

Reston Planning and Zoning Committee - Regular Meeting

Monday, February 19th, 2018 at 7:30

North County Government Center

Draft – Minutes

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

Absent: Cupina, Hovermale, Jennings, Kaupilla, Straits, Vanell, Weber

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

2. Minutes for January 2018 meeting:

There have been no draft minutes circulated or considered for the Committee's January meeting. Mr. Moran has misplaced his minutes notebook with the written notes of the January meeting. He will continue to look. Mr. Walker and Ms. Petrine took notes and will provide to Mr. Moran, who will include in a draft for review.

3. Housekeeping issues: Update on P & Z Application Standardization Checklist

4. Fairfax County Fire and Rescue Station No. 25 (Informational)

Applicant: Fairfax County, Department of Public Works and Environmental Services

Applicant Representative: Lisa Gossard, FCDPWES; Christopher Kehde, LeMay Erickson Willcox Architects

PC Hearing Date: TBD

BOS Hearing Date: TBD

Staff Report: TBD

Project Description:

The project is a new fire station to replace the existing fire station located at 1820 Wiehle Avenue. The existing facility is grossly undersized and needs to be replaced with a larger facility to address outdated infrastructure and critical operational space shortages. The current two-and-a-half-bay fire station lacks sufficient space for existing equipment and operational support functions as well as capacity to handle additional emergency responders and units anticipated to meet future service demands with Reston's increase of high-density commercial and residential development as a result of the expansion of the Metrorail to Dulles Airport. The new station will be an approximately 17,150 SF two-story building and includes program spaces located above the apparatus bays on the second floor. Besides the apparatus bays, program spaces on the first floor are primarily service spaces providing operational support such as gear lockers, lobby/control room, shop and storage rooms. Living quarters including administrative offices, dayroom, kitchen, dining, locker facilities, exercise and bunk rooms all are planned on the second floor.

The Applicants provided an informational overview of the project and outlined a proposed schedule, going forward. This includes a Design/Permitting phase through Spring 2019; Construction beginning in late summer, 2019 and completion in Winter 2020; Occupancy planned for early Spring 2021.

Applicants expect to meet with the Design Review Board next month (March 2018).

Applicants highlighted that the project will allow Fairfax County Fire Department to service Area #25, with the increased population and density. They also explained how the Signal Pre-Emptions will extend to Reston Station Blvd and Wiehle Road to facilitate the fire vehicles to exit and enter the station. The Applicants briefly discussed how the project will be integrated with the Shared Use/Bike lanes and the proposed W&OD Trail Bridge over Wiehle.

Mr. Willcox asked about the planned access to the rear of the new facilities, and was informed that the Comprehensive Plan mandates that the project allow for rear access. So the project will provide for access that can be integrated with any roads and access points behind the station, which could be built as part of a street grid plan.

Ms. Petrine asked about when the Wiehle Overpass will be built, and the applicants expect that it will be constructed 1 to 2 years after project completion. She also asked about green building features and measures, and the Applicants referenced that the project design includes water use reduction measures and usage of environmentally-friendly building and roofing materials.

Mr. Willcox encouraged the Applicants to try to exceed the LEED Silver standard and to include green roofing measures, stormwater ponds, and perhaps other ways to retain and disburse water at the site.

Mr. Walker asked how the project is able to create the drive lanes to the south and was informed that the project footprint has been moved a bit north to accommodate the lanes. He also confirmed that there will be no retaining wall on the project site.

Mr. Kennedy discussed how the increase of size from 2.5 to 4 Bays will be structured and asked if this increase will be sufficient to meet increased demands, as the Reston community grows. The Deputy Chief affirmed that the Fire Department is confident that the new formation will meet future demands. Mr. Kennedy also asked whether there are concerns that stationary traffic on Wiehle in front of the station could impede exits. The Applicants noted that the traffic signal preemption extension would address this effectively.

Ms. Oak asked whether there needs to be changes to the Wiehle median strip to enable higher use and number of fire vehicles. Applicants replied that the plan would meet any concerns. She also asked about the height of the new building in comparison to the planned W & OD trail bridge and wants to ensure that the bridge arch will allow fire truck entry/departures. Applicants affirmed this would work.

Ms. Mastran asked if the project site footprint would be expanding the firehouse facilities, and was told that it will be minimal. She also noted that it will be beneficial for proper stormwater management at the site.

Mr. Murphy asked about the project size in square footage and noted that there no longer needs to be a fire hose tower at site. Applicants confirmed that, and said the site size is 5700 square feet. He also encouraged the applicants to explore solar reflection panels and other green building measures, especially given the flat roof at the site. Applicants said they are looking into this. Lastly, he asked to see a jurisdictional map on how Reston and the surrounding areas are serviced by the Country Fire Department. Applicants showed the map as a slide.

Mr. Stevison said he generally likes the project, as presented so far. He also encouraged the applicants to make greater use of permeable materials and green building measures.

Mr. Peques noted that the water collection/retention systems on building roofs are compatible with solar collection systems and encouraged the applicants to include such measures in the design.

Mr. Moran asked for clarification about the point for rear access, and was informed that this is essentially a placeholder to be integrated into future road/street building behind the project site.

Mr. Penniman reiterated the question and possible concern that the new project would be adequate for future demand, and he asked if there might be ways to add additional bays and fire vehicles, if needed.

Mr. Willcox added that it would be useful in future discussions for the applicants to explain how the decision that the project will meet future needs.

Ms. Petrine asked if the new station would have equipment needed for high-rise fires, and was informed that it will.

Mr. Stevison asked about the life-cycle estimate for the project. Applicants said the estimated lifespan is 40-50 years. The applicants noted that one option to increased demand will be to add fire station(s) if and where needed.

Mr. Butler stressed that permeable pavement in the parking area is a good idea, given the proposed new usage patterns and drive lanes. He also asked about other plans for station upgrades/renovations in the area. Applicants will provide additional information in future discussions.

5. Discussion on Orientation training for new and current P&Z Committee Members:

In the transition between project presentations, Mr. Willcox mentioned that Rob Walker has put together an agenda for an Orientation program for members. A draft Agenda was circulated to the members present for consideration and input.

6. Sunrise Technology Center - Core Site (informational)

Applicant: Core Site Applicant Representative: David Gill

PC Hearing Date: TBD

BOS Hearing Date: TBD

Staff Report: TBD

Project Description:

CoreSite (the "Applicant") is the owner of the Sunrise Technology Center, a complex of four office buildings immediately west of the USGS on the south side of Sunrise Valley Drive. The Applicant is seeking a rezoning to the I-5 District and special exception for additional FAR to facilitate the renovation, replacement and expansion of the existing office buildings on the Property to create a new data center complex. The development will occur in 4 phases with a total FAR of .99. The first phase is by-right and is currently under construction. This revitalization effort, which will ultimately result in 942,477 square feet of updated buildings, will generate less traffic than the existing use and will result in a site design that has less impervious surface and more open space.

Applicants provided an overview of why the project site is the proper location for CoreSite to establish as a principal data center, noting that proximity to user density (as compared to Loudon and other sites) is very important. They highlighted the massive infrastructure investment this will be (\$1 billion) and the fact that the change from office buildings will mean a sharply reduced number of vehicle trips,

e.g., 3700 down to 600 vehicle trips. They also discussed their efforts to be proactive in expanding sidewalks on Sunrise Valley Drive, so that the County would not have to build a sidewalk and then have it replaced.

Applicants also emphasized how they plan to design buildings to avoid having too much of a “box” look, and noted that rainwater harvesting will be key to cooling and efficiency to the project. Finally, they offered to host site visits and outreach sessions as they continue to move forward in the By-Right construction phase now underway.

Mr. Willcox asked if there is a DRB meeting scheduled yet. Applicants said not yet, but they will have preliminary meeting soon.

Mr. Penniman asked about utility interconnection and generator backups. Applicants explained that there is a subterranean interconnection to the Herndon sub-station and there are 4 diesel backup generators onsite. They said that these generators comply with County standards and these generators and the cooling systems also are subject to noise reduction measures. Applicants said that they will look at solar roofs and possible geothermal sourcing onsite.

Mr. Moran asked how the proposed underpass from Town Center Parkway would impact the project. Applicants say that it will impact their cables and that they hope that it will be delayed, given the complexity that tunneling will impose.

Mr. Pegues asked questions regarding the drone’s view of the site, in particular about the roofs and building tops. Applicants welcomed a site visit and said that the cooling towers are and will be screened.

Mr. Steverson expressed concerns about why this type of data center/utility site needs to be here, i.e., near Metro and near population and transportation dense areas. He suggested that it may not be the right sight for such a development, and asked how it fits within a mixed-use corridor. Applicants noted that it makes sense to have this kind of utility structure in this part of Reston, noting that it is more than 0.5 miles from Metro.

Mr. Willcox suggested that the preliminary meeting with DRB would be a good time to discuss how this project fits within the same type of existing use.

Mr. Steverson returned to that concept about how it fits into the grand scheme of Reston’s development. The Applicants responded that the oddities of the site warrant this project as an effective and interesting use, given the boundary buildings and secure buildings in the area.

Ms. Oak inquired about the open space to be associated with the project. Applicants noted the overall footprint will be reduced and there will be fewer parking spots and significantly reduced driving patterns. They also noted that there will be more permeable land and more open space near Sunrise Valley. They also reiterated the project inclusion of the underground rainwater cooling system.

Mr. Kennedy asked about possible geothermal sourcing for cooling and heat. Discussion followed about whether this is possible without a large open space, but they will explore. Applicants also touted the high operating efficiency of the project buildings as a key benefit. Mr. Kennedy also asked if applicants have reached out to the affordable housing neighbors and was told that efforts have been – and will be

– made. Applicants committed to cc the Committee on the next letter and follow-up discussions. Applicants also agreed to provide a succinct summary on the business advantages of locating this data center in Reston.

Mr. Walker said he thinks the project use is very compatible with the RCP and asked if there is a noise study available. Applicants said that noise has been studied and noted that the “By-Right” construction is already impacting the area, citing additional fences and boundary areas as affirmative measures to address. Applicants also pointed out that a principal noise source is the cooling towers, and those are now set back and screened, and those closest to the residential areas are located inside.

Mr. Walker also noted that the May date for Planning Commission presents a tight timeframe, and he complimented the efforts to articulate the building walls of the project.

Mr. Willcox agreed with Mr. Stevison’s concerns about whether this project is indeed compatible with the RCP, but said he welcomes further discussion about how it might be.

Ms. Petrine requested information on how close the project border is to the closest home, and also stressed that there should be no slow-down on construction of the Town Center Parkway underpass. Applicants explained that they are not opposing or involved in the tunnel construction but do believe that there will need to be caution when digging, given the density and numbers of cables under the Toll Road.

Applicants also mentioned that the project will help bring additional investment and tax revenue to Reston and agreed that CoreSite hosts what Amazon, as a potential investor/employer, requires.

Mr. Carter discussed how the project could address some positive aspects of its story more, e.g., how this might fit within Northern Virginia/Reston’s goal to be a world-class tech center. He also stated that there is no mixed-use aspect to this project, per the Master Plan, both because of its location to the Metro and the discussion on what that neighborhood south of the toll road would be re: industrial usages. He asked whether any waivers were required, and was informed that only one, which relates to the setback already in place.

Mr. Murphy agreed that the argument that Northern Virginia is on par with Silicon Valley and Boston is helped by this project. The applicants reiterated the point that Reston’s location is preferable because these data centers should be close to economic hubs.

Mr. Penniman and Mr. Pegues encouraged the applicants to highlight the energy efficient and water-usage measures, and suggested that a green wall along the residentially-facing border would help.

Mr. Butler said that the Reston Association would not opine on the By-Right construction plan but suggested that strategic outreach to work with friendly gestures and buffers would be welcome.

7. New Business. Orientation Discussion was continued and input encouraged from the Committee members to the Chair.

8. Votes at Next Meeting:

Next meeting will be held on February 26th at 7:30 PM at the North County Government Center. Mr. Murphy noted that the architectural elements will be very important to consideration.

Adjourned at 9:16 pm