

Reston Planning and Zoning Committee - Regular Meeting

Monday, December 18th, 2017 at 7:30

North County Government Center

Draft – Minutes

Present: Cupina, Hovermale, Kennedy, Moran, Murphy, Penniman, Stevison, Walker, Willcox.

Absent: Jennings, Oak, Straits, Vanell, Weber, Wynands

1. Meeting began.

2. Langston Hughes Middle School – Vote Application number: PRC 76-C-111-02 Applicant: Fairfax County School Board Applicant Representative: John McGranahan of Hunton & Williams LLP PC Hearing Date: January 10, 2018 @ 7:30 PM BOS Hearing Date: TBD Staff Report: Estimated on/around December 28, 2017

The Applicant team gave a brief introduction and explanation about the project's justification and the team's responses to several comments and questions that Reston Planning and Zoning Committee ("Committee") had raised when the Project was presented at the November 20, 2017, Committee Meeting. The presentation emphasized that FCPS is committed to expanding existing facilities, based on its population projections and is also committed to sound environmental stewardship in doing so. This includes use of green building measures provided through the Collaborative for High Performance Schools (CHPS) program, e.g., automatic temperature control systems, LED lighting, high efficiency lighting and other such measures.

Mr. Penniman thanked the Applicants for thorough written responses to the Questions and asked whether the new roof would be strong enough to handle solar energy panels in the future. The team said that solar is not an option for the Hughes facilities, even post-additions.

Mr. Willcox noted that the CHPS program is somewhat equivalent to the LEED program, and asked that the Applicants provide an explanation on how some of the measures relate to LEED Silver or Gold standards.

Mr. Murphy asked about the south-facing facades. The Applicants noted that measures will be taken – solar shades, insulating glass panels, and some light harvesting for winter heating. He also asked about the FCPS population projections, and was told the projections have been quite accurate.

Mr. Cupina inquired about the allotted parking spaces, and about how such space might be used, if not for parking. The team replied that it is using the standard middle school ration and noted that parking has not been an issue to date.

Mr. Stevison commented that the Water retention plan is good, and suggested that newer Green building technologies can further increase energy efficiencies and savings.

Mr. Willcox agreed with the point on newer building technologies, and mentioned the relevance of a CHPS/LEED comparison in that context.

Mr. Moran asked whether the CHPS program had dedicated funding resources available for specific project renovations and expansions, or if it is more of a set of standards to be followed. The Applicants said there were no dedicated funds under the CHPS program.

Audience questions and comments included appreciation for the Water Retention plan and also had some questions about the quality of the FCPS student population projections, noting the South Lakes HS addition now underway. There also was concern expressed about taking away student green spaces as these expansions continue.

Mr. Kennedy stated that it would be a good idea for FCPS and Fairfax County to provide a better understanding on its student population projections to the community.

Motion to Approve was made and seconded.

Project was *approved* by unanimous vote:

3. Reston Town Center West: - Informational Application number: RZ/FDP 2016-HM-017 Applicant: JBG/Reston Executive Center , LLC Applicant Representative: Brian Winterhalter and Amanda Williams PC Hearing Date: TBD BOS Hearing Date: TBD Staff Report: TBD

The Applicant proposes to rezone the property from the I-5 district to the Planned Development Commercial (“PDC”) district to permit approximately 1,330,000 square feet of additional development, which would bring the total development on the property to approximately 1,850,000 square feet at a total FAR of 3.1 and an effective FAR of 2.92 The Applicant intends to retain the existing office buildings and parking garages on the property, and construct five additional buildings consisting of two multi-family residential buildings, three office buildings, and ground floor retail throughout the property. TC West – Information Only

The Chair noted at the outset that this would be a general presentation at this meeting, and said there would be time later for flexibility to add detail and to revise and further define the plan.

Mr. Winterhalter discussed the general overview of the proposed projects and outlined the steps taken to engage already with the County and the community. He noted that the Project still needed to go to the Reston Town Center Design Review Board. The Chair (or Mr. Penniman?) said it will be useful to have the DRB comments provided to us for future consideration.

The Applicants discussed the possible variations on the underpass (connecting Town Center Parkway under and south of the Toll Road) and mentioned the intent to increase open space and urban parkland in the RTC area, and to add park areas for active and passive play. They also discussed improved streetscape and pedestrian conditions and noted that the project would meet 10 year Tree Canopy requirements. The park areas include “pocket parks’ and a linear park space to facilitate active play.

Mr. Penniman said that the project should meet – and the emphasis should be noted on achieving - LEED Certifications.

Mr. Kennedy said the project gives a sense of squeezing in buildings, but said it is an exciting concept. He also asked about the Workforce8A requirements and about how the project measured the stated distance from the project to the Reston Town Center Metro entrance.

Mr. Cupina encouraged the Applicants to engage with the Northern Virginia Park Authority on how to provide access to the W&OD bike trail. He also suggested additional numbers of Electric Vehicle charging stations. The Applicants said they are assessing that issue.

Mr. Murphy asked about the DRB reaction, stating that the architectural design may be too busy and could be simplified. He also indicated that Building #7 is out of sync with the rest of the project and lacks green space and a welcoming northern edge.

Mr. Hovermale asked about decisions on purchase versus rental units, and was informed that it is too early to provide firm answers at this early stage (although likely to be more rentals). He also confirmed that there will be no sound walls and applauded the idea of playing fields. He also questioned the plans for the parking garage add-on. The Applicants will provide additional information about parking.

Mr. Steverson asked if it is possible to add to existing buildings to increase density. He also discussed how the plan might work to hide existing parking garages into the overall form. The Applicants agreed to look at masking parking but they need to maintain parking to make the project work.

Mr. Walker asked that the Applicants show next time the connectivity and integration of the project with the RTC as a whole. He also noted that the plan will have to show how the utilities (facilities and paths) will have to fit. The Applicants responded that they are aware and working on these important issues, and will show more clearly at future discussions.

Mr. Willcox also emphasized the importance of showing connectivity to the Reston Town Center, asking that road access and walkability can be presented as part of this. He also said that this project is a “green-up” opportunity for a desolate area, with which the Applicants agreed and said they will seek to show this better next time.

The Applicants indicated that they have been discussing options if the property plat further west along Sunset Hills is redeveloped and would cede half of the roadspace to the west for such redevelopment.

The Committee emphasized that this project is an opportunity to make a positive move in involving greenspace to the northwest of the project area, which currently is not being accessed.

Public comments and questions followed.

One question was whether Metro users would be able to park at the Project. The Applicants said no, saying the parking would be managed for tenants and customers. Parking spaces would increase to 2900, from 1600 currently.

Another question and comment related to the difficult access that W&OD trail users might have in accessing the retail establishments. The Applicants said that they will work on the constraints that make it difficult.

Mr. Carter commented that it would be useful to show how this project would meet the Master Plan, and compare zoning requirements and how they will be met. He also suggested that the Applicants show potential impacts on adjacent properties and on schools and recreational facilities in the community. He opined that the project is underplanted and needs more trees and green areas. Finally, he suggested more discussion on who the project fits within the environmental impacts and resource protection plans.

**4. Lake Anne House - Information Only. Application number: Applicant: New Lake Anne House, LP
Applicant Representative: Lynne Strobel PC; Hearing Date: TBD BOS Hearing Date: TBD Staff
Report: TBD**

Fellowship House at Lake Anne ("Fellowship House") is located on approximately 5.96 acres identified among the Fairfax County 2017 tax map records as 17-2 ((1)) 2 and 3 (the "Property"). The Property is developed with 240 affordable multifamily senior residential units located in two buildings that were constructed in 1971 and 1976. Fellowship House is owned and operated by Fellowship Square Foundation, Inc., a non-profit that is committed to maintaining affordable housing. Over the last 40 years, Fellowship House has met the housing needs of a less fortunate segment of Fairfax County's older population. The current facilities, however, are out-of-date and inefficient.

New Lake Anne House, LP (the "Applicant"), as the contract purchaser, proposes to construct a new multifamily residential building comprised of 240 affordable units to replace the outdated buildings and to continue to meet the needs of current and future senior residents. The remainder of the Property will be developed with a moderate number of market rate single-family attached dwelling units that will diversify the housing mix in Lake Anne Village Center and finance the construction of the new affordable senior building. The U.S. Department of Housing and Urban Development (HUD), which has regulatory restrictions on Fellowship House, has approved the Applicant's redevelopment plans in concept as a means of preserving the affordable senior housing, thereby placing the Applicant in a position to file this application.

The Applicants discussed that status of the proposed plan to construct a new multifamily residential building, still to be named Fellowship House, which will be comprised of 240 affordable units to replace the outdated buildings and still be directed at meeting the needs of current and future senior residents at the sited.

The Applicants stated that the project site is not located within the Lake Anne Historical District. They further noted that the current Fellowship House buildings can now longer be maintained economically, due to age and design issues. So the plan is to build a new site, while maintaining the current buildings and residents, and then move the residents into the new units, once built. They stated that they have had discussions with Hickory Cluster residents to minimize impact on to adjacent property homeowners.

Mr. Willcox thanked the Applicants for the early-stage information and looks forward to the next iteration, after they also see the Design Review Board. He applauded the start of this process.

Mr. Walker thanked the Applicants for providing appropriate context for the project's status and objectives, and also applauded them for involving HUD already.

Mr. Stevison also thanked the Applicants for the information, and said he liked the bronzes and browns in the design. He did question whether there is a lack of a proper presentation toward Baron Cameron road and thought the site may offer a way to tie in Lake Anne to Baron Cameron. The Applicants said a right of way that could permit enhanced access from Baron Cameron to Lake Anne is pending.

Mr. Hovermale inquired about the loss of trees and its impact. The Applicants said that there will be a tree study. They also noted that the Hickory Ridged did not want the project nearby, which pushed the new building toward Baron Cameron. Due to topography of the land, this will provide improved access to the building and surrounding areas by ground-level elevators and upgrades.

Mr. Murphy asked about market rate sales of the town-homes and was informed that there would be 74 in total. He also suggested covering of the loading docks and white framing for the windows.

Mr. Cupina said he wants to keep the tree-covered green feel along Baron Cameron.

Mr. Kennedy applauded the presentation and suggested that slide #32A was a very effective overview for the appearance (which could be used in future presentations).

Mr. Carter reiterated his view that the proposal should address how the project links with the Master Plan and the impacts on local facilities and schools. He also suggested that a further setback from North Shore would be good, and asked about recreation areas and who would determine the siting for the Townhouses. The Applicants replied that the Townhouse builder would have the final say on that.

5. Approval for October and November Meeting minutes was unanimous.

6. Discussion of new and departing members.

Nicole Wynands has resigned, due to a new job. Ron Weber has missed several meetings. The terms of Eight Committee members are expiring and need to be re-nominated or replaced. The P&Z Nominating Committee intends to meet in January to discuss and finalize new Committee membership. Larry Butler will provide a nomination from Reston Association as part of that discussion.

7. New Business. Next meeting will be held on January 15th at 7:30 pm

Adjourned.