

From: Robert Goudie [regoudie@verizon.net]

Sent: Monday, May 03, 2010 4:06 PM

To: Peter Otteni; Bill Keefe; 'Phil Tobey'; 'Rae Noritake'; Mark Looney; susan.mockenhaupt@gmail.com; 'TERRI PHILLIPS'; Joe Stowers

Cc: Merkel, Heidi T.; Smith, Sandi M.; 'Patti Nicosen'; 'Sampson, Timothy S.'; dsittler@sittlerassociates.com; bruce.wright@comcast.net; 'Rob Hanna'; Pierce, Merrily; Harrison, Goldie; Marshall, David; bbouie@aol.com

Subject: Town Center Committee -- additional resources for tomorrow's meeting

Attachments: Compilation_Reston_Pkwy_CommunityFeedback.pdf; TC Metro Station Slides.ppt

I attach two additional resources as we think about integrating the station with TC – three slides showing the existing land uses near the station and the compilation of feedback from the Town Center community forum. I also did a quick compilation of what appear to be the big-picture elements common to the four community presentations (focusing for now on the parcels north of the station) – much of which tracks what we heard at the last TF meeting from the four break-out reports:

Vision:

Destination station; Reston's down town

Key Opportunities:

1. Connectivity:
 - a. Incorporate RMAG
 - b. Add vital ped-friendly north-south connector from station to NTC (covered? moving? above-grade given WOD and other considerations?)
 - c. TC-focused bus circulator or trolley (query whether kiss and ride needed or appropriate; no parking)
2. Mixed use that integrates the station with TC (or extends TC to the station)
 - a. Develop night life opportunities across demographics
 - b. Signature shopping and restaurants
 - c. Top-tier office space
 - d. What's the right residential-commercial mix?
3. Optimize destination
 - a. Children's Science Center
 - b. Hotel/conference enhancements
 - c. Maximize art and civic uses; performance theater
 - d. Innovative open space
4. Signature station
 - a. World-class architecture
 - b. Air rights?

NOTE NEW E-MAIL ADDRESS

Regards,

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-----Original Message-----

From: Robert Goudie [mailto:regoudie@verizon.net]

Sent: Monday, May 03, 2010 12:27 PM

To: Peter Otteni; Bill Keefe (wkeefe@ldn.thelandlawyers.com); 'Phil Tobey'; 'Rae Noritake'; Mark Looney (mlooney@cooley.com); 'susan.mockenhaupt@gmail.com'; 'TERRI PHILLIPS'; Joe Stowers

Cc: 'Merkel, Heidi T.'; 'Smith, Sandi M.'; 'Patti Nicosen'; 'Sampson, Timothy S.'; 'dsittler@sittlerassociates.com'; 'bruce.wright@comcast.net'; 'Rob Hanna'; 'Pierce, Merrily'; 'Harrison, Goldie'; 'Marshall, David'; bbouie@aol.com

Subject: Town Center Committee -- tomorrow's (Tuesday's, 8 a.m., WM Clubhouse) agenda

All (Sandi for posting),

Pete and I have talked about what may make sense for us over our final four meetings. We now have a good starting point with the INOVA straw man for NTC. Our sense is we now need to look at the bigger picture to ensure that we tie this together from the Metro station all the way to Baron Cameron (per our charter, which I've attached as a reminder and updated the committee membership). As we discussed last time, we think tomorrow should start with an overview from Pete on some very preliminary ideas BP has for potential best use of its important sites north of the station (much as INOVA did for NTC, albeit BP at this point doesn't have a straw man for consideration, just some very preliminary ideas that we may be able to help shape with our discussion). The goal would be to create some ideas that build on what the TF started to map out at its last meeting. We'd try to finalize those in our meeting next Tuesday and build together some rough map(s) that ties it together, which Rae has started to think about via the attached (it includes a big picture look at TC that overlays the Sasaki, INOVA, and Rae edits to INOVA). This might allow us to present a bigger picture overview of possible layouts for TC at next Tuesday's TF meeting, which may help structure that conversation and allow TF resources to be freed to think through the south side. We'd then spend our final two meetings thinking through the incentive pieces (building heights, non-residential FARs, and residential density). That should allow us to provide (hopefully) some kind of graphic or set of graphics for our presentation to the TF on the 25th that lays out a coordinated recommendation for at least north of the station in terms of footprint, grids, RMAG and other infrastructure improvements, open space, and incentives.

Heidi, as some have noted, I think it would be good if NVRPA could be at this week's or next week's meeting. They are another critical stakeholder here. Perhaps you or Dave has ideas on how we might approach them.

TOWN CENTER COMMITTEE AGENDA - 5/4/10

Open Forum (15 minutes)

Administrative (15 minutes) – discussion on proposed goals for next four meetings (5/4 and 5/11 to create graphical layout of TC vision from station to Baron Cameron and from FCP to across Reston Parkway; 5/18 and 5/25 to discuss incentives and finalize comprehensive presentation to TF on 5/25 – objective is to create visuals that will allow for text additions to Comp Plan)

I. **BP Overview – Possibilities for Lots Immediately North of the TC Metro Station** (15 minutes, presentation by Pete Otteni of BP)

II. **Committee Discussion** – creating an integrated footprint from Metro to Baron Cameron (45 minutes; mark up Noritake draft)

As we start to think about the broader picture, I also wanted to forward around some links I've gotten from residents about ambitious plans for station design (including air rights). I've now been to what seems like a dozen community forums on Town Center's future (between WATCH, the TF, and this committee). A near universal theme I am hearing is that strong architecture makes a difference (recognizing it is expensive) and that we need to make a concerted effort to ensure that the TC metro station is not just a cookie cutter station. *I am not opining on these specific links and how realistic or not they are for TC*; rather, they have been forwarded to me by various residents and I think they are additional data points for us as we think through what if anything we want to say about architecture in TC not only at the station but throughout.

<http://www.terryfarrell.co.uk/#/project/0100/> -- Beijing South Railway Station -- <http://www.terryfarrell.co.uk/#/project/0097/> -- Kowloon station -- Terry Farrell and Partners designer on both.

<http://inhabitat.com/2010/04/28/final-design-for-sfs-transbay-transit-center-includes-public-rooftop-park/transbay-transit-center-11/> -- new San Fran Transbay Transit Center

Finally, I am also attaching an e-mail from Bruce Wright (copied here) providing ped/bike input. Many of you know Bruce – there is probably no greater single source on these issues for Reston.

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