

**TOWN CENTER COMMITTEE
AGENDA - 7/13/10**

Interlineations in blue summarize discussion (still to be added)

Open Forum (10 minutes)

Administrative (5 minutes – review of future schedule – today discuss draft TC Metro report; next week edit same; July 27 public comment on consolidated draft report and finalize edits, presenting to TF that night)

I. Discussion of TC Metro Station draft (75 minutes)

- a. Vision as destination station – agree?
- b. Proposed four key requirements for exceeding current FAR: must build in grid, green, distinctive design, and @ [1:1] [40:60] sq. ft. res:non-res. Thesis – meet those preconditions and you can build up to 5.0 FAR. Thoughts?
- c. Discuss more fulsomely the proposed res:non-res target, its desirability or lack thereof; and whether it is the right target.
- d. Further incent developers to increase res above the target:
 - i. Maybe tier the FARs with higher allowed if you exceed the target
 - ii. Maybe relax parking requirement?
 - iii. Maybe relax workforce household requirement for some number of units over the target?
- e. Open Space – see important comments of Sandy Stallman below
- f. Other issues

Sandy Stallman, FCPA, email commenting on open space needs increased density in TC Metro area will generate:

Another Reston plaza can be functional for commercial purposes (i.e. attracting customers) as well as providing a valuable public benefit (social gathering places, visual amenities, public art, events, community building) and perhaps that is the definition of success. It is consistent with the urban parks concept, however, it does not fully address active recreation needs. The vision, report and ultimately the adopted Plan text must address how growth impacts (both residential and commercial) on recreation facilities will be addressed. Recreation facilities require the dedication or set aside of land. The largest facilities and highest need is for rectangle fields. In Tyson's we included in the Plan that in addition to meeting the urban park standards in any development the need for athletic fields and active recreation also needs to be addressed. For every 4.5M s.f. of development, the need for a synthetic turf, lit full size athletic field is generated. Development has to propose how they will meet that need. If land is not set aside for large scale facilities like athletic fields (2 acres without parking) as development occurs, it will not be implemented. This far reaching plan language in Tyson's was included because of extensive public involvement/insistence on Tyson's development addressing active rec needs and support by the decision makers (PC and BOS) who responded to public interests. Reston has an established history of putting in parks first and that shouldn't change in my opinion, but of course, I'm not a landowner. I'm happy to consult as needed. We all need to work together to make sure the vision and plan text facilitate passive and active needs.