
Reston Transit Station Areas Draft Comprehensive Plan Text – Task Force Discussion

Reston Master Plan Special Study
Task Force Meeting
October 8, 2013



Version 9 – Draft Plan Text



- Highlights of changes:
- Areawide – Vision for Reston section (p 9)
 - New reference to desire for Memorial Garden of Reflection (p 9)

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- Areawide – Land Use section (p 27)
 - New staff language re: Retail, Hotel and Institutional Uses
 - Task Force has recommended an alternative approach from staff's initial approach
 - Staff re-considered what approach to support
 - Staff decided to separate discussion of these uses into two bullet points

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- Areawide – Land Use section (p 27)
 - First bullet point encourages Retail and Hotel Uses
 - Eliminates the provision that these uses be exempt from the FAR ranges specified in the District Recommendation

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- Areawide – Land Use section (p 27)
 - Second bullet point encourages Public and certain Institutional Uses
 - Modifies the provision that these uses be exempt from the FAR ranges specified in the District Recommendation to only apply to those instances where a public facility is being requested in a private development
 - Public uses would be exempt from calculation of mix of uses

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- Highlights of changes:
- Areawide –Urban Design section
 - Remove reference to Article 12 of the Zoning Ordinance and simplify guidance to say that Comprehensive Sign Plans (which are allowed in the Zoning Ordinance) are encouraged (p 54)

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- Highlights of changes:
- Areawide –Environmental Stewardship section (pp 81-82)
 - Section reorganized – paragraphs reordered
 - Selected editorial changes

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- Highlights of changes:
- District Recommendations – TOD District Intensity and Mix of Uses
 - Attempt to clarify how staff should consider early proposals that may not be able to meet mix of uses associated with the Transit Station Mixed Use and Residential Mixed Use categories (p 102)

Next Meetings



- To be determined