

Meeting Minutes

Reston Planning and Zoning Committee - Regular Meeting

Monday, September 20, 2021 at 7:30 PM

Meeting held virtually

Video available: https://www.youtube.com/watch?v=1_qQ5dn9nvA

Members Present

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

Others Present

Jose Delcid (Hunter Mill District Legislative Assistant)	David Gill
Bernard Suchicital	Mark Looney
Peter Crawford	Frederick Rothmeijer
Elizabeth Baker	Kevin Tankersley

Application Description

Application number:

Applicant: **Isaac Newton Square Final Development Plan**

Applicant Representative: Elizabeth Baker

Planning Commission Hearing Date:

Board of Supervisors Hearing Date:

Staff Report Release Date:

Application Presentation Summary

Presented by Elizabeth Baker

- The Conceptual Plan of Development (CDP) for this project was previously approved by P&Z.
- At this stage, the applicant is working on preserving the trees and building the roads. The landscape will come in when the other buildings come for approval.
- The new roads are two lane roads with parking either on one side or both.
- Applicant is making improvements to Wiehle with a 10ft wide multi-use trail and landscaping:
 - The multi-use asphalt trail will go along the edge of Wiehle.
 - Installing permanent light fixtures along Wiehle.
 - Wiehle avenue improvements will be permanent. Other changes will be temporary during development.
- No office buildings on the north side, the south buildings will remain until redevelopment.

- On the willow oak trees: The retention of these trees is important to the owner and the community.
 - Trees identified to be taken down because they are in the way of new streets.
 - 29 trees to be preserved.
 - Cherry tree shown previously preserved, now being removed.
 - Tree 159 was shown to be preserved, but now it is being switched with tree 158 and will be removed.
 - Tree preservation was key to previous approval.
 - The arborist is working on the final tree preservation plan and that will be included with the site plan.
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Committee Member Questions/Comments

Member Name: Robert Walker

Questions/Comments

In the future we will always need to see the comparison graphic with a CDP / FDP overlay.

I was concerned with the lack of tree preservation on this FDP and the applicant responded over email. I would still like to see the note about flexibility on tree save was too broad and I would like to see it removed.

Even though this was a FDP, there was a mention of tree preservation, but it was not robust enough. We also need to take into account all utilities with these master plans.

Committee Member Questions/Comments

Member Name: David Vanell

Questions/Comment

Can you give us an overview of what the staff said and what actions you have taken?

- Response:
- There are no outstanding issues and the staff feel satisfied.
- There was a discussion about Wiehle Avenue and how we could move the trail to preserve a tree.
- There was also a discussion about moving a utility to save a tree.
- The main discussion was how to preserve the willow oak trees and relocating utilities to preserve trees.
- They also talked about curb ramps and if they will interfere with a tree. We have curb ramps, and as we move forward we will continue to see how we can balance preserving the trees and safety of pedestrians.

Stormwater management with this staged development - how are you ultimately handling stormwater and when?

- Response:
- We have tree pits that are occurring along the streets.
- We also have underground vaults.
- As each land bay will have to meet each proffer as they come on board.

Member Name: Sue Ann Straits

Questions/Comment

No questions other than what Rob asked over email.

Member Name: Rebecca Smith-Zakowicz

Questions/Comment

I'm concerned with the distance between the sidewalk and the roadway. Structurally you will need to have compacted new fill and typically we would suggest 5ft.

Member Name: Tammi Petrine

Questions/Comment

I'm concerned with the trees too. How old are the willow oaks? I don't see how you can do the demolition without harming the roots.

- Response:
- Likely planted sometime in the 1980s.
- We don't envision we can use heavy equipment next to the trees.
- Before we can do any land planning we have to have our plan approved by the urban forester.
- (F. Rothmeijer): The root zone does not go under the current streets. Since there is no water under the streets, there would be no significant roots under the streets. We will be working from the current road bed and away from the oaks. As you are concerned and want to preserve these willow oaks, so are we.

Will this have utilities and stormwater under it?

- Response by Elizabeth Baker:
- yes

How will you lay sewer pipe without a backhoe? We learned that the dripline is not the end of the roots. If you lose these trees, what is plan b? You are already challenged with the huge new buildings on the south shading the trees.

- Response:
- The roots are not under the roads.
- If they fail, we will replant a tree. But I don't see that putting a utility under the road will do that.

Are you planning to have a sidewalk on the north side?

- Response:
 - The area is planned like a park-like setting with boardwalks.
-

Member Name: William Penniman

Questions/Comment

What is the difference between the interim lighting and the permanent lighting?

- Response:
- We are putting permanent lights on Wiehle now.
- When we move forward we will pick the permanent

On Wiehle, is there conformity with other lights?

- Response:
- We asked staff and they provided a particular fixture and we included it in there.

In terms of stormwater management, you proffered to retain 25% of a one-year storm on site, is that correct? What is also stored on site in terms of two and ten years? Is it onsite or offsite?

- Response:
- The site today is currently impervious and we are returning it to good forestry conditions. We have addressed all three measurements. There is no offsite stormwater treatment.
- On an interim basis we are not adding any impervious surfaces.

This is an interim development. When will the new building development start?

- We are hopeful we will have an FDP in the next 6 month on the north side.

What is the color temperature for the lights? If you could look into and consider the impact on bats, birds, and wildlife.

- We do not know.

Member Name: William Pegues

Questions/Comment

There could be a very quick response on lights because RA's environmental advisory committee has suggested a light that takes into account color temperature.

Regarding rainfall and stormwater retention, county requirements are the minimum and not necessarily the best practices. Vegetated roofing provides a tremendous amount of stormwater management. Reston has come out very strongly in native vegetation of all kinds.

On your property is a very large dump. In the interim, can you see if you can have this dump removed. It is one the side of the hill.

Member Name: Katie McClain

Questions/Comment

What is the distance from the trees to the roads? Is there a way to move that utility from under the roads.

- Response:
- The way we have done it is locate the water line which is the shallowest closer to the trees. The sewer which is deeper is further away.

Member Name: Shelly Mastran

Questions/Comment

All the tree preservation areas at the northern end of the property, you need to look at the trees and remove vines and would hope you would actually take action to preserve.

Member Name: John Kauppila

Questions/Comment

It would be helpful if we could see a cross-section.

On the stormwater and retention, dumping the water onto the golf course is a very important point. How do we incorporate that stormwater into this system?

Public Questions/Comments

Name: Planning Commissioner John Carter

Questions/Comments

Why are we doing this now instead of at the site plan?

- Response:
- We are doing this so we have the road already established

Is that because it goes across several properties and developers?

- Response:
- yes.

What I had understood was this was only curb to curb, but we have had a lot of discussion about a lot of other things. And to the extent you go beyond the curbs and get into the sidewalks we do not want to do that.

- Response:
- We are only doing the trail along Wiehle, but we need to make sure the interim conditions are useful to people and attractive to people.
- What is going to stay on the staff may be there for years and we need pedestrian access.

To consider before meeting with the planning commission:

- The streets are too wide.
- Crosswalks need to be shown.
- The turning radius are too big.
- We need to take this more seriously.
- The Board has asked for change and we are not getting it.
- It's nice that staff is picking street lights, but Reston Street Light fixture types have not been selected yet.

Three proffers needed:

- Proffer for the utilities.
 - Response:
 - We can work up a development condition.
- You are missing crosswalks where they should be.
 - Response:
 - We are all pro-crosswalks, but now there are not any sidewalks on the northside, but we can provide via a development condition.
- Proffer for the subdivision regulation. So this street can be subdivided separately and maintained. This is a problem with private streets in Reston where multiple owners don't agree on the maintenance and access. One subdivision needs to control these streets to deal with maintenance and access.
 - Response:
 - We are doing that, and that is how we are setting it up.
 - There is a current proffer #7 that talks about an owners association to maintain the subdivision.

Bioretention tree pits - I do not like those and should not be used in high-volume pedestrian areas and they could kill the trees.

If we can't get to the Silver Line, we have wasted a lot of time, granted a lot of density, and invested a lot of money and it might fail. We have to get this right.

- Response:
- Believe me this development wants to get to the Metro.

Vote

R. Walker: I am recusing myself from voting.

Motion offered by: David Vanell

Motion Description: Approval of FDP as presented with the development conditions that we talked about throughout the presentation

Shelly Mastran: Don't we need to say what we want to see changed.

Michelle Kimmel: Remove tree removal flexibility.

Bill Peniman: Narrow the roads.

Tammi: There is no way those tree roots can be saved with what was proposed. This has to be done properly.

Motion was not seconded.

Elizabeth Baker: The Board approved the plan and said tree preservation plan did not need to occur at the FDP plan. Also with narrowing the street, we are in conformance with the CDP..

William Penniman: I think you correctly chose to link the roads to the tree preservation, but it makes sense to keep them linked.

Motion offered by John Kauppila

Motion Description: Move for deferral until the next meeting or when they are ready to come back to discuss our questions.

Federick Rothmeijer: Fairfax County staff is all over us for this.

Motion Seconded by William Penniman

Motion to Defer Passed

Vote Tally - 9 to defer	Yes	No
Jake Hovermale		<input type="checkbox"/>
Mike Jennings	n/a	<input type="checkbox"/>
John Kauppila	x	<input type="checkbox"/>
Richard Kennedy	x	<input type="checkbox"/>
Shelly Mastran		<input type="checkbox"/>
Vrushali Oak	x	<input type="checkbox"/>
William Pegues	x	<input type="checkbox"/>
William Penniman	x	<input type="checkbox"/>
Tammi Petrine	x	<input type="checkbox"/>
Matt Stevison		<input type="checkbox"/>
Sue Ann Straits		<input type="checkbox"/>
David Vanell		<input type="checkbox"/>
Robert Walker	n/a	<input type="checkbox"/>
Ron Weber	n/a	<input type="checkbox"/>
Michelle Kimmel (Assoc)	x	<input type="checkbox"/>
Katie McClain (Assoc)	x	<input type="checkbox"/>
Rebecca Smith-Zakowicz (Assoc)	x	<input type="checkbox"/>

Application Description

Application number:

Applicant: **Halley Rise Block C Final Development Plan (FDP) / Ackridge and Meridian**

Applicant Representative: David Gill / Wire Gill LLP

Planning Commission Hearing Date: Nov. '21

Board of Supervisors Hearing Date:

Staff Report Release Date:

Application Presentation Summary

Presented by David Gill

- This is largely about implementing the vision with the CDP and rezoning.
- Originally scheduled for December 8. Staff has asked if we could move it up to November 17. We are able to move it up.

- Existing block is a surface parking lot for the existing building. This is transforming the parking lot into a shared parking garage and two residential M-F buildings.
- East side is multi-family ranging from 5-7 stories.
- Podium with a plaza serves the two buildings.
- The other building may be able to be an ownership building, presuming the market holds.
- The limits are the roads outside the property. We are not touching Reston Parkway.
- We brought in the same design feel that Brookfield used, and the same street furniture.
- You will only see finished residential structures from Reston Parkway.
- Courtyard amenities will be shared between the two buildings.

Committee Member Questions/Comments

Member Name: Robert Walker

Questions/Comments

I appreciate your graphics that goes along with the plans received. Also appreciate the wrapping of the parking garage.

Member Name: David Vanell

Questions/Comment

The fact that you are wrapping the parking garage with residential is great and I wish more people would do that.

What percentage of ADUs and WDUs are you putting in?

- Response:
- The requirement overall is 15% WDUs and we will provide that between the two buildings.
- They are not ADUs by virtue of the construction type. These are exempt from the ADUs ordinance.
- Part of the commitment Brookfield made is to go above the 12% WDUs.

Member Name: Sue Ann Straits

Questions/Comment

I am struck by the massiveness of the building compared to the open space. How much are you offering?

- Response:
- The parks across the street are intending to serve the entire (Halley Rise) development

I am struck by the massiveness of the buildings and the lack of greenery. In Reston we go far beyond what Fairfax County demands for open space.

- Response:
- We are looking to install on this plaza intensive greenery.
- (Mark Looney): the entire Halley Rise has a proffered overall open space. There are a number of facilities that surround the existing stormwater ponds. In the lower area of the screen there is more. Collectively all of the elements exceed the urban parks for the TSAs and exceed the open space requirements for the open space. The Comp plan at the time of the zoning required

Reston-specific streetscape along certain various roadways. And that is what is being provided along Reston Parkway, including double planting of trees. All of those elements combined meet the proffers. We are not reinventing the wheel.

Your bike-walks are architecturally pleasing, but I am not sure how functional they are.

Member Name: Katie McClain

Questions/Comment

The trees shown in the graphics - are those the amount of and size of trees you are planting? They look mature which is great - is that really what is being planted?

Is there a dog park somewhere or a park for families? Where are the open space areas for folks to play?

Member Name: Rebecca Smith-Zakowicz

Questions/Comment

I am concerned with the backfill adjacent to the roadways the ability to get good tree growth if compaction is used.

- (Mark Looney): There is an existing proffer commitment to deal with soil compaction all blocks in the project.
-

Member Name: Tammi Petrine

Questions/Comment

Are you considering putting all the WDUs in the rental building? I am a little sad that no WDUs would be in the purchase building.

- Response:
- Yes. Because that is the building that is likely going to be built first.

You are building parking for the office too? And are you separating all the parking? Will retail be able to use the parking?

- Response:
- There is no gate, but we think the office will use the lower level. There is parking under the other building.
- (Jay Johnson): We are looking at Good Speed parking that is a fully automated system.

On the podium is that a swimming pool?

- (Jay Johnson): It is currently a water feature. But probably not a pool.

Is the garage exposed to the weather?

- Response:
- Part , yes.

The unit breakdown. We are over supplied with studios and one bedrooms. And people are working from home. What are your unit sizes? I caution against the wisdom of this. We have may too many high unit priced rentals.

- (David Vanell): Concerning affordable housing and workforce housing there is a larger demand for larger units. I would fully endorse Tammi's comment.
- Response:
- We are evolving the unit mix. We have a unit cap at 480 units and a cap on gross square footage. We are constantly looking at what is the best solution. At some point we will have a unit plan and schematic design. The last thing we want to do is get that wrong.

I am concerned about stormwater management. What are you doing? Do you have vaults? You've almost completely put an impervious surface on this entire block.

- (Peter Crawford): The current area is an existing parking area so this area is currently impervious. The entire Halley Rise project will be using the existing ponds. The ponds are overcapacity by 40%.

The amenities on the side of the building, where is the dog walking park?

- It is a dog washing station inside the building.
- (Mark Looney): The dog park area is to the far left.
- (Rich Fernicola): The dog park is at the far left corner. Also have a fitness park that is under construction.

Are you aware Reston wants native plants? Also, river birch are not surviving as we are getting warmer.

- Yes we are aware.
-

Member Name: Vrushali Oak

Questions/Comment

Please consider using native species.

Have you considered any parking reductions since it is so close to the Metro?

- Response:
- There is an overall parking reduction for the site. But for the purpose of the FDP we have to show this.
- (Mark Looney): There is an overall parking reduction that applies to all the site. By using the shared parking garage we are able to use the shared arrangements to minimize the parking constructed on this block.

Which other blocks will have that reduction?

- (Mark Looney): I believe that is applicable to all others besides the Wegman's block. There is FDP approval on two additional blocks. Only block without FDP approval is large block H.

Did I hear correctly that there are no other stormwater management plans other than the ponds?

- (Peter Crawford): there is a vegetative roof and we have to achieve the LEED standards in the proffers.

Any considerations for putting solar on the buildings?

- Response:
- I am not sure we are quite there yet.

- (Jay Johnson): There is no consideration at this time. For a commercial application for a condo or a multi family I have not seen it being done. And I am not sure it would be considered because of aesthetics.

EV charging?

- (Jay Johnson): We will meet the proffer requirement for the EV.
 - (Mark Looney): the immediate requirement is 2% has to be available immediately and then have conduits to pull in additional capacity.
-

Member Name: William Penniman

Questions/Comment

Please give more details on the expansion capability. It is national policy now that we get to 50% new vehicles to be electric vehicles. You need at least the raceways and panels to provide EV. You should consider at least 50% expansion capabilities. How would this work if you only put in 2% and residents want more? What can individual residents do in an owner-occupied building.

- (Mark Looney): I will get back to you.

In terms of the solar, you will have your parking lot exposed to the sky. And residents who park on the roof would appreciate the shade solar provides. It could lower your costs in the long run.

For a building of this sort is it all electric? Consider induction.

- Response:
- If we go for sale in the west tower, we may put in gas cooktops. But otherwise, fairly certain all electric.

Is that courtyard strictly for residents?

- Response:
- Yes, it will be elevated two stories.

How does the retail work on the bottom if the building is resident owned?

- Response:
- The retail will be its own unit under the regime and have its own management structure.

Your public road A, will there be a traffic signal?

- Response:
 - VDOT said it could not happen at road A.
 - There is not a requirement at the moment to install a signal at another intersection will not be made until the last building in the development.
-

Member Name: William Pegues

Questions/Comment

A lot of non-native plants. Would like to see all the non-natives disappear.

Though you say you have a vegetative roof, you say that it's not part of the FDP so we can't see where they are.

- (Mark Looney): Brookfield is investing a crap ton of money in enhancing the amenities and development around the stormwater ponds. Part of the attraction of the pond is ensuring that the water level does not get too low. The goal was to ensure the ponds are attractive and can be amenitized versus restricting the water flowing into them.

The comment about code-compliance and the water in the lakes. That is the absolute minimum. Why put water in those ponds when you don't need to?

I echo everything Tammi said. And agree with what Bill Penniman said about the benefits of induction systems.

The amount of coverage of future electric vehicles really needs to be evaluated.

Member Name: John Kauppila

Questions/Comment

I agree with most of the comments.

Member Name: Michelle K.

Questions/Comment

I am concerned there is no area for children to play.

- Response:
- Our goal is for the children to play in the parks being built on other parcels in the development area.

I am concerned with the mid-block traffic light.

- (Mark Looney): That is not feasible.

I am also concerned with the free-flow of traffic from Reston Parkway into this development and the conflict that will be created with pedestrians and cyclists going north and south on Reston Parkway.

Public Questions/Comments

Name: Planning Commissioner John Carter

Questions/Comments

This is the closest to getting it right on getting pedestrians to the Metro. But I am interested in the free flow from Reston Parkway.

On stormwater management, you should present what's over and above required.

On the charging stations. Is there assigned parking or is it first-come, first-served?

- Response:
- Currently there is no assigned parking. The parking is unbundled from the sale or lease of a unit.

Your approach to sustainability is interesting with carbon sequestration.

Administrative

Website updates

Discussion regarding distribution of drawings and information. i.e. Electronic submission vs. Large print mailings vs. ½ size mailings.

Update the applicant's questionnaire