

Meeting Minutes

Reston Planning and Zoning Committee - Regular Meeting

Monday, July 19, 2021 at 7:30 PM

Meeting held virtually

Video recording available: <https://www.youtube.com/watch?v=sRafPMUEcJE&t=3688s>

Members Present

Jake Hovermale	x	Matt Stevison	x
Mike Jennings	x	Sue Ann Straits	x
John Kauppila	<input type="checkbox"/>	David Vanell	x
Richard Kennedy	x	Robert Walker	x
Shelly Mastran	<input type="checkbox"/>	Ron Weber	<input type="checkbox"/>
Vrushali Oak	x	Michelle Kimmel (Assoc)	<input type="checkbox"/>
William Pegues	x	Katie McClain (Assoc)	x
William Penniman	x	Rebecca Smith-Zakowicz (Assoc)	
		x	
Tammi Petrine	x		

John Carter, Kristen Nichols, Curt Atkins, Jose

Others Present

Jose Delcid (Hunter Mill District Legislative Assistant)	Kristen Nichols
John Carter (Hunter Mill District Planning Commissioner)	Curt Atkins
Steven Schwartzman	Amol Deshpande
Siti Abdul Rahman	

Application Description

Application number:

Applicant: **Golf Course Overlook**

Applicant Representative: Curt Atkins

Planning Commission Hearing Date:

Board of Supervisors Hearing Date:

Staff Report Release Date:

Application Presentation Summary

Steven Schwartzman (WDG Architecture)

Siti Abdul Rahman (WDG partner)

Amol Deshpande (LSG Landscape Architecture)

Kristen Nichols (LSG Landscape Architecture)

Siti Abdul Rahman:

- This is within walking distance from Wiehle Reston metro. Uniquely situated next to the W&OD trail and the amazing views of the Golf Course.
- The building was designed to gel with the natural environment and make it safe and inviting for people walking along the W&OD trail.
- Positioned the building to capitalize on the views.
- Incorporated lush greenery to promote safety.
- The driveway to the parking garage and loading deck frames the view of the golf course.
- Incorporating warm and inviting colors and balconies breaks up the height.

Steven Schwartzman

- Building is within the same height and footprint as what was approved.
 - The original was 9 stories of residential with an amenity space on the roof.
 - now 10 stories of residential no amenity space.
 - previous entry was hidden
 - original had an indoor pool
 - now the pool is an outdoor pool
 - original had screening on the pool deck
 - now that has been removed
 - the massing is roughly the same, but we have articulated it further
 - added ventilation and daylight into the garage
 - removed planters that were in the original design but could not actually grow there
 - original approved at 125 ft with penthouse
 - now all residential under the 125ft limit

Amol Deshpande

- The area between Sunset Hill and W&OD is an urban park with a walking loop, pergola, and drinking fountain.
- Urban Park 1 is consistent with what was approved
 - the plaza area is accessible from the entryway
 - provides accessible ramp to children's play area
 - this also includes the outdoor pool
- Urban Park 2 is consistent with what was approved
 - coordinated with Urban park 1 for paving pattern
 - limiting disturbance in the area to the East.

Committee Member Questions/Comments

Member Name: Rob Walker

Questions/Comments

You said there are a number of changes, but you do not need a zoning change?

- S. Schwartzman: We are getting a ruling but do not expect that we need a zoning change.

If you have to do an official zoning change, we would approach this differently.

Per the proffer you were coming back to us to get our comments.

I think you are doing this because for some reason this project did not have to go before the DRB in Reston.

- S. Schwartzman: I don't believe we have to go before the DRB
- A. Deshpande: I am not sure if this falls within the Town Center.

There is a DRB for the Town Center and one for Reston Association, but not all parcels fall within a DRB.

- S. Schwartzman: It is our understanding that we only need to come before you.

We ask you to seriously consider the things you will hear before the committee tonight.

Member Name: William Penniman

Questions/Comment

Is Urban Park 1 open to the public?

- Yes

What is the difference with the green colors?

- We are trying to not to touch the areas between the equestrian trail and the W&OD trail.
- The lighter green is just lawn.

Where is the line between publicly accessible and not publicly accessible?

- The public is allowed to come up to the face of the building because we are including two urban parks.
- We are ok with the public function of this site.

Item 7 - children's play area, will that be open to the public?

- yes

As a general matter, i'm not sure if these are bushes along the trail, but where you can add trees, it would be appreciated

- We are planting trees wherever possible.

On the roof, you said 25% mechanical. will the rest be green or purple or solar?

- The roof area is collecting stormwater and redirecting it to bio retention planters all over the site.

I would encourage you to add green roofs or solar.

Will the surface area be permeable?

- the paving is currently not permeable.
- Even if you are doing permeable pavers, the construction is going to compact the soil so much it's going to be a difficult thing to make it work
- we are able to reach stormwater management without permeable pavers
- some planters are all surface-level bio retention planters, so there is an excessive amount of bioretention in the landscape design
- taking measures to ensure they function as true bio-retention?

For the garage what are you doing for EV?

- 8 charging stations at the time of construction
- 8 future charging stations

Consider at least adding the raceways so you can add the stations if demand increases

Rental or condo?

- rental

Where does it rank in the LEED?

- LEED certified but close to LEED Silver

Required or not, let me urge you to go further. In the long run it may be necessary and you don't want to retrofit.

Consider putting rumble strips or speed humps on the driveway on each side of the W&OD, as well as stop signs and a good view of the moving vehicles for the bikers. Trees right there might be a problem.

Member Name: William Pegues

Questions/Comments

I like the landscaping and trees.

Are we emphasizing native species? There is a big movement to ensure they are pure natives to Fairfax County not just Virginia

- They are natives.

I would recommend you look at a vegetated roof because you can reduce the number or size of bioretention containers you are using.

Also, urban agriculture is looking now towards the roofs in Fairfax county. Two projects have been converted to commercial farms on the roof. Right across the street from you is a very intensive development and they could come to you and ask if they could put a farm on it. And suddenly your roof is a leasable space and your maintenance of the building is less. We brought this up to the previous

team, but they did not do it. Unless you have something that could be changed into a farm, you can't make it become one. it would also be more pleasant to see from higher buildings.

Member Name: Tammi Petrine

Questions/Comments

How many units?

- 300 Total
- 25% 2 bedroom
- 60% 1 bedroom
- 5% studio

Proffer for ADUs

- Not sure

What is the zoning of this parcel

- Not sure

With the restaurant - is that still there?

- It is a retail space, but we have designed it so it could be anything.

Generally I like the look of the building, but what is the color of the building? Is it the same as Signature?

- It is very similar to what you see on the screen
- Not tan or yellow brick

Any neon lights or external lights planned? People who live on the golf course were taken aback by some other buildings with neon lights.

- No. LED lighting for groundscape
- no uplighting of the building

The park in front of the building?

- white box is symbol for electric transmission tower

Entrance for the building gradient and whether bikes will know a driveway intersects the W&OD

- I believe we are doing something so drivers can see biker and vice versa

Is there a stop sign for vehicular traffic or W&OD traffic?

- It will be a four way stop sign on both sides.

Where is the stormwater going?

- Bioretention and a stormwater vault and then goes to street and a pond on the golf course just north of here

The four acre drainage basin, what information can you share about that?

- We were told it would be a pond.

the lawn in Urban park 2 is that over the garage?

- Part is over the garage and part over soil.

Lighting into the muse?

- Recessed and pointing downwards.

When are you breaking ground?

- Hoping for this Fall

Who maintains the lawn on the W&OD? It will need to be maintained.

- Curt Atkins (owner representative): We do not know who cuts the grass.

Please consider shading the play area.

Consider also how you will keep kids off the golf course.

Member Name: Richard Kennedy

Questions/Comments

Wonderful site to create a significant building here. I like some of what you are doing here.

I wish there was some color other than grey. We see a lot of buildings and this is very similar in lacking any interesting color.

From an architectural standpoint, if you could make this special that would be appreciated.

- The reason we select the color is because they are softer and inviting and warm.
- We want it to blend in with the greenery and landscape

Member Name: Rebecca Smith-Zakowicz

Questions/Comments

How large is the retaining wall and what type to separate to keep kids from going off the wall?

- There is substantial amount of space between the children's place and the property line.
- It's heavily planted.

Member Name: Mike Jennings

Questions/Comments

Overall I like the design and the way things look and the amount of green space.

One question, on the east side of the building is that accessible?

- No we are not encouraging people to go east of the building.

General comment is that this looks like every building we see with lots of little squares and outlines of little squares. I know at this stage there isn't anything major that could be done. Greys are not warm and inviting to me.

Member Name: Matt Stevison

Questions/Comments

Consider the view sheds as the road approaches the W&OD so cars and cyclists / pedestrians can see each other.

What is the parking ratio?

- 1.4
- We had more than required.

The rendering from the garage to the golf course? Take a look at the hanging vines to cover.

- Openings have a metal mesh
- We can take a look at hanging vines.

Some buildings have introduced too many colors, but a subtle introduction of another color to give it more of a pop, should be considered. But it has to be subtle.

Are you using VRF systems and are they roof mounted?

- yes and they are on the roof.

Would like to echo comments about a green roof.

What is the egress from the pool deck?

- two pool deck egresses

We have reviewed dozens of these projects with sheets of landscaping features, but they are rarely what is included.

- everything you see here with the exception of the art feature is what we have chosen.

Is there any concern about people getting hurt by balls from the golf course?

Member Name: Katie McClain

Questions/Comments

On the children's play area I didn't see any lighting, is there any?

- We intend to have pool lights to provide ambient light

Is the parking lot in front and to the east the one that floods?

- yes, we are building our street up to the trail.
- the runoff from the front is collected and sent to the back.

where is the water on the south side going?

- all water on the south side goes onto the road.

that parking lot floods whenever it rains and I'm worried you are adding more water.

- the stormwater construction the county is working on is to drain the water on the parking lot to the golf course
- to the best of my knowledge we are not adding water to the parking lot.

Rob Walker: the flooding is occurring because the water has nowhere to go because the W&OD is so high and serving as an artificial dam.

- they are leaving the existing pipe and adding a second pathway.

Member Name: David Vanell

Questions/Comments

your rendering of the landscape along the sunset hill and W&OD trail property line, i hope that is not how the trees are going to be planted in a straight line.

- we don't have enough space on the site to plant as many trees are required and in order to fit the number of trees we have to be a bit more regimental
- we are trying to do more organic planting for the shrubs at eye level.

I am a little troubled by your response for WDU's

- we are meeting what is in the proffer, but i do not have the numbers in front of me

Member Name: Sue Ann Straits

Questions/Comments

You mentioned you designed the building to blend in and enjoy the views.

As you were talking about the play spaces and outdoor spaces. The play spaces and leisure spaces are jarring in color and design. There are two things that are important for play spaces in Reston: meet CPSC recommendations and blend in with the natural setting. The white pergola is jarring and not contemporary.

- We will explore more naturalistic
- The white pergola is in that offsite urban park

I agree the quieter neutral colors blend in well with Reston. As people move in and fill their balconies there will be pops of color. I think some colors and buildings have been overdone.

Same landscape architect as Signature Building? Was that LSG? I see the LSG as much more organic than here.

- yes

Member Name: Rob Walker

Questions/Comments

I like the articulation, but i think it may need a third color.

i like that the open spaces are accessible.

but it is my understanding that the county will have county stormwater pipes in that easement.

- we are showing what will happen if the county does not put the pipes there.

i always thought there was a missed opportunity for this property to do a dual trail. did this come up in the NOVA parks?

- They just wanted us to keep away from their trails and stay away as much as possible.
- we are providing a drinking water fountain, but not interfacing with the trail.

Public Questions/Comments

Name: John Carter

Questions/Comments

I am interested in the access road

- Some of these are early renderings.

The access right at sunset hills. there will probably be a crosswalk there, and there shouldn't be a wide access

- Civil engineers are still working out if we can have an access point to the county's parking.

One of the main problems is no one knows it's there. so maybe see if you can make the access more prominent. and more attention there

More attention to how people can get to the metro.

I would urge showing a crosswalk and make it prominent.

I doubt the stormwater management will be built. but it sounds like you are controlling the water on site.

- Yes we are.

The trail is a problem, but the real problem is the parking lot has no stormwater management and the properties north have not done a good job of holding back.

the county asked you to carve off the northern point for a road, has the county mentioned this? (Road From Nowhere)

I would urge you to have a sidewalk on both sides.

- We are assuming that people will take the W&OD to the metro

I would spend a little more time on the trees at the entrance point.

Name: Lynn Mulston

Questions/Comments

I want to compliment the team on this project. I am president of the Reston Citizens Association and a resident of Golf Course Island.

The stop sign at the W&OD trail is very important and an active trail for athletes to utilize and it is very important to be sure people don't get killed.

The trees on the right hand side. If the stormwater basin goes in, those trees will go away?

- i don't know the details to know how much tree coverage will be disturbed.

The preferred layout is to have these trees and the stormwater basin go away.

You mentioned something about concrete pavers and that the soil will be so compacted that permeable pavers will not work. Could you add gypsum?

- There are no permeable pavers. We can do permeable pavers, but the soil will not percolate naturally.
- The construction process will compact this whole area

Administrative issues:

- R. Walker: This was a unique situation where we received an update for comments only.

- Commissioner Carter: my rule is that if it comes to us, it should come to you all.
- V. Oak: I am glad that we had this.
- R. Walker: Meeting Minutes need to be approved.
 - T. Petrine: On page 6, the last sentence should read: “Locally there may be an effort to negate some RPA rules.”
 - T. Petrine moved to approve the minutes as amended.
 - R. Kennedy seconded
 - All in favor.
- R. Walker: Where are we about getting back together in person? Hunter Mills is staying virtual throughout the year.
 - T. Petrine: I would like to stay virtual, and would also give the staff time to improve the audio in the room.
 - M. Stevison: I have no concerns in person. But I like being able to look at my monitor while going through the meeting.
 - W. Pegues: RA has decided to stay with virtual or a hybrid. And even they have large spaces.
 - M. Kimmel: I am able to participate more with an online option, also as a mom with little kids who are not vaccinated yet my family still has to be extra cautious still.
 - R. Walker: This is more convenient. Would also like to try to get our questions to the applicants ahead of time.
 - R. Smith-Zakowicz: I intend to submit questions in advance is so that the information is included in the presentation. By the time it gets to my turn to speak, a lot has already been covered. I don't need every question I ask to be shared publicly.
 - Next meeting: August we are taking off and in September will start up again. If no applicant, we may have an education session with guest speakers or perhaps a presentation from the Comprehensive Plan Task Force.