

**Reston Planning and Zoning Committee – Meeting Minutes for February 2021**

**Date: 2-01-2021**

**Members Present**

David Vanell	x	Tammi Petrine	x
Jake Hovermale	<input type="checkbox"/>	Matt Stevison	x
Mike Jennings	x	Sue Ann Straits	<input type="checkbox"/>
John Kauppila	x	Rob Walker	<input type="checkbox"/>
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		

**Administrative issues:**

Election of the Reston Planning and Zoning Committee Officers

- William Peniman nominated all current officers
  - Chair: Rob Walker
  - Vice Chair: Mike Jennings
  - Secretary: Michelle Kimmel
- Motion was seconded by Dick Kennedy
- All were in favor
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**Application : Reston Gateway Block D Development Plan Amendment/PRC Plan**

Application number: Prior approvals: PCA 86-C-119-07/DPA 86-C-119-03 ; PCA 86-C-121-08/DPA 86-C-121-05 and PRC 86-C-119-02

Applicant: Boston Properties (BP)

Applicant Representative: Mark Looney(Cooley) along with Molly Novotny (Cooley); Richard Ellis (BP) and Jay Longo (Architect)

Planning Commission Hearing Date: TBD

Board of Supervisors Hearing Date: TBD

Staff Report Release Date: TBD

**Application Presentation Summary**

- Filed amendment and got 1 ½ rounds of comments from county staff
- Planning a hearing in April
- Rezoning approved in 2018
- 4.4 million square feet of existing and proposed development

- Phase I under construction
- Blocks A and B include the future offices for Fannie Mae and VW
- Block D permitted to have retail ground floor uses only
- Tower is all residential but parking deck area uses include retail/office up to 3 stories
- Proposal is shifting office use from overall approved capacity to Block D to permit 4 stories of office in lieu of above-grade parking structure.
- Streetscapes would remain in place
- Just replacing a portion of the building for structured parking with leftover office space
- Intent is to activate the streetscape along the ground floor where the parking structure is above ground
- 80,000 square feet of office included in Block D
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### **Committee Questions & Comments**

David Vanell:

- You offered to share staff comments on this new design, can you do so?
  - Response: Staff has asked for different options along the parking structure under the ground floor, requesting more streetscapes and coverage
- Garage entry is along Town Center Parkway?
  - Response: Garage entry is on the back/north side of the building, facing the W&OD trail
- Any change to the center line park area?
  - Response: No change

John Kauppila:

- No comments

Katie McClain

- Getting rid of parking spots in Block D - are you making them up somewhere else?
  - Response:
    - We have reduced the need for parking
    - Retail requires less than office space
- What are you putting in place?
  - Response: Blocks A & B were not built to the maximum they could be

Matt Stevison

- Overall activating a streetscape is good

Michelle

- What happens if there is no demand for office?
  - Response:
    - Overall cap is not going up
    - We are just shifting the density
    - Phase I is coming in below the original approved density
    - Building within the original cap

Dick Kennedy

- It is ironic that this might be all office, there is a *New Yorker* article that talks about what we can expect with office space in the future and mentions Boston Properties
- Have you commenced leasing efforts?
  - Response: No we have not yet commenced leasing efforts?
- What is your schedule?
  - Response: For Block D, we would want to start in 2021 - both residential and office
- What are your commitments with respects to workforce housing?
  - Response:
    - 16% workforce
      - 50% at 80% AMI
      - 25% at 90
      - 25% 70
- Fairfax County is in the middle of revising workforce housing requirements, but it does not apply to Reston because it is being handled in the Comprehensive Plan Taskforce
- Our former chairman Jared Willcox urged you to look at the W&OD trail
  - Response: We have not seen his proposal yet, but would be happy to look at it.

Shelley Mastran

- I am in support of Jared Willcox's proposal.
- My concern is the parking

Tammi Petrine

- In the total plan, you are allowed 2,010 residential units?
  - Response: Yes
- 500 residential units in block D? What kind of park space will be available to people who move into this building before Phase II?
  - Response:
    - The park down the middle and eastern park will not be built until Phase II because the connection to metro at ground level cannot be done
    - Next 4-5 years these will come in
- Have you had any notice that the tenants in the red brick buildings will vacate early?
  - Response:
    - We have had discussions, but their lease obligations run until 2024
    - But the connection to Town Center could be built without the current tenant leaving
- What about a dog park?
  - Response:
    - We are not building a dog park on the roof
    - There is not a dedicated dog park

- Streetscapes? Are we guaranteed that streetscape that you show? That we thought we are getting on Sunrise, but did not get? This is the gateway to Towncenter - we want this to be beautiful.
  - Response: Everything we proffered before remains. We are just talking about further enhancements
- Office lobby is on the Inspiration Street side?
  - Response: Correct
- Is this right on the street where we have a stone face?
  - Response:
    - We want it to be activated, but that can be in the eye of the beholder
    - That is why we are spending time with staff talking about this.
    - The retail entrance was going to be on the top portion, so the area to front would be below grade
    - We have given staff three or four different options
    - The stone facing down to grade is what we are still in conversations with staff. At grade along Town Center Parkway, wall can be up to 8' high.

Vrushali Oak

- No questions

William Pegues

- What do you see on the roof from the residential tower
  - Response
    - Landscaped amenities roof
    - Screened mechanical penthouse with a green roof
- There have been a number of changes recently that make green roofs economical and even profitable if farming is allowed
- Take a look at more advanced types of green roofs that can get rid of stormwater retention space.
- There is a group in Culpepper that does purple roofs

William Penniman

- Replacing an above ground garage with a building is great
- But removing retail is concerning
- Retail helps to activate an area
- Can you put this in context what retail will be available?
  - Response:
    - Retail in the hotel building and retail in B and A, as well as some retail space in D
    - Significant outdoor seating between B and C with the intention of coffee shop type tenants
- The glass you are using - do you have plans to bird-proof?
  - Response:
    - We do, and in San Francisco it is an ordinance that it must be done

- Two things we have done
  - Reflectivity is kept below 25%
  - On every other panel, there is a grey band that is a frit so there is more contrast - it's a ceramic coating baked on the glass
- What are the plans for EV charging capabilities?
  - Response:
    - 2% spaces, but would add additional wiring
    - Whatever the county's expectations were at the time. We have not changed.
    - In reality we are doing more as we see more demand
    - Designing for a greater capacity
  - Please come back with a better plan to add more and plans that you can quickly and cheaply add more

Mike Jennings

- Is there any reduction in the retail? Or just a shifting?
  - Response:
    - In terms of capacity, or approved square footage - no
    - We could have done 3 floors of office uses and called them ground floor uses, but that would have limited the ability to add ground floor uses elsewhere
    - This preserves the right to use ground floor use elsewhere

Rebecca Zakowicz

- I love the glass and I like the stone, depending on what you use, it could be very stunning
- Since it is right there by the W&OD, is there any plan for cyclist parking?
  - Response:
    - Yes, street bike parking
    - Also having a bike parking room in the garage and showers would be near the bike locker room

John Carter (Planning Commissioner)

- I would like to sit down with your team and get a handle of any conflicts you are having over streetscapes
- I would like to avoid the conflicts on Sunrise Valley - what we are seeing is not what we should be getting
  - No stormwater management on the streetscape, this can be a trip and fall hazard
  - We want street trees everywhere - 30ft on center
  - We want to see what you are doing for street lights, would prefer you use what they are using in Town Center
    - Response:
      - We have the approved site plan approvals that show all the conditions and received (RTCA) design review board approval
      - All of the conflicts should have been resolved because we did get approval

- On street parking only half of the way on D, but there could be more, and I am willing to help
  - Response: Staff wanted to limit the parking
- Along the W&OD trail, you should include that in your application
- Show the roof in your application
- The affordable housing is 80 units out of 500?
  - Response: Correct
- Work on the corner to bring it down to grade

Larry Butler (RA)

- W&OD should be such a gem and should be tied in nicely

Mike Jennings

- Not ready to vote on this yet
  - Response: We can come back in March

#### **Additional Administrative Discussion**

- Suggestion by Tammi Petrine: Can we get an electronic version of plans in addition to the print copies?
  - William Penniman requested that we receive the electronic version in addition to the print and not in place of
  - Others agreed
- Suggestion by Michelle Kimmel: Can we record the videos going forward?
  - Others agreed
  - Jose said he would discuss with Rob Walker
- Motion to adjourn by William Penniman
  - Seconded by Tammi Petrine