

RESTON MASTER PLAN SPECIAL STUDY
TASK FORCE

June 01, 2010

Task Force Meeting
Reston Community Center at Lake Anne

Meeting Summary

7:05 p.m. Public Comment Period

Stewart Rausch, representing the Polo Fields Homeowners Association, highlighted the concerns and goals of the Polo Fields community, as described in a 4-page written statement submitted to the Task Force (available on the study webpage).

Patty Nicoson, Administrative Items:

- Patty noted an additional Task Force meeting has been added on Tuesday July 27 and an additional meeting will be added on either August 31 or September 7. The locations will be determined.
- The Wiehle Avenue and Herndon-Monroe sub-committees have been established and will hold their first meetings next week.
 - Herndon-Monroe: Tuesday 6/8 – 8 a.m. – Reston Community Center at Hunters Woods – Room 4
 - Wiehle Avenue: Wednesday 6/9 – 8 a.m. – Reston Association Main Conference Center
- Patty provided a brief update regarding the Draft Planning Principles, noting that the two versions that were circulated (a longer version edited by John Carter and a brief version submitted by Dick Kennedy) may be used in some way in the proposed Plan text and the Task Force report.

7:20 p.m. Presentation: *Market Forces Shaping Reston – The Economics of Sustainable Placemaking* by Shyam Kannan, RCLCO

- The Process sub-committee met last Friday. The group agreed that the small breakout group discussions at the last Task Force meeting were helpful to identify the opportunities, challenges, and goals for the Reston Parkway Metro station area. Overall, there appears to be many shared ideas for this area. The group agreed that this work group format should be repeated for the Wiehle and Herndon-Monroe Metro station areas.
- The schedule has been revised to allow time for these work groups: May 25 – Wiehle Avenue Metro station area and June 1 – Herndon-Monroe Metro station area
- The Task Force will form additional sub-committees to focus on the details of the other 2 station areas and define a vision for each of the stations much like the Reston Town Center sub-committee has done.
- The Process sub-committee suggests that the Task Force meet with property owners and have presentations from Comstock and DPZ staff on May 25 with Wiehle Ave breakout session to follow
- Frank de la Fe stated that the BOS rescheduled the Comstock hearing to May 25
- Gerry Volloy asked what will the sub-committee work do to the schedule.
- Bill Penniman asked what degree of detail will the committees will come up with?
- Dick Kennedy asked what output will come from the working group and when will the TF roll up their sleeves and draw a grid?

- Heidi Merkel stated that the info will be compiled and given to a smaller working group to be responsible for using the input for direction; then come back to the full TF.
 - Mark Looney suggested that the TF take a look at Goudie's presentation to get an idea of how the sub-committees may work.
 - Heidi Merkel – degree of detail such as density; GMU info will be available in mid-June. That info could be used at the late June TF meeting to discuss the density details.
 - Dick Kennedy stated that he is apprehensive about the small groups; he is concerned about trading presentations for the hard work required to move forward.
 - Robert Simon stated that allocation of density should not be given to a sub-committee – we should not be doing this!
- Heidi Merkel announced that the development forecasts from George Mason University should be completed by mid-June. The Task Force may use the GMU information to help allocate specific densities among the three Metro stations. Additional transportation information will be available towards the end of the summer.

7:36 p.m. *Briefing*: Planning for Parks and Recreation Facilities

- Larry Butler, Reston Association Director of Parks & Recreation presented on park activity elements.
- Leila Gordon, Director, Reston Community Center presented on the recreation offerings and needs
- Sandy Stallman, Fairfax County Park Authority presented on the park system in Reston, strategies to address the growth in the RCIG, and the framework of urban parks
- The “Reston Area Parks and Facilities” presentation can be found on the Reston Master Plan Special Study website on the [Meeting Presentations page](http://www.fairfaxcounty.gov/dpz/projects/reston/presentations/reston_area_parks_and_facilities_v2.pdf) at http://www.fairfaxcounty.gov/dpz/projects/reston/presentations/reston_area_parks_and_facilities_v2.pdf

FCPA Q&A

Q: How does Reston measure up to Urban Park Standards, ball field comparison, commercial vs. residential, deficits and goals?

A: Sandy Stallman explained that there are no numbers yet. She emphasized the importance of the following:

- Consider qualitative as well as quantitative data
- Standard of park space per capita are exceeded based on what is there now, but does not account for the new development in the middle of Reston
- Should not breakdown parcel by parcel so as not to limit – look at full menu of amenities as a whole

Q: Is it possible for a large recreation center to be built on county land and bought with a bond?

A: A new recreation center must be a collaborative effort. The last bond was in 2008, so that money is committed; there is no other park bond opportunity until 2014.

Sandy Stallman suggested that the TF look at the needs as a whole and decide how the parks should be distributed (Tysons example). It is possible to have a park built near a transit center through proffers and using the first couple floors of a larger building.

Q: How should the TF work with the FCPA?

A: FCPA was involved more in the end than the beginning in the Tysons project. The preference is to stay in touch through the process.

8:37 p.m. *Briefing:* Leonard Wolfenstein, Department of Transportation, presented a Macro view of Transportation Network in the Reston area including LOS, RMAG, Commute types, and TDM – This presentation can be found here:

http://www.fairfaxcounty.gov/dpz/projects/reston/presentations/dulles_presentation_lw.pdf

- Overview of the current conditions of the transportation network in Reston including trip generation, Level of Service (LOS), and plans for analysis of the road networks with the Metro extension
- The County has a 10-year Transit Development Plan that includes Fairfax Connector and Metrobus which includes a prioritization of transit improvements.
- The County is focused on Transportation Demand Management (TDM) programs for the transit station areas and is conducting a TDM study. The main objective for the study is to develop a TDM manual to provide County planners and developers a systematic way of applying TDM programs.
- Mr. Wolfenstein confirmed that the County will do traffic studies on the proposed Comprehensive Plan changes stemming from the work of the Reston Master Plan Task Force.

9:05 p.m. Overview of north Reston Town Center area presented by Heidi Merkel, Department of Planning and Zoning

9:10 p.m. *Update:* Town Center Sub-committee of the Task Force, Committee Representatives, Robert Goudie and Pete Otteni updated the TF on the progress of the Town Center sub-committee:

- Robert Goudie presented a preliminary grid network for the north Town Center area.
- The sub-committee began with the stakeholder input from the community meetings and the Task Force breakout session and created a preliminary grid design to use as a basis for creating Plan text.
- The sub-committee's two main themes for the area were north-south integration between the north Town Center area and the Reston Parkway Metro Station and encouraging urban design throughout the larger Town Center area.
- The proposed grid of streets recognizes that Fountain Drive would be an active, pedestrian-oriented retail street.
- The proposed street design creates substantial open space and provides areas for civic uses in the middle of the north Town Center area. The public space could also include a recreation center or performing arts center.
- The sub-committee did not identify specific uses for any of the blocks and expects the uses to be determined by the market over time.
- Pete Otteni said the concept Boston Properties is developing for its parcels directly north of the Reston Parkway Metro Station is an urban mixed-use office and residential development with a central green space at a common elevation.
- Based on the topography of the site, the parking garage under the central green space would be below grade and the parking garages to the west would be above grade. The goal is to create a continuous and pleasant pedestrian experience from the Metro station to the Town Center and to provide crossings over the W & OD Trail and Sunset Hills Road.

9:25 p.m. *Update:* Draft Planning Principles presented by Task Force member John Carter. A copy of the draft planning principles is available at this link:

http://www.fairfaxcounty.gov/dpz/projects/reston/v2_draft_guiding_principles_4-19-2010.pdf

- The methodology of started with Bob Simon's original principles, the Reston 2020 draft principles, and comments from Task Force members

- The principles were then reduced to their essentials followed by descriptive paragraphs. The principles are intended to be aspirations that are Reston-specific but not detailed development instructions.
- The Task Force members were asked to review the planning principles and provide any additional comments.

Briefing: Fairfax County Affordable Housing Policy by Heidi Merkel, Department of Planning and Zoning **has been postponed until the next Task Force meeting**

9:33 p.m. Upcoming Meetings

- Saturday May 15th – Community Forum re: Transit-Oriented Development (South Lakes High School cafeteria)
- Saturday May 22nd – Reston Town Center north Community Meeting (Langston Hughes Middle School)
- Tuesday May 25th – Task Force Small Group exercise re: Wiehle Avenue (RCC at Lake Anne)

9:35 p.m. Adjourn - Patty Nicoson

Members Present

Bauer, Nicholas
Carter, John Anderson
Cooper, Michael
Corrigan, Mike
Costello, Frederick
de la Fe, Frank (EX OFFICIO)
Foster, Van
Goudie, Robert
Hill, Arthur
Keefe, William
Kennedy, Richard
Looney, Mark
Murphy, Arthur
Nicoson, Patricia (CHAIR)
Otteni, Peter
Pew, Judith
Simon, Robert

Thomas, Paul
Volloy, Gerald
Bowman, John
Fairfield, Jeffrey
Gill, David
Gilley Sr., Wade
Matthews, Milton
Mills, Colin
Noritake, Rae
Penniman, William
Phillips, Terri
Stowers, Joe
Strange, Anne

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