

## Reston Master Plan Special Study Phase 2 Working Draft

### Comments of Patricia Nicoson, Chairman Reston Master Plan Special Study Task Force, Phase 1

February 11, 2015

I am very supportive of draft Reston Master Plan Phase 2.

My comments are directed to the section on the Baron Cameron Community Retail Area. I did attend the Community Meeting at which this retail center was discussed. We did go through an exercise of putting dots on paper to indicate what we might prefer to see happen in this area. As I recall, the majority of people wanted to see some residential included in its redevelopment, myself included.

The Baron Cameron Community Retail Area site is a gateway location to the Reston Town Center. I believe it should receive special attention and treatment because of that.

The proposed plan language notes that the "area continues to serve an important location for community serving retail and is planned and to develop for retail to maintain its existing character."

It also notes the need to improve pedestrian connectivity for all modes of transport including pedestrian, bicycle, transit and vehicles within the area and to the surrounding areas. The retail buildings should provide for environmental sustainability, green technology, and appropriate transition to the surrounding neighborhoods, and separation of delivery vehicle traffic from customer traffic.

The plan refers to residential development in a section entitled "Option for Residential Development" This section states rather passively that ***"it is recognized that circumstances may arise that merit consideration for redevelopment of this retail area. Under such circumstances, the Board of Supervisors may consider proposals to amend the Comprehensive Plan and and/or past Zoning Actions in Conformance with the Comprehensive Plan to allow for the inclusion of limited residential if the criteria specified below are met:***

1. The Proposal should preserve current affordable housing and contribute additional affordable housing;
2. The proposal must be consistent with the Reston planning principles and that is relevant to the County goals and objectives in the Comprehensive Plan.

I think that this is such an important "gateway" site that the County should indicate that it **would like to see** a well thought out mixed-use proposal or proposals that could incorporate residential and possibly other office and community serving uses with the important modal connections mentioned above. This will help create a more

pedestrian-oriented project with plazas and other community amenities that will help create an attractive sense of place that, while including retail, is also a vibrant community asset, which it is not today.

Recognizing that the area is a gateway location, special attention should also be given to the urban designs/site designs that reflect this special characteristic and design potential.

To encourage this type of redevelopment, I think the county should state in the plan that the desired end state is a retail area in an attractive mixed-use environment that includes residential uses and plazas