

May 10, 2013

Ms. Patty Nicoson
Chair, Reston Master Plan Special Study Task Force
Department of Planning & Zoning
Planning Division, Suite 730
10255 Government Center Parkway
Fairfax, VA 22035-5505

RE: Points Related to Decision Box Comments from RMPSSSTF & County to Certain Elements of 03/25/13
Draft Reston Transit Station Areas Comprehensive Plan Text

Dear Ms. Nicoson:

Unfortunately, I will be on business travel next week; therefore, I will not be able to attend the next meeting of the Reston Master Plan Special Study Task Force (RMPSSSTF) scheduled for Tuesday, May 14, 2013. However, Milton W. Matthews, RA's CEO and alternate to the Task Force will be in attendance and is quite familiar with the points enumerated below related to the decision box comments from the Task Force and County Staff on the March 25, 2013 version of the draft Reston Transit Station Areas Comprehensive Plan Text.

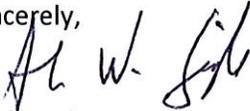
I am sending this letter to you in advance of the Task Force Meeting on Tuesday, May 14, 2013, which highlights the points the Association wishes to convey related to certain elements of the draft Comprehensive Plan text. Specifically, the Association:

1. Agrees with County Staff on 3:1 Jobs per household (p. 4 of 21).
2. Agrees with County Staff to measure the ¼ mile distance from the platform and not from the station entrances. The inner and outer TSA circles (TOD areas) get much bigger if measured from the station entrances (p. 10 of 21).
3. Agrees with County Staff that lower intensity in the South Town Center sub-district is appropriate (p. 11 of 21).
4. Concurs with RMPSSSTF comment (County Staff agrees) (p. 12 of 21).
5. Concurs with RMPSSSTF comment (County Staff agrees) (p. 13 of 21).
6. Concurs with RMPSSSTF comment (County Staff agrees) (p. 14 of 21).
7. Agrees with County Staff to keep the parcel consolidation language (p. 17 of 21).

8. Agrees with County Staff to continue to require consolidation or coordination of parcels between $\frac{1}{4}$ - $\frac{1}{2}$ mile with those located within $\frac{1}{4}$ mile to be eligible for SE higher bonus intensity. (p. 19 of 21.)

Thank you for your consideration of these positions. I look forward to participating in the May 28, 2013 meeting of the Task Force. Please do not hesitate to call me at (703-762-6818) or e-mail me at BODSigle@reston.org, if you have questions, comments or if you would like to discuss this matter with me further.

Sincerely,



Andy Sigle
Vice President

cc: The Hon. Catherine M. Hudgins, Hunter Mill District Rep., Fairfax County Board of Supervisors
The Hon. Frank A. de le Fe, Vice Chair, Fairfax County Planning Commission
Heidi T. Merkel, AICP, Senior Planner, Fairfax County Department of Planning & Zoning
Reston Association Board of Directors