

RESTON MASTER PLAN SPECIAL STUDY
TASK FORCE
October 12, 2010

Task Force Meeting
Lake Anne Community Center

Meeting Summary

7:00 p.m. Public Comment Period

- Bob Simon made the following points:
 - If Fairfax County does not welcome its share of new residents intelligently the people will move here anyway, but they will move to low-density residential areas where new development does not belong.
 - Density must be placed near Metro stations or the developers will persuade local governments to allow more development in existing residential areas.
 - Open space is not just green space, but is any space that is not occupied by buildings.
 - Task Force should do everything it can to make open space areas pleasant, but he said comparing Reston Town Center to low-density areas in terms of open space is not helpful or relevant.
 - High-density community should not be governed by open space and specific open space percentages do not make sense.
 - The Task Force should eliminate Floor Area Ratios from the Comprehensive Plan.
 - The Task Force should accept that developers are seeking profit and also to accept that the County is entitled to ensure that developers are paying for the benefits of their zoning.
 - The reality is that if development is not allowed as the Task Force plans, development will be forced into undesirable areas by developers.
 - Increased population should be located in Reston Town Center and the Lake Anne Village Center, the Town Center should be extended across New Dominion Parkway, and the other Village Centers should be taken down and rebuilt with plazas, retail, and high-rise residential buildings.
- Kathy Kaplan spoke on her own behalf to raise a concern about safety and traffic congestion. She questioned whether people south of the Dulles Toll Road would be able to cross the Toll Road to go to Reston Hospital when the roads are congested with the traffic from 80 million square feet of development. She also suggested that the transportation analysis for the special study consider the additional traffic generated by the development allowed in Tysons Corner under the new Comprehensive Plan provisions.
- Dick Rogers noted that the Reston Town Center Sub-Committee report is impressive, but the composition of the sub-committee is mostly development-oriented and outside perspectives were not totally reflected in the report. He said the sub-committee's recommendations, therefore, do not fully address the impact on Reston. He believes the residential to office balance is a key element of the recommendations and urged the Task Force to consider the minority report by Joe Stowers. He also asked how the Task Force will plan for infrastructure for so much development because the sub-committee report does not directly address infrastructure needs. Lastly, he recommended that the Task Force ensure Reston is a place where people can age in place.
- Marion Stillson, President of the Reston Citizens Association, spoke to acknowledge Terry Maynard's successful blog on the special study. She noted that the blog receives an average of 97 readers per day.
- John Lovaas noted that Paul Goldberger, the New Yorker architecture critic, said the Task Force's priority should be making the Reston Parkway Metro Station flow into the Urban Core of the Town

Center or the station will fail. He said the Town Center Sub-Committee's report makes general references to connectivity but it breaks down in the specifics. He further noted that at-grade crossings are a concern, especially crossing Bluemont Way, and that connections should be in place when the Metro station opens. He said under the Town Center Sub-Committee's proposed residential to office ratio it appears that office will be overbuilt. He also said the report lacks specificity on the connector bus and who will fund it.

- Joe Stowers said there is a lot of ignorance about what the County has done on bus transportation. He said last year the Board of Supervisors approved new plans for a feeder bus system to be in place when the Metro stations open and he encouraged the Task Force to review that information.
- Rob Whitfield said the notion of 80 million square feet in Reston Town Center is not realistic. He also said a Planning Commissioner told him the County cannot obtain the transportation information it would like and could not obtain any better information for Tysons Corner. He encouraged the business community to take a leadership role and express its concern about development leading to higher taxes. Rob Whitfield also believes Paul Goldberger's presentation was not helpful because he did not provide support for any of his claims

7:15 p.m. Administrative Items – Patty Nicoson, Task Force Chair

- Discussion regarding Paul Goldberger's presentation the Reston Community Center Hunters Woods. The video will be made available on the TF website as soon as it is available.
- Patty Nicoson announced that Barbara Byron of Fairfax County will make a presentation to the Task Force about the implementation of the new Tysons Corner recommendations. She also reminded the Task Force members of the panel discussions, walking tour, and exhibits.
- Vision Sub-Committee Update: Co-Chair John Carter said the Vision Sub-Committee would be discussing open space recommendations and comparing open space requirements and incentives for various jurisdictions in the Washington, DC region. The sub-committee found that such provisions vary widely among the different jurisdictions and John Carter said the Task Force needs to carefully evaluate recommendations to create successful open spaces.

7:30p.m. Reston Town Center Sub-Committee Presentation by Robert Goudie and Pete Otteni:

A copy of the presentation by Robert Goudie and Pete Otteni is available at this link:

http://www.fairfaxcounty.gov/dpz/projects/reston/town_center_reston_pkwy/final_tc_committee_presentation.pdf

- Co-Chair Robert Goudie began the presentation by noting that the Reston Town Center Sub-Committee is comprised of two Town Center residents, two architects, and one developer, two people that represent developers and several people from residential areas in Reston outside of the Town Center. The sub-committee's meetings were open to the public and the sub-committee heard from many residents and landowners, Fairfax County Staff, the Fairfax County Park Authority, and MWAA. He also emphasized that the sub-committee's recommendations do not apply to the entire Reston Town Center, but only to a more limited area designated as Town Center Metro North and Town Center Metro South (which are both approximately within ¼ mile of the Metro station) and the Reston Town Center North area across New Dominion Parkway.

Comments and Questions:

- If there is a signature building then why have height limits? Height limitations could be waived by the county.
- Great presentation! We need more north south crossings. Where will there other crossings be located? Where will the Reston Pkwy crossings be located? Intersection at Reston Pkwy could create great connectivity between east and west. Extend Edmund Halley (in the report). There is a problem with the safety of the pedestrian access south of the station.

- Question on Governance – deeding of central green? Concern with fees in the area. Where will the fees fall for the maintenance of the plazas and greens?
- Where does the committee want to locate active recreation (ball fields)? Wiehle Avenue area is a better location for an indoor active recreation center, but that is a detail for the implementation stage. Multi-purpose fields on the roof are a good idea. Connectivity issues through USGS site. This should be looked at more closely (on left side of USGS). Problem with the road ending abruptly. How will the Kiss and Ride be impacted? The committee thought that the central green is a better use, but connected the storm water pond was also considered.
- RMAG recommendations should be prioritized.
- Capacity of the infrastructure should be more scrutinized. The committee worried that there would be too much micro management and considering all of the issues would be outside the expertise of the collective group. The majority will still go through the county processes and these issues will be worked through.
- Task Force should keep in mind that Arlington County gave higher FARs for residential uses and required residential development to precede or be concurrent with non-residential development.
- Fred Costello suggested reconfiguring the W&OD.
- Task Force should focus on achieving functional open space and should provide incentives for civic uses and open spaces in Reston Town Center North. Broaden the recommended land uses to include a hospital, different types of retail uses, and potentially light industrial/bio-tech uses. A 5.0 FAR is probably high but the infrastructure analysis should determine specific intensity. Why can't you get developers to preserve the land? Robert and Pete explained how the market drives the demand and the type of projects that are needed.
- Heidi added that most projects will be multi-phased and the Comprehensive Plan can provide guidance to restrict developers from developing all of the non-residential before they provide the residential.
- North South connection dilemma: phasing and buying time while prioritizing.
- Subcommittee feels that an infrastructure committee is needed.
- Consider the demographics of the area; who lives in Reston, who works in Reston, and who will live and work in Reston in the next 20-30 years. Should there be a senior center in TC North? The Task Force should consider the 2010 Census for this data.
- How do we consider the totality of these population increases?
- Heidi Merkel said the Task Force has now heard from all three station area sub-committees and County Staff has a good sense of the vision for each Metro station area and the scale of development the sub-committees envision. She said the sub-committees were not tasked with analyzing the impact of their recommendations on public infrastructure and Fairfax County Staff will conduct this analysis based on the full Task Force's recommendations. She said County Staff will focus on a 20-year planning horizon in its draft Comprehensive Plan text.
- Next Meeting: The next Task Force meeting will be October 26th at 7 pm at the Reston Community Center at Lake Anne, and will include a presentation by the Fairfax County Department of Transportation on its analysis of the transportation network under the current Comprehensive Plan.

9:37 p.m. Adjourn – Patty Nicolson

Members Present

Baur, Nick
Bowman, John

Carter, John Anderson
Cooper, Michael
Costello, Frederick
De la Fe, Frank
Foster, Van
Goudie, Robert
Kennedy, Richard
Looney, Mark
Matthews, Milton
Mills, Colin
Nicoson, Patty
Noritake, Rae
Otteni, Pete
Pew, Judith
Riegle, Greg
Seidenstricker, Jay
Thomas, Paul
Volloy, Gerald
Walker, Robert
Williams, Kohann