

Reston Planning and Zoning Committee – Meeting Minutes

Date: September 16, 2019

Members Present

Robert Cupina	x	Tammi Petrine	x
Jake Hovermale	x	Matt Stevison	<input type="checkbox"/>
Mike Jennings	x	Sue Ann Straits	x
John Kauppila	<input type="checkbox"/>	Laura Tolin	x
Richard Kennedy	x	Rob Walker	x
Shelly Mastran	<input type="checkbox"/>	Ron Weber	x
Vrushali Oak	<input type="checkbox"/>	Jared Wilcox	<input type="checkbox"/>
William Pegues	x		
William Penniman	<input type="checkbox"/>		

Administrative Issues:

- A. Rob asked for volunteers for the P&Z Nominating Subcommittee.
- B. The Meeting Minutes for August 2019 were approved once Tammi’s edits are addressed.
- C. The meeting minutes for July 2019 were approved once Tammi’s edits are addressed.

1. Application : Reston Station Promenade – Conceptual and Final Development Plan

Application Number: CDPA/FDPA/PCA #2016-HM-035
Applicant Representative: Mark Looney from Cooley
Planning Commission Hearing Date:
Board of Supervisors Hearing Date:
Staff Report Release Date:

Application Presentation Summary: Mark provided a brief update regarding the various changes that have been made in response to this Committee’s comments. Phasing plan: Block C has Marriott contract so will build immediately; Block A is cinema and office so probably next to be built; Blocks B & D will be determined by market only. Street trees along Sunset guaranteed; utility locations have been predetermined for Sunset and Wiehle to allow trees.

Committee Member Questions/Comments

Member Name: Tammi Petrine

Questions/Comments: She asked questions regarding the height of the buildings and the phasing of the project. She commented that the Woonerf appears to be gone. She asked if any studies have been performed to consider a bridge crossing over Wiehle Ave. (The applicant said no)

Member Name: Rob Walker

Questions/Comments: Rob asked for confirmation that the landscape architecture design will still come back to this Committee prior to Site Plan. (The applicant agreed)

Member Name: Mike Jennings

Questions/Comments: He likes the plan and has no further comments.

Member Name: Sue Straits

Questions/Comments: Sue asked questions regarding the timing of when the Wiehle Ave pedestrian crossing would be installed.

Member Name: Jake Hovermale

Questions/Comments: He likes the design of the cut-thru. He asked if there were any changes to the Sunset Hills right turn lane that turns south onto Wiehle Ave.

Member Name: Richard Kennedy

Questions/Comments: He believes the applicant has responded nicely to the Committee's comments. He noted the developer has agreed to the WDU percentages of 1/3rd 70%; 1/3 rd 80% and 1/3rd 100%.

Member Name: Laura Tollin

Questions/Comments: No Comments

Member Name: William Pegues

Questions/Comments: He asked questions regarding the proposed intensive green roofs and he believes they don't handle as much storm water as a Purple Roof system. William also raised concerns regarding the potential conflict between the existing utilities and the streetscape trees. (The applicant's civil engineer stated they have accounted for that).

Member Name: Robert Cupina

Questions/Comments: He asked if the applicant planned to join Reston Association. (Looney stated no for 340 DU's because building is self-sufficient except for trails.). He asked to refresh our memory as to why Reston Station agreed to join RA and this application does not; He also asked for a clarification that no parking reduction is being asked at this time. (The applicant said that is correct).

Member Name: Ron Weber

Questions/Comments: He asked what the tree min diameters are. Looney stated trees would be of 2 – 3" caliper but species unknown at this time and believes they are meeting the County minimum; Ron asked questions about the road striping plan and about the existing vehicular entrances to Reston Station; He commented about the pedestrian movements.

Other Comments

Name: Commissioner John Carter

Questions/Comments: John does not believe he can take this plan to the PC just yet; He wants to see wider crosswalks at Reston Station Blvd; He requests improvements to the streetscape , such as trees every 30 o/c; lighting 60 ft o/c;; He believes there should be double ADA ramps at the intersections; the road near Aperture needs better landscaping; he believes there should be a pedestrian crosswalk on the southern side of Reston Station Blvd. (The applicant claims VDOT and FCDOT did not want this) John also

recommended widening hotel cantilever to get more sunlight into the interior courtyard. Schools will be Terraset, Hughes and South Lakes.

Vote: 7-3 APPROVED

Motion offered by: Richard Kennedy

Motion Description: To approve the application on the condition the applicant work with Commissioner Carter to address his concerns.

Seconded by: Robert Cupina

Vote Tally

	Yes	No
Robert Cupina	x	<input type="checkbox"/>
Jake Hovermale	x	<input type="checkbox"/>
Mike Jennings	x	<input type="checkbox"/>
John Kauppila	<input type="checkbox"/>	<input type="checkbox"/>
Richard Kennedy	x	<input type="checkbox"/>
Shelly Mastran	<input type="checkbox"/>	<input type="checkbox"/>
Vrushali Oak	<input type="checkbox"/>	<input type="checkbox"/>
William Pegues	x	<input type="checkbox"/>
William Penniman	<input type="checkbox"/>	<input type="checkbox"/>
Tammi Petrine	<input type="checkbox"/>	x
Matt Stevison	<input type="checkbox"/>	<input type="checkbox"/>
Sue Ann Straits	<input type="checkbox"/>	x
Laura Tolin	x	<input type="checkbox"/>
Rob Walker	x	<input type="checkbox"/>
Ron Weber	<input type="checkbox"/>	x
Jared Wilcox	<input type="checkbox"/>	<input type="checkbox"/>

2. Application: Campus Commons CDPA/FDPA/PCA

Application Number: RZ 2017 HM -018; FDP 2017-HM-018 and PCA 79-C-023

Applicant Representative: Brian Winterhaulter from Cooley

Planning Commission Hearing Date: 9/25/2019

Board of Supervisors Hearing Date: TBD

Staff Report Release Date: Complete and staff recommended approval

Application Presentation Summary:

Brian provided a summary of the changes made to the application based on the last meeting. These included: 31,900 sq. ft. of Green Roof; Rainwater harvesting; increased tree canopy; alternative streetscape design; WDU Tiers; proposed plantings on the south side of Sunrise

Valley Drive. Brian also indicated they received support from the Hampton Meadows development. Brian showed a slide with 19 different suggestions from the community. He presented an overhead bridge option along with the at-grade crossing at Wiehle Ave and the Toll Road. They believe a tunnel is too costly and is difficult to construct and would be out of their control on the west side of Wiehle Ave. Therefore, they offered to contribute 1.5 million towards a future alternative like a tunnel.

The architect presented some architectural changes and the landscape architect presented the changes to the landscape and open space. The civil engineer presented some storm water management enhancements. The traffic engineer described the levels of service. Brian then summarized the proffer commitments that include: lighting; traffic signal timing; RA membership (under consideration); other neighborhood traffic and parking measures.

Committee Member Questions/Comments

Member Name: Ron Weber

Questions/Comments: Believes the applicant is not doing enough to relieve traffic congestion. He asked what are the surrounding intersection levels of service and will the signals be synchronized?

Maria from Gorove Slade stated the levels of service will be :

Wiehle /SVD Intx – Level D in a.m. and level F in the p.m.

SVD/Campus Commons West – Level D in a.m. and level C in the p.m.

SVD/Upper Lake East – Level B in the a.m. and level C in the p.m.

South Lakes/SVD – Level D in the a.m. and level F in the p.m.

Member Name: Robert Cupina

Questions/Comments: Asked how many residential units are proposed (629); Likes the help they are offering regarding permit parking for neighboring areas.; Asked about the pedestrian bridge crossings. What is the height (17ft clear) (20 feet +/- to the top of deck) ; requested to consider more than one elevator at each terminus.

Member Name: William Pegues

Questions/Comments: Concerned the revised plan may not account for underground utilities conflicts. (Brian said they have looked at it); Stated it was nice to see someone familiar with Purple Roofs.

Member Name: Dick Kennedy

Questions/Comments: He described his walking experience from Upper lakes Drive to metro; He is not certain which alternative (bridge vs at-grade); He believes the Wiehle Ave /Toll Road pedestrian crossing is very similar to the crossing at Wiehle and Reston Station Blvd.

Member Name: Jake Hovermale

Questions/Comments: He had questions regarding how many pedestrian options will be actually built; A median barrier is suggested on Wiehle Ave; Have there been any long -term measurements to determine if traffic mitigation measures are working?

Member Name: Sue Straits

Questions/Comments: She thanked the applicant for providing a Staff Report; She always wants more citizen input. This applicant has gone above and beyond. She thanked the citizens who are present. She

applauded the excessive stormwater features, trees and sustainable practices. Mentioned the landscaping in the amphitheater account for the setting western sun. She suggested the athletic field be directed specifically to Reston; She prefers the architecture of the previous plans. Se prefers a tunnel instead of a bridge or at-grade at Wiehle and the Toll Road.

Member Name: Mike Jennings

Questions/Comments: He has no issues with the general development. He is a strong proponent of a tunnel. He cannot support a cross-walk or a bridge. He also supports a median barrier along Wiehle Ave.

Member Name: Rob Walker

Questions/Comments: Rob believes VDOT will not maintain elevators, therefore, the bridge with elevators options are not viable. Stated this application is not precluding a tunnel or bridge to be considered in the future. He asked the applicant to study reducing the width of the pedestrian crossing by reducing the lane widths.

Member Name: Tammi Petrine

Questions/Comments: Question why only 5% Accessible units when she believes 100% should be accessible aka universal design. Questions regarding building heights. She believes they should add more parking. Questions about the EV#2 electric charging units. She requested the PC and the BOS Hearings be delayed due to the community concerns. She believes we need an area-wide traffic analysis. She asked what is the view shed from the tower? She commented that the east side of the Wiehle Ave bridge over the Toll Road has no room but asked if a trail could be cantilevered?

Name: Commissioner John Carter

Questions/Comments: Asked what the view will be along SVD. He does not like the cycle track. It must go across both intersections. Larger trees are proposed but not proffered? Believes the building terraces should be pulled-back along SVD. A dog park is needed. The office building looks harsh. WDU's should be split among the lower tiers. He plans a follow-up motion at the PC Hearing to request the County look at Wiehle from SVD through the whole region to address cars, pedestrians, buses, utilities, trees, etc.

Public Questions/Comments

Name: General

Questions/Comments; Over 40 in attendance. Most objected to the master plan density, closeness of the buildings and heights of buildings. They believe the plan should not be approved while the Wiehle crossing issue is still outstanding. The crossing study is 18 months away. Does that mean the applicant gets off the hook? Traffic is a huge concern. They are concerned about parking problems. They are also concerned the required infrastructure will come too late.

Vote; Several motions were made but none were passed. Therefore, the Committee did not reach a consensus.

The meeting was adjourned.