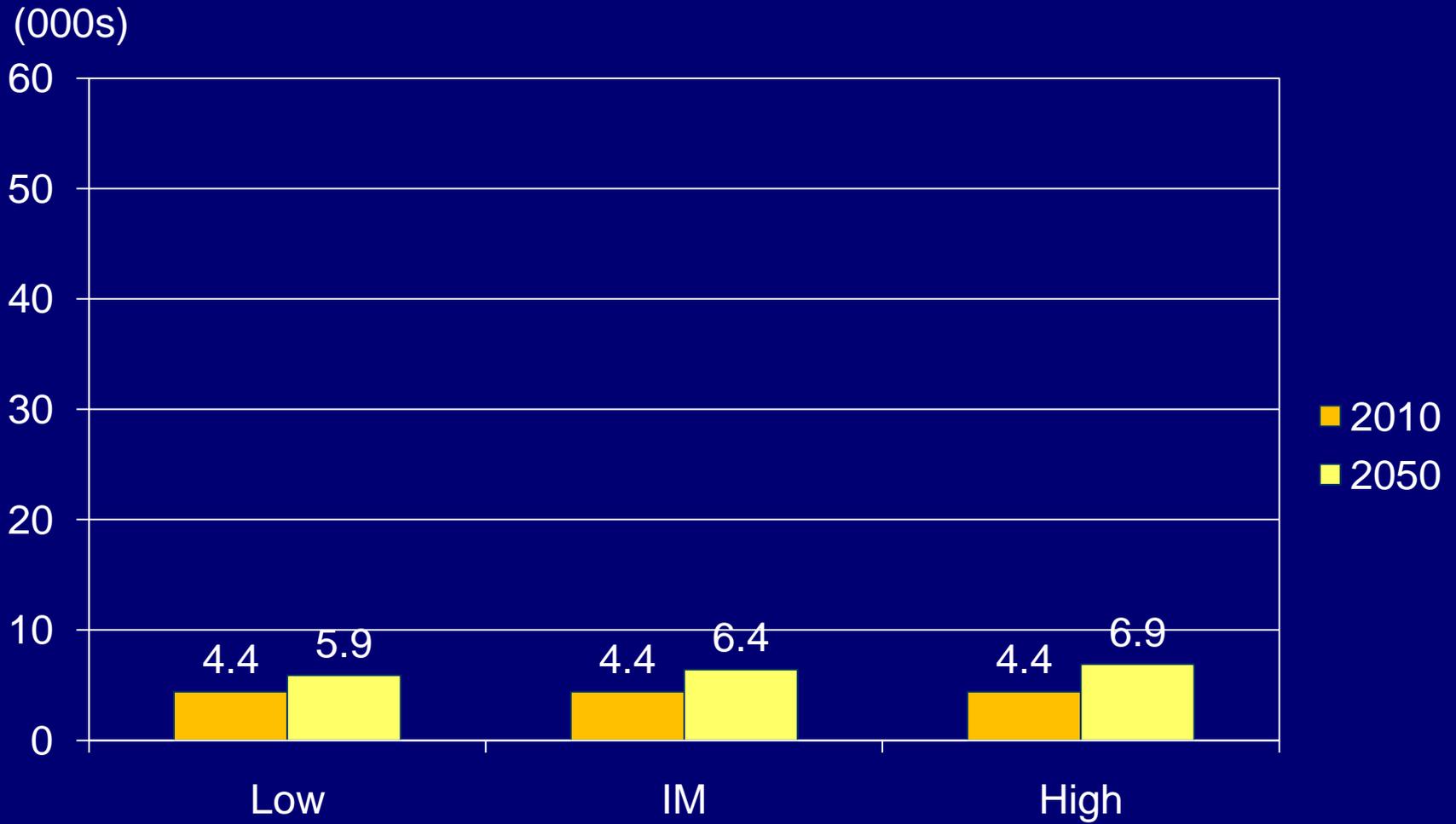
Route 28 Corridor Employment Forecast Range, 2010 - 2050



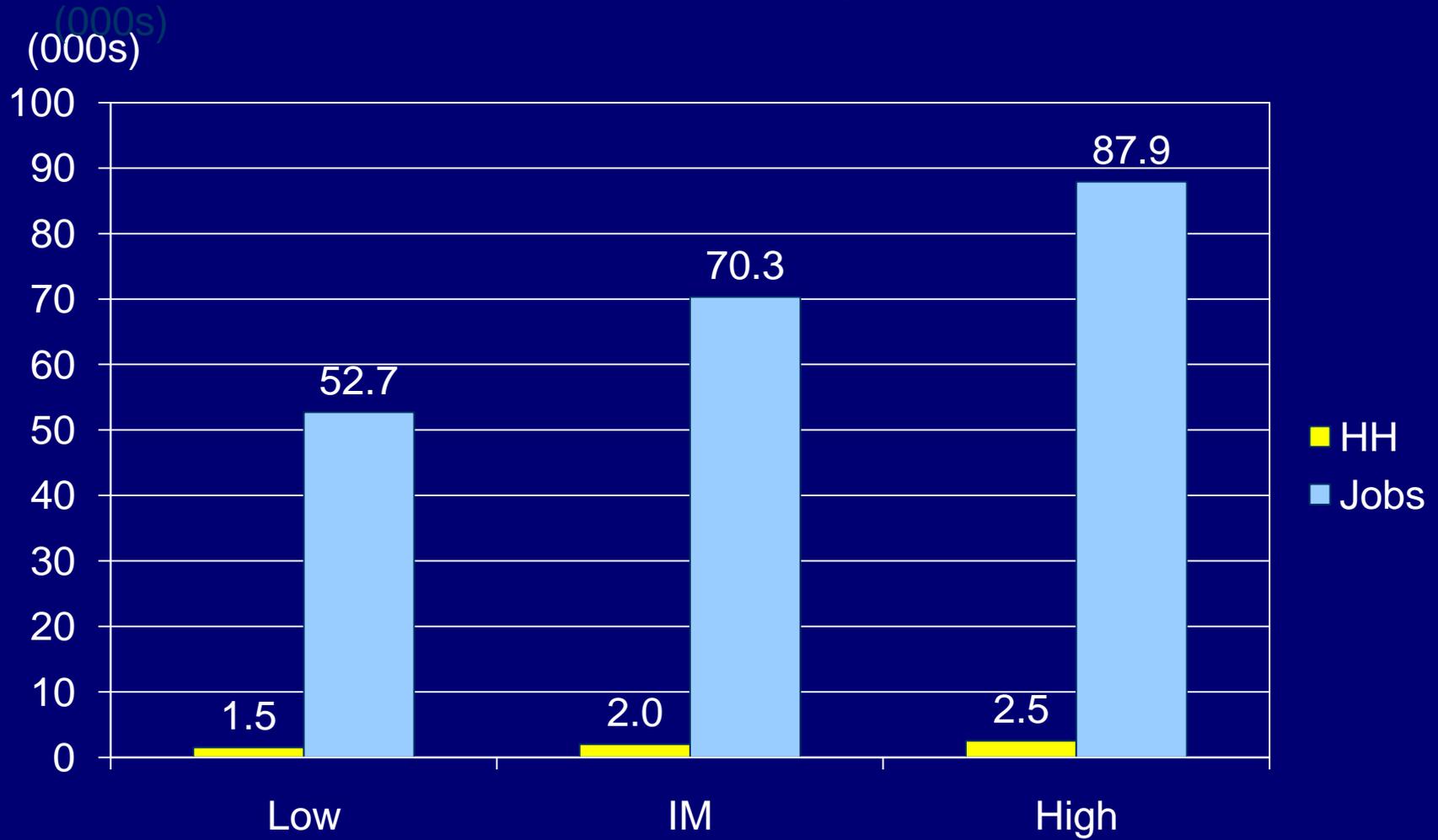
Route 28 Corridor Employment Forecasts



Route 28 Corridor Household Forecasts

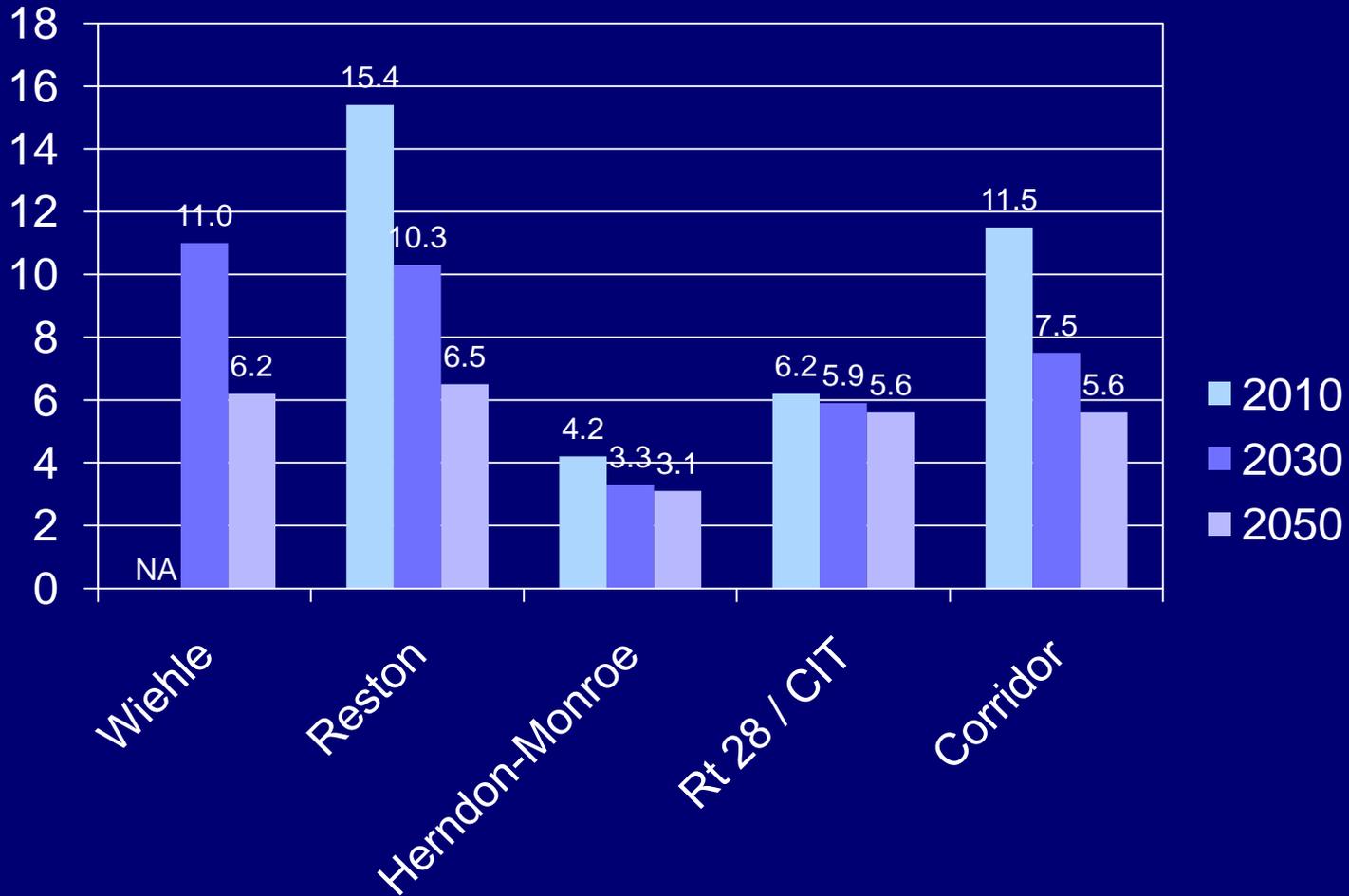


Route 28 Corridor 2010-2050 Growth

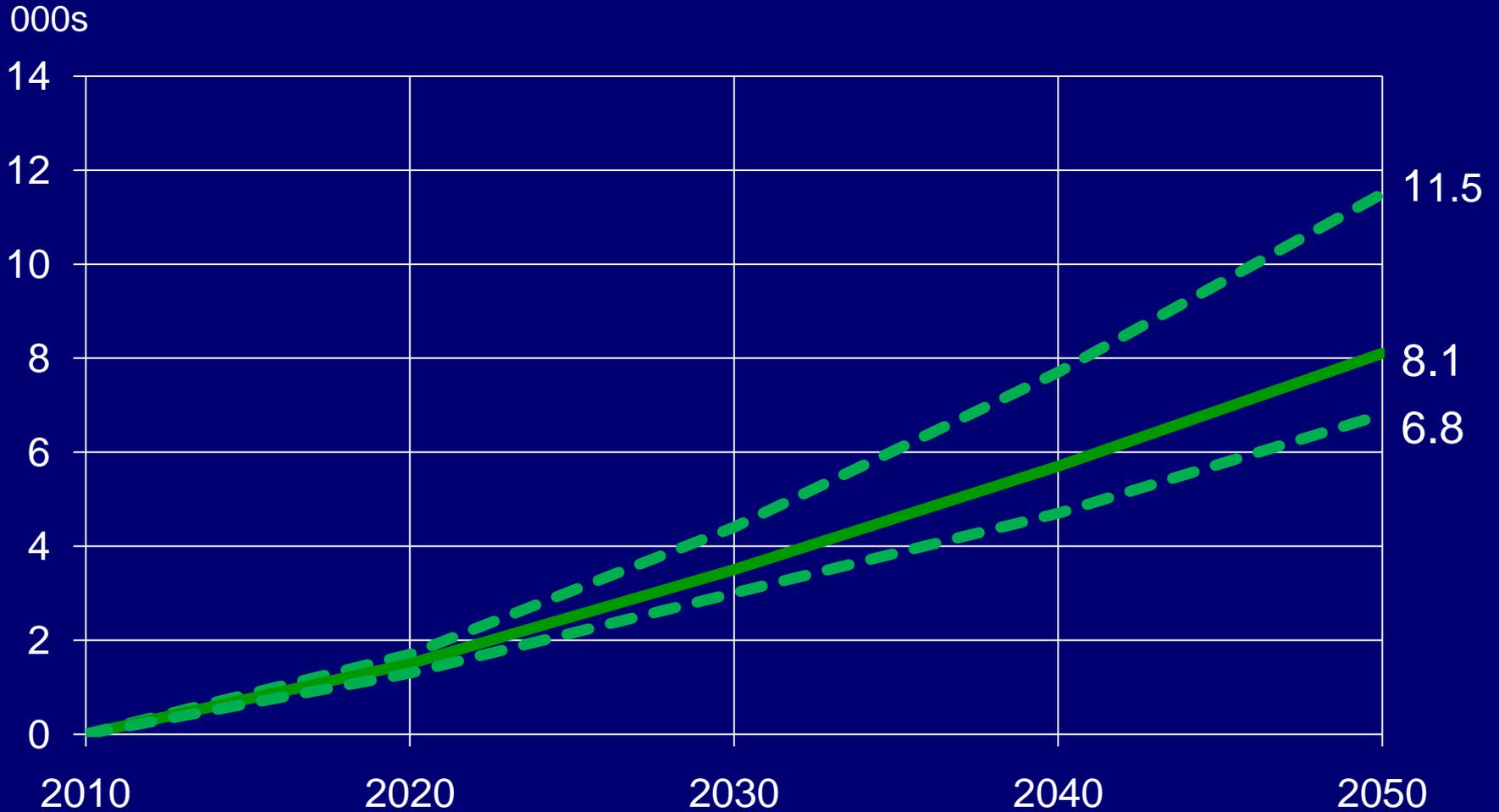


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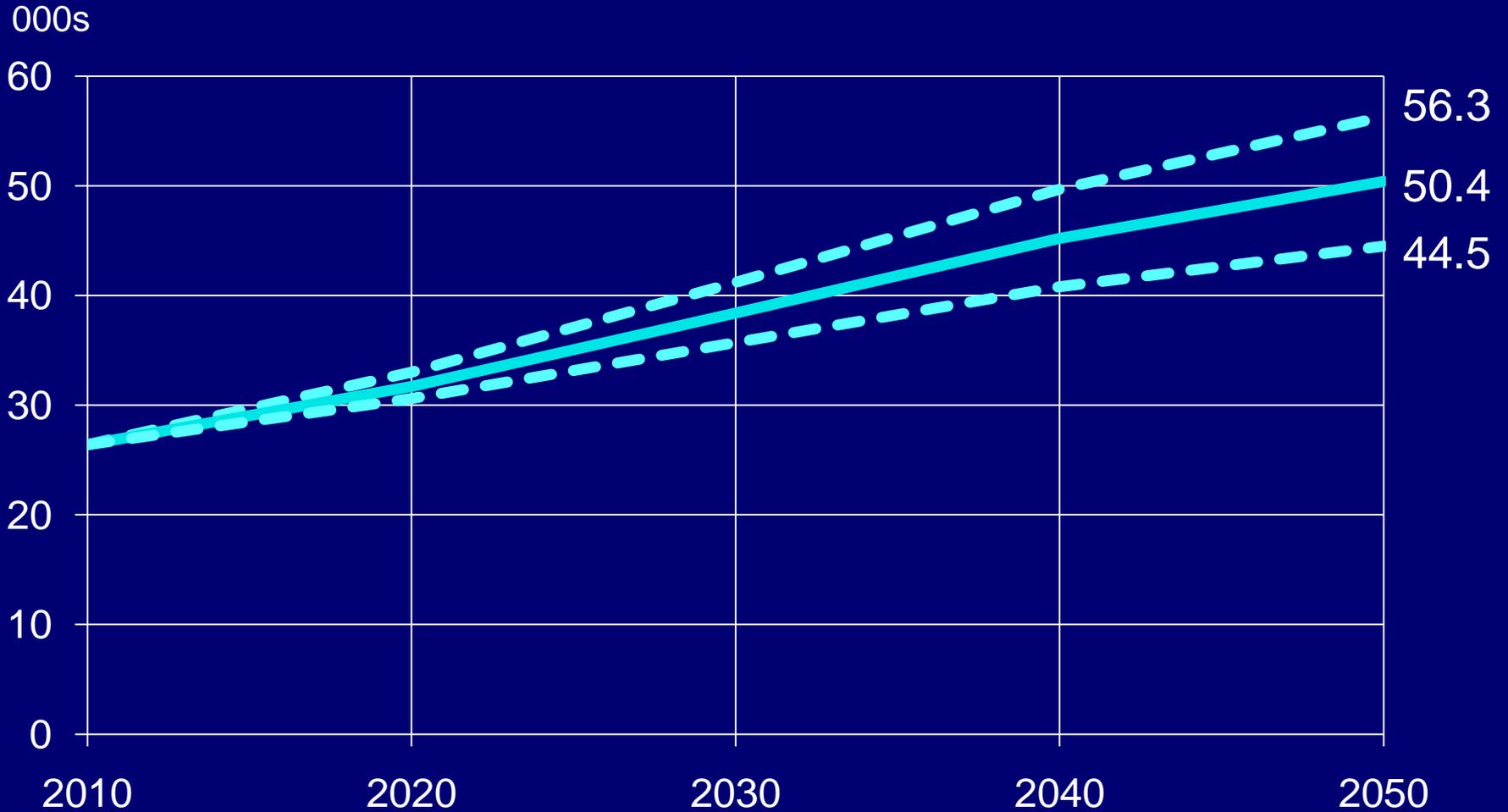
Ratio of Jobs to Households 2010-2030-2050



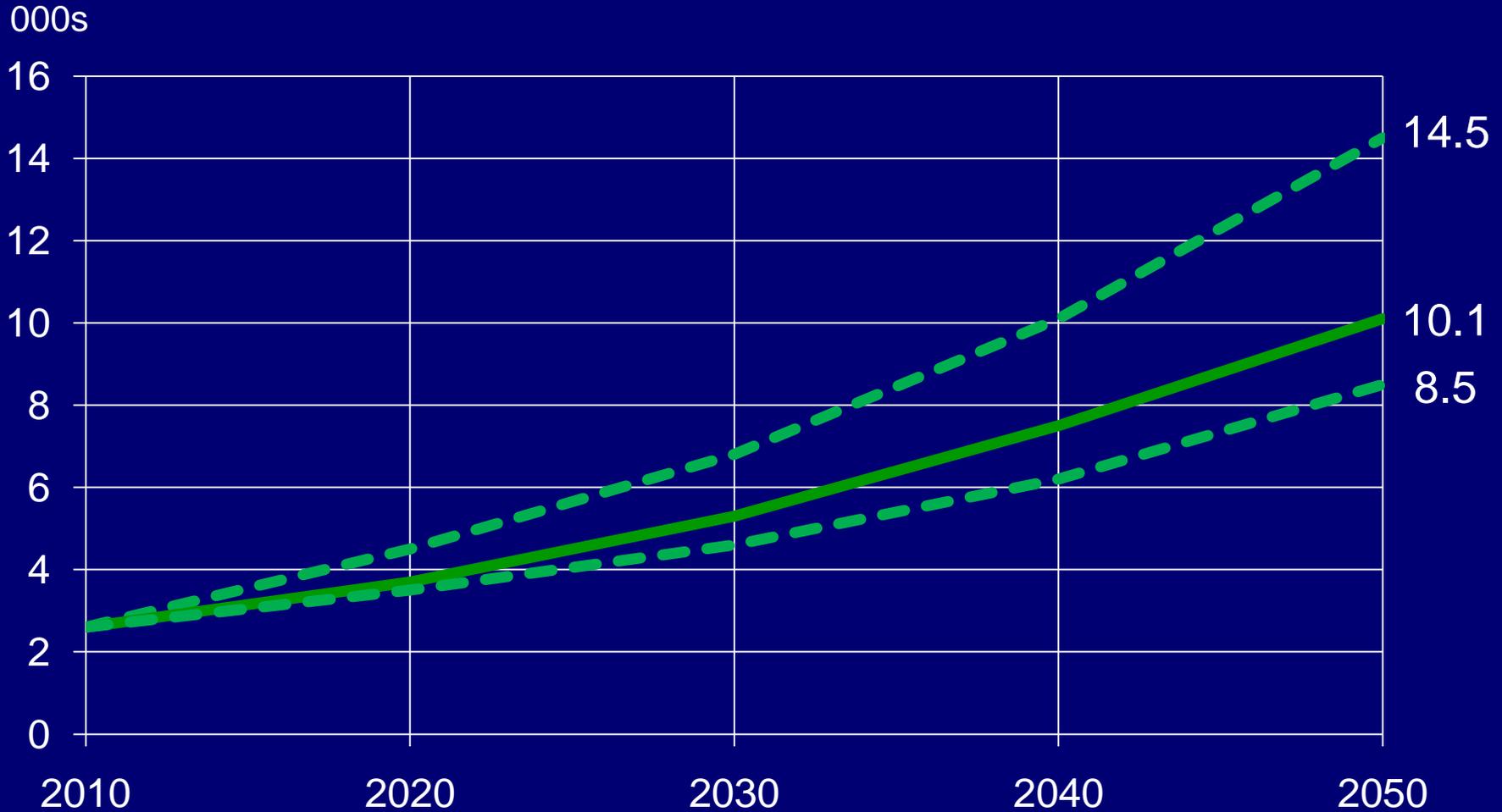
Wiehle Avenue Metro Station Area Households Forecast Range, 2010 - 2050



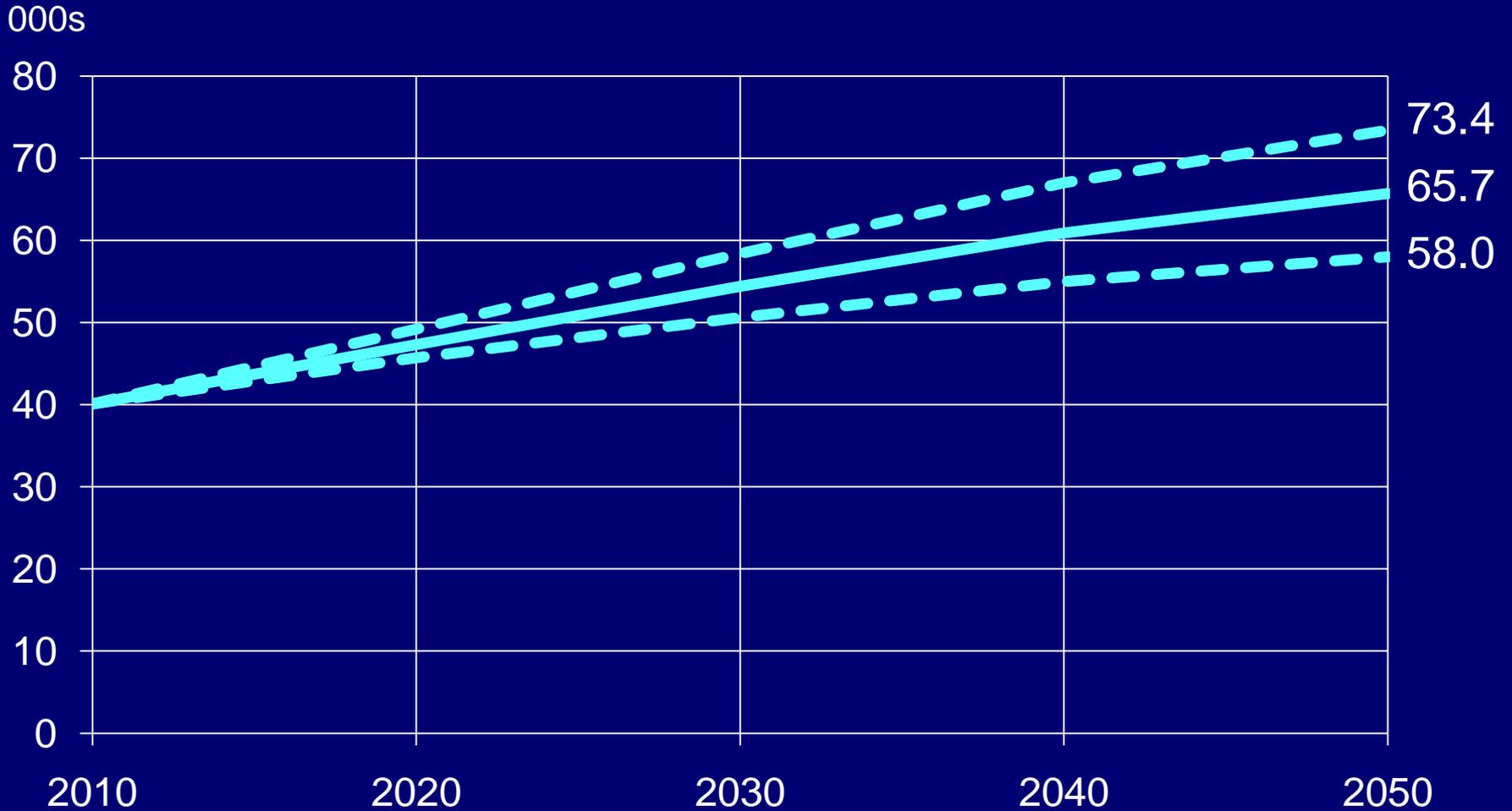
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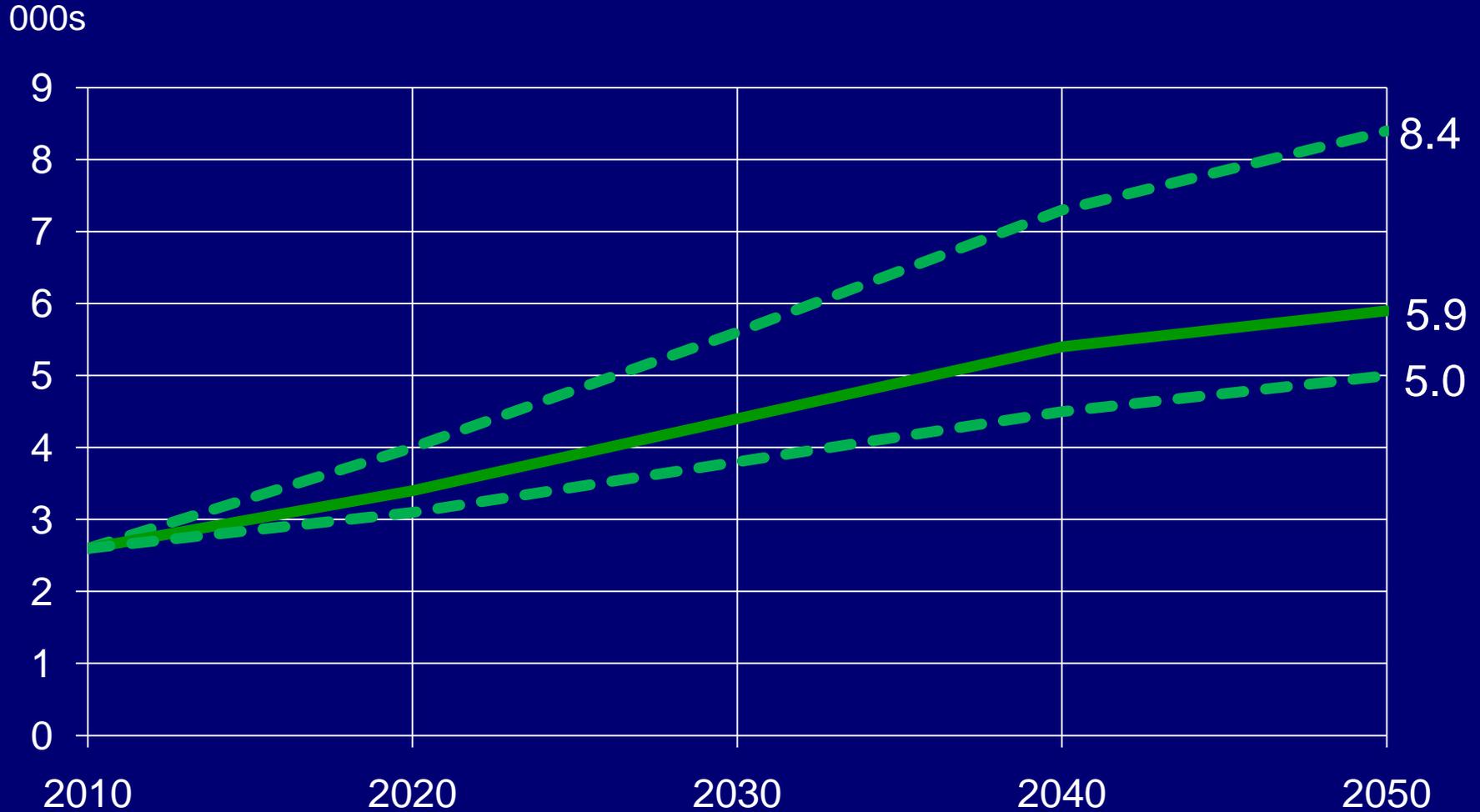
Reston Parkway Metro Station Area Households Forecast Range, 2010 - 2050



Reston Parkway Metro Station Area Employment Forecast Range, 2010 - 2050



Herndon-Monroe Metro Station Area Households Forecast Range, 2010 - 2050



Herndon-Monroe Metro Station Area Employment Forecast Range, 2010 - 2050

