

Reston Planning and Zoning Committee – December 2020 Meeting Minutes

Meeting held virtually.

Date: 12/21/2020

Members Present

David Vanell	x	Tammi Petrine	x
Jake Hovermale	x	Matt Stevison	x
Mike Jennings	x	Sue Ann Straits	x
John Kauppila	x	Rob Walker	x
Richard Kennedy	x		
Shelly Mastran	x	Rebecca Smith - Zakowicz (Assoc)	x
Vrushali Oak	x	Katie McClain (Assoc)	x
William Pegues	x	Michelle Kimmel (Assoc)	x
William Penniman	x		

Opening; Supervisor Alcorn spoke about the passing of Joe Stowers and about his incredible commitment to the community including that he had served on the P&Z Committee for so many years.

Administrative issues:

1. The Committee approved new terms for Jake Hovermale; William Penniman; William Pegues; Vrushali Oak; Matt Stevison; Rebecca Zakowicz (Assoc); Michelle Kimmel (Assoc) and Katie McClain (Assoc)
2. The Committee deferred a vote on the August meeting minutes to allow for additional review and comment.

Application #1

Application number: PRC 2020-0151?
Applicant: **Tall Oaks Assisted Living @Reston LC**
Applicant Representative: **Sara Mariska**
Planning Commission Hearing Date: planned for 2/10/2021
Board of Supervisors Hearing Date: TBD
Staff Report Release Date: TBD

Application Presentation Summary

Sara provided a summary of the plan:

- 44 ex. parking space
- Add 29 additional parking spaces.
- A parking reduction is still being requested since the zoning ordinance requires more.

- Some spaces will be double stacked for staff parking but won't count as official spaces since they don't meet the County standard.

Some of the changes made to the plan since our last meeting:

- Improved fire truck turnaround
- Moved the retaining wall to provide more tree save buffer.

Committee Member Questions/Comments

Member Name: Tammi Petrine

Questions/Comments: How has the buffer and wall changed? The applicant explained.

Tammi was happy to learn the Tall Oaks elevation was lower than the adjacent property.

Member Name: Richard Kennedy

Questions/Comment; Asked how the proposed grades related to the existing grades near the rear courtyard. Had questions regarding the loss of space in the rear courtyard. He asked to make the parking lot as attractive as possible since some of the residence's windows overlook the parking area.

Member Name: Sue Straits

Questions/Comments: Has the applicant considered concerns from adjacent property owners?

Member Name: David Vanell

Questions/Comments: Are visitors permitted to park along the nearby street or near the ex. retail?

Member Name: Matt Stevison

Questions/Comments: Matt is concerned regarding the steepness of the road and the new parking spaces. The applicant stated the slope was approx. 7-8% for the road and the spaces were flatter. Also, that the parking is mainly for staff not visitors or residences.

Member Name: William Pegues

Questions/Comments: He asked where the proposed seedlings are located? The applicant stated this was in an area near Wiehle Ave where there is clearing for some storm drainage improvements.

Member Name: Katie McClain

Questions/Comments: Where does the increase in stormwater runoff go? The applicant stated it drains to the existing pond.

Public Questions/Comments

Name: Lynne Mulston

Questions/Comments: She was shocked we are having this conversation. She does not like the reduction of open space and she believes a parking structure is warranted.

Name: Larry Butler

Questions/Comments: What is the status of the DRB review and approval? The applicant stated they have not met with the DRB. Larry advised they should schedule that soon.

What is the width and treatment of the proposed pathway? The applicant stated they are proposing a 5ft conc sidewalk and a 6ft asphalt trail. Larry pointed out the ex trail is 8 ft.

A motion was made to not take a vote on this application until the DRB takes action on the application. The motion was seconded.

Vote Tally

	Yes	No
David Vanell	x	<input type="checkbox"/>
Jake Hovermale	<input type="checkbox"/>	x
Mike Jennings	<input type="checkbox"/>	x
John Kauppila	x	<input type="checkbox"/>
Richard Kennedy	<input type="checkbox"/>	x
Shelly Mastran	<input type="checkbox"/>	x
Vrushali Oak	<input type="checkbox"/>	x
William Pegues	x	<input type="checkbox"/>
William Penniman	<input type="checkbox"/>	x
Tammi Petrine	x	<input type="checkbox"/>
Matt Stevison	x	<input type="checkbox"/>
Sue Ann Straits	x	<input type="checkbox"/>
Rob Walker	<input type="checkbox"/>	x
Rebecca Smith-Zakowicz (Assoc)	x	<input type="checkbox"/>
Katie McClain (Assoc)	x	<input type="checkbox"/>
Michelle Kimmel (Assoc)	x	<input type="checkbox"/>

9 7 Motion passed

Application #2 – First visit to the P&Z for this application

Application number: TBD

Applicant: (Fannie Mae PCA) **WS-ADW Owner LLC**

Applicant Representative: **Scott Adams and Michael Van Atta from McQuire Woods**

Planning Commission Hearing Date: TBD

Board of Supervisors Hearing Date: TBD

Staff Report Release Date: TBD

Application Presentation Summary

- **Scott Adams provided a presentation of the plan that consists of approx. 90 townhomes and an FAR of 0.54.**

Committee Member Questions/Comments

Member Name: Tammi Petrine

Question/Comments: Does this application own property along Sunset Hills Road? The applicant said yes. She asked about the width of the townhomes (20-24ft?) Petrine also asked if Applicant would agree, instead of 90 TH's, consider fewer taller buildings to preserve the beauty of the parcel. Answer: No. 'Would you rather have this or the 'by right" 2nd office building?'

Member Name: Bill Penniman

Question/Comments: Bill asked if the on-site trails were public or private? The applicant stated private.

He asked if the Dog Park was underneath the ex. overhead power lines? The applicant stated no.

He asked if the new residential area will join Reston Association? The applicant stated no decision has been made.

Bill mentioned we have no gated communities within Reston. He would object to that. He also stated there needs to be more active space for the residences.

Member Name: Vrushali Oak

Question/Comments: More publicly accessible open space is required.

Member Name: Rob Walker

Question/Comments: Joining Reston Association is very important as these residences will utilize the community trails and open spaces. He asked the applicant to please consider working closely with NOVA parks to consider better use of the sites adjacent land to the W&OD Trail in the form of a linear park.

He asked what was the status of the ex. tenants of the office building?

Member Name: Mike Jennings

Question/Comments: In general, he likes the townhouse layout, better than others he has seen.

He agrees with an earlier comment that we do not have gated communities here in Reston.

Member Name: Katie McClain

Question/Comments: She believe the plan needs more active open space; playgrounds? Basketball court? Or similar. Is the runoff draining to the ex. ponds?

Member Name: Michelle Kimmel

Question/Comments: She has the same concerns as others have raised regarding the need for more active open space. She believes the present design requires you to drive to the Dog Park. What is the purpose of the small asphalt parking lot? (Th applicant stated to fulfill the required parking for the office) There are no playgrounds proposed for residences.

Member Name: Jake Hovermale

Question/Comments: He asked if there is an opportunity to create a vehicular connection to North Shore Drive?

Member Name: Richard Kennedy

Question/Comments: Could the applicant propose other uses around the Dog Park ?

Overall, he believes the townhouse development appears too dense and there is not sufficient useful space.

Member Name: William Pegues

Question/Comments: He had concerns about the density and the amount of impervious area.

Member Name: Matt Stevison

Question/Comments: He made some suggestions regarding re-orienting the development that may introduce more active space and tie to the water features.

Member Name: Shelly Mastran

Question/Comments: She asked , has the applicant discussed the Dog Park with FCPA?

Public Comment

Name: Lynne Mulston (Comments made via chat and later conveyed to the applicant)

- 1 - How does this plan comply with "green" biophillic community standards?
- 2 - How does this plan "connect" with the existing RA trails and pathways?
- 3 - How does this connect the W & O/D trail to Plaza America?
- 4 - Have environmental studies been conducted around the ponds? Since these are surrounding a former distillery, there may be implications.

Name: PC Commissioner Carter

Question/Comments:

- The W&OD Trail does not properly align on the applicant's graphics.
- The linear park idea along the W&OD should be further considered.
- The Old Town Hall should be brought into this plan.
- He asked if the ex. ponds can be reconfigured?
- He asked that the ex. W&OD parking lot be shown on their plans.
- He believes there can be a better use of the land directly across from Plaza America along the W&OD Trail

The applicant was asked to consider these comments and return to the Committee in the future.

The meeting was adjourned.