

Meeting Minutes

Reston Planning and Zoning Committee - Regular Meeting

Monday, November 15, 2021 at 7:30 PM

Meeting held virtually

Video available: <https://www.youtube.com/watch?v=FkkOIVITTEQ>

Members Present

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

Others Present

Jose Delcid (Hunter Mill District Legislative Assistant)	John Carter (Hunter Mill District Planning Commissioner)
David Gill	Jay Johnson
Dennis Dixon	Matthew Clark
Steven Coniglio	Scott Adams

Application Description

Application name: Fannie Mae

Application number: PCA 93-H-004-02 / CDPA 93-H-004 / FDPA 93-H-004-02-02

Applicant: WS-ADW Owner , LLC

Agent: Steve Coniglio, Innovative Development Group, LLC

Applicant Representative: Scott Adams and Michael Van Atta /McQuire Woods

PC Hearing Date: TBD

BOS Hearing Date: TBD

Staff Report: TBD

Application Presentation Summary

Presented by Scott Adams

- They are pleased to add additional residential homeownership opportunities within walking distance of the metro.
- This was a follow-up presentation from the P&Z Committee meeting in December 2020.
- They made a number of changes to the project as a result of the P&Z Committee's comments.
- Ponds will stay as currently developed.
- Only doing limited work within the Environmental Quality Corridor (EQC)
 - Trail improvements and additional public accessibility improvements
- Pond enhancements:
 - Making Pond A more sustainable

- Adding 38,000 sq ft of EQC on the property
- Open space / tree save:
 - We heard there is a desire to not lose open space on the property
 - Now 60% of the site is open space
 - Both public and private
 - Private:
 - The green space adjacent to the townhomes
 - The Mews connecting the townhomes
 - 9.28 acres will be publicly accessible open space
 - 1. Dedicating the area south of the W&OD trail to NOVA Parks to create a larger linear park running to West along the W&OD
 - 2. North of the W&OD creating a large public trail network connecting north and south. Provides activating park amenities. North of Pond C added seating areas and open grass space and a kids playground. Keeping current art and relocating in the public open space. Ponds A and B will have a public trail network and a boardwalk and pavilion.
- Using the comp plan's .5 FAR for additional density.
- Transportation
 - Continued to improve multimodal options
 - Significant trip reduction to the office
 - Currently American Dream Way is gated at both ends. Taken the gates and moved them back so they are only gating the office as the office is used by secure tenants.
 - The residential is open and not gated.
 - A number of improvements on the frontage along Sunset Hills.
 - Restriping the width and creating a better pedestrian experience at the crosswalk.
 - Will build the sidewalk along the complete frontage.
 - Committed to dedicating the right of way for bikes
 - Also committed to dedicating the landscaping along Sunset Hills.
- Community Outreach
 - They have reached out to the neighbors but have had limited communication from them..
 - They are also doing a mailing and setting up a meeting in early December.
- Scheduled for a Dec 8th Planning Commission hearing but it will be deferred.

Committee Member Questions/Comments

Member Name: David Vanell

- WDUs / ADUs
 - 9 units designed as homeownership opportunities
- Green roofs
 - Not retrofitting existing buildings.
 - No greenroofs for the townhomes.

Member Name: Sue Ann Straits

- LEED

- Made a commitment to one of two green building standards for townhomes”
 - Earthcraft or Energy Star Qualified Homes Path
- Public Art
 - Have not coordinated with Public Art Reston because no new art is proposed. Instead they are relocating art currently on the site.
 - They can coordinate with PAR on where to locate.

Member Name: Mike Jennings
None.

Member Name: Jake Hovermale
- Like the open space.

Member Name: John Kauppila
- Improved from the original.

Member Name: Shelly Mastran
- A Virginia Tech group studied the proposed enhancements along W&OD. Have you seen that?
- No, but will read it.
- Dog Park along the W&OD?
- It is now gone. NOVA Parks was not in favor of a dog park in that location because they have other ideas for that location. They want it vague so they can have a park planning process that ties in with the rest of the linear park for W&OD.

Member Name: Vrushali Oak
- Thank you for listening to our comments.
- Storm water management?
- They said they have taken care of that.
- Bike parking - where and will it be just for the residents or for public too?
- Have not nailed down where the parking will be. But will likely have to be in multiple access points so available to anyone.
- Will coordinate with the county’s bike planners
- The field at the bottom right corner. Is that previous parking area gone?
- Yes. The parking area is gone.
- That part of the site will be part of the office building.

Member Name: Tammi Petrine
- You went from 90 to 87 on the drawing, but the documents say 80-95. What is going on there?
- That is to leave flexibility on the unit width.
- Width? Height? Sizes? Bedroom numbers? Price?
- That will be determined by the builder who has not been selected yet.
- Steve Coniglio: The units are mostly 20 ft wide with 24 ft wide units facing Pond C. The builder will likely want to retain some options on the number of bedrooms. 20 ft wide = 2,000 - 2,200 sq ft; 24 ft wide units would be roughly 2,400 – 2,600 sq ft. Height is 50ft max. BR’s will range from 3 – 4 depending on width.
- Where will guests / additional cars park?
- The parking code is 2.7 spaces per unit.
- They said they meet the parking code requirement.

- There are spaces along the interior roads
- The 24 ft unit will have 2 car garages and a driveway. The 20ft units will have 2 car garages.
- The ponds and the parks are great.
- We are still losing a lot of mature trees.
- No private yard space for the owners.
 - All houses are set up to be able to have a roof deck which will allow for grills.
- If no dog park then where will owners walk dogs? Will they use the trails?
 - Significant trails for dog owners to use.
- Who will maintain the interior park and ponds?
 - An umbrella HOA with the townhomes and the office.
- Are you using "urban townhouse" to not have to provide the yards for the townhomes?
 - For this design there is a waiver of the 200 sq ft but have the option for roof deck. This is in line with other new townhomes in Fairfax County.
- Are the lily ponds wetlands or stormwater management?
 - A little bit of both.
 - Pond A and Pond B do not provide stormwater management. They are more like amenities. Pond C is stormwater management.
- What is the status of the staff report? Are they concerned with the floodplain coming up to the lots given the increased ferocity and frequency of rainstorms?
 - They said they are completely out of the floodplains. When the original rezoning was approved the ponds had a different configuration. The EQC level for the zoning is tied to the water surface level
- Has Dominion approved the park off the W&OD?
 - They have not talked with Dominion.
- Have you approached RA for membership?
 - This property is not part of RA. They said they have started having conversations with RA about the potential of the townhouses to become members.
- EV charging at the owners' expense – but 220 amp service should be standard in every garage.
- Please reach out to the neighbors who have not been contacted.
 - They said reached out to the properties directly adjacent to use: Ivy Oak, North Shore and Sycamore Apartments.

Member Name: Matt Steverson

- Good improvements.
- I agree with the parking provided and the widths of the buildings.
- All single family? No two over twos?
 - All single family.

Member Name: Katie McClain

- On joining RA - if you could that is important. They use all the trails and benefits.
- Is there still a tot lot?
 - Tot lot and open grass area
- Parking lot that was removed. Forever greenspace?
 - Yes. exactly how it is shown.
- Parking for the people who want to use the new trails?
 - There is public NOVA Parks parking to the west.

Member Name: Michelle Kimmel

- Can you commit to vegetated roofs?
 - Not today. But they will get back to the Committee.
- Can you commit to EV charging in each garage?
 - Not today. But they will get back to the Committee.
- Can you give more information on your talks with RA?
 - Not today. But they will get back to the Committee.
- Is it proffered that the area that was previously shown as a parking lot will not be developed?
 - It will not be developed.
- Where will the buses pick up?
 - They said they do not know.
- When will Sunset Hills sidewalk commitment come on line?
 - With occupancy.
- What will happen if NOVA Parks takes a long time to decide what to do with that park?
 - They said they are coordinating with them and timing will depend on them.
- Please add innovative playground equipment in the playground.
- We need more than a commitment to look into things. These are all issues that are important to the community and part of making a community a cohesive unit. The people who live there will use RA paths and facilities and should contribute to the costs.
 - They said they didn't want to burden RA with maintenance costs for their facility.

Member Name: Rob Walker

- The RA component is not asking for a land commitment but the commitment of a residential homeowner to contribute to the community.
 - They said they are happy to continue those conversations and see if it makes sense from our perspective and theirs.
- In the submittal package you have planned to go to RA for design review
 - They would be open to going to the DRB once they have a builder in place for an advisory process, but not for an approval process.
- NOVA Parks - if those connections are not made, does the quality of the space diminish? And how far along are you?
 - NOVA Parks has standard guidelines with those trail connections and this was designed with that in mind.
- This residential is an option to your plan, there still is an option to do office building. You could go back to office if the market changes?
 - Yes. This will be added to the existing approval.
- Proffer for recreation funds - where will they be used?
 - They do not know where. Parks that would serve the future residents. The county likes the flexibility where they think there are parks needs.
- The biggest concern is hearing that the community nearby does not feel like they have been engaged.

Public Comments

- Michelle Silver (North Shore Cluster Association)
 - How can you have a vote when the community has not had an opportunity to discuss this?

- They said they are not looking for a vote tonight.
 - There is public access to this site now. There is a gate open from dusk to dawn.
 - People may go back into the trail now, but it is private property and not open to the public.
 - The current tenant allowed for the public to enter but the current tenant is leaving in a month and the building will be empty.
 - The ponds are not currently well cared for. I personally take trash bags there and pick up trash at the ponds.
 - The trails have pebbles and are not friendly to dog walking.
 - Traffic - how are we dealing with the new traffic? And can you share the traffic report with the community?
 - 45 trips in the morning peak hour and 56 in the afternoon peak hour.
 - Yes, they will share it.
 - Strongly encourage you to join RA.
- Lynne Mulston
 - There is a very important pedestrian access point for the neighborhood north of this property. It is my understanding that RA negotiated to get that pedestrian access point for the resident in the north to get to plaza America. That should be reflected in this plan.
 - RA may have negotiated that with Fannie Mae but not the owners. They have no record of that commitment.
 - Is NOVA Parks mandating what goes into Reston? Or will Wheelock bring that proposal back to the Reston Planning and Zoning Committee.
 - No response.
 - Rena Corey
 - Pedestrian access from the north is very important to the neighbors to the north. I beg you to keep that. It is our access to the bike trail and the way we get to Plaza America.
 - I would also like Charter Oak invited to the community meeting in December.

Commissioner Carter

- We need work on the trail access, the driveway to old Reston, and the driveway to the old town hall.
- I do not know that the discussion of a gated community is over.
- The sidewalk is on the wrong side of American Dream Way.
 - That is where the crosswalk crosses Sunset Hills.
- Show the parking for the trail users and the bikes
- You need to give a little bit more room from the EQC. You still have encroachments.
- This is one of the most glamorous parks in Reston.

No vote was taken; public meeting for neighbors hosted by Wheelock is 12/01/21.

Application Description

Application: Hailey Rise Block C (For a Vote)
 Application number: FDP A 2016-HM-007-05
 Applicant: JACO Acquisition, LLC

Applicant Representative: David Gill/Wire Gill LLP

PC Hearing Date: December 8th, 2021

BOS Hearing Date: N/A

Staff Report: FDPA Development Conditions are available but the Staff Report is not yet available

Application Presentation Summary

Presented by David Gill

- They were originally scheduled for Nov 19th for the planning commission, but now scheduled for Dec 8th.
 - Staff report will likely be out Nov. 23rd.
 - Questions raised previously:
 - Schools and buses:
 - South Lakes pyramid with Dogwood for elementary.
 - When they get to site-plan we will coordinate where the bus pickup will be. Likely will be interior and to the west of the building.
 - Stormwater:
 - Both ponds are being amenitized and open to the public.
 - They have courtyard cutouts and 35% green roofs.
 - The information sent to the committee was written comments from staff.
-

Committee Member Questions/Comments

Member Name: Michelle Kimmel

- I still have serious concerns with the sidewalk and crosswalk directly north.
 - Brookfield is putting in place everything outside of the parcel.

Member Name: Katie McClain

- Please plant bigger trees to provide greater privacy.
 - That is their goal and desire. They are trying to stay away from the small, slow growing trees.

Member Name: Rob Walker

- I like the way the massing has changed along Reston Parkway.

Member Name: Sue Ann Straits

- You have addressed my concern about the massing.
- The landscape design and materials are attractive.
- Agree we need much larger trees.

Member Name: Matt Stevison

- I agree with the comment on the trees, but other aspects of the pedestrian experience are important.
 - They have ensured that people can get out of cars when they park on the street.

Member Name: Tammi Petrine

- The terrace - is there a pool or a water feature?
 - The plan is to be flexible, but the idea is to look at it as primarily a water feature.
- Is the entire block C rental?
 - We are leaning towards only rental for both.
 - We talked about partial ownership for Tower A (to west; 'C' shaped). But that is market driven.
- Will the WDUs/ADUs be split between the two buildings?
 - 15% WDUs of total units. (100%, 80%, and 70%)
 - Most if not all will be in the rental unit because it will come online first.
- The WDUs/ADUs should be equally distributed through both buildings.
- The 15% ADUs with a portion at 100% AMI is not good enough.
 - The terrace will be open to both buildings.

Member Name: Vrushali Oak

- This is a better solution in terms of massing and breaking up the facade along Reston Parkway.
- Would like to again encourage native landscaping.

Member Name: John Kauppila

- In terms of most of it, I think it's great.
- I echo the thoughts of trees along Reston Parkway and do not think we have resolved that. We need mature trees, not the skinny trees planted on other developments.

Member Name: Mike Jennings

- Nothing.

Member Name: Jake Hovermale

- I'm not sure if Reston Parkway will be widened, but if they are putting an overpass there at some point I don't know how that will affect the trees.
 - There will be a third lane in Reston Parkway added.

Commissioner Carter

- Do the drawings reflect the widening of Reston Parkway?
 - YES.
- Same concern with the WDUs
- You are doing a lot of what we are asking other applicants to do.
 - Staff did not include the things you talked about because they are outside of the FDP.

Motion to Vote

- Moved by Mike Jennings
- Seconded by Sue Straits

Motion to Approve Passed

Vote Tally -	Yes	No
Jake Hovermale	X	<input type="checkbox"/>

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

Administrative

4 of 5 sitting members whose terms are expiring elected to remain on the committee (Jennings, Walker, Petrine, Kauppila.) Shelley Mastran has elected to leave.

Motion to approve all associate members can become regular members.

- Motion passed.
- Rob will follow-up directly with the current associate members to ensure they wish to continue.

Motion to approve the minutes for July, September, and October

- Motion passed.

Discussion of website

- Michelle will research vendors for a cost-effective site.
- All members email to the Committee thoughts and specifics on what they would want from a website.
- A small group will meet to make suggestions to the larger group.

Discussion of Cooley's request for comment without coming back for a Promenade presentation.

- We have to be stronger and more specific in our language for approval conditions when this comes up again.
- We hope Cooley and Comstock recognize that for both the significance of this specific project to Reston and for overall community relationships, it would be helpful to come to the Committee to present and have a public discussion.
- Rob will reach out to Cooley to invite them to join the Committee for a full discussion and to ensure they provide all members with the full packet of information.

Discussion of trees

- How can we get more substantial trees?
 - Commissioner Carter: There is a thought in Fairfax County that smaller trees should be planted because they last longer. But other districts do a much better job. If you want bigger trees you can get them. It's a myth that you can't plant them. We are also dealing with VDOT that doesn't like trees. And the urban forester.
 - John Kauppila: I completely agree with Commissioner Carter and we can vote no.
 - Rob Walker: There is some truth to "the smaller trees survive better." It is true, but the larger trees take more care and then they can do just fine.