

**Reston Planning and Zoning Committee – Regular Meeting.
Monday, April 16th, 2018 at 7:30 PM North County Government Center
Minutes**

Present: Cupina, Hovermale, Jennings, Kauppila, Moran, Pegues, Penniman, Petrine, Murphy, Oak, Stevison, Straits, Vanell, Walker and Willcox.

1. Called to Order by the Chair at 7:30 pm.

The Chair noted that there were changes to the Agenda for this meeting and that only one Application would be reviewed: RTC West would provide an informational update with new information and drawings.

The Chair also mentioned that the Committee plans to memorialize the standardized P&Z Application form by the April 23rd Committee meeting and asked remaining members to comment (about ½ of the members have provided comments as of April 16th.)

2. Reston Corner AG - Update - Removed from Agenda.

The Reston Corner AG project was removed from the Meeting agenda.

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.

The Applicants provided an update and additional information on this project, from the last time it was presented to the Committee on **. They also noted that there is now a June 14th meetings scheduled before the Planning Commission and that no meetings is scheduled yet before the Board of Supervisors.

Applicants discussed several revisions and changes including to the open spaces, residential parks, links to/from the W&OD trail, and changes of location for basketball courts to the top of parking garage. They also discussed changes to several pocket parts and confirmed that there remains plans for a “slopedown” at Town Center Parkway and Sunset Hills for the proposed underpass under the Toll Road.

Mr. Willcox asked the Applicants to provide more detail and numbers next time with respect to the green/open spaces, comparing the previous plan to the new proposal. Applicants mentioned that the new plan includes new green buffers along parking areas. They agreed to provide numbers and % of changes next time, stating that the current plans exceed the minimum requirements.

Mr. Willcox also asked if green rooftops and building measures are being explored, noting that Reston should be a leader in adopting and using such measures. Applicants said they are looking actively at how to use green building standards and practices, stating that they would achieve LEED Certified for residential units and LEED Silver for commercial uses.

Mr. Penniman urged the Applications to make the project more green and asked that Applicants show how and where the green spaces will be, where they will be publicly accessible, and provide other information relevant to these matters.

Mr. Vanell raised the question of how the Applicants might better integrate the existing buildings with the new, innovative building designs. Applicants responded that the challenge is that the new building designs have an urban frame closer to the street, whereas the existing buildings were built as a suburban office space model. They assert that the design with retail on the edges allows the existing buildings to be interactive, not just different. Applicants noted that the sidewalks and bike lanes are added to allow through walking and riding spaces between new and existing buildings. Mr. Vanell added that he hope that his current impression that the existing buildings are surrounded by the new will be adjusted and tweaked to fit in an blend over time.

Mr. Cupina stated that it appears that Building #7 is a “monster” and may dwarf other buildings. He also expressed concern that the pedestrian bridge and crosswalks need to be built and implemented earlier than those discussed in earlier projects reviewed by the Committee (Reston Gateway). Applicants responded that they understand that the County plans to put in pedestrian crosswalks and that the bridge should be completed within a year.

Mr. Steverson stated that he shared the concern about how to reconcile/harmonize the existing buildings. He noted that he really likes the new buildings but the old ones are “black sheep”. He said the buildings might benefit from a glass wrap, and that otherwise will stick out in contrast.

Mr. Pegues agreed that no one loves the old buildings and said the fact is they will be surrounded by the new buildings with the notable contrasts. He also urged the Applicants to utilize vegetated roofing systems, which are good for water retention and reduce stormwater retention tanks and ponds. He also expressed concern about negative impacts on existing streams, which are overburdened, and said that LEED Certified is not an appropriate standard for Reston projects. Applicants replied that they are working actively with experts on vegetated roofing technologies/practices, and they plan to use them.

Mr. Penniman asked Applicants to provide clearer numbers on dwelling units and parking spaces, as well as reiterated his request that the Applicants provide actual dimensions and numbers for the Open and green spaces. He also inquired whether the project could be enlarged if parking spaces are eliminated, and if Building #7 might be reshaped to open more public space. Applicants said that the County has

asked for the same information and they will provide. They also said that they could not reduce parking spaces per the applicable zoning (??) requirements and that they also could not adjust Building #7 dimensions.

Mr. Murphy stressed that the architecture reflects very different designs among each others. The three commercial buildings differ from each other, and the two residential buildings are different as well. He asked about possibly wrapping parking lots because they end up being as high as the adjoining Boutique building, and also noted that he hopes the design is not the same as the Wiehle building. Finally, he urged the Applicants to ensure that the project provides an easy and safe path that people will try to use in accessing the Metro.

Ms. Oak stated that she perceives there is little difference in the new open space additions. She asked if there is any way to change the shape of the parking garages and buildings on the west. She asked the Applicants to do what they can to add to creating green space and noted that she does not see any “sense of arrival” for the project in its most recent designs.

Mr. Kaupilla asked the Applicants to elaborate in the next meetings on the outdoor seating plans and areas. He also voiced support for green roofing and stated that he feels that the green spaces are more of an afterthought for this project. With respect to the W&OD trail, he asked if there would be bike repair areas and sit-down areas for trail users. In addition, he encouraged the use of a variety of plant and tree species for the project to make it varied and interesting, and also urged the use of solar technologies. Applicants replied that there are plans for bike repair and sitdown areas, as well as water fountains. They also pointed to the list of trees on p. 20.

Mr. Hovermale agreed that the plans need a more illustrative depiction on the open spaces, and said that the existing parking spaces “jump out” currently, wondering if there is a way to get rid of or mask the existing garages. He inquired about possibly adding green roofs to the garages and existing buildings, if not. Applicants said it would be too costly to eliminate or fully wrap the buildings but that new facades are being considered and are likely to be used. They also mentioned that the rooftop garage now includes the basketball court areas, which will be accessible to the public from the ground.

Mr. Jennings said he likes the project as it is being revised.

Mr. Moran also expressed approval of the project, specifically for the design and access points with the W&OD Trail. He noted that it would be ideal to see if Applicants might work with the owner of the adjacent property along the trail to have more useable space flowing from the Applicants’ improvements.

Mr. Walker also likes the building designs and encouraged the Applicants to enhance the open spaces. He noted that the drawings don’t seem to reflect that the overhangs on Town Center Parkway may be further out, and he said that it will be important to inform pedestrians and drivers with clear directions to the center areas of the project. Applicants responded that the garages will be shared by workers, residents and visitors and so the awareness and flow should work as to access and directions.

Mr. Willcox asked about Building #6 and whether there may be a way to reshape it to open up the plaza. He also urged the Applicants to explore solar energy measures, which have been shown to have a payback inside of 20 years (citing the Fire Station's experience). He encouraged the Applicants to work with the NOVA Park Authority to enhance the 'desolate' area along the W&OD Trail next to the project. Finally, he noted that this would be the time to raise the Trail and grades, up to 16'-20' feet, to make the Trail and surrounding areas more accessible common space.

Ms. Petrine asked about the number of people the project is intended for residence and businesses. She also asked about the types of residential units (BRs) that will be offered. In that regard, she expressed concern that there will not be adequate open, green spaces for the additional users, stating that it is imperative that more greenspace be included. She also asked about trees and plants, and said she is very concerned about common areas and stormwater retention. Applicants said there will be 576 units of mixed size and they don't yet know the impact but projected there will be 1008 new daily users of the project space.

Ms. Straits asked that the Applicants try to soften the streetscape design.

Mr. Willcox requested that the Applicants be prepared to list and discuss the waivers and proffers at the next discussion of the Project.

The Public was then invited to comment:

Mr. Butler stated that it would be very good to include green and open spaces on top of parking areas, saying it's a shame not to use for people, instead of vehicles. He also mentioned that Herndon has been very successful in lighting the W&OD Trail in its center as a way to encourage use by the community, especially at night, and this would be very useful for the RTC.

A public speaker asked to get the dimensions of the green and open spaces.

Another resident said that the project needs more green spaces and green "on the ground", with native trees and species, and urged that – as a Reston project – it should be beautiful and energy efficient.

Applicants said they hope to return to the Committee in May.

4. **New Business.**

Next meeting will be held on April 23rd at 7:30 PM at the North County Government Center.