

Reston Planning and Zoning Committee - Regular Meeting

Monday, January 22, 2018 at 7:30 pm
North County Government Center

Draft – Minutes

Present: Cupina, Jennings, Kennedy, Mastran, Moran, Murphy, Oak, Pegues, Penniman, Petrine, Stevison, Walker, Weber, Willcox.

Absent: Kaupilla, Straits, Vanell

1. Meeting began at 7:30 p.m. with a Quorum present.

2. Minutes for December 18, 2017 meeting:

Committee approved the meeting minutes from the previous meeting.

3. Extra meetings and Project backlog:

The Chair noted that there is a backlog of projects to be presented to the Committee. Accordingly, he advised the Committee that there will likely be extra meetings in the coming months, beginning in February.

4. New Member Recommendations Approved:

The Committee unanimously approved the recommendations of the nominating committee for new and continuing members. (This was approved by those committee members eligible to vote).

5. Reston Station and Reston Promenade (Two applications presented jointly by Mark Looney of Cooley)

Application number: Reston Station CDPA/FDPA 2009-HM-019 and PCA 2009-HM-019-02

Applicant: Comstock Reston Station Holdings, LC

Application number: Promenade RZ/FDP 2016-HM-035 and PCA 2009-HM-019

Applicant: CRS Sunset Hills, LC

Applicant Representative: Mark Looney and Jill Parks of Cooley LLP PC

Hearing Date: March 22, 2018

BOS Hearing Date: TBD

Staff Report: March 7, 2018

Comstock Reston Station Holdings, LC ("Comstock") is the long-term ground lessee of the transit-oriented, mixed-use project known as Reston Station, located immediately north of the Wiehle Metrorail Station. Comstock now seeks to maximize the potential of this property by making its conservative development program slightly more robust and requests approval of this CDPA/FDPA and PCA to (i) permit an increase in the maximum building heights of two buildings with a corresponding increase in density; and (ii) add a hotel option to one of the buildings. These adjustments will permit Comstock to advance a truly integrated rail-focused, higher intensity, mixed-use project in accordance with the County's vision for the future development of the Reston Transit Station Areas and result in approximately 1,629,000 square feet of development or 3.59 FAR (exclusive of bonuses for the provision of affordable housing).

Comstock is also the contractor purchaser of thirty office condominiums and two additional parcels of land located immediately north of Reston Station. Comstock seeks to rezone these additional 8.4 acres

from the I-4 and PDC districts all to the PDC district to permit the transformation of the property from a suburban office park to a vibrant, transit-oriented, mixed use development known as the Promenade. Specifically, Comstock proposes to develop the Promenade with a mix of multifamily residential units, office uses, a full-service hotel, and significant ground floor retail. In sum, the Promenade will include a total of approximately 1,285,000 square feet (exclusive of bonuses for the provision of affordable housing) or 3.68 FAR.

With proximity to the Wiehle Metro Station to the south and the W&OD Trail to the north, Reston Station and Promenade will together complete the transit, pedestrian and bicycle network that bookends the Property with a dynamic mix of uses, innovative multi-modal facilities and a comprehensive space program.

Mr. Looney for Applicants provided a good overview of the planned regional transportation network (grid of streets as well as the key planned Toll Road cross-overs) to address the concern that nothing is being done to alleviate traffic concerns.

Key Issues for this development raised by the Committee include:

- The fact that this project is not subject to architectural review and the present FDP had limited information regarding the building elevations and details.
- Concerns regarding the future widening of Sunset Hills Road and what impact that may have on the proposed streetscape and building setbacks.
- Some Committee Members commented that the building should open-up more near the corner of Wiehle Ave. and Sunset Hills Road perhaps push the hotel/retail further south.
- Some committee members did not like the vehicular traffic on the Woonerf and asked if there were ways to re-direct that traffic to other entrances on the site.

Mr. Stevison said he would like to see a broader range of retail stores and services, including pharmacy, hardware, library, beyond only restaurants and bars. He asked about the curb cut on Wiehle, and was informed that the Country wants this. He also said he prefers that all buildings should meet LEED Silver certifications.

Ms. Oak said the plan needs more green in the central plaza and also is concerned about the types of vegetation that will be used.

Mr. Kennedy indicated that he likes the respective commitments for Workforce Dwelling Unit rentals for the Promenade (16.5%) and Reston Station (19.5%).

Mr. Cupina is concerned about how the traffic flow from Sunset Hills will enter the Promenade. He also inquired about RA membership for the hotel/condo building (i.e., likely to be offered/required for condo owners, not renters).

Mr. Whitfield suggested that the pedestrian overpass be considered to separate pedestrian flows from vehicle traffic.

Mr. Butler stated that the plans need more specificity on pedestrian lighting through the Promenade and information on tree health and growing depth.

6. Reston Crescent (Brookfield)

Info Application: RZ/FDP 2016-HM-007

Applicants: One Reston Co. LLC and Two Reston Co. LLC

Applicant Representative: Mark Looney and Jill Parks of Cooley LLP

PC Hearing Date: June 2018

BOS Hearing Date: TBD

Staff Report: TBD

One Reston Co. LLC and Two Reston Co. LLC (collectively, the "Applicant") are the owners of Reston Crescent, an approximately 36-acre property located immediately south of the future Reston Town Center Metrorail Station. The Applicant seeks to rezone the property to the Planned Development Commercial (PDC) district in order to advance a truly urban, rail-focused, mixed-use project in accordance with the County's vision for the future development of the Reston Transit Station Areas. In addition to preserving two existing office buildings, the

Applicant proposes new development including residential uses, ground floor retail and entertainment uses, an assisted living facility, office space, a hotel, and a full-service grocery store. Integrated with a comprehensive urban park system, the proposed development comprises eight blocks, each bounded by a cohesive grid of streets. Reston Crescent is planned for approximately 4.32 million square feet of development for a total FAR of 2.72, well within the Comprehensive Plan's permitted range of 2.0 to 3.0.

The presentation was provided to update the Committee but not look for a vote at this date. Applicants latest plans include a large grocery store (Planned for Wegman's). Wegmans would have underground parking for 500 spaces. Two entrances and four stories of residential units above the Wegmans store.

Mary Ann Tsai will be the coordinator on environmental measures and issues for the County. The Committee indicated that the project should include water retention systems on roofs, which should have minimal upfront costs.

Applicants said there should be 3000 new residents when fully built out.

Some Committee members questioned the traffic impacts on the site. Mr. Murphy noted that the architectural elements will be very important to consideration.

In response to concerns raised about recreation facilities, Mr. Looney mentioned that Brookfield has a site in the vicinity of Reston where Brookfield plans to purchase and donate to the FCPA and where ballfields may be built in the future. The site location was not disclosed.

7. Next meeting will be held on February 26th at 7:30 PM at the North County Government Center. Chair reminded that there is likely to be an additional meeting in February, TBD.