

**Reston Planning and Zoning Committee
Minutes for November 21, 2016
North County Government Center**

Present: Cerny, Cupina, Hovermale, Jennings, Kennedy, Murphy, Oak, Penniman, Straits, Varnell, Walker, Wilcox, Wynands.

Absent: Thompson, Weber

1. Minutes for the October 17, 2016 meeting were approved. Mr. Kennedy complimented Mr. Jennings' work preparing them.

2. General Dynamics Architectural presentation for review and comment.

Representing the applicant, Amanda Williams of Cooley LLC made an informational presentation of the architectural plans for the new headquarters building of General Dynamics. She was accompanied by the project architect, James McLeish of Lehman-Smith & McLeish.

Ms. William indicated that the project had been approved by the Board of Supervisors and the project is currently going through the site plan process.

According to the project presentation, the building is going to be primarily travertine with 12'X9' windows. The extensive use of glass is intended to provide a visual connection to the wooded area outside the building. The top three floors will be offices.

Ms. Straits asked about LEED quality and was told the building would be LEED Silver, "maybe more."

Several members, including Mssrs. Vanell, Jennings, Kennedy, Cerny, Hovermale, Cupina and Ms. Oak, commented that they liked the design of the building.

Mr. Cerny asked whether the owner was planning to put a corporate logo on the building. He was told that it did not plan to put up a logo that would be visible from off the property and possibly none at all.

Mr. Kennedy indicated that he was glad that the property might exceed LEED Silver. He asked about the windows and was told they would have a 1" air space for sound and would be triple coated, high performance glass. Mr. Kennedy asked about visibility of the building from Sunset Hills and was told it would be possible to see the narrow side of the building from the road through the trees.

Ms. Oaks asked whether there would be window shades and was told there might be motorized shades.

Mr. Wilcox asked about the guard house and was told it would be designed to fit the main building.

Mr. Penniman asked if the building would have solar or any distinctive efficiency features. He was told that none was planned, and that this was by choice not due to any utility company restrictions. He expressed disappointment about this gap in a building designed by a major

technology company. In response to another question, he was told the building would not be visible from the DTR except for a brief view for westbound travelers.

Mr. Murphy asked if there would be any guard railing to separate people from the windows and was told no.

Public comments – Richard Newland (Reston DRB) complemented the building’s architecture.

Doug Capella (Reston DRB) agreed with Mr. Newland about the aesthetics. He urged General Dynamics to orient fencing and sidewalks to preserve trees. He also suggested using some darker material toward the base of the building.

Neil Roseberry indicated he liked the architecture and that he expects that the building will be largely hidden from Sunset Hills. He commented that signage on the building could ruin the appearance.

3) Metropolitan Washington Airports and the Virginia Department of Rail and Public Transportation on behalf of the Washington Metropolitan Airport Authority (WMATA) Special Exception for the Reston Town Center South Station.

Planning Commission hearing is scheduled for February 23, 2017 and BOS public hearing is scheduled for March 14, 2017.

Representing the applicant, Noah Kline of Odin Feldman Pittleman PC was joined by Jim Van Zee in making the presentation for WMATA. The applicant indicated that the South Side of the Reston Town Center (RTC) station was not expected to be a major destination for single occupancy vehicles and will mostly serve the nearby developments. Access is designed for buses, some cars, bicycles and pedestrians. There will be 12 bike racks and 5 bike lockers. There will be bike lanes along the drive. The site is triangular and connects to Edmund Halley Drive. The County will pay for sidewalks.

Mr. Wilcox urged the applicant to incorporate art and to focus on the screening along walk. He commented that Reston is a special place and there should be distinctive design features – art, pavers, something. Mr. Kline indicated that nearby buildings would include public art.

Mr. Walker asked about bike trail access. Mr. Van Zee indicated that the County is discussing and that ideas like that need to come from the County. He said the staff is discussing.

Mr. Hovermale asked about road access. Mr. Kline indicated that MWA will be upgrading Edmund Halley to VDOT standards, and County will be responsible for Sunrise Valley.

Mr. Murphy asked about the parking and the bus staging area shown in the presentation. He was told that buses in service would pass on the right while a limited number of inactive buses may be in the striped staging area. The area would be policed for vehicles blocking traffic. In response to his question, the applicant also said that the storm water facilities belong to Tishman, Spires, a neighboring property owner.

Mr. Cupina asked about the progress of Metro construction. He was told that construction is expected to be completed on time in 2019, with revenue service beginning in 2020.

Mr. Kennedy commented that the stations look plain and should be enhanced to be more attractive and include public art. He asked about a possible road connection from Reston Parkway to Edmund Halley Drive. He was told that Tishman Spires project may include that; one should check with the County.

Mr. Vanell asked about the flow of traffic in and out of the station area. He was told that the buses and cars would enter with separate lanes but exit together. This is thought to work because there will be stopping coming in but not going out. The County operates the bus service and reconfiguration may be possible if experience warrants.

Ms. Straits asked if WMATA was working on the issue of trees and was told yes.

Public Comments – In response to questions from John Bowman, the applicant clarified that MWA is responsible for building out Edmund Halley Dr. to Sunrise Valley; the applicant thinks that the limited number of kiss and ride spaces are adequate based on previous studies; the FCDOT tunnel under the Dulles Toll Road hasn't been designed yet and will be subject to separate hearings; and the site is planned to be very accessible to pedestrians.

The applicant plans to return to the P&Z Committee in a month or so.

4) Golf Course Overlook – RZ/FDP 2016-HM-016 - Rezoning/Final Development Plan (RZ/FDP 2016-HM-016) for 11480 Sunset Hills Road, Reston. The Planning Commission public hearing has not been scheduled.

Representing the applicant, Ben Wales of Cooley LLC indicated that this 413 unit, multifamily project is in the early stage of development, and it does not yet have a scheduled hearing for the Planning Commission. He indicated that access to the site will be on a drive owned by the applicant, which crosses the W&OD trail. The site is difficult because it is a corner parcel constrained on one side by Sunset Hills, the W&OD and Dominion transmission lines and on the other by the Hidden Creek golf club. He described the project as mixed-use, although the non-residential component is small (1000SF) and designed primarily for the residents. They are unsure whether it will be condos or apartments. The applicant plans to widen access road and modify the entrance into the existing VDOT parking lot. He indicated that there will not be a traffic signal at the intersection with Sunset Hills, and that the pedestrian connection to Metro will be along the W&OD or a sidewalk next to the VDOT parking lot with a crossing of Sunset Hills at the light for Metro Center Drive.

Ms. Straits asked about the flooding history of the area. Mr. Wales indicated that they were aware of that problem and planned to proffer money to the County to address it.

Mr. Vanell expressed concern that condos and apartments don't seem to fit at this location.

Mr. Jennings asked about the density request and what conditions of the Comprehensive Plan are not being met. He was referred to the applicant's written material. He also asked for

clarification as to the nature of the mixed use. He was told the plan was for 1000 SF of commercial space.

Mr. Cerny clarified that the project entailed 11 stories of concrete and steel construction.

Mr. Kennedy was told that the site would be .37 miles from the subway as the crow flies and .5 miles by foot. He commented that units at the site had two radically different views and wondered how that would work. He also urged the applicant to get creative in providing more affordable housing.

Mr. Cupina noted that the proposal was outside the ¼ mile circle. He asked and got clarification of the pedestrian path which might involve either the W&OD or a sidewalk along Sunset Hills.

Mr. Murphy asked about parking. He was told the applicant's parking would be partly underground but visible and partly above ground on one side. The parking entrance would be behind the building. He was also told the applicant intends to seek a parking reduction, probably from 1.6 spaces/unit to 1.3 spaces per unit based on precedent. The drive is planned to have 10-foot lanes.

Mr. Hovermale expressed concern that adding a bus stop at this location along Sunset Hills Road would burden traffic flow which is already likely to be heavy. He commented on the lack of turn lanes, difficulties of left turns out of the drive, and the risks posed by pedestrians crossing at this location without benefit of a signal. After Mr. Vanell noted that BAE's building across Sunset Hills has a right-only exit, Mr. Hovermale commented that this applicant may need to do the same.

Ms. Oak asked about the planned parking structure and was told most of the parking may be above grade on one side. She said that more detail is needed.

Ms. Wynands asked whether residents will have access to the golf course. The applicant's representative couldn't answer. She asked about the nature of the retail space and was told that was not yet known. She suggested a possible office co-sharing space. In response to her question about the possibility of a park or garden where the VDOT lot is, the applicant indicated that conversion of the VDOT lot to a park has been rumored and they would proffer funds to support a park if that were to occur.

Mr. Walker commented that the plan is missing space for active recreation and expressed doubt about the applicant's apparent effort to claim part of the W&OD property as part of its open space. He asked about the size of the retaining wall along the golf course and was told it could be very high, a possible area of concern. He noted that the applicant also needs to address storm water management, parking, traffic and Reston Association membership.

Mr. Wilcox commented on the need to address storm water, the flow of 500 or more cars in and out of the site (on top of the VDOT lot, BAE, etc.). He also encouraged converting the VDOT lot to some other use.

Mr. Penniman expressed concerns with the lack of open space; risks posed by another active road crossing the W&OD, including the need for cars to have a stop sign; risks that pedestrians will cross Sunset Hills away from the light; and the weakness of a proffer to give money to a hypothetical VDOT lot conversion without the applicant's assuring that the VDOT lot is actually converted. He noted his view that a tall building in the area would be a nice change from stick-built projects.

Public Comments – John Bowman asked about the applicant's traffic study, if any. He suggested working to link the Soapstone crossing to W&OD and this property, which would require working with Dominion Power.

Larry Butler indicated that RA wants to discuss RA membership for residents.

5) 1831 Michael Faraday Avenue – RZ/FDP 2016-HM-005 - (Rezoning/Final Development Plan -RZ/FDP 2016-HM-005- to rezone the property located at 1831 Michael Faraday Drive, Reston

Representing the applicant, Scott Adams of McGuire Woods described the current state of the applicant's proposal to build a mixed use project along the DTR, east of Wiehle and JBG, et al.'s project described at the last meeting, and south of the Pulte Homes project discussed before that. He noted that it will not go to the Planning Commission in January, more likely in March or April.

As described, the project would be 1.75 FAR; consist of stick-on-platform construction of multifamily and 13 townhouses for a total of 296 units; include 10,000 SF of ground floor retail at the northwest corner of the building (out of 293,000 SF total); would have two separate, above-ground parking areas for retail and residents; open space consisting of a passage between the tall building and townhouses and a small park, possibly designed as a children's play area. The project would have roads/alleys on all sides.

Mr. Penniman asked about the "open spaces" and was told that the usable area between the buildings would be approximately 40'X100' and the play area approximately 90'X100', potentially connecting to another open area if the neighboring property to the east develops. In response to another question, the applicant indicated that the project would be LEED certified. Mr. Penniman commented that the project needs more open space (which could be achieved by eliminating some of the town houses) and that the planned retail is only 3-4% of occupied space, not 25% as called for by the Comprehensive Plan.

Mr. Wilcox asked about the height and number of stories and asked that more information be provided about the conceptual plans for the area.

Mr. Walker warned against any plans to rely on sound walls and commented that the garage needs architectural treatment. In response to a question about the property to the east, the applicant indicated that the neighboring owner straddles the ½ mile line but hopes to get a density bonus by offering to extend Reston Station Blvd across its property to Sunset Hills Road.

Ms. Wynands asked about the retail location and the possibility of outdoor seating. She was told that retail would be along Reston Station Blvd. and outdoor seating is planned. She suggested using interactive art to draw people in. In response to her question about open space, the applicant indicated that it is planned to connect to the neighboring property's open space.

Ms. Oak asked about the outside of the buildings. She was told that the thought is to have brick on one side and a warm colored material (possibly yellow) on another side. The applicant also indicated that the residents' garage entrance would be in the back (close to the DTR) and the builder would be asking for a parking reduction.

Mr. Hovermale questioned whether the open space would be used by anyone other than the residents given the proposed location. He was also told that the parking reduction request would be to 1.3 spaces/unit.

Mr. Murphy was told that the townhouses would be 2-over-2, 4 stories tall. He questioned the mix of townhouses and multifamily.

Mr. Kennedy encouraged more affordable housing and indicated the area would benefit from a larger park serving the area rather than smaller disconnected ones.

Mr. Jennings commented that the level of retail is too low and doesn't satisfy the Comprehensive Plan goals for retail.

Public Comment – John Bowman asked about ownership v. rental of townhouses and multifamily units. He questioned the adequacy of sunlight in the “mews” between the buildings. He was told that there would be a bike lane on Reston Station Blvd. and that the alley along the south side of the building will continue along properties to the east and west and would have a sidewalk.

6) No new business was brought up.

The next meeting date is Monday, December 19th, 2016 at 7:30 P.M.

A motion to adjourn was approved.