

RESTON MASTER PLAN SPECIAL STUDY
TASK FORCE
June 14, 2011

Task Force Meeting
Langston Hughes Middle School

Meeting Summary

7:07 p.m. Public Comment Period

- None

7:08 p.m. Administrative Items – Patty Nicoson, Task Force Chair

- Patty provided perspective on the Town of Herndon's Special Planning Commission (PC) Work Session on June 13. The PC discussed the 2nd step of the financial analysis for a possible development scenario in the Herndon Metrorail Station Area. The consultant is expected to move forward with the analysis through summer. (Contact Herndon Department of Community Development at community.development@herdon-va.gov or by calling 703.787.7380)
- Patty commented on a meeting of the 2030 Group, an organization of business and academic leaders with roots the Washington DC area, held June 15th. Patty noted research by 2030 Group that illustrated lags in regional housing production based on Council of Governments forecasts of housing demand.
- Patty brought IPAR's (Initiative for Public Art Reston) recent call for community assistance in documenting Reston's public art works to the attention of the Task Force. According to the IPAR website, IPAR is a group of civic leaders who represent Reston's key community organizations, who seek to inspire a new commitment to public art.

7:18 p.m. Briefing by Fairfax County Staff regarding the Steering Sub-Committee activities, Heidi Merkel (DPZ Staff)

- A copy of County Staff's presentation is available at this link:
http://www.fairfaxcounty.gov/dpz/projects/reston/presentations/06.14.2011_tf_steering_comm_update.pdf
- In order to connect the Sub-Committee recommendations to the 20 year time horizon necessary for impact analysis, County Staff proposes to use the George Mason University ("GMU") 2030 High growth forecast because the County believes it represents an accurate forecast and also because it emphasizes more residential development.
 - An allocation of this forecast would be used by various County agencies to review potential impacts on important infrastructure. These agencies include the Fairfax County Department of Transportation, Police, Fire and Rescue, Public Schools and the Park Authority.
- In addition, the GMU 2030 High forecast plus 20% would be used as the zoning target for development through the year 2030 because:
 - Some property owners may not enter into rezoning process or build
 - Some property owners may rezone but build less than the full zoned density within the 2030 time frame

- Steering Sub-Committee engaged in multiple meetings discussions of the ratio of jobs to households and the time horizon for the new Comprehensive Plan recommendations.
 - Although no definitive jobs-to-housing ratios have been agreed upon, the recommendations from Staff and the Steering Sub-Committee will improve the ratio.
 - Previous June 7th Steering Sub-Committee meeting discussed scaling the 40-yr vision into focused 20-yr plan text.
- Heidi presented a **draft** land use [concept map](#) (Scenario C)
 - Identified likely sub-units in which development will occur and affiliated FARs
 - She restated that the concept plan in no way precludes other sub-units from entering into zoning process and rezoning within 20 year time horizon.
- Heidi provided a recap of the station area committee reports.
- County Staff and the Steering Sub-Committee will continue to refine recommended draft Comprehensive Plan text for the full Task Force's consideration

8:05 p.m. Task Force Discussion

- Paul Thomas stated that if the Staff & Steering Committee-derived Scenario C given to the Fairfax County Department of Transportation results in too many intersections with unacceptable levels of service, then Staff and the Steering Committee would need to adjust the Scenario's mix of uses and intensities, but also might need to adjust some of the transportation model's assumptions.
- Robert Goudie made the following comments regarding Scenario C:
 - Emphasized that density numbers and applicable land uses used to create the transportation modeling should not be misinterpreted as final or representative of a consensus agreement between committee members.
 - Steering Sub-Committee members think GMU understates the likely amount of residential development within the Reston-Herndon Suburban Center
 - Many Steering Sub-Committee members would like to achieve even more residential development to improve the housing to jobs ratio, and the
 - Phasing approach is an effort to reconcile the 40 to 50-year sub-committee visions with the County Staff's preference for scaling to a 2030 time horizon.
 - Reserves the right of the Steering Sub-Committee to make adjustments to the Scenario after initial transportation analysis by FCDOT.
- Judith Pew made the following comments:
 - Agreed with lowering jobs-to-household ratio
 - Further discussions about residential types and infrastructure requirements are needed (also stated by Robert Kennedy)
 - Further discussion of public transit options is needed
 - Expressed concern for the potential loss of open space
- Fred Costello requested that Staff invite GMU to address the Task Force on the issue of whether historically their residential forecasts have been too high or too low. He also offered that the FCDOT analysis must analyze major intersections not directly within the current study area but much further away.
- Robert Walker expressed concern about limited development area on concept map and the effects of restricting development opportunities. Staff clarified that the Scenario C's map displaying the location of the TOD options is only one of many ways that development might occur. Staff's "Flexible

Framework” would include flexibility for other areas to potentially redevelop.

- Arthur Murphy asked if the GMU analysis integrated different housing types and family size appropriate for the future of the Reston-Herndon Suburban Center. Staff clarified that it did not.
- Robert Simon and Joe Stowers expressed the need for increased and robust bus service within and to the corridor to be included in any FCDOT analysis and in any Plan guidance that might be adopted.
- Heidi Merkel said phasing and transportation infrastructure will be a significant focus of County Staff’s and the Task Force’s considerations, and they can refine the numbers to achieve a balance

9:10 p.m. Upcoming full Task Force meeting

- Next meeting: next Steering Sub-Committee meeting and the next full Task Force meeting have not yet been scheduled.

9:12 p.m. Adjourn – Patty Nicoson

Members Present

Bowman, John
Carter, John Anderson
Corrigan, Michael
Costello, Frederick
Foster, Van
Gilley, Wade
Goudie, Robert
Keefe, William
Kennedy, Richard
Matthews, Milton
Mills, Colin
Murphy, Arthur
Nicoson, Patty
Otteni, Pete
Pew, Judith
Riedel, Bob
Simon, Bob
Stowers, Joe
Thomas, Paul
Tobey, Phil
Walker, Robert
Williams, Kohann