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Sent: Monday, October 28, 2013 4:27 PM
To: Darab, Faheem; Lambert, Richard; Selden, Fred; Patricia Nicoson;
Cc: Riegler, Gregory A.; Looney, Mark
Subject: Comments on draft Ver 10 of the Reston Master Plan Language

Heidi, Richard, Faheem

While a significant amount of progress has been made on the draft plan text there are few areas that concern that remain for Greg Riegler and I, both as members of the Task Force and on behalf of a number of clients. This list is not intended to be exhaustive but represents the areas we had the most concern about.

Thank you for your time and effort on this and we look forward to the discussion tomorrow.

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Isaac Newton Square

1. As the draft plan language has crystallized our client, who is the owner and primarily landowner of Isaac Newton Square and has supported the effort of the Wiehle Subcommittee, is looking forward to helping realize the TOD vision in the current plan text in the near term. However the plan text has drifted from its original intent to provide the appropriate and consistent language regarding the potential public gathering space. To that end attached please find our suggested plan text to ensure that it mirrors the approach of the subcommittee, language in elsewhere in the plan related to similar open space amenities – namely Town Center South, and the goals of our client to provide a functional and vibrant community.

Area-wide Issues

Beyond the attached specific concerns, there are number of key area-wide policies considerations that we had as well.

2. **Page 69-70 of Ver. 10** - The stormwater managements policy represents an increasingly fractured approach and idiosyncratic approach to stormwater management in the County and it is unclear why Reston should be treated different than any other area of the County. Further our clients would like to better understand the framework for the approach on stormwater management in the plan text, especially in relation to the imminent adoption of the new state standards.

3. **Urban townhomes as transitional use outside the residential mixed use areas** – Many of the areas outside the ½ mile of the Metro station do not have much incentive to enter the land use process as many are zoned at or above the current Comprehensive Plan recommendation in the draft plan text. This is a missed opportunity – I would propose offering the opportunity to utilize, on a limited basis, urban townhomes as a potential use for these properties. Townhomes would bring a different ownership to the area, namely homeowners who studies have demonstrated are willing to walk further to use transit and who are more invested in the community. Such townhomes could also be utilized to create appropriate edges and transitions from the TOD “core” to the established single family communities surrounding the TODs. And as demonstrated at the Mosaic in Merrifield there is the demand for transit friendly homes that are in walking distance to amenities. I would strongly encourage consideration of a follow-up motion to study the concept and ensure the opportunity is not missed.
4. **Pop-up Retail** – Similar to the NV Project Tysons, the draft plan lacks some policy guidance outlining support for limited “pop-up retail” when included as part of a zoning application. Such a provision would allow property owners to creatively address interim situations in a manner that furthers some near term plan goals without sacrificing the ultimate vision. I request some thought be given to its inclusion.
5. **Noise (Pg. 73 of Ver. 10)** – There may be a number of parks and open space that will need to be located near the DAAR, especially given the linear nature of many of the properties. Clarification that such uses would be permitted under the current noise policies should be encouraged.
6. **Reston Design Review Board** – The Comprehensive Plan rather is a public policy document and should not include broad statements related to the private contractual relationships between property owners. Similar language in the Plan does not exist for other PRC Areas of the County (Burke and Cardinal Forest) to require approval of a specific DRB and the County should not use the Comprehensive Plan to compel that a property join a specific private organization.

**Revisions to Plan Text from David Gill, specific to Isaac Newton Square
Version 10.0 of Reston Master Plan Draft Text – Dated 10.24.13**

Wiehle TSA - Page 88 of 119 (Revisions in Bold and Underlined)

WIEHLE-RESTON EAST TRANSIT STATION AREA

The Wiehle-Reston East Transit Station Area is bounded on the north by Hidden Creek Country Club, Lake Fairfax Park and low-density residential neighborhoods to the north of Sunset Hills Road. On the north side of the DAAR, the TSA is bounded on the east by a Virginia Department of Transportation-owned storage facility. On the south side of the DAAR, it is bounded by Hunter Mill Road and to the south it is bounded by Sunrise Valley Drive. On the west and to the north of the DAAR, it is bounded by the Oracle campus and Old Reston Avenue while on the south of the DAAR, it is bounded by the Reston Square development.

Local-serving amenities including plazas, other urban parks, trails, and public art should be provided throughout the subdistrict to serve local leisure and recreation needs. The exact number of urban parks, their sizes and distribution will be determined by the amount and type of new development, in accordance with the Urban Parks Framework in the Policy Plan.

As described in the Areawide text on Urban Parks, Recreation Facilities, and Cultural Facilities, athletic field needs will be met through improvements to existing nearby fields as well as the construction of new fields. Contributions toward land and improvements sufficient to create one full-service athletic field ~~in this~~ **to serve this** TSA should be provided with **new** development.

This TSA includes three districts: the Wiehle Station Transit-Oriented Development (TOD) District, the Reston East Non-TOD District and the Sunset Hills Non-TOD District. The Wiehle Station TOD District is further divided into the North Subdistrict and South Subdistrict.

Wiehle Station Transit-Oriented Development (TOD) District (Pg. 91-2)

The Residential Mixed Use area is planned for intensity up to 1.5 FAR, with the exception of the Isaac Newton Square area, see guidance below. The area is planned for predominantly residential uses (approximately 4,600 units) with a mix of other uses including office, hotel and supporting retail. Development proposals should typically be 75 percent residential use. The opportunity exists to achieve the Residential Mixed Use goal of 75 percent residential uses for the larger area if Isaac Newton Square redevelops in accordance with Plan guidance.

Isaac Newton Square is the area bounded by Wiehle Avenue, Sunset Hills Road and Hidden Creek golf course. It is planned for up to 2.0 FAR with a residential and hotel component on the order of 90 percent of new development (approximately 3,200 units of the 4,600 units in the Residential Mixed Use area). In light of the older, very low-density buildings, surface parking lots and undeveloped areas in this business park, a shift to a residential focus for this area can be achieved. Residential buildings should front on tree-lined streets, **consistent with urban streetscape**

standards, and be designed with inviting street level facades. This area represents an opportunity to create a new residential neighborhood organized around a local serving park **a public gathering space that is designed to meet the needs of the residents of this new neighborhood and also reflects adopted Urban Park standards.** ~~This park should be considered as a potential location for an athletic field to meet the need for the TSA.~~ In addition, development along the W&OD trail should be oriented and designed in order to create connections to the park property. This regional asset should be assimilated as much as possible into the development pattern in order to create a more urban fabric for the park property [**Please clarify as this appears to be inconsistent with the goals of creating a “through” east-west trail and the competing open space goals stated elsewhere, also unclear if intent is to orient development toward the trail or other internal open space areas**]. This would include plazas, greens and other public gathering spaces abutting the park property. Careful attention to design is necessary to maintain safe passage for through trail users and should be coordinated with the Northern Virginia Regional Park Authority.

Individual development, **including Isaac Newton Square**, may have flexibility to build more than the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the area designated as Residential Mixed Use. Ground level retail and support service uses are encouraged to add to the vibrancy and enhance the pedestrian environment. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the objective of allowing residents and employees to minimize daily automobile use.