



ISSUES BULLETIN 2013-1

April 4, 2013

ARCH Input to Supervisor Hudgins and the Reston Master Plan Special Study Task Force: Governance of New Development within Reston

ARCH believes that the covenants and design review procedures of our two master associations – the Reston Association (RA) and the Reston Town Center Association (RTCA) – are essential to maintaining our community's integrity, cohesiveness, and property values. In addition, residents and workers alike in Reston's new development will use and greatly benefit from the rich array of public and quasi-public amenities that RA and RTCA make available and these new residents and workers should – like all Restonians – be a part of helping support and maintain these important community assets. Consequently, ARCH urges that the Comprehensive Plan include recommendations that all new development within Reston come within the jurisdiction of either RA or RTCA, as appropriate to the land unit in question, subject to the applicable master association fees, covenants, and design review procedures, and to the full extent permitted under each organization's respective governing documents.

In addition, ARCH opposes:

1. **Having no master association put in place for new development, with design review subject only to County review:** Under this approach, Reston would lose the three essential benefits we've identified above:
 - a. The RA and RTCA covenants, an integral part of maintaining community integrity and property values, would not apply.
 - b. New development would not be obligated to help support and maintain Reston's watershed, trails, pools, tennis courts, and other RA- or RTCA-maintained public or quasi-public assets and amenities.
 - c. And Restonians – who are in the best position to fully appreciate local character, needs, concerns, and aesthetics – would not be leading design review through the RA and RTCA Design Review Boards. County final review under both approaches would, of course, be preserved, but the essential local level of review would be lost without master association jurisdiction.
2. **Creating one or more new master associations:** ARCH believes this would undermine community unity and cohesiveness. There is no reason to add to Reston's already rich alphabet soup of community organizations. RA and RTCA have a demonstrated and effective track record of enforcing their covenants in a principled and even-handed manner, maintaining important community assets, and of making material contributions through the design review processes.

Thank you for your consideration of our views.

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