



Concerns About Reston Master Plan Special Study Task Force Status

My Dear Task Force Colleagues,

17 August 2012

How very excited I was to begin our journey with Members of the Task Force a few years ago. Knowing that Metrorail would be a reality, we—as in any long-term/strategic process—identified the objectives and goals we wanted to achieve, both through larger community involvement processes initially and, then, as a formed Task Force. We developed a vision for our community and for the areas adjoining each of the Transit Station Areas. We assessed and identified the infrastructure needed to support that vision, and finally the levels and types of development—commercial and residential--necessary to accommodate the vision and to provide incentives to developers to aid in building the vision we established for our community. To me, the Vision for our future community was always the driver.

While anticipated commercial and residential demand was always an input we needed to consider, and highlighted even further by GMU studies, at some recent point in our process, it seems to me that our focus shifted to what has been an ever-moving target of anticipated demand for commercial and residential development that we need to stuff into Reston, to accommodate future anticipated growth. Based upon that accommodation and excursions from it (GMU Forecast/Forecast +20/Scenario "E" and now "G" modified by myriad inputs provided to County Staff at our last Task Force meeting, it appears to me that we have now shifted from not how those scenarios impact or support our Vision, but how many red and green circles are created as a result of each. Although traffic congestion is indeed a very important and critical—and for some possibly overriding-- part of our considerations, we wait with baited breath for each new Traffic Impact Analysis as if green and red circles—rather than Vision we created-- were posited as The Major Drivers we should be pursuing.

As Mark Looney highlighted, we have been at this now for 3 years. But, we have yet to put pen to paper, except for what the County has offered as general outlines, stipulating development plan amendment language.

While you may have better insight than I, I am not sure where we are in this process; where we are headed and when; when Phase II of our effort will begin; what the consensus of guidance was we provided to County Staff at our most recent meeting; how our recent focus on anticipated demand scenarios and red and green circles correlate back to and support to the incredible vision we developed for our community and each of the Transit Station Areas, and if the Task Force is setting the direction for our efforts with Staff support or if the Staff is setting the direction of our efforts with Task Force Support.

I may be alone in these concerns, but if you share them or have much insight than I about them, please advise.

Sincerely,

GERALD R. VOLLOY, President
Alliance of Reston Clusters and Homeowners