

**Reston Planning and Zoning Committee - Regular Meeting  
Monday, March 18th 2019 at 7:30 PM  
North County Government Center**

**Committee members present: Walker; Petrine; Jennings; Kauppila;  
Penniman; Hovermale; Kennedy; Cupina; Weber; Mastran; Pegues and Straits**

**Others in attendance: Planning Commissioner: John Carter  
Supervisor Hudgins Rep. - Goldie Harrison**

1. **Administrative Discussion:**

Meeting minutes for the February meeting were distributed electronically earlier today. Mr. Walker asked the Committee to review and provide comments directly to John Moran. We will vote on the minutes during our April meeting.

2. Application Name: **Reston Crescent CDPA/FDPA** (For a Vote)

Applicant: Brookfield

Applicant's Representative: Mark Looney from Cooley

Description: The applicant is seeking approval to amend the prior CDP and FDP. In general they are proposing an adjustment to a landbay and some of the open space/parks along with some of the pedestrian circulation all related to the landbay change.

Comments from the Committee:

Ms. Petrine asked if VDOT has implemented urban street standards County-wide? She asked where are the active recreational fields for this development? The applicant's response was ; No, VDOT has not implemented urban street standards County-wide and that Brookfield has acquired the driving range parcel along Hunter Mill Road and FCPA plans to build fields on that property.

There was a lot of general discussion among the Committee regarding preferences for pedestrian crossings, in regards to location and types of crossings. Mr. Looney commented that VDOT does not like table-top crossings.

Ms. Straits and Mr. Kennedy both questioned why VDOT does not like tabletop pedestrian crossings-

Mr. Kennedy – He does not like the Building Architecture that was recently sent to us for comment. Since this meeting was not to discuss the architecture we decided to table that discussion for another time.

Commissioner Carter- He is really concerned about the pedestrian crossings and he would like to work with the applicant on the streetscape.

There was no public comment:

A motion to approve was made by Mr. Kennedy and seconded by Mr. Cupina. The Committee voted 8-2 in favor with 2 members abstaining (Walker and Kauppila)

3. Application Name: **Issac Newton Square CDP (update)**

Applicant: Peter Lawrence and MRP

Applicant's Representative: Andrew Painter from Walsh Colucci

The applicant provided an update. The plans are being re-filed to the County on April 1<sup>st</sup>. A Planning Commission Hearing is scheduled for Sept. 24<sup>th</sup>, 2019. They anticipate returning to the P&Z in May. They are planning to make a commitment to RA membership and they plan to commit to a submittal to the Reston DRB.

Committee Comments:

- Mr. Weber had questions related to traffic and the number of proposed travel lanes connecting to Wiehle Ave.
- Mr. Pegues stated that LEED Silver should be the minimum and the applicant should provide green roofs.
- Mr. Kennedy – He likes the plan.
- Mr. Kauppila – He is against the plan. He has traffic and density concerns. He believes the street grid is boring and needs a sense of place. The road design is important. Commented that Reston roads are curvilinear. Believes the applicant needs to better address the W&OD trail crossing.
- Ms. Staitis – She likes the plan and appreciates the applicant has responded to our prior concerns especially the field location.
- Mr. Hovermale – He likes the project but would prefer taller buildings to allow more building density allowing for more open space.
- Mr. Jennings – He likes the project. Likes the tree save and the proposed field. He believes not every Land bay should be the same.
- Mr. Walker – He likes the plan, especially the way the development has been planned around the trees. He commented that since this is only a Conceptual Development Plan (CDP) and not a Final Development Plan (FDP) it can be difficult for the Committee to understand that more details come later in the process. (We always want to see more) He believes the ultimate building articulation will be critical to this project. He asked that future plans provide more detail regarding the transportation (road) connections, i.e how many lanes, etc. and more details regarding commitments to pedestrian crossings. Stormwater management and green roofs were also emphasized by Mr. Walker.
- Ms. Petrine- She likes the plan but has concerns regarding whether or not there will be enough light in certain areas.

Commissioner Carter- He believes this would be a great pilot project for LEED Neighborhood. He believes the left side of the playfield needs more detail. He does

not like how the future street to the west is represented and he has seen too many different versions of it's planned location.

Public Comments: There was a question about what happens if the adjacent properties shown in the ultimate concept plan don't want to develop?

4. Application Name: **NS Reston LC (New Dominion Parkway Parcel) PRC Plan**  
Applicant: NS Reston LC  
Applicant's Representatives: Mike Scott (Norton Scott LC, John McGranahan from Hunton Andres Kurth and Pete Crawford from Urban

This was the first presentation of this project to the Committee. The applicant is proposing approx. 58 multi-family apartment units in a high-rise building on a small approx. one acre parcel directly behind the Reston Regional Library. According to Mr. McGranahan, this application is proposing a "by right" use on PRC zoned land. This application is not a rezoning but a PRC Plan, therefore, in Mr. McGranahan's opinion, the project is not subject to the requirements of the County Comprehensive Plan.

Chairman Walker made an opening statement stating that he spoke to Fairfax County Planning and Zoning and they stated they believe the density rights for this parcel were used by other previous applications within the larger landbay. Therefore, they do not believe the applicant has the ability to build what they propose. Additionally, the County Comp Plan proposes a road through this site.

Committee Comments:

Ms. Petrine – It is her understanding that this parcel was to be a public park

Mr. Walker – He has concerns regarding the available density and development rights; he mentioned the applicant is seeking a stormwater management waiver which he doesn't agree with and the proposed streetscape is showing plantings within an existing VEPCO easement and therefore is not buildable as shown.

Mr. Hovermale – He has a hard time assessing the relationship of this project to the future surrounding uses without seeing this development in that context.

Ms. Straits – She does not agree with a stormwater management waiver as our existing ponds are overtaxed. According to the applicant's civil engineer, the applicant is no longer seeking a stormwater management waiver.

Mr. Kauppila – He asked whether the applicant could propose a taller building and provide more open space/park. He likes the proposed park. He believes this is a tricky site. He commented about the proposed sidewalk to the east being a 6 foot sidewalk. Is that sufficient?

Mr. Kennedy – He stated the plan to provide workforce housing off-site is not ideal.

Mr. Pegues - He suggested the applicant consider a Purple Roof and he was concerned over where transformers, etc. would go.

Mr. Cupina – He appreciates no waivers and that the applicant used our P&Z form.

Mr. Penniman – He had questions regarding the density especially as it related to added density due to right of way. He believes the applicant needs to provide more electric charging stations. He had questions regarding TDM's and energy efficiency and he believed the wording of using primarily non-invasive species should be changed to remove the word primarily.

Mr. Weber- He believes the proposed right-in/right-out entrance without a turn lane is dangerous due to the high speeds along New Dominion. He is also concerns regarding pedestrian movement across New Dominion.

Commissioner Carter: He believes the WDU's must be on-site; The Comp Plan in Reston is not a guide since we are a planned community and this is a PRC site. He believes the project needs a more robust streetscape with more trees. He has concerns regarding safe experiences. He believes the applicant needs to show this planned development in context with adjacent developments to better understand the relationship of their planned park and walkways to the area. He asked, what will people do in this park?

Public Comments:

Dave Rogus spoke on behalf of the Paramount Building adjacent neighbor to this project. They have not seen the plan that was presented tonight. They had seen an earlier version. They stated the applicant has only recently reached-out to them. They have concerns regarding the proposed entrance on to New Dominion. They had the understanding that based on a 2011 agreement between Westerra and NS Reston that this parcel was planned as a park. There was mention of a 1992 plan that shows this parcel as a planned park. Other comments were submitted in writing to the Committee members prior to the meeting.

There was additional public comment mostly raising concerns regarding the proposed development,

The applicant plans to meet with Paramount and come back to our Committee perhaps in May.

Meeting adjourned.

Next meeting will be held on April 15th 2019 at 7:30 PM at the North County Government Center.

Meeting minutes by Rob Walker