

Reston Master Plan Special Study: Town Center Sub Committee, August 17, 2010

Comments of Dick Stillson, Reston 2020, Implementation Working Group.

Like the Reston 2020 comments on the Town Center report, I wish to heartily commend the Town Center sub-committee for their work and their report. Like the principle authors of the 2020 comments, however, I also agree with them that there are omissions of important issues that I hope the sub-committee will take up now. Its work is not yet completed. I would like to briefly mention one issue, that of implementation, which was, understandably, not handled in the report because was not really in the terms of reference of the sub-committee at this stage. It is, however, so important that without early serious consideration, the hoped for vision of the sub-committee has no chance of being fulfilled.

The three most important aspects of implementation that should be considered at an early stage are how to achieve developer to developer cooperation, developer to public sector cooperation and where the money will come from. We have discussed these in general terms in our Implementation paper, one of the papers in the Reston 2020 binder of June 8<sup>th</sup>, and the Vision Committee will be considering these issues. The Town Center has specific implementation issues that I would like to mention: one, is there any way in which developers of the Station North area can cooperate with those of Town Center North to create a parcel consolidation and density trading in these discontinuous areas; two, can the developers and the community agree on a phasing plan that will ensure that mixed use development and public infrastructure can be coordinated in the various sub-areas; and three, how can both public and private interests raise enough money in a timely way to make public infrastructure investment as private development occurs.

We have some suggestions regarding these issues, including a possible Community Development Association financed with Tax Increment Financing, as is being done in several locations in Loudon County and in Merrifield, and that has been suggested for Tyson's Corner. We have talked to some county officials about these possibilities and have been encouraged to pursue the issues. Conversations concerning these issues should begin now with the Task Force, developers, and the county, so that we can make a start in solving these difficult problems.