

RESTON PLANNING AND ZONING COMMITTEE
September 12th, 2016 MEETING MINUTES - REGULAR MEETING

Present: Cupina, Wilcox, Hovermale, Jennings, Kennedy, Murphy, Straits, Walker, Weber, Oak, Thompson, Wynands

Absent: Cerny, Penniman, Vanell

Procedural Items and announcements:

Chairman Wilcox called the meeting to order at 7:30 pm.

Administrative item: Mr. Hovermale volunteer to take minutes. Mr. Kennedy reiterated the need for a permanent administrative staff member to take meeting minutes.

Agenda item 1: Approve minutes of July 25th Reston Planning and Zoning Committee Meeting

July meeting minutes approved.

AYE: 7

NAY: None

ABSTAIN: 5

Agenda item 2: Commerce Metro Center: Application Number: RZ 2015-HM-011/SEA 94-H-049

1. **Presentation:** Greg Riegle & Novotny

Greg recapped the last presentation to P&Z and discussed the changes made in response to comments. In summary:

- A full set of engineering drawings was provided in advance of the meeting.
- Proffer details reviewed.
- Commitment made to return to P&Z with Design Review Board present for an architectural review.
- Addition of optional retail space in Building A.
- Additional design changes to the top floor include: a lowered top floor, setback, and darker color treatment to reduce impact of building mass.
- Summary of past community outreach efforts including neighboring clusters, Reston Association, IPAR, WMATA, and P&Z.

2. **Committee comments:**

- Mr. Wilcox commented that no letters (pro or con) have been received from neighboring clusters. Jared asked if any changes have been made to traffic patterns in an around the site. Mike ??? responded that there have been no changes.
- Mr. Murphy expressed concerns regarding proximity of loading dock and parking garage entrance for Building B in relation to proposed Wiehle Avenue entrance. Chris Tacinelli of Gorove Slade responded that the dedicated turn lane and entrance setback will alleviate possibility of vehicle backup onto Wiehle Avenue.
- Mr. Wilcox acknowledged the challenges present due to the multiple land owners; was there more discussion? Mike Novotny expressed efforts to coordinate with adjacent owners are still in place; committed to working with county to remove parking gates for improved traffic flow.

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- Mr. Kennedy asked for clarification on the proposed right-turn lane from Wiehle.
- Mr. Weber commented on lack of changes to address traffic concerns:
 1. Concerned about creation of U-turn issue at Wiehle Avenue / Sunrise Valley Drive intersection; would prefer a right-in only (no exit) at the proposed Wiehle entrance to minimize traffic and pedestrian issues.
 2. Questions on options for additions to both eastbound and westbound lanes of Sunrise Valley Drive including increasing building setback to accommodate.
 3. Expressed concerns on bus access to and throughout site; Laura Arsenau from county staff commented that Vornado's plans are in general conformance with VDOT.
 4. Asked about viability of boulevard approach and that trees may be hazards.
 5. Mentioned that a member of the Fairfax County Transportation Dept. had appeared jointly several years ago with VDOT and expressed that both the county and state wanted direct access for both buses and kiss-and-ride from Sunrise Valley Drive.
 6. Stated that the level of service level is presently "E" and this development makes traffic congestion even worse.
- Mr. Kennedy would like acknowledgement that universal design / accessible unit requirements must be met. He also likes the addition of the stoops on Sunrise Valley Drive.
- Mr. Jennings asked for clarification on defining the baseline TDM and expressed need to have investments in traffic improvements.
- Mr. Hovermale commented on commuter traffic and approves of overall design.
- Ms. Oak commented that adding greenery to 7th floor setbacks and balconies would be an improvement and asked for clarification on rooftop use; rooftop will not have public access. Ms. Oak commented that the 7th floor be provided with a more substantial setback than indicated in the drawings as it will help break up the massing of the building to a more pedestrian scale.
- Mr. Wilcox likes addition of stoops and articulation changes and feels intent of traffic management has been met.
- Mr. Walker asked about RA membership as they are not listed in proffers and asked for clarification on recreation space requirements. Rob commented that the SMW bioretention methods as defined are not supported by VDOT and wants to be sure water quality improvements are the goal instead of just detention. Rob expects the solution to be handled onsite and not by paying with 'offsite credits'. Bob Cochran responded that they are working with VDOT on SMW details. Rob is supportive of the project.
- Mr. Cupina would like to see an RA membership commitment and also commented on the U-turn concern at Wiehle Avenue and Sunrise Valley Drive.
- Ms. Straits agrees with Mr. Walkers comments on SMW and expresses need to meet 2014 SMW ordinance. Sue would like to see more recreational space onsite including rooftop opportunities; greening of rooftops. Asked about vehicle ratios and LEED goals.

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- Mr. Murphy confirmed that Building A will be rental and would like much more variability in architecture and colors; desires world-class architecture. Mike Novotny again confirmed commitment to return to P&Z with DRB present for architectural review. Art does not like stoops on Wiehle avenue feeling that they will not be used and are a security concern.
- Ms. Wynands asked about IPAR commitments.
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Public Speakers

- Laura Arsenau expressed that Fairfax County has similar concerns as the P&Z committee regarding the Wiehle intersection and that the staff report will be published this week.

Motion: *Motion by Mr. Walker: The Planning and Zoning (P&Z) Committee recommends approval of this project/application from a planning and zoning perspective with the understanding that the applicant will come back to the P&Z Committee or meet with the Reston Design Review Board (DRB) with architectural plans and elevations for review and comment at a future date on or around November 2016.*
Ms. Oak seconded the motion.

Vote Outcome

AYE: Cupina, Wilcox, Hovermale, Jennings, Kennedy, Murphy, Walker, Thompson, Wynands, Oak
NAY: Straits, Weber
ABSTAIN: None

The motion to approve as noted was passed 10-2.

Agenda item 3: RTC West Application number: RZ / FDP 2016-HM-017

Presentation: Brian Winterhalter of Cooley and Mark Strauss of FXFOWLE
Mark provided an overview of the project and background on the design firm. Main points include:

- Focus on pedestrians, significant attention paid to pedestrian and bicycle traffic.
- Mixed-use; residential and retail; 50% commercial, 50% non-commercial
- 675 residential units
- No staff comments available yet

Committee comments:

- Mr. Murphy is impressed and 'overwhelmed'. Looking forward to architectural choices
- Ms. Straits likes the concept and sustainability along with connection to Reston Town Centers. Expressed some concern with the number of waivers.
- Mr. Cupina asked for clarification on proposed access to W&OD trail

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- Mr. Walker expressed a long-standing desire to develop the W&OD trail into a linear park. Asked if the park behind the YMCA could be improved and stressed good landscape architecture.
- Mr. Wilcox commented that the corner building design could be stepped to reduce the 'wall-effect'. Applauds efforts on working with neighbors to design street grid.
- Ms. Oak thinks this is a great concept
- Mr. Hovermale likes the additional restaurant destinations and 'extension' of the RTC
- Mr. Jennings is impressed with the design. Requests that future presentations walkthrough the design as it applies to the master plan guidelines.
- Mr. Kennedy clarified developer's comments that there is already too much parking at the site and inquired about RTC access plans until RTC East is complete.
- Mr. Thompson requested clarification on modeling Town Center Parkway into a boulevard. Developers commented on the desire to maintain narrower streets and don't plan to expand. Paul asked if the details on residential mix is known and to consider condominiums instead of rentals. Paul also encourages use of 'Reston' in the naming as opposed to RTC.
- Ms. Wynands asked that any water features be located internal to the site, not on the edge, for safety, referencing the Lake Anne fountain. Expressed that many young families in Reston would like to live car free. Interested in presentation of site as it appears from the W&OD trail; would like to draw people into the space. Nicole asked about plans for adding public art near the pedestrian bridge over Town Center Parker or renovating the bridge entirely.
- Mr. Weber requested clarification on plans for the existing parking garages, asked about shade impact of taller building across site, and requested consideration of defining an easement for possible future road widening.

Public Comments

- None

No Vote was required. The applicant plans to return to the P&Z at a later meeting.

Close of meeting

A motion was made by Mr. Kennedy to adjourn the meeting. Mr. Murphy seconded.

Vote Outcome

AYE: Unanimous.

The motion passed

The meeting adjourned at approximately 10:30pm.

Next scheduled P&Z meeting: 7:30pm September 19th, 2016 at 1801 Cameron Glen Drive, Reston, VA

Respectfully submitted,
Jake Hovermale, Reston P&Z Member and Committee