

**Reston Planning and Zoning Committee - Regular Meeting
Monday, July 15th 2019 at 7:30 PM
North County Government Center**

Committee members present: Walker; Petrino; Jennings; Hovermale; Weber; Tollin; Pegues, Penniman, Cupina, Oak, Kennedy, Stevison, and Straits

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

1. Administrative Discussion:

- There was a quick discussion that the Fairfax County Zoning Ordinance Modification (ZMOD) is underway

2. Application Name: Reston Station Promenade (For information)

Applicant: Comstock

Applicant's Representative: Jill Parks from Cooley

PC Hearing: TBD

BOS Hearing: TBD

Description: The applicant's team presented several changes to the plans since the last meeting. These changes include: Increase in retail; Add a theatre to Block A; the hotelier in Block C will be Marriot; the pocket park at Wiehle Ave/Sunset Hills has grown on size; parking garages have been raised to become more above ground than before.

Comments from the Committee:

Sue S. – Requested the applicant coordinate with Art Reston regarding garage screening options; mentioned the recreation donations for fields should be the full amount for Reston

Dick K- encouraged the applicant to use the lower tiers of work force housing

Tammi P.- Commented that the Woonerf appears to be gone; had questions regarding the % of green roof; she was concerned regarding the purpose of certain open space; question if this is for 500 residents?

Matt S. – He had questions pertaining to the new above ground parking garage. He believes there needs to be more natural light at the end of the woonerf and suggested providing an opening in the garage. Later, Matt also asked the applicant to provide dimensions to some of the open space and reference relatable /similar spaces for comparison.

Mike J.- He likes the theater addition and he likes the overall design.

Jake H. – He likes the revised park

Vrushali O. – no comments

Bill P – He expressed concerns about the woonerf. He believes there will be more traffic than the applicant anticipates. He would like to see more proof. He had additional questions regarding % of open space and fulfillment of the park requirement.

William P, - He expressed concerns about how the existing overhead utilities are being dealt with (or not) especially along Sunset Hills Road. He asked if there is any permeable pavement proposed in the woonerf. He believes there should be more green roof and he promotes the use of Purple Roof. He asked the color of the non-green roof areas.

Robert C- had a few minor comments.

Ron W. – he believes the traffic is screwed-up. He has concerns regarding the right-in /right-out on Sunset Hills Road. He questioned whether a traffic analysis was performed and requested that the analysis be provided.

Commissioner Carter- He believe the applicant should show more of a picture of how the improvements are integrated, i.e. the roads, sidewalks, connections to surrounding projects, etc. He asked why the park? What is in it? He suggested the applicant do a better job in showing where the retail will be.

The applicant plans to return to this committee in September for a vote.

3. Application Name: **AAFMA**
Applicant: AAFMA
Applicant's Representative: Andrew Painter from Walsh Colucci
PC Hearing:
BOS Hearing: TBD

Andrew and their landscape architect presented the changes that have been made to the plan.

Committee Comments

Ron W. – He was bothered that the boxwoods were previously removed by the previous owner.

Robert C. – He had questions about the required parking and asked the applicant to clarify.

William P. – He believes there should be more green roof proposed. He promotes the use of a Purple Roof system. He believes the 2% vehicle charging stations is too low of a percentage.

Bill P – Commented that the site is not publicly accessible and asked if the area near the pond could be made accessible from the W&OD Trail. Believes more

electric charging stations are needed. The sight lines along Old Reston Ave are a problem due to low limbs of trees.

Vrushali O. – Appreciates moving the building further from Stratford. Likes the added sidewalk along Old Reston Ave. Asked if both building would be built at the same time. (That is the intent) Urges the use of native species.

Matt S. – Asked is there access from the plaza to the green space. (yes)

Mike J. – He likes the plan.

Rob W. – Appreciates the tree save along the Stratford property.

Tammi P.- Loves the quality of the presentation. Hopes they will do more than silver LEED minimum. She asked about the Fairfax ARB. Are they just historical?

Dick K. – Likes the plan, architecture and tree save. Asked the width of the proposed sidewalk along Old Reston Ave. (5 ft) Wanted to know who requested the sidewalk. (FCDOT)

Sue S. – She reiterated Bill P’s comments regarding open space

Commissioner Carter. – Prefers more green roof especially for roofs close to Stratford. Asked the applicant to fix old railroad ties?

Public Comments

Cate Hanley – promoting tree saver and hopes the public art is on NOVA Parks property.

VOTE

Motion to approve made by Ron Weber. It was seconded by several.

Committee approved 12-0.

4. Application Name: **Isaac Newton Square Conceptual Development Plan**
Applicant: APA Properties NO. 6 LP
Applicant’s Representative: Andrew Painter from Walsh Colucci and Don from Oculus
PC Hearing: 9/24/2019
BOS Hearing: TBD

Description: Andrew and Don gave a brief update regarding how the applicant has responded to the committee’s last round of comments. FCPA has agreed to accept the athletic field. The applicant has finalized the easements with Fairfax Water and has worked through issues with FCDOT related to the future W&OD Trail bridge at Wiehle Ave. Upgrades to the Isaac Newton Square connection to Wiehle Ave. Rain garden meander has been added to replace the muse.

Comments from the Committee

Sue S. – Applauded the applicant for the meandering walkways. Asked about the turf management and if there is Stormwater detention under the field.

Dick K. – Asked about the timing of this development. (10-20 Years)

Tammi P. – Asked what is the timing of the field? She is concerned about the rubber in-fill. She wants much less busy building facades. She appreciates the less activity around the trees.

Rob W. – He likes the plan.

Mike J. – He likes the plan.

Jake H. – He likes the plan.

Matt S. – Will parking be handled building by building? The applicant stated you will not see the parking like you do at RTC,

Vrushali O. – Likes the development.

Bill P. – had questions about the width of the meandering rain gardens. Had questions about open space that is not streetscape.

William P. – He echoed Tammi's concerns regarding synthetic turf. Asked where do the park patrons park? He had green roof comments. He likes the rain garden meander.

Robert C.- Had some concerns regarding the look of the wall near the W&OD Trail. He had questions about the road connection to the west. How are they treating the W&OD Trail crossing?

Laura T. – She would like to see the parking underground.

Ron W. – No comments.

Commissioner Carter – Look hard at the street widths. Village Center Main Street really needs parking on both sides. Asked, do we really need the on-road bike trail?

Public Comments

A representative of an environmental committee stated:

- Believed a natural turf field would be preferred.
- They plan to provide written comments
- Believes parking is needed for the park.
- Asked how does the storm water work?
- Asked for more green roofs
- Had concerns regarding traffic.

The applicant plans to come back in August for a vote.

5. Application Name: **Campus Commons**

Applicant:

Applicant's Representative: Brian Winterhalter from Cooley

PC Hearing: September 2019

BOS Hearing: October 2019

Description: The applicant described the changes made to the plan. There was extensive discussion regarding whether or not the pedestrian crossing of Wiehle Ave. should be at-grade, tunnel or a bridge.

The applicant is now proposing 15% tree canopy instead of 10%. They have increased the green roof commitment. They are proposing new streetscape along Sunrise Valley Drive. They have proffered to an off-site tree buffer. They have agreed to the lower tier WDU's (70%, 80%, 100%) 15% of residential units will be WDU's.

Committee Comments

Sue S. – She is ok with the changes but she is undecided regarding the pedestrian crossing at Wiehle Ave/Toll Road.

Dick K. – He likes the changes and he believes the at-grade crossing is o.k.

Tammi P. – Believes the WDU's are great. She asked for as much green initiatives as possible. She does not support an at-grade crossing at Wiehle Ave/Toll Road and has serious doubts about safety of the mid-ramp porkchop.

Rob W. – He likes the plan changes and he does not believe a tunnel is appropriate since the west side of Wiehle will not easily support it. He asked the applicant to try and improve the at-grade crossing by lessening the width if possible.

Mike J. – He likes the plan but is against the at-grade crossing at Wiehle/Toll Road. He prefers a tunnel but does not know if it would physically work.

Jake H. – He likes the plan. He believes the at-grade crossing at Wiehle Ave/Toll Road is o.k. He believe fencing may be required to prohibit pedestrians from crossing elsewhere along Wiehle. Ave.

Matt S. – He likes the design but he is not convinced that a tunnel or other at-grade separated crossings are needed.

Vrushali O. – She likes the green and more sustainable elements. She believes the cross walk is o.k. but prefers a tunnel for the Wiehle Ave./Toll Road crossing.

Bill P. – Commented that Upper Lake Drive residents will be impacted by this development yet there appear to be no improvements to their intersection. (The applicant's traffic engineer, Maria, comments that a new light is proposed at the eastern intersection of Upper Lake Drive and Sunrise Valley Drive in addition to phasing improvements to existing traffic signals)

Bill supports development near metro. He believes a tunnel can work. He is skeptical of the at-grade crossing at Wiehle Ave. /Toll Road especially due to the potential timing delays. He believes Buildings A and B are too close to the road. Believes the 2% electric chargers were too little.

William P. – He believes it is human nature for pedestrians to want to cross at grade. He likes the added green roof areas. He believes the stick-built structures should have green roofs as well.

Robert C. – Believe at-grade crossing is preferred. Same human nature comments as William P. He likes the project.

Ron Weber – He prefers a tunnel. He does not believe the traffic engineer's numbers.

Commissioner Carter – Commented the bus bays on the eastbound off-ramp at Wiehle Ave and the Toll Road will be removed in the future. He is not a fan of the Sunrise Valley Drive Cycle-track. Tunnel vs at -grade.

Public Comments

An Upper Lake Resident stated the applicant has not met with them. Concerns regarding their streets becoming cut-throughs and parking in their neighborhood. Concerns regarding safety at the intersection crossings. Concerns that this applicant will not join RA. Concerns about noise and light pollution. Would like to see a grocery store and retail serve other basic needs.

Vote

A motion to approve by Dick K. and seconded by Robert C.
The motion failed 4-7

The applicant's Planning Commission Hearing is Sept 25th, therefore, the applicant can come back to P&Z in Sept.

Meeting adjourned.

Next meeting will be held on September 16th, 2019 at 7:30 PM at the North County Government Center.

Meeting minutes by Rob Walker