



# **Deriving a One Reston Target Population**

**Reston Task Force Presentation**

**November 23, 2020**

**Note: Presentation revised from 11/23/20 presentation to correct Comprehensive Plan Max. Res. Scenario for Tall Oaks on Slides #13 & 14. Also, slides #15 & #17 corrected to show Hunter Woods Village Center existing retail uses.**

# Reston Target Population

Review Methodology to Calculate Theoretical Reston Population based on the Current Comprehensive Plan.

# Steps for Deriving a Scenario for One Reston Target Population

Step 1: Interpret Comprehensive Plan & Quantify Development Potential

Comprehensive Plan Text

Dwelling Units



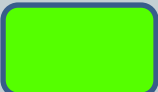
Population Estimate

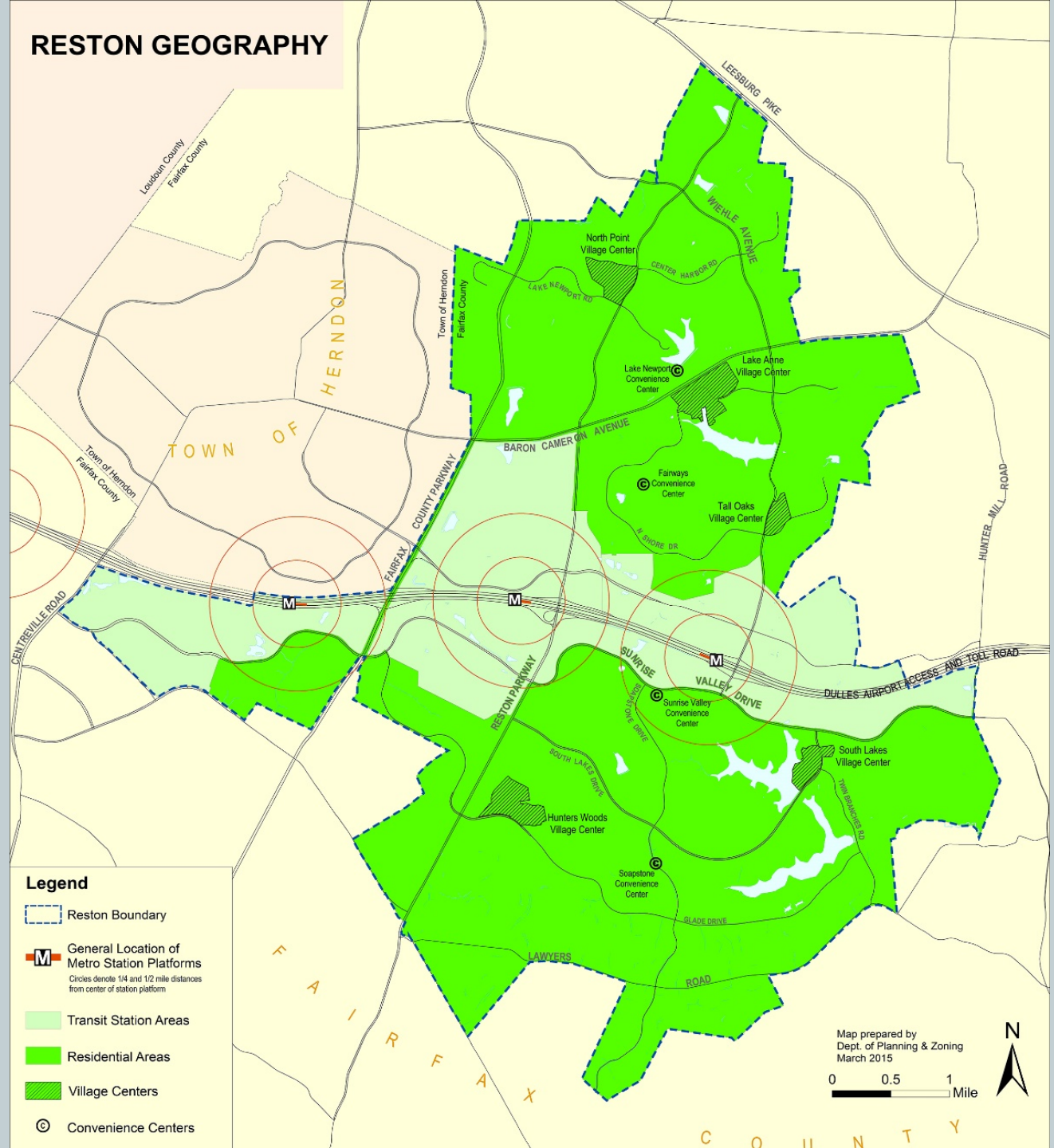
Population Target

Step 3: Adjust to reflect Zoning approvals/  
Construction

Step 2: Apply Average Household Factors

# One Reston Area

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



# STEP 1: Interpret Comprehensive Plan & Quantify Development Potential

# Plan Development Options

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 :

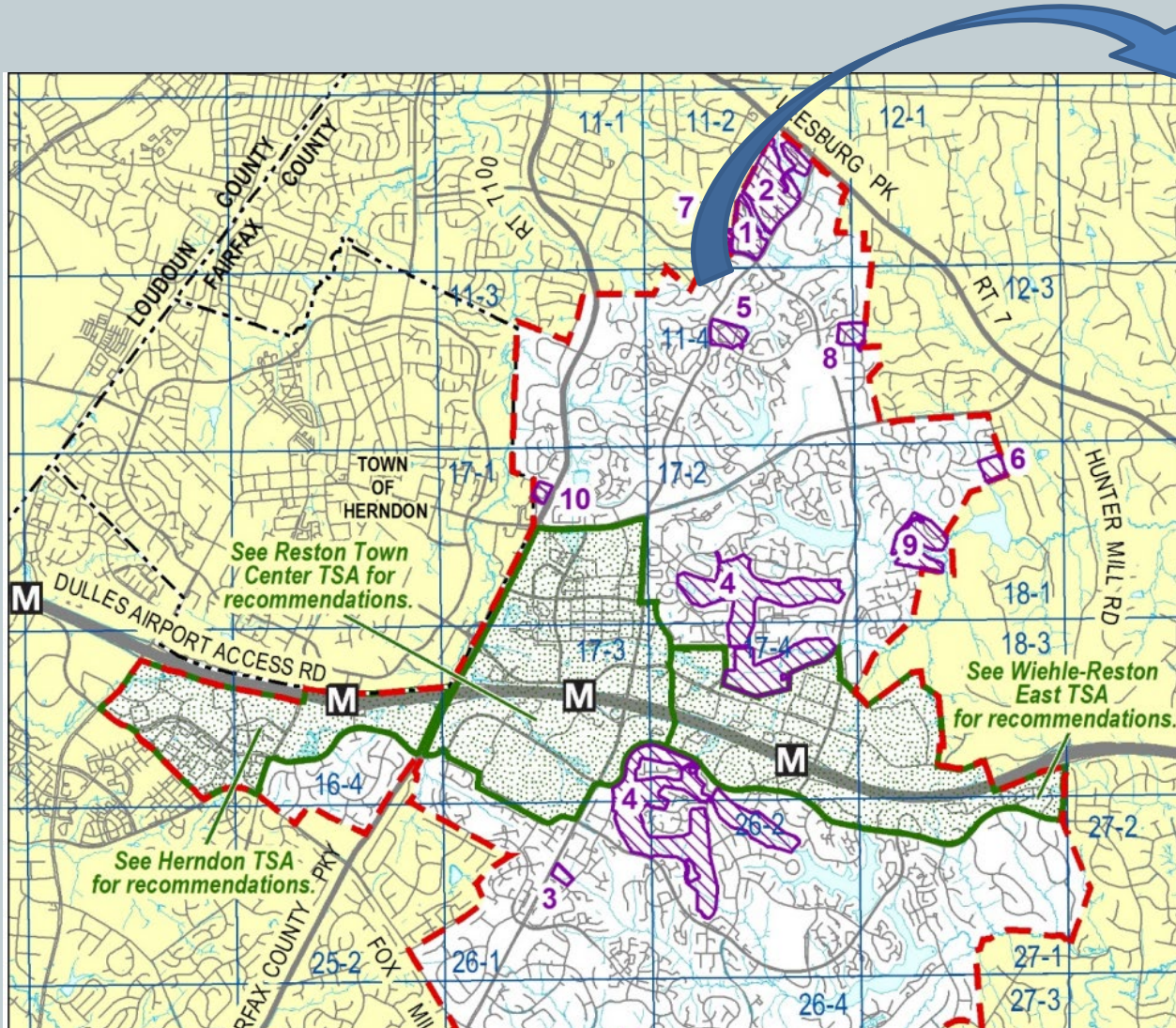
A) Retail use, 5-10% - Office use, 20-0% - Residential units, 50-60%

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.



# Beyond the Base Plan – Land Use Recommendations

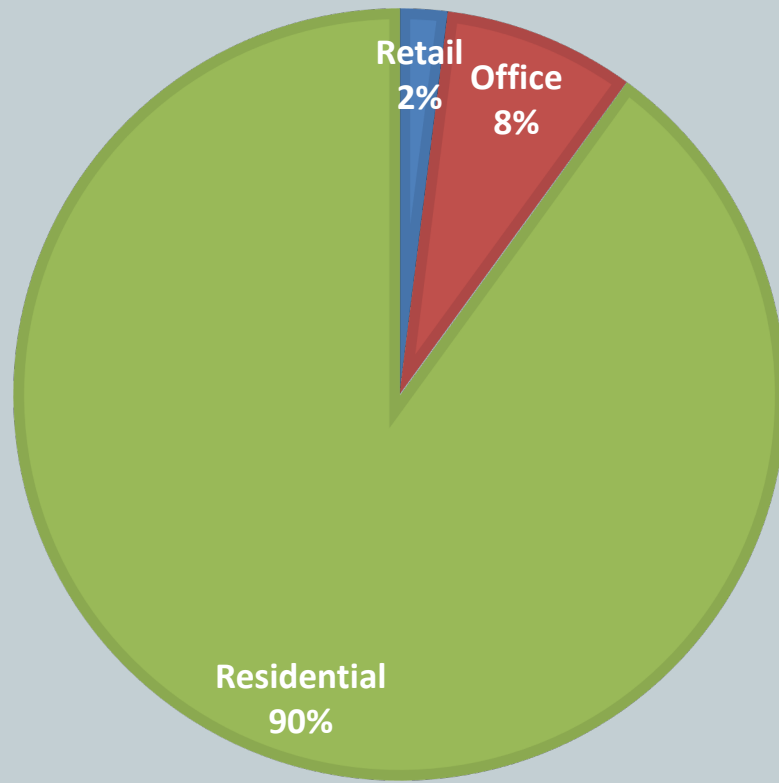


5. The St. Johns Wood apartment property [Tax Map 11-4 ((1)) 12] is planned and developed with Low-density Multi-family residential use. As an option, the property may be redeveloped with Medium-density Multi-family residential use under the following conditions:

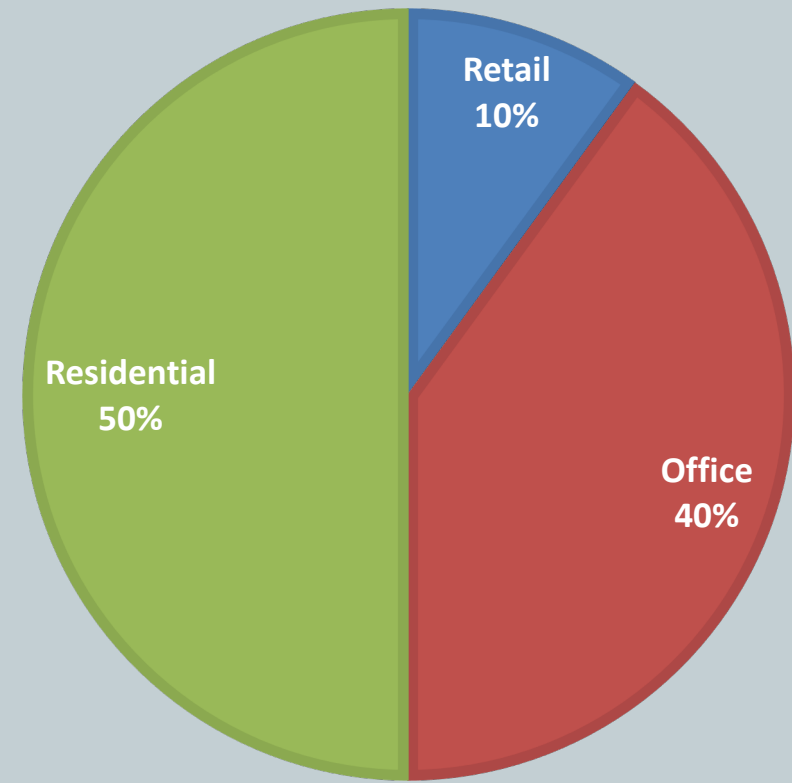
- Redevelopment should embody an organic, natural design to achieve a built environment that is compatible with the property's wooded setting. This objective should be accomplished by preserving the existing mature tree canopy and natural areas around the perimeter of the property that provide a buffer with the adjacent communities. In addition, redevelopment should maintain, through a combination of tree preservation and tree planting, the same overall amount of natural areas as the existing condition of the property.
- The architecture and massing of development should feature context sensitive design that fits into the natural and architectural character of the surrounding area.
- Pedestrian and bicycle connections to existing trails should be provided to enhance safety and connectivity among the property, immediately surrounding uses, the North Point Village Center, and the larger Reston trail network.
  - The streetscape along Reston Parkway should preserve, to the extent possible, the existing wooded buffer and should provide a 10 foot multi-use path rather than be redesigned as an urban sidewalk. The path should be buffered from vehicular traffic, with trees, grasses, and shrubs, to support pedestrian and bicycle users of all ages and experience levels.
- Above-grade structured parking should be wrapped with residential units and/or related amenity spaces (such as a fitness center, business center, community room, or similar amenities) where possible and, where exposed, should be treated with architectural detailing and landscaping.
- The development should include a community gathering space using both hardscape and landscape areas, with a preference for a greater proportion of landscaped open space than hardscape plaza area. To promote gathering, this space should provide plentiful seating, with a combination of stationary and/or movable seating.
  - The community gathering space should provide clear pedestrian connections to the North Point Village Center and surrounding areas.

# 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?

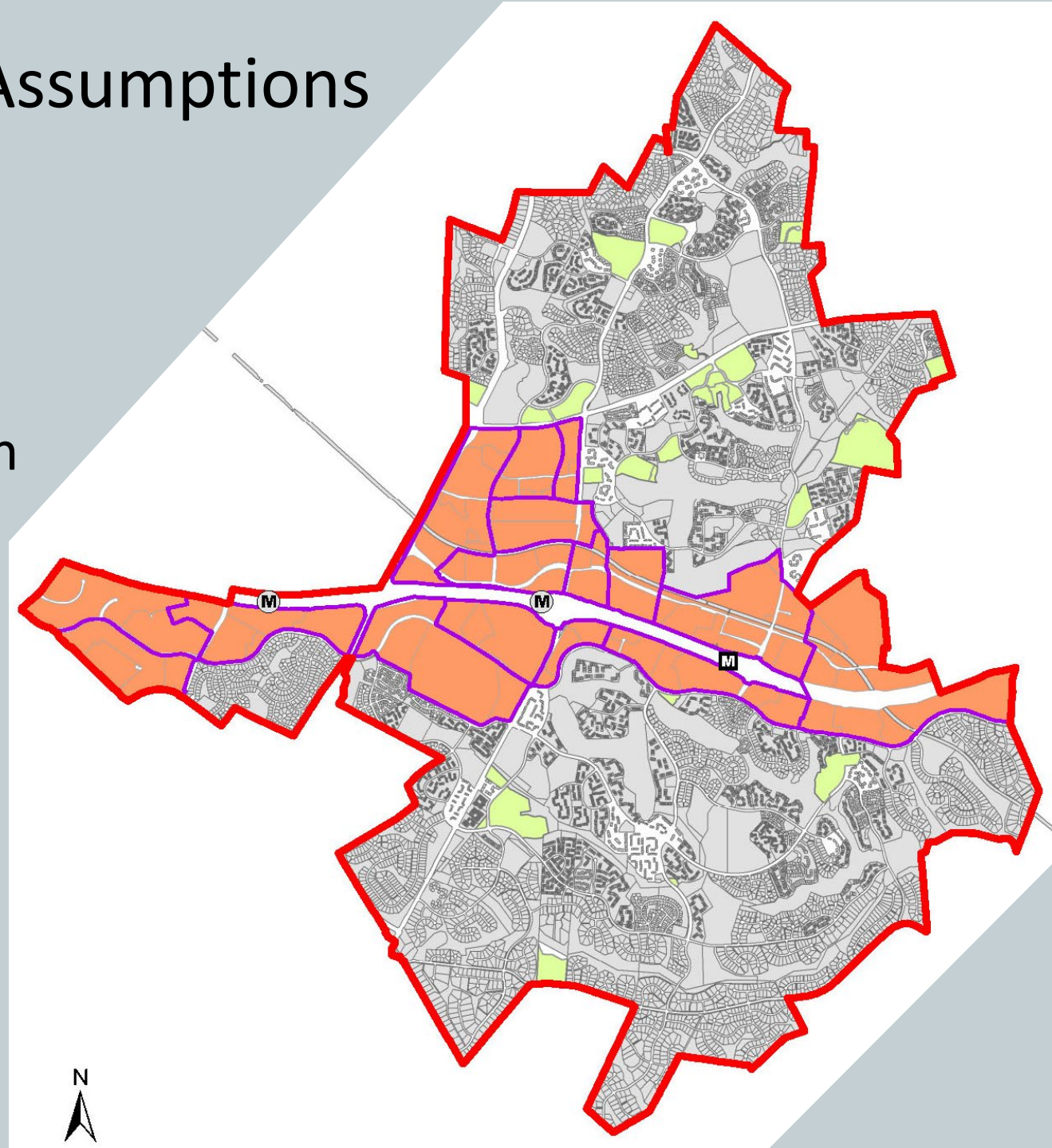
# Comprehensive Plan Option Assumptions

For the areas in grey, existing development is assumed

The areas in orange and green have an option for development in the Comprehensive Plan

## LEGEND

-  Reston Boundary
-  Reston Transit Station Areas
-  Comprehensive Plan Options Assumed
-  Existing Land Uses Assumed





# Residential Areas / PRC Areas Outside of the TSA's

- Areas outside of TSA's, "Grey Areas" are predominantly PRC zoning and primarily residential.
- The Comprehensive Plan assumes most of that area will remain with existing development.
- The existing population number is approximately 53,000 people according to January 2019 IPLS Data.

Areas that have options are the subject of Task Force Discussion:

- South Lakes Village Center
- North Point Village Center
- Hunters Woods Village Center
- Charter Oaks.
- St. Johns Woods
- Others?

# EXISTING DEVELOPMENT

## Reston Area- North Side

### North Point Village Center:

- 154 Multi-Family Units
- 134,910 s.f. Retail
- 6,196 s.f. Office

### Lake Anne Village Center:

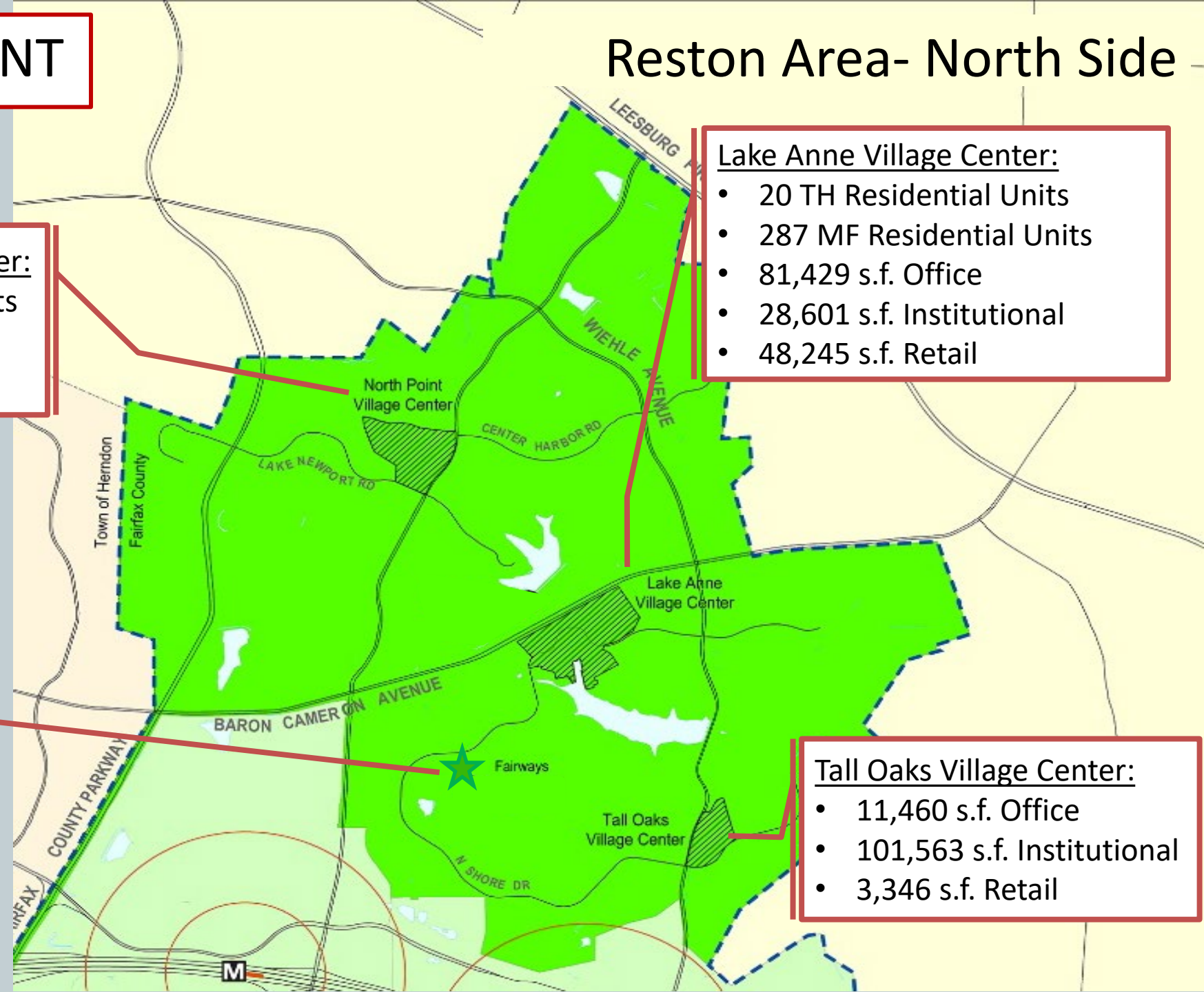
- 20 TH Residential Units
- 287 MF Residential Units
- 81,429 s.f. Office
- 28,601 s.f. Institutional
- 48,245 s.f. Retail

### Fairways:

- 346 MF Residential Units
- 6,458 s.f. Office
- 3,272 s.f. Institutional

### Tall Oaks Village Center:

- 11,460 s.f. Office
- 101,563 s.f. Institutional
- 3,346 s.f. Retail





# Comprehensive Plan Development Potential (Max. Res. Scenario)

## Reston Area- North Side

### North Point Village Center:

- 154 Multi-Family Units
- 134,910 s.f. Retail
- 6,196 s.f. Office

**Subject to further TF Discussion**

### Lake Anne Village Center:

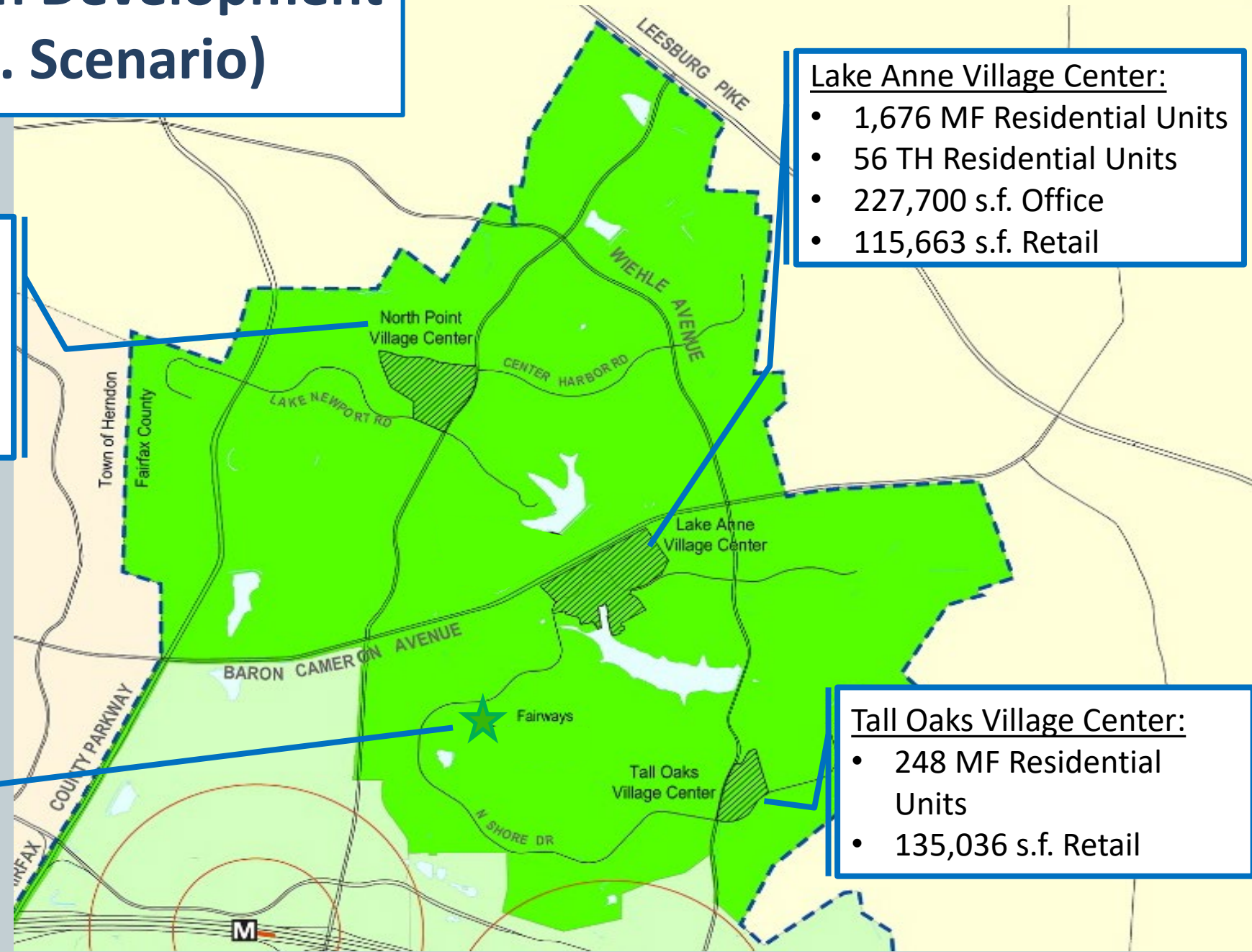
- 1,676 MF Residential Units
- 56 TH Residential Units
- 227,700 s.f. Office
- 115,663 s.f. Retail

### Fairways:

- 676 MF Residential Units
- 128 TH Residential Units
- 16,609 s.f. Retail

### Tall Oaks Village Center:

- 248 MF Residential Units
- 135,036 s.f. Retail





# Reston Area – North Side Comparison

Existing Development	Comprehensive Plan Potential (Max. Res. Scenario)
<u>North Point Village Center:</u> ★ <ul style="list-style-type: none"> <li>• 154 Multi-Family Units</li> <li>• 134,910 s.f. Retail</li> <li>• 6,196 s.f. Office</li> </ul>	<u>North Point Village Center:</u> <ul style="list-style-type: none"> <li>• 154 Multi-Family Units</li> <li>• 134,910 s.f. Retail</li> <li>• 6,196 s.f. Office</li> </ul>
<u>Fairways:</u> <ul style="list-style-type: none"> <li>• 346 MF Residential Units</li> <li>• 6,458 s.f. Office</li> <li>• 3,272 s.f. Institutional</li> </ul>	<u>Fairways:</u> <ul style="list-style-type: none"> <li>• 676 MF Residential Units</li> <li>• 128 TH Residential Units</li> <li>• 16,609 s.f. Retail</li> </ul>
<u>Lake Anne Village Center:</u> <ul style="list-style-type: none"> <li>• 20 TH Residential Units</li> <li>• 287 MF Residential Units</li> <li>• 81,429 s.f. Office</li> <li>• 28,601 s.f. Institutional</li> <li>• 48,245 s.f. Retail</li> </ul>	<u>Lake Anne Village Center:</u> <ul style="list-style-type: none"> <li>• 56 TH Residential Units</li> <li>• 1,676 MF Residential Units</li> <li>• 227,700 s.f. Office</li> <li>• 115,663 s.f. Retail</li> </ul>
<u>Tall Oaks Village Center:</u> <ul style="list-style-type: none"> <li>• 11,460 s.f. Office</li> <li>• 101,563 s.f. Institutional</li> <li>• 3,346 s.f. Retail</li> </ul>	<u>Tall Oaks Village Center:</u> <ul style="list-style-type: none"> <li>• 248 MF Residential Units</li> <li>• 135,036 s.f. Retail</li> </ul>

# EXISTING DEVELOPMENT

## Reston Area- South Side

Sunrise Valley Convenience Center

- 22,269 s.f. Retail

Hunter Woods Village Center:

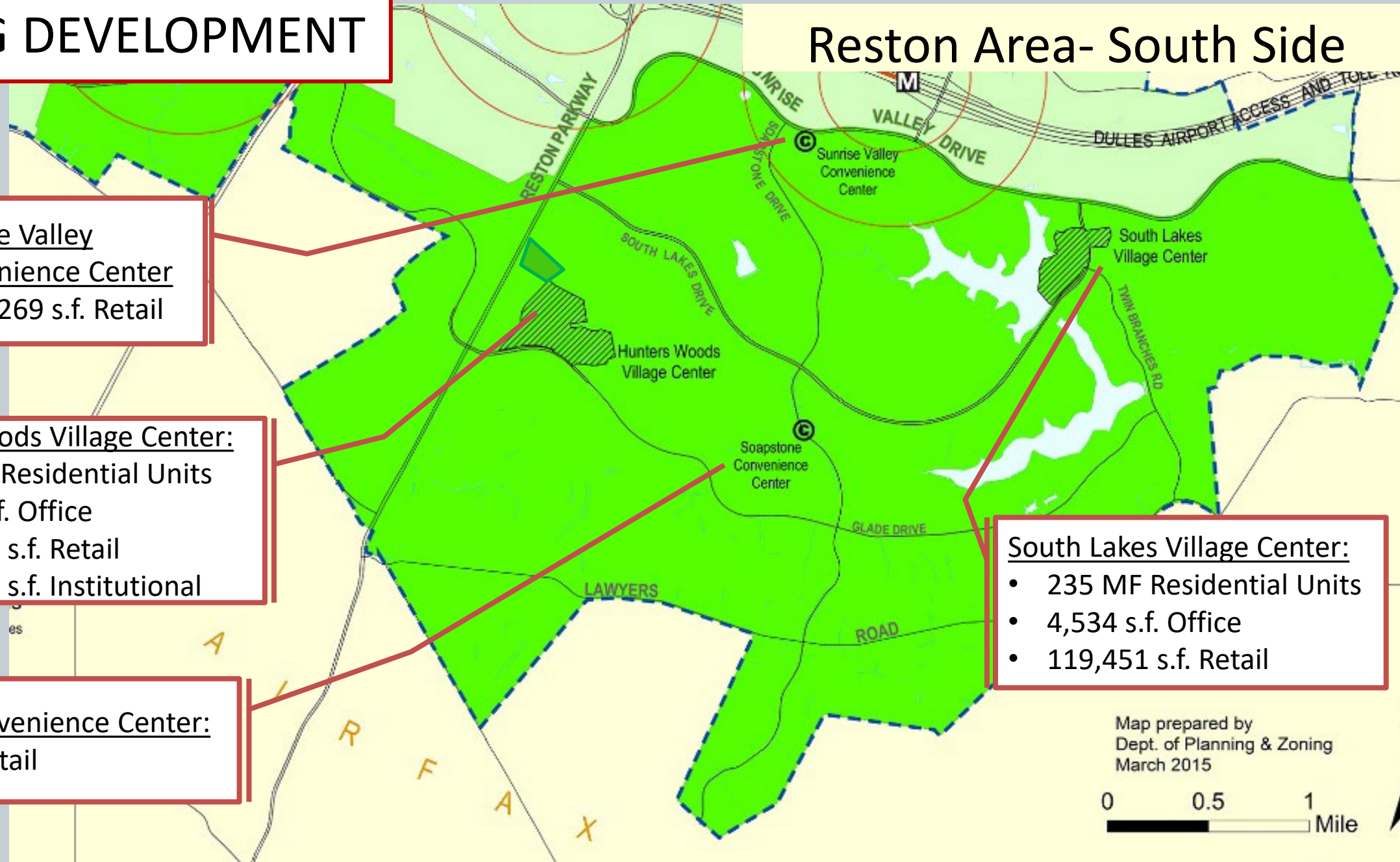
- 494 MF Residential Units
- 3,055 s.f. Office
- 125,070 s.f. Retail
- 220,517 s.f. Institutional

Soapstone Convenience Center:

- 7,785 s.f. Retail

South Lakes Village Center:

- 235 MF Residential Units
- 4,534 s.f. Office
- 119,451 s.f. Retail



# Comprehensive Plan Development Potential (Max. Res. Scenario)

## Reston Area- South Side

### Sunrise Valley Convenience Center

- 24,706 s.f. Retail

### Hunter Woods Village Center:

- 843 MF Residential Units
- 281,933 s.f. Retail
- 345,982 s.f. Institutional

**Subject to further TF discussion**

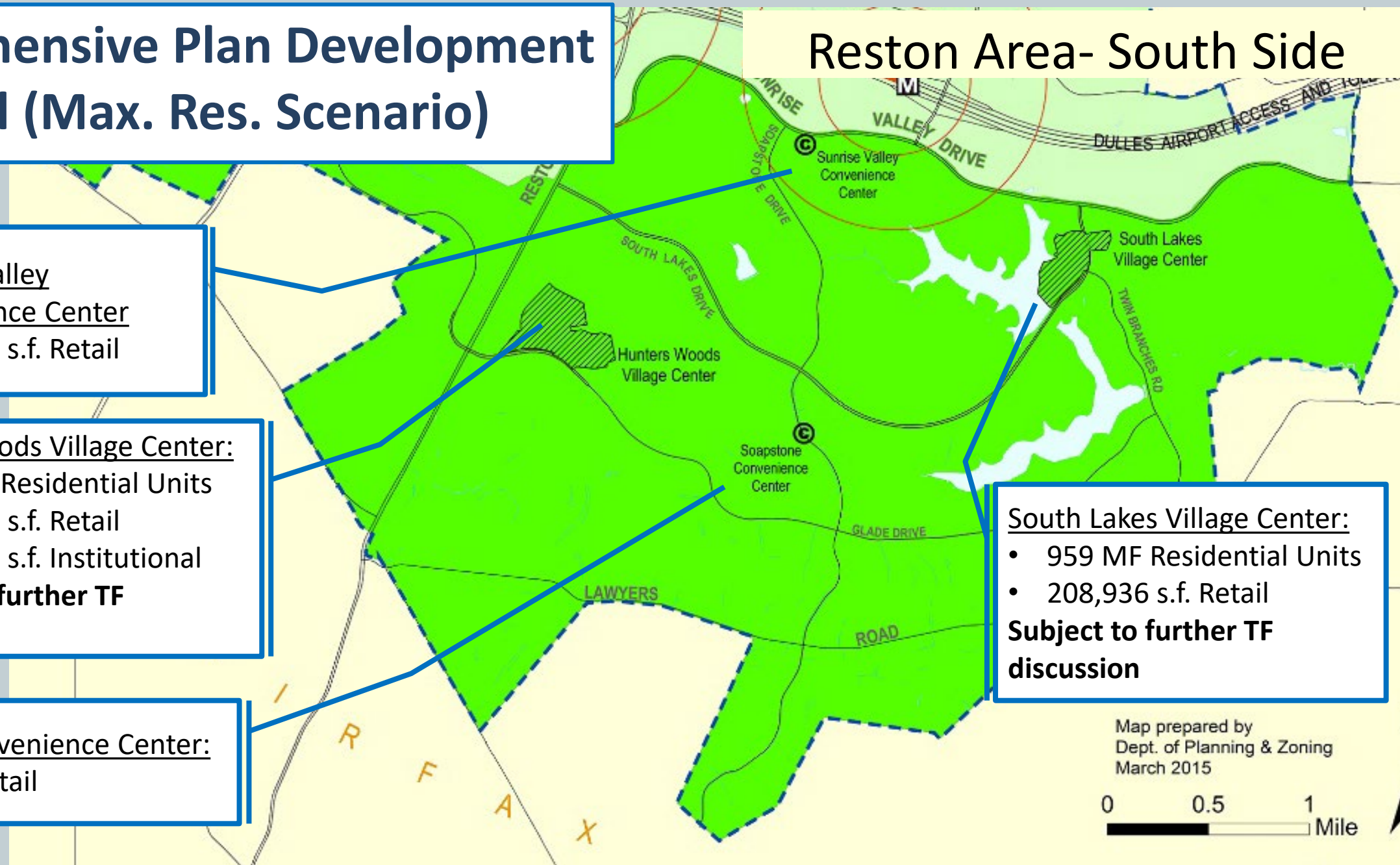
### Soapstone Convenience Center:

- 9,475 s.f. Retail

### South Lakes Village Center:

- 959 MF Residential Units
- 208,936 s.f. Retail

**Subject to further TF discussion**



Map prepared by  
Dept. of Planning & Zoning  
March 2015

0 0.5 1  
Mile

# Reston Area – South Side Comparison

Existing Development	Comprehensive Plan Potential (Max. Res. Scenario)
<u>Sunrise Valley Convenience Center</u> <ul style="list-style-type: none"> <li>• 22,269 s.f. Retail</li> </ul>	<u>Sunrise Valley Convenience Center</u> <ul style="list-style-type: none"> <li>• 24,706 s.f. Retail</li> </ul>
<u>Hunter Woods Village Center:</u> ★ <ul style="list-style-type: none"> <li>• 494 MF Residential Units</li> <li>• 3,055 s.f. Office</li> <li>• 125,070 s.f. Retail</li> <li>• 220,517 s.f. Institutional</li> </ul>	<u>Hunter Woods Village Center:</u> <ul style="list-style-type: none"> <li>• 843 MF Residential Units</li> <li>• 281,933 s.f. Retail</li> <li>• 345,982 s.f. Institutional</li> </ul>
<u>Soapstone Convenience Center:</u> <ul style="list-style-type: none"> <li>• 7,785 s.f. Retail</li> </ul>	<u>Soapstone Convenience Center:</u> <ul style="list-style-type: none"> <li>• 9,475 s.f. Retail</li> </ul>
<u>South Lakes Village Center:</u> ★ <ul style="list-style-type: none"> <li>• 235 MF Residential Units</li> <li>• 4,534 s.f. Office</li> <li>• 119,451 s.f. Retail</li> </ul>	<u>South Lakes Village Center:</u> <ul style="list-style-type: none"> <li>• 959 MF Residential Units</li> <li>• 208,936 s.f. Retail</li> </ul>

# Maximum Residential Scenario

- Remaining “grey areas” are assumed to remain with existing development
- Comprehensive Plan Buildout for discussed non-grey areas outside of the TSA
- Comprehensive Plan Buildout for TSAs



# Planned Development Potential Versus Zoning Approvals

## Transit Station Areas (TSAs)

Land Use	2010 Existing Land Use	Comprehensive Plan Development Potential	Zoning Approval*	2010 Existing Land Use + Zoning Approval **
Residential Square Feet (dwelling units)	5,860,000 (5,860 d/u)	52,800,000 (44,000 d/u)	17,000,000 (15,000 d/u)	22,860,000 (20,860 d/u)
Office	20,982,169	29,700,00	15,000,000	40,952,224
Retail	1,094,476	2,100,000		
Industrial	841,957	590,000		
Institutional	2,096,840	2,400,000		
Hotel	936,782	4,900,000		
Total	31,812,224	92,490,000	32,000,000	68,812,224

All numbers are in square feet unless otherwise noted

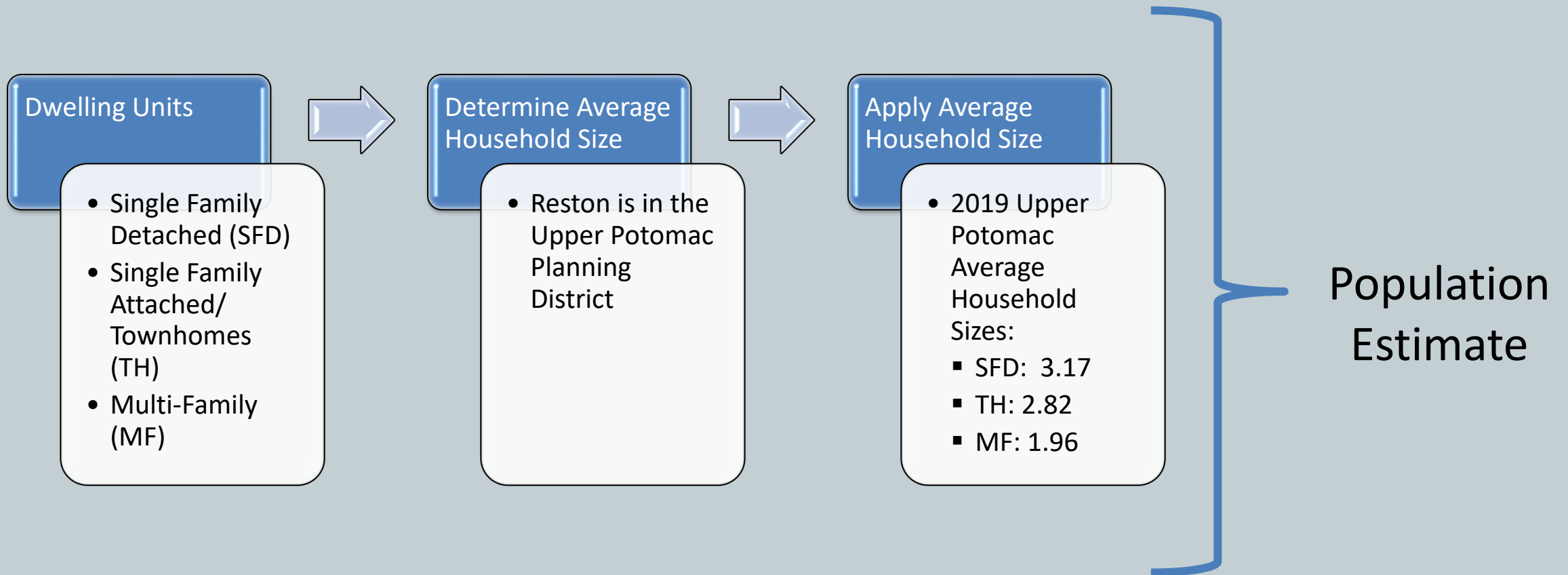
\* Entitled Development approved since 2015. Does not include by-right development.

\*\* includes square feet that will be demolished and replaced with new rezoning

STEP 1: Interpret Comprehensive  
Plan & Quantify Buildout Scenarios

Step 2: Apply Average Household  
Factors

# Convert Dwelling Units to Population Estimate



# Reston TSAs

## Population Scenario Based on Full Buildout of the Comprehensive Plan

Land Use	2020 Existing Land Use	Maximum Residential Scenario Comprehensive Plan Development Potential
Residential (dwelling units)	8,907 d/u 82 Single Family 630 Townhouses 8,195 Multifamily	44,000 d/u 181 Single Family 478 Townhouses 43,341 Multifamily
Maximum Population Estimate	18,099 people	86,870 people

\*Note: Applied Upper Potomac District Average H/H size from January 2019.



STEP 1: Interpret Comprehensive  
Plan & Quantify Buildout Scenarios

Step 2: Apply Average Household  
Factors

Step 3: Adjust to reflect “haircut”  
based on Zoning approvals /  
Construction

= One Reston Target Population





# Questions ???