

Subject: RESTON MASTER PLAN PHASE 1 UPDATE PROPOSED REVISIONS -COMMENTS TO FAIRFAX BOARD OF SUPERVISORS 1/28/14

From: Rob Whitfield (robwhitfield@ymail.com)

To: robwhitfield2007@yahoo.com;

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Madam Chairman and Members of the Fairfax County Board of Supervisors:

Since 2009, I have attended dozens of meetings of the Reston Master Plan Update Task Force - about a dozen with the Town Center committee alone in 2010.

It was evident throughout the planning process, that those leading the Task Force and subcommittees gave little heed to concerns of community residents. Development interests - mainly non-local major developers - supported by land use and zoning attorneys dominated the process. Thus, the Board should not be surprised that most Reston residents oppose the plan.

Among primary concerns and unanswered questions about the plan revisions proposed by the Task Force and County staff:

1. WHAT WILL BE THE CAPITAL AND OPERATING COSTS OF MASTER PLAN REVISIONS PROPOSED FOR RESTON?
2. WHAT ECONOMIC BENEFITS WILL ACCRUE TO RESTON -AND ELSEWHERE IN THE COUNTY - OF THE PLANS - AND OVER WHAT TIMEFRAME DOES THE COUNTY PROJECT THE ECONOMIC BENEFITS TO OCCUR?
3. WHO WILL PAY WHAT, WHEN, WHERE AND HOW MUCH TOWARDS THE PUBLIC INFRASTRUCTURE IMPROVEMENT COSTS NEEDED TO IMPLEMENT THE PROPOSED PLAN PROVISIONS?
Roads
Schools
Water & Sewer
Public Safety
Recreation and other public facilities
4. WHAT IMPACT OF ADDITIONAL TRAFFIC ON MOBILITY WITHIN RESTON AND ACCESS TO/FROM RESTON WILL OCCUR AND OVER WHAT TIMEFRAME WILL MITIGATION MEASURES BE IMPLEMENTED?
5. WHAT IMPACT ON PROPERTY VALUES WILL OCCUR AND OVER WHAT TIMEFRAME AS A RESULT OF THE PROPOSED MASTER PLAN REVISIONS?

Prior to approving the plan revisions, a comprehensive financial and fiscal plan evaluation of alternatives must be completed.

Rob Whitfield
Dulles Corridor Users Group