



ISSUES BULLETIN 2010-1

January 26, 2010

ARCH Statement to the Reston Master Plan Special Study Task Force

Proposed Guiding Principles for the Task Force on Reston's Future Development

The ARCH Board of Directors, on recommendation of its Issues Committee, unanimously endorses this Issues Bulletin. Community comment on a draft of this document was received at an open ARCH member meeting on January 14, and that input has helped shape the final product.

ARCH understands that additional development may be inevitable. It is essential that any such development be appropriate for Reston, well planned, and supported by all necessary infrastructure.

1. The Task Force should determine how much additional commercial and residential development might be *possible* versus how much would be *appropriate*, define the latter as the limit, and then identify what facilities and infrastructure improvements need to be undertaken to support that level of development. This should include adopting the unfunded recommendations of the Reston Metrorail Access Group (RMAG) April 2008 Study.
2. The Reston planning documents should then be amended to: (i) reflect those decisions; and (ii) require that what have been identified as necessary improvements to support specific phases of (re)development be put in place before or concurrently with that (re)development.
3. The Reston PRC district should remain subject to the existing density cap of 13 persons per acre. Future development should be concentrated in the RCIG (Reston Center for Industry and Government), Town Center, and Lake Anne Village Center (per its approved redevelopment plan). In the other village centers additional development could be allowed if there is demonstrated neighborhood support for it. Reston's other neighborhoods should retain their existing character and remain essentially stable at their as-built densities.
4. The planning documents should encourage:
 - That new development be environmentally sensitive and accessible.
 - Provision of adequate open space, artistic and cultural offerings, and recreational amenities (we recognize that creative solutions such as elevated parks or plazas may be required).
 - Affordable housing for our teachers, nurses, police, firefighters, our service industry and professional support staff, and others essential to the Reston work force.
5. The Task Force should promote innovative architectural designs for the Reston Metro stations – especially for the Reston Town Center station – which will be critical gateways into this unique community.
6. The Task Force should promote a suitable level of transparency and provide meaningful opportunities for broad community awareness and input throughout its review.