

Agenda Reston Planning and Zoning Committee – Regular Meeting Minutes

Monday, April 15, 2019 at 7:30 PM, North County Government Center

Committee Members Present: Walker; Cupina; Hovermale; Kennedy; Mastran; Moran; Oak; Penniman; Petrine; Stevison; Straits; Tollin; Vanell; Weber; Willcox. Also in attendance: Commissioner John Carter and Goldie Harrison, County Board of Supervisors.

1. Administrative - Approve the meeting minutes for February and March 2019.

Approval of the meeting minutes for February were moved, seconded and approved, with the following conditions: February meeting minutes would include edits offered by Ms. Petrine, and March meeting minutes would include comments provided by members following this meeting. Both to be posted on the Reston P & Z Committee website when finalized.

Second item of administrative business was to accept the pending resignation of Mr. Vanell, due to work schedule.

2. Application: Vantage Hill (For Information Only)

Application number:

Applicant: Vantage Hill Homeowners Association Applicant Representative: Rob Schuman

Hearing Date: TBD

BOS Hearing Date: TBD

Staff Report: TBD

Applicants provided an overview of the proposed changes and renovations to one of the first Reston building sites, which Applicants state is in need of capital improvements to maintain and upgrade quality of facilities for residents. Possible plans still being developed and feedback being sought, but would include selling and having developed an unused asset including a pool area (with construction of an estimated 38 townhouse units) in return for obtaining assets needed to renovate and rebuild. The Bozzuto Group was initially involved in the planning but is no longer part of the potential project.

Ms. Petrine said she has been approached by two different residents: one who was apprehensive at the early stage and the other who is very supportive. She also commented on the outdated/obsolete electrical infrastructure and asked if, since Bozzuto is not part going forward, is there a new bid for potential developers/partners? Applicants replied that the project is in earliest stages and no new developer has been identified. They are continuing to use the initial plans for 2 over 2 stacked townhouse design at this early stage.

Mr. Willcox asked to confirm that the new project would not include a pool (confirmed) and would sell off that parcel. Applicants estimated the parcel might be sold for \$3.5M.

Mr. Hovermale asked if Applicants intended to move people around during the construction/renovation period, and was told that would happen.

Mr. Stevison applauded the effort, noting that there are parallels with the outmoded RELAC technology at Lake Anne.

Mr. Kennedy said he likes the concept and the fact that it continues to support market-based lower-cost housing in Reston. He inquired about the HOA reserves, and was told that ordinary reserves were strong- almost \$1 million – but the fixes required were extraordinary and acute. Mr. Kennedy also sought clarification on the site footprint and was told that the potential site includes the pool and the pool parking area, or about 2 acres. He also noted that RELAC has had new owners and better operations for 2 years, and hopes for similar success for this project. Discussion then focused on the risks of sudden, significant capital needs if repairs become urgent. Mr. Kennedy mentioned the Hickory Cluster experience and good results in addressing its garages, and hoped that this could be a model example. He also offered assistance as Housing Commissioner as this project moves forward.

Ms. Oak asked if there is currently access to the pool area and was informed that it is fenced off.

Mr. Cupina asked about parking impacts on North Shore Drive and expressed concerns that additional residents could compound parking issues there. He asked that parking space allocation and a strong justification on townhouse parking needs/spaces be provided. He also said he generally likes the concept and asked if this would impact HOA fees. Applicants responded that it would actually reduce HOA fees by lowering utility fees (through better efficiency) and by enabling direct metering for residents that would take utility fees out of the HOA fees.

Applicants stated that the residents would be part of the Reston Association.

Mr. Weber asked why the Bozzuto Group dropped out. Applicants explained that a new management team came in and the process dragged. Then a new Manager moved in and the project was dropped. They stated that the project is viable and has attracted developer interest. Mr. Weber asked if Community/shared hot water would remain, and Applicants said they are uncertain. He also asked what the Townhouse units will cost, and Applicants said they will not be inexpensive and will be market-priced. Ms. Petrine noted that on-demand gas use is efficient for heating and hot-water.

Mr. Carter noted that there is a stream near site, and that the Applicants should be aware of that. Applicants said that they are aware, and noted that Bozzuto had considered as part of the initial plan. He also noted that the Wainwright/Coleson Cluster models were good ones for this site, and also noted the significance of the WDU/ADU options in going forward.

3. Application: AFMAA (1856 Old Reston Avenue/A. Smith Bowman House)

Application number:

Applicant:

Applicant Representative: Andrew Painter PC

Hearing Date: TBD

BOS Hearing Date: TBD

Staff Report: TBD

Applicants provided an overview on the plans to redevelop the project site to develop and move entire corporate AFMAA (a 501(c)(23) non-profit corporation established for the benefit of widows and orphans in 1879) headquarters at this site. In sum, Applicants propose to add buildings, structures and parking facilities, consistent with the current aspects of existing buildings and facilities, particularly the Manor House.

Applicants stated that the latest design reflects comments from the County and from the Stratford Condominium complex that adjoins the project site. These changes included changing

the loading area, a creation of a formal garden, and siting a new building to maintain existing greenery along the shared property with the Stratford complex.

Mr. Willcox asked about an appendage on the drawings and was informed that the appendage appears because of the drawing's angle. He also suggested that Applicants use a muted palette on the newer buildings to let the Manor House stand out. He asked if the Manor House is to be connected to the office buildings and was told they will not.

Applicants noted that the County Review Board mandated – and are pleased with – the maintaining and expansion of the masonry wall along the property.

Mr. Weber inquired about the location of the boxwoods in the English garden. He also asked about the entrance on the southside of the project, and what the traffic flows will be. Applicants said their traffic person was not at this meeting. He asked if the pathways would remain open on the perimeters of the property, and was told they would remain open. Mr. Weber also said he is not sure that the Campus design promotes/highlights the Manor House.

Mr. Penniman asked if the project will have any open space for the public. Applicants said it will not, due to private liability issues, but the project may enhance the W&OD trail adjoining property. Mr. Penniman said that open space is not meaningful if it is not shared, and suggested that some parcel might be shared. He also asked if there is any walking access through project for Metro users. Applicants stated that there are plans to maintain a connection along the Stratford path and to connect with the Stratford easement on Old Reston Avenue, and possibly build on the eastern side of Old Reston or provide money to the County to do so. Mr. Penniman also suggested that the project think ahead on how it might upgrade/connect with the W&OD Trail, and asked if Applicants are making a commitment to use vegetated roofing. Applicants said they are intending to use such roofing designs, but had not yet made a commitment. They hope to have more detail on this at the next discussion.

Mr. Weber asked if there are plans to widen the sidewalks along Old Reston to assist bike users, and Applicants said that is not yet part of the plan.

Mr. Cupina inquired if the new building designs will obstruct/obliterate the view of the Manor House from the W&OD trail. Applicants said that the plan is to maintain the current view of the Manor House from Old Reston, but not necessarily keep a view of the Manor House from the south. Mr. Cupina also asked that Applicants keep track of the heights of the roofs for the project.

Ms. Oak asked if the project plans show the setback from the property line. Applicants said they do, and that they tried to show also the new vegetation. She asked about the timing for the A and B buildings: same time or phased construction. Applicants said they are not yet sure: could be phased and, if so, A would likely be the first phase. AAFMAA will hold one and possibly part of the other building.

Mr. Kennedy asked if there was any chance that 60 units of housing would be built, and Applicants stated there is no chance. He also asked if there was any chance that Old Reston Avenue would become a one-way street, and Applicants said no. He asked if there was a chance that the Applicants could buy the old Bowman distillery building and was told that discussions did not progress.

Ms. Tollin did not have questions or comments.

Mr. Stevison lauded the plans to keep and expand the masonry wall and said he likes the muted tones for the new buildings and the visual connection between the W&OD Trail and the Manor House. He suggested that the Applicants reconfigure the drop-down space from the Stratford and down to the W&OD trail in the SW corner. He also suggested that they consider adding relief to the east by reconfiguring the new buildings and provide more “give-and-take” to meet the Stratford and the property side there, as well as down to the pond. Mr. Stevison noted that while the Manor House is a beautiful building, there is no view of the Manor House from either the W&OD Trail or from Old Reston Avenue.

Ms. Mastran said she had similar views and concerns as Mr. Stevison.

Ms. Straits supported the muted tones and the masonry wall. She noted that the proposed terraced area was blocked in and had no access to the pond and gazebo areas. She also recommended use of green roofing.

Mr. Hovermale suggested that the terraced area might be moved to the middle of the green space area, and not in the SW corner.

Mr. Moran asked about where the masonry wall would be extended, and supported maintaining and expanding the wall.

Mr. Willcox said the framing of the project from the south was a good idea. He noted that the relationship of the main property to the pond and gazebo has been obliterated and suggested that the plans be adjusted to address this and improve access and connections. He also note that there is a significant opportunity to clean up and improve the access area and drainage flows proximate to Plaza America. He mentioned that there are entry gardens along the north side on the property line with the Stratford and asked that an landscape garden or something similar should be put in address that area. Finally, Mr. Willcox asked the Applicants not to phase the building of A and B.

Mr. Walker said that the efforts to save the greenery along the Stratford property line is good, saying Applicants should try to hang on to as much as possible during the project. He asked about the sidewalk in front along Old Reston Avenue and said the efforts should be focused on improving across the street, not in front of the property. He said he does not agree that the project plan would dislocate views/connections to the Manor House.

Ms. Petrine confirmed that the buildings will be built with steel and that there is no proposal to add residential units. She said the plan is growing on her, if not environmentally fabulous. She expressed concerns about how the higher elevation of the project site can be reconciled with the Stratford property line, and Applicants said they seek a balance. She also urged the Applicants to consider screen and shade options for the project.

Mr. Carter noted that there is a park across from Old Reston Avenue, and suggested that the project consider building something at the W&OD Trail to enhance the trail and to welcome the public there. He likes plans to improve the pond, and also likes consideration of how to effectively illuminate the Manor House as a good start.

Ms. Petrine agreed that efforts to light the Manor House are interesting but wants to ensure there are no adverse impacts on the flora.

Mr. Penniman suggested consideration of adding a memorial to soldiers/veterans or something like that along the W&OD Trail.

Mr. Kennedy asked that Applicants provide an estimate of current and future office space under the project. Applicants agreed, estimating that there may be 139,00 square feet of additional new office space, while not certain of current space. Will check and get back.

Public Comments:

Mike McDermott asked about traffic impacts. Applicants noted that their traffic engineer was not there tonight, but they will provide at next discussion.

Mr. Butler of RA mentioned that the opportunity to provide enhanced lighting for the W&OD Trail, like in Herndon and Falls Church, was a good opportunity for the community. He also agreed that a cleanup of the pond was very important, noting that it became a mess in the summer.

Mr. Walker concluded by reminding Applicants of the need to get a commitment on green roofing, and noted that the project would likely get more detailed architectural design comments from the P&Z Committee, since the DRB is not involved here. He did suggest going before the DRB voluntarily for helpful comments and input.

4. Application: Reston Crossing – For a vote if possible (Due to the May 22nd PC Hearing)

Application number: CDPA/FDPA

Applicant: Tishman Speyer

Applicant Representative: Elizabeth Baker from Walsh Colucci PC

Hearing Date: **May 22, 2019**

BOS Hearing Date: TBD

Staff Report: TBD

Applicants had last appeared before the Committee on July 16, 2018. They seek a rezoning of the 14 acres at Reston Metro South. There is no vote planned tonight but possibly at the May 20th meeting.

Mr. Willcox asked about the distance from the right of way to the Toll Road. Applicants said they will follow up with that information.

Ms. Mastran asked about the parking levels for the project and the plans for the trail along the Toll Road. Applicants said that the project will be one level above the parking entrances, which will be tiered for different levels of entry. They will plan to build the trail along the Toll Road, first at ground level but moving up as the grade increases toward Reston Parkway. Applicants said that County staff input has encouraged coordination of the roads with the Crescent and in encouraging pedestrian circulation. Applicants also conveyed that the County's crosswalk plan involves a new crossing of Reston Parkway. Ms. Mastran stated that this is a "crazy" concept. Applicants noted that this is not their proposal or on their property, but is in the County plan.

Mr. Kennedy asked about the high of the buildings and was informed they ranged from 340' to 220' high.

Mr. Penniman said the plans were very exciting, and was told the two existing leased building would stay under 15 year leases. He also was told there is a two-phase plan for build out, and asked how the pedestrian and traffic linkages would connect and be consistent through the two phases. Applicants stated that there would be a common link through the phases, and that pedestrian connections would be continuous and a foremost priority. Applicants explained that there would be 7 acres of public space, and other spaces would be contiguous although not public. Mr. Penniman inquired if pools, for example, could be built and available to the public so

that there will be community use and people will not be siloed. He also urged that EV charging stations be made available more than the minimum plan.

Ms. Petrine asked if there would be a widening of Reston Parkway where it adjoins the Crescent, and was told there will be. She also asked about the timeline for an overall timeline and was told it should be approximately 20 years for full completion, although hard to estimate for certain. She asked how Applicants had been able to negotiate a knockout panel for pedestrian access to the Metro, and expressed concern about the 50%-50% split residential/commercial, wondering if there would be sufficient commercial space. Applicants replied that they would adjust if market demands required. Ms. Petrine also emphasized support for use of vegetated roofs. Applicants said that there would be 30% of green roofs deployed.

Mr. Walker said he is recused.

Mr. Willcox said the project is an excellent concept and he hopes it will work out as planned and phased.

Mr. Moran voiced support for the concept and wanted to clarify that the project would be sufficiently deep to grow and maintain full-size trees.

Mr. Hovermale said he likes the idea of the parks, but not yet sure on the building design. Applicants promised that the buildings will interact with the greenspace and that details will be added in future renditions of the plan. He also wanted to make sure that the streetscape would not conflict with the Crescent streetscape. Applicants noted they are similarly aware, given that street B will be the project's front door.

Ms. Straits says she likes everything about the initial plan.

Ms. Steverson voiced his main concern about cost viability to sustain the long-term plan, saying he is on board with the concept ("awesome"), but is it viable?

Mr. Kennedy said it is a fascinating concept.

Ms. Oak said the project is the first project with a very large green space as the focal point. She noted that she hopes it won't get "value-engineered down".

Mr. Cupina asked Applicants to ensure there is Metro access on day one of the project. He also asked about sound barriers, noting problems with sound with corrugated metal. Applicants said there are transparent barriers at 6' to 7' tall plan.

Mr. Carter said the project is over the residential targets by quite a bit, noting that County staff is not concerned but he is not yet sold. He asked them to look at having more commercial soace now. He also requested Applicants to work up a plan for Road B, and said the current proffer plan doesn't work well, so more detail and early plan is better. He asked for a very clear drawing and noted that the project is sold as a park concept but not yet clear what Phase 1 will be, and that it's hard to see how differing elevations will work. He also noted that Phase 1 likely to cover 10-15 years.

Public Comments:

Mr. Butler noted that the park seems to come into reality as Phase 3, and it's important to be realistic on the timeline and fact that that project is staged and could end before Phase 3.

Applicants said they still intend to seek a vote on May 20th, and there may be a meeting to discuss additional detail in advance. Members and the community will be informed about a possible supplemental meeting in early May.

5. New Business. None.

Next General meeting will be held on May 20th, 2019 at 7:30 PM at The North County Government Center.

6. Adjourned.