

RESTON MASTER PLAN SPECIAL STUDY
TASK FORCE
June 22, 2010

Task Force Meeting
Lake Anne Community Center

Meeting Summary

7:09 p.m. Public Comment Period

- Elliot Wicks, resident of Grape Meadow Lane, is concerned about the access to the Wiehle Avenue station. He recommends an underpass or overpass for safe access.
- Joe Stowers commented on the need for balanced development.
- Dick Stillson reminded the TF members that Reston 2020 binders can be picked up at Supervisor Hudgins' office

7:15 p.m. Patty Nicoson, Administrative Items

- No meeting on July 13; the next meeting will be July 27 at Lake Anne. Then the next meeting will be August 31.
- Vision Committee announcement regarding the next meeting
- John Carter discussed seeking an overall perspective on all of the transit stations without usurping the work that other sub-committees: Variety, Connectivity, Capacity, Environment/Sustainability, Design
- Patty Nicoson suggested that implementation be included in the Vision sub-committee work,

7:24 p.m. Updates

- Bill Penniman gave a brief update on Wiehle Ave sub-committee – the last meeting included presentations from builders in the area such as Comstock, JBG, Bernstein, Voranado, and Veatch. He concluded that there are a great many buildings that will not be removed any time soon. Diversity of owners and small parcels are issues that are being discussed. Paul Thomas reminded the Task Force that these businesses are making good money now and may not be ready to jeopardize that in order to consolidate and/or redevelop anytime soon.
- Robert Goudie summarized the status of the Town Center sub-committee. The property owner and developer presentations are done for the Town Center area north of the metro. The group is now working on Metro south. There have been many great presentations. Brookfield should be commended for the first draft of a grid for the south metro area. This is very encouraging. Also to be commended is Joe Stowers for his contribution on the balance in the areas which has expanded the mind of the people on the committee. The committee shares this goal of developing a balanced mix of uses. Stay tuned for the presentation to the TF from the sub-committee. The committee is certain that there needs to be encouragement for a very strong residential component in the North Town Center area.
- John Carter updated the Task Force on the work of the Herndon-Monroe sub-committee. They had their third meeting of developer presentations. Issues like the wetlands, grid of streets and limited access to the garage have been discussed. Developers are not sure how to connect to the garage due to the location of the wetlands. These first three meetings have been very productive.
- Dick Kennedy asked if the station names are up for debate and suggested that the Vision sub-committee keep that in mind during their work.
- John Bowman stated that Air Rights were discussed during the second meeting of the Herndon Monroe sub-committee.

- Gerry Volloy encouraged the Herndon-Monroe to make a strong recommendation to the TF regarding the Sunrise Valley Nature Park. What ought to be done and how should it be preserved and accessed?
- Motion to establish the Vision committee by Colin Mills and seconded by Patty. Motion approved.

7:34 p.m. Presentation of GMU Forecast by John McClain and Lisa Sturtevant:

Presentation can be found here:

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

Questions:

- What are the goals of the study?
- Have these projections been compared with the Dulles Land Use Task Force (completed in 2001)?
- Will the level of growth be supported?
- John McClain responded by stating that these projections were done independently of what is in the Plan; however, they have done some comparison with the Dulles Corridor Study.
- Heidi Merkel stated that the numbers were not that different and that the demand forecast is notably higher, but other numbers were within the range.
- What will the corridor bear?
- This will be discussed more in depth at the end of July when GMU present the ranges.
- These forecasts assume that the infrastructure will happen as it has happened to this point.
- How accurate or close was the last forecast?
- John McClain stated that in his last forecasts the jobs/housing were right on; but it was unable to predict the people moving to Pennsylvania and WV
- Has modeling been done on what the ratio of jobs per household should be?
- Currently the Dulles Corridor has 11 jobs per household.
- How does this track with other corridors?
- Rosslyn/Ballston is the model with less than 4.0
- How do you see the relationship to Tysons and the development outside the corridor?
- Timing and mix. Tysons is where the focus has been since it will be completed first.
- What would the relationship be to Wiehle?
- It is thought that the relationship would serve as place for residential development.
- Frank asked if the forecasts were only done within the corridor. There are people living near Wiehle.
- Clarification: Town Center could affect the jobs/housing ratio. Does that allude to government intervention?
- John McClain added that whatever is adopted as the Plan there will always be market forces that impact development.

8:00 p.m. Lego Exercise

- Task Force members were broken up into groups of around eight and were asked to think about development intensity and mix-of-use alternatives for potential office, residential, hotel, and retail growth that may occur within the three transit station areas. Public facilities and park areas were also considered in the models.
- Participants then placed Lego® blocks in areas where they considered most appropriate for additional development. An additional scenario that included increased housing allowed Task Force members to create an alternative residential vision.

9:25 p.m. Group Report Out on Lego Exercise

- Upon completing their models Task Force members presented some of their ideas to the larger group. Two main issues that both groups seem to agree on is that there is too much hotel and too

little residential in the current Comprehensive Plan. Staff is working on a summary to compare with future Lego activities.

Members Present

Bowman, John

Carter, John Anderson

Costello, Frederick

de la Fe, Frank (EX
OFFICIO)

Foster, Van

Goudie, Robert

Kennedy, Richard

Mills, Colin

Murphy, Art

Nicoson, Patricia (CHAIR)

Penniman, Bill

Pew, Judith

Phillips, Terri

Tobey, Phil

Volloy, Gerald

Walker, Robert

Williams, Kohann

Gilley Sr., Wade

Noritake, Rae

Stowers, Joe

Strange, Anne

Thomas, Paul