



PLANNING & DEVELOPMENT



One Reston Population Estimates

Reston Task Force Presentation

February 22, 2021

Reston Target Population

1. Review Methodology to Calculate Comprehensive Plan Development Potential
2. Case Studies: Compare Specific Zoning Approvals to Comprehensive Potential

Steps for Deriving a Scenario for One Reston Target Population

Step 1: Interpret Comprehensive Plan & Quantify Development Potential

Comprehensive Plan Text

Dwelling Units

Population Estimate

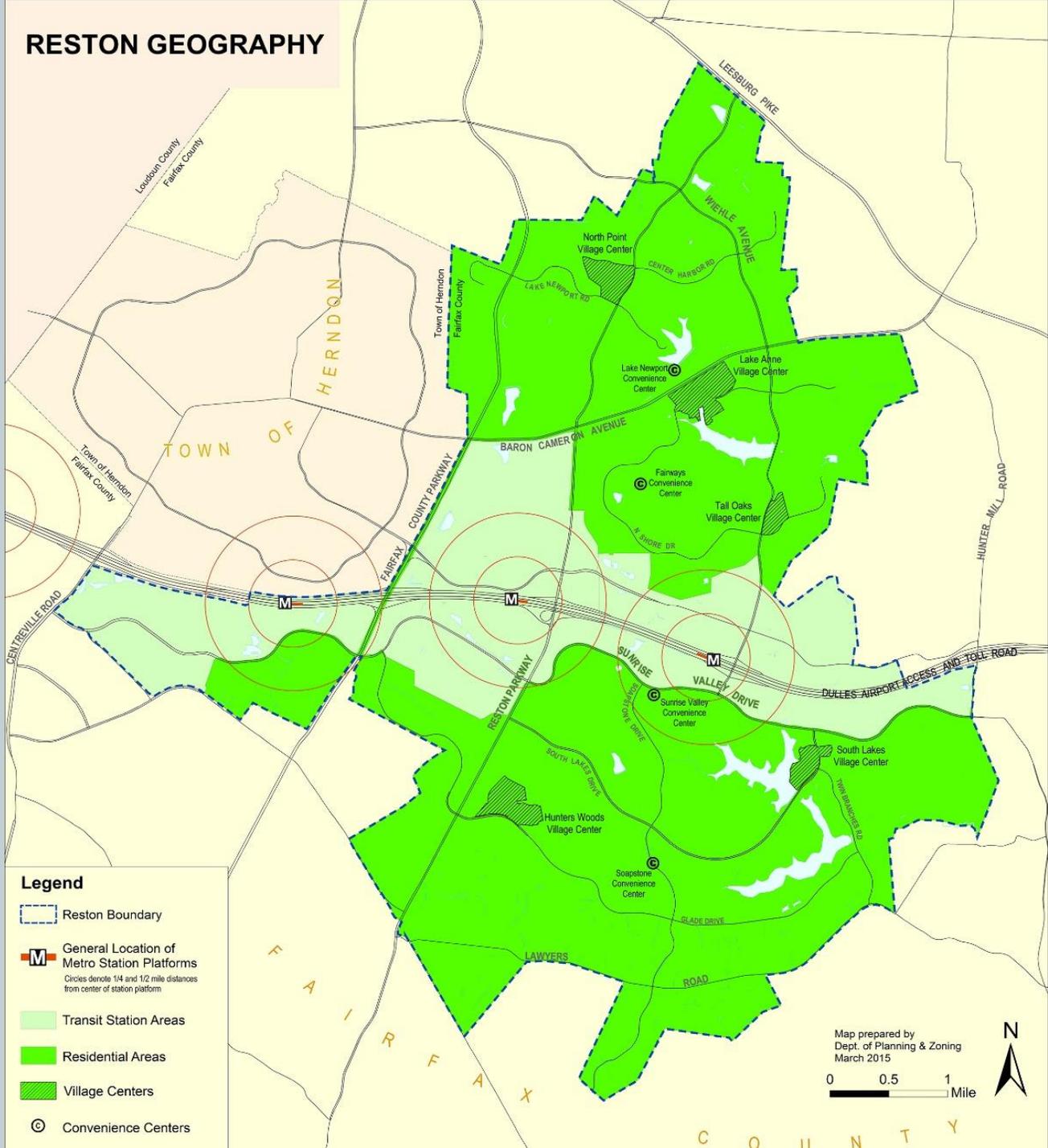
Population Target

Step 2: Apply Average Household Factors

Step 3: Adjust to reflect Zoning approvals/
Construction

One Reston Area

-  Transit Station Areas
-  Village Centers
-  Primarily Residential Area / PRC



Understanding Development Potential

- Comprehensive Plan Potential
- Existing Development
- Zoning Approvals

Comprehensive Plan

Development Potential: Two Scenarios

Comprehensive Plan Options

Comprehensive Plan Development options can be categorized into:

- Single-use options

Example: Residential use at 1-2 dwelling units per acre OR Office use at 0.5 FAR etc.

- Mixed Use Options

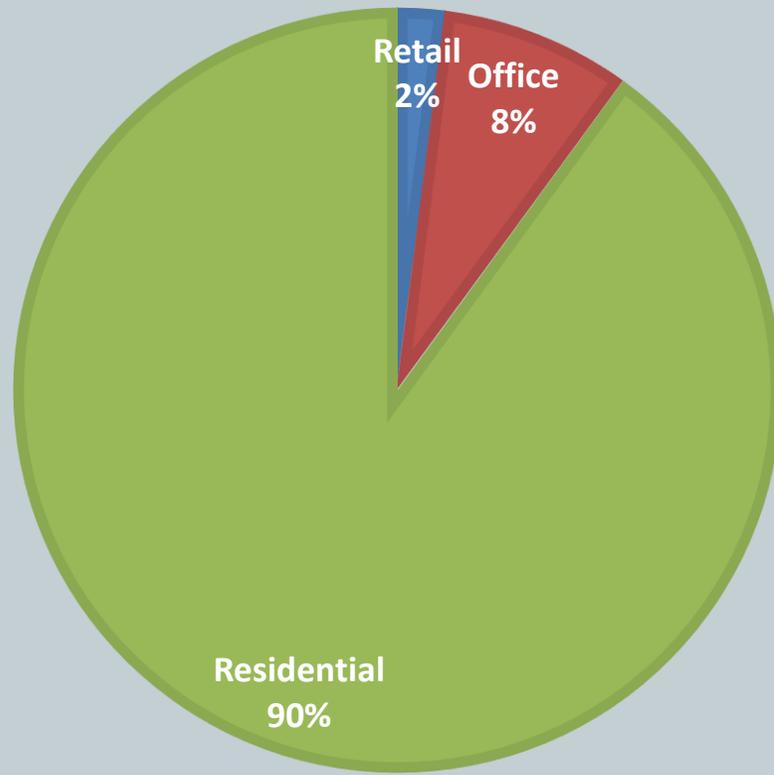
Example: Mixed use up to .70 FAR with office, retail, and residential uses. The mixed-use development should include one of the two following mix of uses :

- A) Retail use, 5-10% - Office use, 20-0% - Residential units, 50-60%
- B) Retail/office use, 5-10% - Residential units, 90-95%

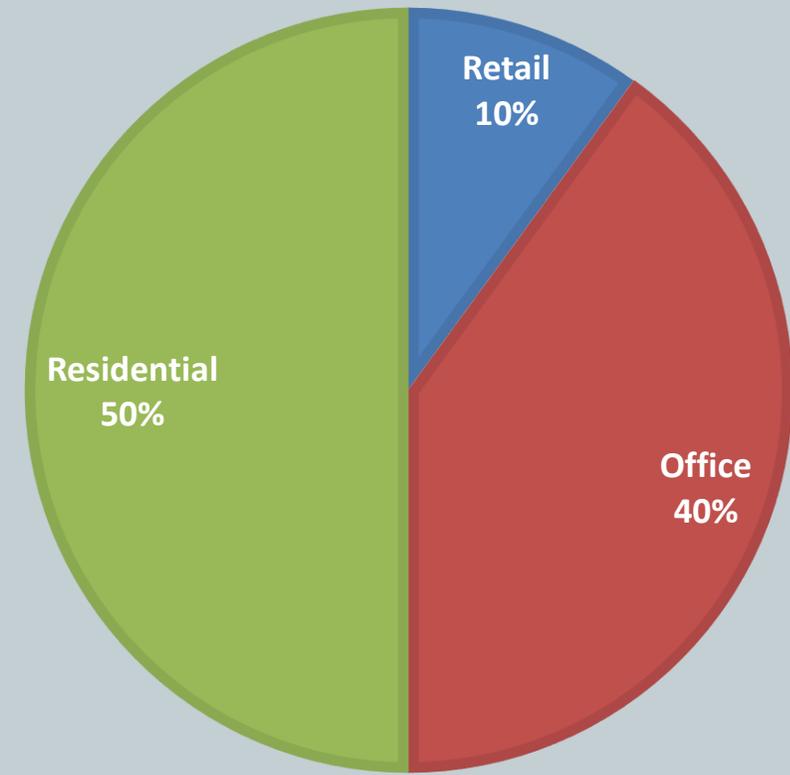
An area can have can have one or more Single-Use **AND/OR** Mixed Use Options.
Some of the options may have been **implemented** through development process.

Maximum Development Scenarios: Example

Maximum Residential



Maximum Non-Residential



Plan Buildout Scenarios

Given that there could be multiple permutations and combinations in which the Plan/Development options can be implemented...

- **Maximum Residential Scenario:** What if all the options that **maximize housing** get implemented?
- **Maximum Non-Residential Scenario:** What if all the options that **maximize commercial development** get implemented?
- **Other “In Between” Scenarios:** What are the possible future land use scenarios for a given area?

One Reston

Two : Comprehensive Plan Potential Scenarios

Maximum Residential Scenario						
Residential	Office	Retail	Industrial	Institutional	Hotel	Total Non-Residential Development
73,573 dwelling units	33,069,704 (sq.ft.)	3,076,435 (sq.ft.)	467,968 (sq.ft.)	3,824,536 (sq.ft.)	4,864,080 (sq.ft.)	45,302,723 (sq.ft.)

Maximum Non-Residential Scenario						
Residential	Office	Retail	Industrial	Institutional	Hotel	Total Non-Residential Development
58,265 dwelling units	39,894,998 (sq.ft.)	2,889,079 (sq.ft.)	467,968 (sq.ft.)	3,824,536 (sq.ft.)	4,486,958 (sq.ft.)	51,563,539 (sq.ft.)

Existing Development

What is on the ground now?

What is on the ground now?

Reston: Existing Development

	Residential (dwelling units)	Office (sq.ft.)	Retail (sq.ft.)	Industrial (sq.ft.)	Institutional (sq.ft)	Hotel (sq.ft.)	Non-Residential (sq.ft)
Transit Station Areas (TSAs)	9,412	22,619,455	1,262,752	808,563	673,603	1,034,201	26,398,574
Outside TSAs	22,124	345,921	641,331	4,999	1,586,036	0	2,578,287
Reston Total	31,536	22,965,376	1,904,083	813,562	2,259,639	1,034,201	28,976,861

Zoning Scenario

What if zoning approvals were built?

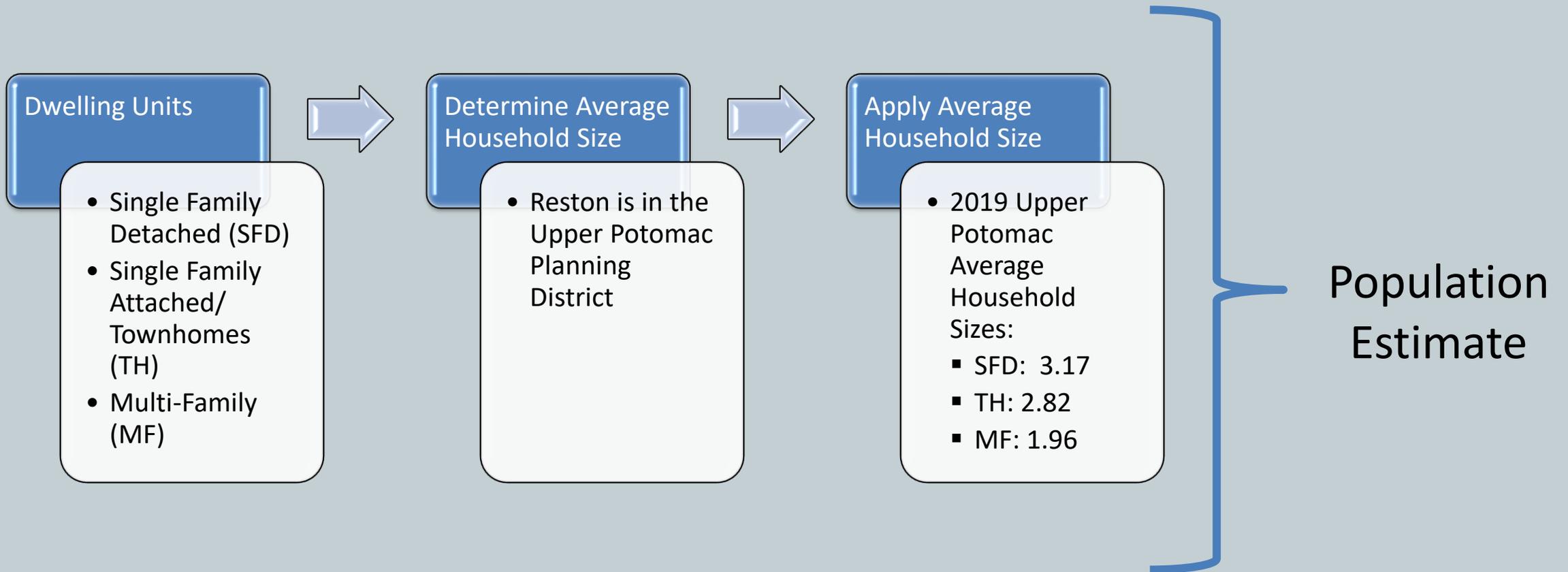
What If Zoning Approvals Are Built?



	Residential	Non-Residential
Approved Zoning Cases	18,317 (dwelling units)	16,103,423 (sq.ft.)
All Other Existing Buildings	28,668 (dwelling units)	22,875,698 (sq.ft.)
Zoning Approval Scenario Total	46,985 (dwelling units)	38,979,121 (sq.ft.)

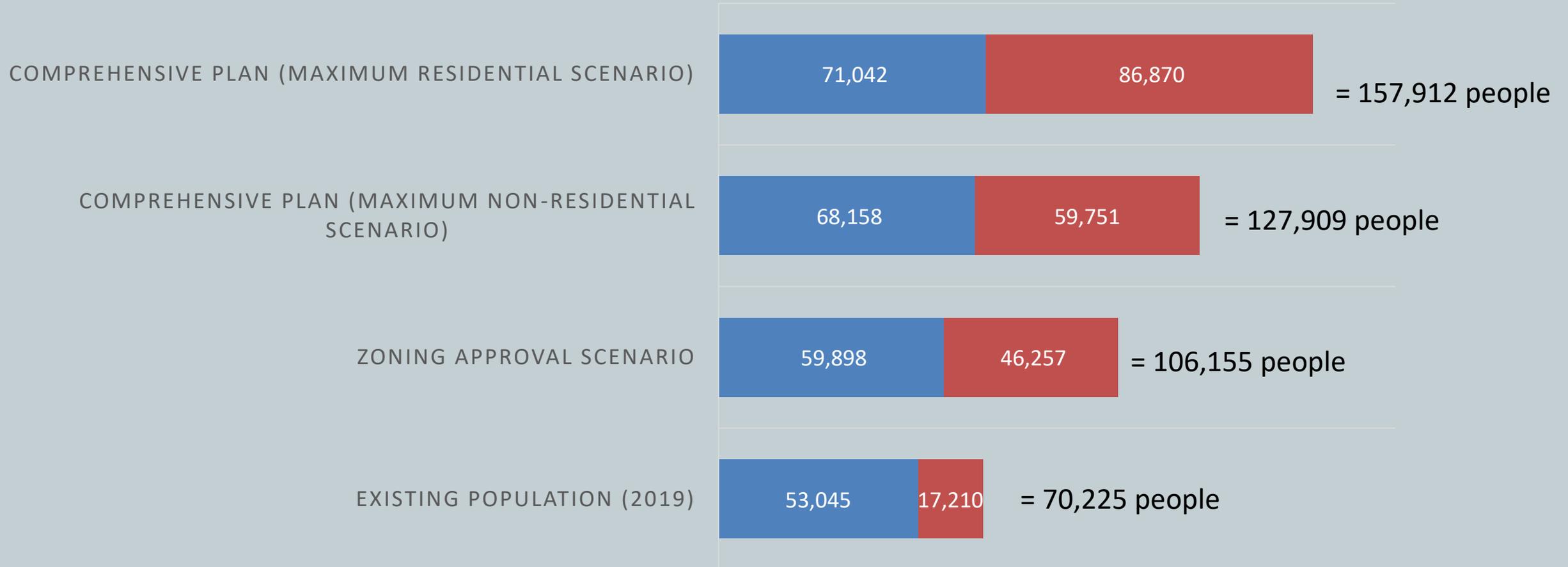
Conversion to Population Estimates

Convert Dwelling Units to Population Estimate



Reston Population Scenarios

■ Outside of TSA's ■ In TSA's



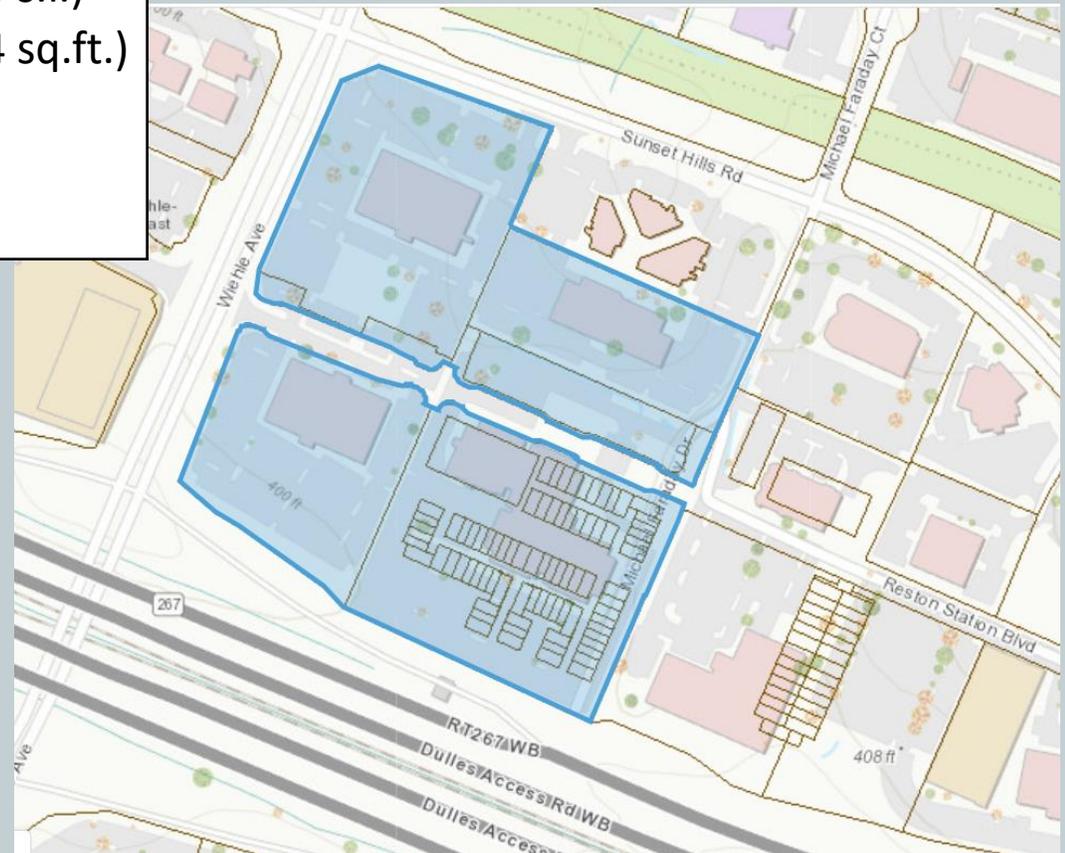
Note: Except for “Existing Population”, population scenarios were calculated using Upper Potomac average household sizes from the 2019 Fairfax County Demographics Report.

Case Studies: Reston

Midline

Zoning Approval: JBG	Comprehensive Plan Potential
<ul style="list-style-type: none">• 965 Multifamily; 115 Townhouse dwelling units (1,400,665 sq.ft.)• 472,595 s.f. non-residential• 2.5 FAR Total= 1,873,260 sq.ft.	<ul style="list-style-type: none">• 3.0 FAR (on 384,820 s.f.)• 1.5 FAR (on 394,924 sq.ft.)=• 1,746,846 sq.ft.

The zoning approval was **107%** of Comprehensive Plan Potential.



Campus Commons

Zoning Approval: Campus Commons	Comprehensive Plan Potential
<ul style="list-style-type: none">• 655 Multifamily dwelling units (802,694 s.f.)• 551,030 s.f. non-residential• 2.7 FAR Total= 1,353,724 sq.ft.	<ul style="list-style-type: none">• 2.5 FAR (on 505,296 s.f.) = 1,263,240 sq.ft.

The zoning approval was **107%** of Comprehensive Plan Potential.



1941 and 1915 Roland Clarke

Zoning Approval: 1941 & 1915 Roland Clark Place	Comprehensive Plan Potential
<ul style="list-style-type: none">• 306 Multifamily dwelling units (337,399 s.f.)• 80,788 sf office• 1.3 FAR Total= 418,187 sq.ft.	<ul style="list-style-type: none">• 3.55 FAR (on 286,034 s.f.) = 1,015,420 sq.ft.

The zoning approval was **41%** of Comprehensive Plan Potential.



Valley & Park

Zoning Approval: JBG	Comprehensive Plan Potential
<ul style="list-style-type: none">• 54 Townhouses Total= 151,600 sq.ft	<ul style="list-style-type: none">• 2.02 FAR (on 150,179 s.f.) = 303,362 sq.ft.

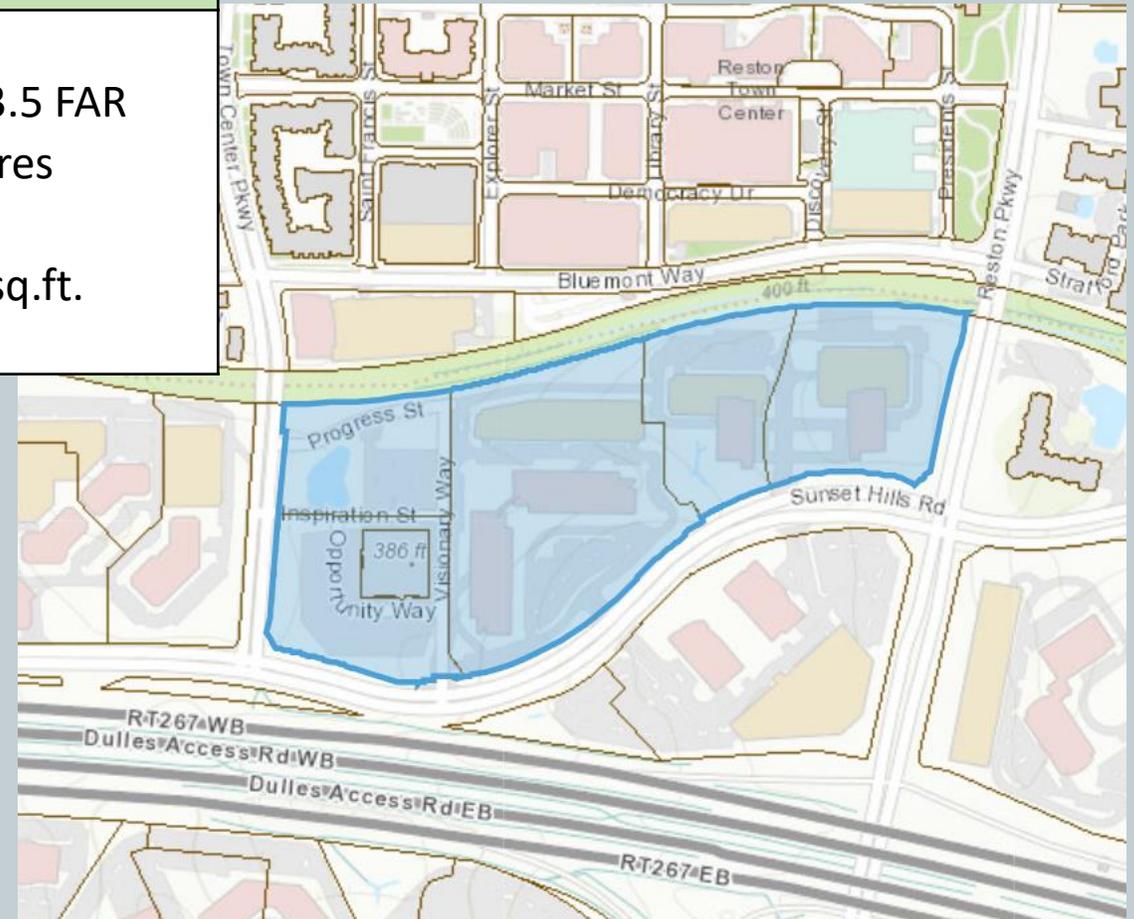
The zoning approval was **50%** of Comprehensive Plan Potential.



Reston Gateway (Boston Properties)

Zoning Approval:	Comprehensive Plan Potential
<ul style="list-style-type: none"> • 2,010 Multifamily dwelling units (1,938,000s.f.) • 2,897,680 s.f. non-residential • 3.22 FAR <p>Total= 4,835,680 sq.ft.</p>	<p>Mix of 1.5 and 3.5 FAR on 33,13 Acres</p> <p>= 4,092,514 sq.ft.</p>

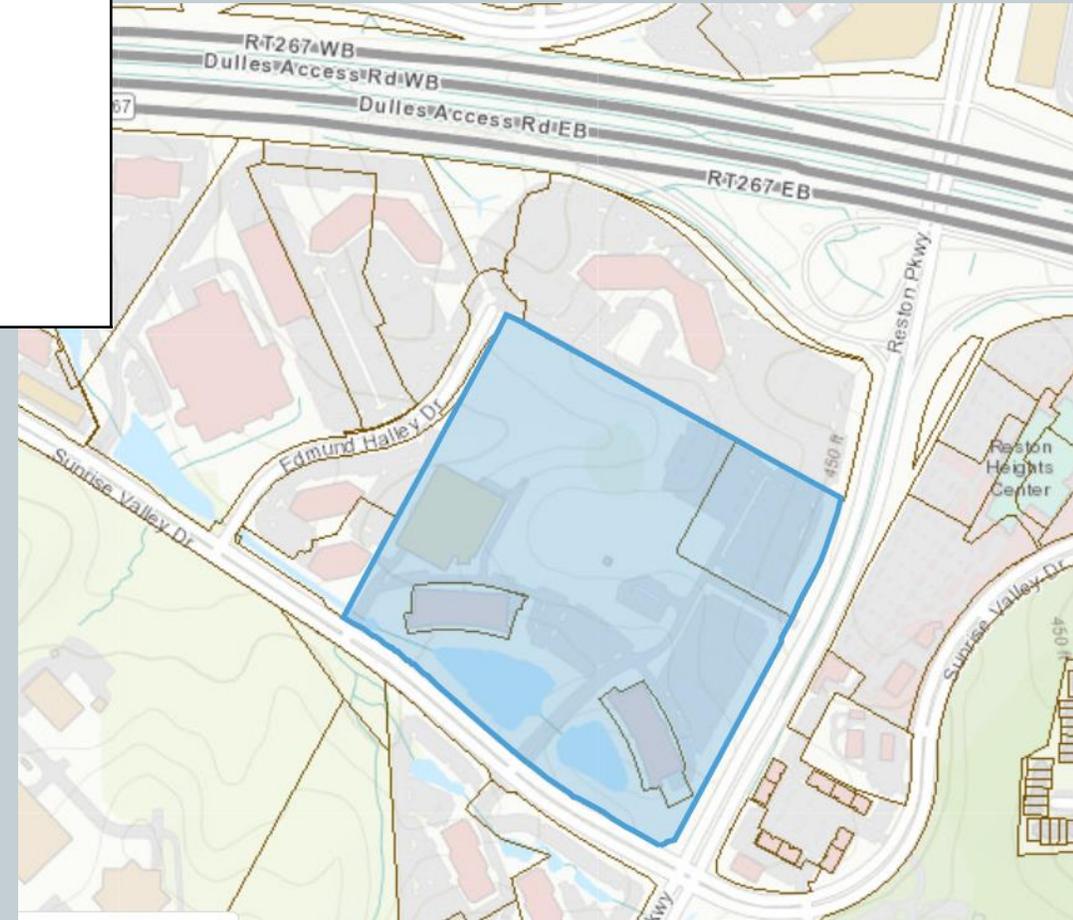
The zoning approval was **118%** of Comprehensive Plan Potential.



Reston Crescent

Zoning Approval:	Comprehensive Plan Potential
<ul style="list-style-type: none">• 1,610 Multifamily dwelling units (1,700,000s.f.)• 2,404,500 s.f. non-residential• 2.62 FAR Total= 4,104,500 sq.ft.	2.5 FAR on 36.1 ac = 3,931,290

The zoning approval was **104%** of Comprehensive Plan Potential.





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Questions ???

Back of Tray Slides

TRANSIT STATION AREAS: What If Zoning Approvals Are Built?



	Residential	Non-Residential
Approved Zoning Cases	16,044 (dwelling units)	15,886,657 (sq.ft.)
All Other Existing Buildings	7,102 (dwelling units)	20,554,306 (sq.ft.)
Zoning Approval Scenario Total	23,146 (dwelling units)	36,440,963 (sq.ft.)

Reston **Transit Station Areas**

Two : Comprehensive Plan Potential Scenarios

Maximum Residential Scenario						
Residential	Office	Retail	Industrial	Institutional	Hotel	Total Non-Residential Development
44,000 dwelling units	29,700,000 (sq.ft.)	2,100,000 (sq.ft.)	590,000 (sq.ft.)	2,400,000 (sq.ft.)	4,900,000 (sq.ft.)	39,690,000 (sq.ft.)

Maximum Non-Residential Scenario						
Residential	Office	Retail	Industrial	Institutional	Hotel	Total Non-Residential Development
29,472 dwelling units	39,504,037 (sq.ft.)	1,724,23 2 (sq.ft.)	462,969 (sq.ft.)	2,464,357 (sq.ft.)	4,486,958 (sq.ft.)	4,486,958 (sq.ft.)

Comprehensive Plan Potential Differs from Employment and Population Forecasts

Comprehensive Plan Potential

- Estimates how much development is possible from Comprehensive Plan guidance
- Estimates development in terms of residential and non-residential square feet
- Assumes some existing development may redevelop in the future
- Does not assume a buildout year

Employment & Population Forecasts

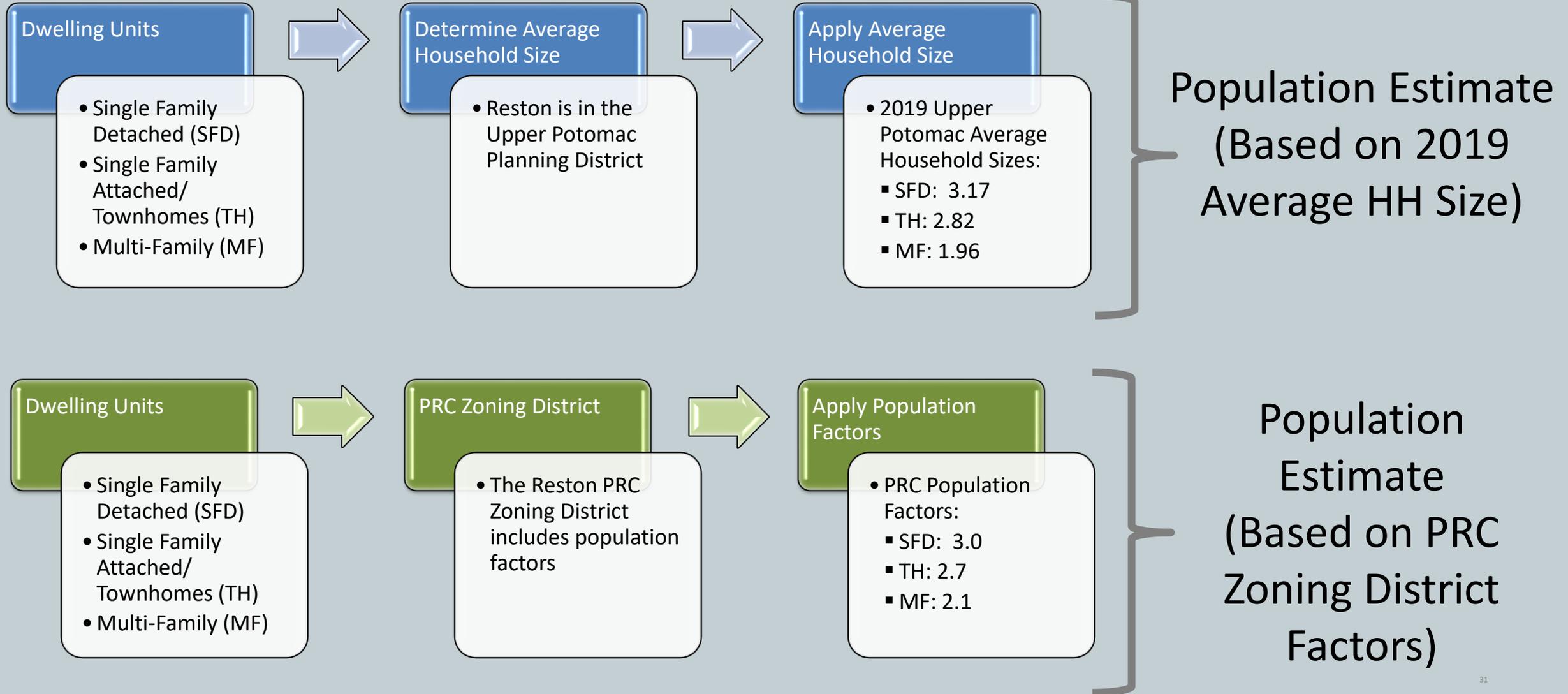
- Fairfax County develops forecasts *cooperatively* with other TPB member jurisdictions & COG
- Forecasts are used in regional transportation models and to compete for Federal/State transportation funds
- Employment forecasts are prepared in 5-year increments.
- Population forecasts are prepared in 1-year increments.

Reston Area, Population Forecast

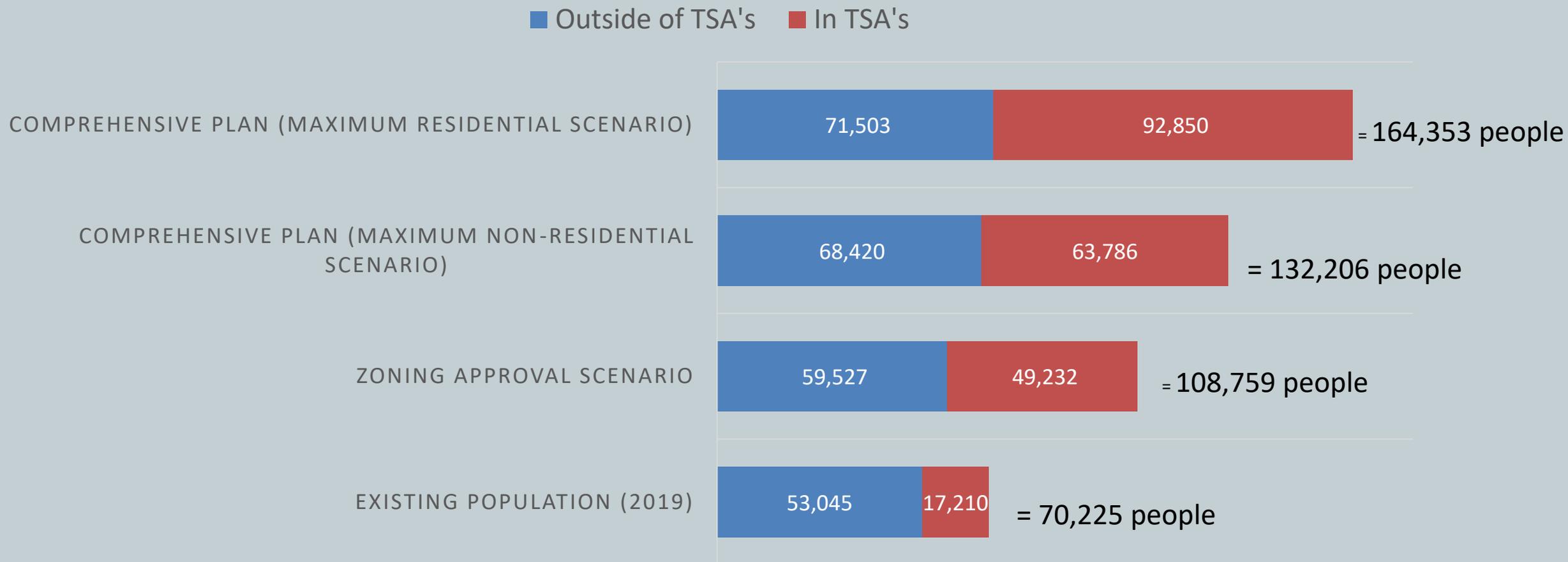
January 2019 Report

YEAR	Population
2020	70,255
2025	75,901
2030	83,733
2035	93,519
2040	102,570
2045	109,936

Convert Dwelling Units to Population Estimate



Reston Population Scenarios: Using PRC Factors



Note: Except for “Existing Population”, population scenarios were calculated using PRC zoning district population factors.