

RESTON PLANNING AND ZONING COMMITTEE
MEETING MINUTES
JULY 20, 2015

Committee Members Present: Walker; Kennedy; Eckhardt; Cupina; Cerny; Penniman and Weber

Committee Members Absent: Hill; Jennings; Straits; Thompson; Traylor; Wilcox; Vanell; Murphy and Wynands

Procedural Items and Announcements: None

Presentations and Discussion:

- **Agenda Item #1:** Approval of the June 2015 meeting minutes. This item was deferred due to lack of a quorum.

- **Agenda Item #2: South Lakes High School Renovation PRC Plan**
Presentation by John McGranahan from Hunton and Williams.
Sunny Sarna from Fairfax County Public Schools was also present to answer questions.
The summary of the presentation was the school is proposing an approximate 40,000 sq. ft. expansion along the south west side of the building and they plan to add approximately 120 additional surface parking spaces along the drive aisles and bus loop on the east side of the building. The proposed parking will be primarily for staff. The Planning Commission Hearing is scheduled for October 15th, 2015.

Comments from Committee Members:

- *Weber* – commented that the handicap parking spaces should be placed closer to the main entrance. Additionally, he did not like the idea of proposing parking spaces that would require cars to back –up along/onto Seahawks Drive.

- *General discussion* regarding why the parking could not be in the tree'd areas due to the presence of a Conservation easement.

- *Eckhardt* – asked if the curriculum could be made more efficient to minimize of eliminate the need for expansion.

- *Walker* – suggested exploring angled parking in areas where the travel aisleway was proposed as 19 feet in width. Suggested lane arrows be added to the plans. Based on this discussion , committee members were told by Mr. McGranahan that the plans we were mailed to us were outdated.

- *Cerny* – Questioned the need for additional parking. Believes we should be discouraging students from driving.

Additional comments from the applicant in response to the committee questioning indicated they use the CHIPS System regarding sustainability for schools. This can include: Use of low emitting materials; Life Cycle Analysis; Water Use reductions; LED lighting and no idle policy for buses.

No action was taken regarding Agenda item #2 and they plan to return to our Committee prior to October 15th.

- **Agenda Item #3: Commerce Metro Center**

Presentation by Greg Reigle of McQuire Woods

The summary of the presentation is as follows: The application is located at the south west intersection of Wiehle Avenue and Sunrise Valley Drive (an existing surface parking lot associated with existing buildings) Cardinal Bank is not part of this application; The proposed plan proposes; approx. 500 residential units; Office; Hotel; right-in /right-out entrance from Wiehle Ave.; Proposed density at approx. 2.5 FAR. The applicant is targeting spring 2016 for public hearings.

Comments from Committee Members:

Cerny- generally likes the plan. Connections across Sunrise Valley Drive are important to take into consideration.

Weber- Believes the plan needs to consider accepting local buses from the south side of Reston.

Kennedy- Repeated Weber's concern for bus access.

Eckhardt- commented on the need for design standards.

Cupina- Asked how tall the proposed buildings are in relation to the new Reston Station building on the north side of the Toll Road. The applicant stated their building was within 30 feet of the height of Reston Station.

Penniman- asked how feasible is the right-in/right-out entrance along Wiehle Ave. Additional questions were asked regarding retail and building setbacks.

No action was taken regarding Agenda item #3 and they plan to return to our Committee in the future.

A motion was made to adjourn and the motion was seconded.
The meeting was adjourned.