

Meeting Minutes for the Reston Planning and Zoning Committee

Regular Meeting

Monday, July 20th, 2020 at 7:30pm

Held Virtually

1. Administrative

- a. Approve the meeting minutes for the last meeting.
 - i. Will get Michelle's notes and add to Rob's and recirculate.
- b. Attendance M – Committee Member
 - i. Robert Walker - M
 - ii. Michelle Kimmel -M
 - iii. Adam Wynn
 - iv. Bill Penniman M
 - v. Brandon Robinson
 - vi. David Vanell - M
 - vii. Jose Delcid (Supervisor Alcorn's office)
 - viii. Dick Kennedy M
 - ix. Jake Hovermale - M
 - x. John Carter – (Planning Commissioner)
 - xi. John Kauppila - M
 - xii. Kevin Fellin
 - xiii. Matt Steverson- M
 - xiv. Katie McClain- M
 - xv. Mike Jennings- M
 - xvi. Mike McDermott
 - xvii. Tammi Petrine -M
 - xviii. Rudolph Knott
 - xix. Ryan Stewart
 - xx. Shelley Mastran -M
 - xxi. William Pegues- M
 - xxii. Rebecca Zakowicz -M
 - xxiii. Sue Ann Straits -M

2. Application:

Application: Reston Heights PRC Amendment Application number: Applicant: Applicant Representative: Shane Murphy from Reed Smith PC Hearing Date: TBD BOS Hearing Date: TBD Staff Report: TBD Notes: Proposed changes to the Phase 2 Residential layout and design. Unit count will be the same (113)

Shane Murphy

- Modification to the Reston Heights (RH) PRC Plan
 - Most recent application approved in 2019 to eliminate office square footage
 - this is for RH residential phase 2 aka building C
 - Midrise structure
 - same dwelling units 113
 - reducing the retails spaces
 - right size the parking reductions
- Mike Davis with FCDOT is initially supportive
- Less usage than initially expected

Brandon Roberts

- all of the rightsizing of parking has been to bring it down in line with the office space and take advantage of the existing parking that was built for the Vy at the higher parking rates
- residential building with essentially no retail which is one of the significant changes
- podium midsize building - 6 stories - stick built
- 1-1 matching the residential units
- building proposed originally on this site had 12 stories of residential and two stories of retails
- we squashed down the building down and increased the footprint of the residential
- it is now more in keeping with the scale of the existing building - we think that is an improvement
- there is a plaza that will remain
- trying to sneak in on grade parking
- not proposing changes to Road B
- originally approved in 2013
- technically less density, but still has the same number of residential units
- heavier brick base and lighter materials on the top
- proposing a mixture of a number of different colors and textures on the panels - hope to achieve and asymmetrical but balanced look
- lobby will be near the Vy's so the buildings could be managed as a single unit.
- dark greys and light greys fiber cement panels and darker faux wood panels with lighter natural wood panels and a dark grey ironspot brick to visually help anchor the lighter materials above and the brick color will change as the light on the building changes
- balconies and juliets
- the theme is that they play with the height of the brick
- reduced the sidewalk, but kept a green buffer
- The original plan had a 20ft wide zone that would be used as a pedestrian connection and what would be a route to the new metro station. That has stayed. They are trying to keep it on a human-scale and proposing decorative and canopy trees in that area.

- other zones for planting are on the second floor
- amenity terrace on the second floor with the pool
- two levels of units will be looking at the garage wall
- had to move the loading area to the left to access the service on road B
- sneaking the electric in the front
- pool and amenity terrace spill out over the at grade parking - open air to the parking lot below
- larger more prominent units in the corner
- variety of unit sizes to meet market needs and tenant requirements
- only two levels of units look at the garage wall; others look over the garage
- very straightforward building
- 12% WDU

Team on the call

Shane Murphy

Justin Donaldson

Allison Taylor

Joyce Skidmare

Committee Questions

Jake Hovermale

- Are there any plans for lights or traffic management?
- The pool area would seem noisy being close to Reston Parkway
- Section that says not up for review would be good to develop trees

Mike Jennings

- Agree with Jake

John Kauppila

- A lot of materials used on the original construction and it appears we are using even more materials - encourage to simplify and keep it in line with what is already used - material sample board from home depot
- You really see the side from Reston Parkway - and a lot of traffic that goes by - so keep that in mind how it is viewed
- The landscaping is minimal and needs help by the existing parking garage - you need to do something there for your sake and the community
- Think about the entrance for the metro - hasn't been fully developed - it's time to figure out what that looks like and feels like - how do you connect to metro and does it feel safe and comfortable
- Like the fact that you are thinking about adding landscape
- Patch of field up to the north, may want to add landscaping to that area - plant more trees

Dick Kennedy

- Concept of replacing a 12-story building with a 5 or 6 building is a step in the wrong direction architecturally and overall design
- Comfortable on the sunrise valley side, but not comfortable on the Reston Parkway side
- It would look better from the Reston Parkway side and possibly sunrise valley side

Shelley Mastran

- Echo what John said about the appearance of that whole development on the Reston Parkway side
- What will you be doing in terms of stormwater management?
 - Goal is to introduce bio retention planters on the second-floor deck and the main roofs of the building can shed all of the water off the roofs to the two bio tension zones.
 - A good portion of one roof will be green roof
 - Introducing a good amount of green roof into the building
 - Avoiding putting green roof on the main roof because of wood building

William Pegues

- There is no trouble putting green roofs on wood structures. You can do away with storm water retention with the right kind of vegetated roofing and keep it at 6 inches thick, but roof does all the storm water retention and filtration
- You don't really have green roofs, you have a couple of planters
- Many places that have surrounding residential and retail will lease roof space for farms - they do all the maintenance

Bill Penniman

- How much retail was removed?
 - A: 58,000 - reduced to 8,000, and that 8,000 is not incorporated into this facility
- What level of LEED?
 - A: Conditions are energy star based on 2013
 - A: Not changing to current standards
- Smaller units to get - average
 - A: Around 700 square feet
- Parking - you are repurposing some parking - what is the parking per dwelling unit?
 - A: clarifying: Not adding parking, just reusing from the Vy
 - A: (Kevin with Wells and associates) - not specific rates that were requested but based off of shared parking. It is recommended that you have at least 1 parking spot per dwelling unit
 - Total spaces committed to development: approx. 13-15% reduction from code
 - What is currently approved a 22%-24% reduction from code
- Green path with trees in between the garage and building - how will you grow trees there?

- What is the actual walking distance going to be from the entry to the metro?
 - A: Will have to get back to us
- What pathway system for going the other direction along sunrise valley?
 - A: Will let us know about that. Connectivity among all the developments is very important
- Electric Vehicles parking - do you have plans, if not will you commit to have the capabilities to add it?
 - A: Not committing to anything today. We will look into that, but not something we are committing to.
- JBG: Traffic reduction commitments - back to 2013 or will they carry forward
 - A: They will carry forward
- When you get rid of all the retail, and not providing any greenspace, you are not providing anything for the community
 - A: There is zero market for retail and we expect that to continue for the next couple of years. We have existing retail for the first phase that we are trying to lease out but is sitting there 90% empty. It doesn't make sense to add retail to this smaller building.

Tammi Petrine

- What is the bedroom layout?
 - A: Mix is roughly 20 junior 60 1 bed and 20 2 bedrooms
- We were promised streetscapes, but we only an over-looming building - no streetscape, no softening, no nothing. I am concerned about the landscape and the dearth of trees. Not sure how the county will consider that especially between the building and the garage.
- Reduced sidewalk along road A - could be a main for people to get to metro.
- We also have to consider the community getting to metro.
- How big is the pool?
 - A: 14x30
- What are the WDUs? What are the AMI numbers?
 - Will be carried forward from the existing approval
- We are looking for significantly reduced AMIs
- Overall, the plan does not have enough landscape or treescape
- Are you satisfying your retail / residential makeup?
 - A: We do not need to go through that again
- How wide is the pedestrian connection?
 - A: 20 ft on each side

Matt Stevison

- Construction types - wood over concrete - 6 stories + penthouse - the penthouse cannot be habitable, right?
 - A: It is a mechanical penthouse
- How wide is the private terrace?
 - A: 20ft with a garden wall and fire wall

- Have you calculated your ventilation requirements?
 - A: We have not, but anticipated it may be a need and can add fans
- Concerned about the G1 units and what the interaction will be with the street. Would like to see a patio. But do not want to have an experience of sitting in your living room and having someone walking by all night long. Strongly consider walkups
 - A: Providing roughly 8 or 9 ft of width and plan on that being a buffer zone of planting. Also potential of pulling some of those spaces in. But also some interest in making these units walkups.
- Pathway on the side feels narrow and looks like the trash room is huge. Can you pull the building back at the trash room and have a covered outdoor seating room?
- Have you calculated the maximum distance to stairs?
 - A: Have not done it, but will be well under requirements
- Why no balconies on street A?
 - A: Balconies on the back corner have a better sight line. Wanted to avoid adding too much outdoor space between building A and Building C. Balconies extend outside the building, prefab aluminum
- On your roof plan, green roofs can be put on wood buildings.

Sue Ann Straits

- The sizes of the apartments - what percentage universal design?
 - A: All the units will be a type B unit - all can be adapted to accommodate accessibility requirements. 2% will be Type A and already accessible with additions upon request
- Commitment toward public art?
 - A: We did have commitment for phase 1 but not sure for phase 2
- Given the substantial design changes, you should look into meeting current LEED's

David Vanell

- Green roofs of stick built are possible
- And missing by not doing current LEED standards

Rebecca Zakowicz

- Recently went to the office building for an appointment and there is already a lot of construction, please have a plan for construction
- Suggest they consult a geotechnical engineer.

Michelle Kimmel

- What about the children who will live there? Where will they play?
 - A: The pool terrace. A turf lawn. Planters. Some units will have walkouts.
- Where will the bus pick up?
 - A: Unknown, but bus picks up on Sunrise valley currently
- Parking, will it be switched to paid parking?
 - A: It will remain free

- Walk to the metro - how will residents walk to the metro?
 - A: There are no plans to address this.
- What are you providing residents?
 - A: The park land was already taken into consideration at the time of original zoning application. This is part of the original approval.

Katie McClain

- I work in the building next door and the parking lot is always at 100% capacity
- Will the 65 spaces be documented for office spaces?
 - A: It is shared parking, they will go into the pool
- Vy parking is that open to everyone? Or just residents?
 - A: It is for Residents and retail parking. But there are no gates or anything stopping others. With office and retail removed, there is an overall less use.

John Carter

- Need a strong site plan with a lot more trees and streetscape
- Consider putting a park where the retail is
- Also need a site plan along Reston Parkway - not sure that the loading dock belongs there and need more trees all along the road
- The storm water management will not work. To say this is what we approved before and what we are doing, but that will not do it with the Board
- You have water going off site, maybe you could do something with the open space
- Is that really the right location for the lobby?
- There are proffers that could beef up road A

Rob Walker

- What you are hearing tonight, is that you are the last guy in and that is in a bad spot because of some of things that were proposed didn't come to fruition - especially trees
- Reducing retail may make sense now, but it was not what was proposed before and missed what was sold before as far as how the space works together

Shane Murphy

- This is a PRC plan. We are trying to reduce some of the things that we are permitted to do, not required to do.
- We will look at it and get back to you.
- But the challenge is we have an application that covers only some of the site.

3. Public Facilities

Adam Wynn and Ryan Stewart presented the Lake Fairfax Park Revised Masterplan

- Final stage for the masterplan revision

- Authorized by Virginia Code
- Applies to public facilities
- Two rules
 - Conditions cannot be placed
 - Only goes to the planning commission
- No public hearing required
- Instead have a Feature Shown
- LFP is a countywide park
 - Appeals to whole county
- Proposed facilities
 - Rental cabins (Located within the existing camping area)
 - Multipurpose center at the newly acquired space
 - Connection to Hunter Mill Road will not be included as part of this approval
 - Central gazebo
 - Tented pavilions
 - Larger, all-inclusive playground outside of the floodplain
 - Natural meadow
 - Add lighting to the cricket field to expand the hours of use
 - Expand pump track
 - Adventure course facility
 - Recreation pathway loop - around the cricket area
 - Off leash dog area
- Next step would be approval of the 2232 application
- Improvements shown **could** occur if they the funding is secured

Rob Walker

- Many of us were involved with the Reston master plan, is there a way to provide better connectivity from the heart of Reston over to the park?
- The potential new connection on Hunter Mill Road, but is there a way to connect?
 - A: As part of the master plan trails and connectivity was a big theme. Proposing a connection to Wiehle Ave., but once it is outside the park we depend on easements. It is something we recognize and are trying to establish

Shelley Mastran

- In terms of access, there is the trail that comes near forest edge elementary, there is a new pathway that comes down not far from the school. There are a couple of places where you can get into the park, but they are not marked well or signed well. How will these be addressed?
 - A: One big part of the master plan is a comprehensive wayfinding system with trail

markers with distances and different facilities in the park

- How would you prioritize all of these things that you want to see happen in the park?
 - A: It's a public process, but natural resources are first and foremost
- Who is currently interested in the park and where is the funding coming from?
 - A: Demand in Reston and county wide
- Does the public get to weigh in on the funding decision? Or a park authority decision?
 - A: (Ryan Stewart) - park improvements get funded through the park bonds. That is a 4-year cycle - next year is this year, 2020

Bill Penniman

- That whole area if made publicly accessible, you could increase greatly the usage
- Keep bikers separate
- But make sure pedestrians can get easy access
 - A: That is one of our goals

Tammi Petrine

- Is his presentation online?
 - A: This was just for P&Z. But the master plan is on the Fairfax County website:

https://www.fairfaxcounty.gov/sites/parks/files/assets/documents/plandev/lake-fairfax/2018_0926_lake%20fairfax_park%20master%20plan%20revision%20-%20approved.pdf

- Was the location of the bike pump track approved by the commission?
- Agree with connectivity issues.
- Who will determine when the Hunter Mill access is open?

Other administrative matters or general discussion

- Ron Weber
 - Tammi reported that technically Ron is no longer eligible to be a member of the committee, he is now living in McLean at an assisted living facility and will not be returning to his prior life.
 - Tammi suggested that we honor him and remember him

Next meeting is TBD