

## Meeting Minutes

### Reston Planning and Zoning Committee - Regular Meeting

Monday, January 25, 2021 at 7:30 PM

Meeting held virtually

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

#### Members Present

|                 |   |                        |   |
|-----------------|---|------------------------|---|
| Jake Hovermale  | X | William Penniman       | X |
| Mike Jennings   | X | Tammi Petrine          | X |
| John Kauppila   | X | Rebecca Smith-Zakowicz | X |
| Michelle Kimmel | X | Matt Stevison          | X |
| Richard Kennedy | X | Sue Ann Straits        |   |
| Katie McClain   |   | David Vanell           | X |
| William Pegues  | X | Robert Walker          | X |

#### Others Present

|  |  |
|--|--|
| Jose Delcid (Hunter Mill District Legislative Assistant) | John Carter (Hunter Mill District Planning Commissioner) |
| Larry Butler   | Scott Adams  |
| Kevin Fellin   | Stephen Crowell  |
| Matthew Clark  | Steven Coniglio  |

#### 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: 3/9/2022

BOS Hearing Date: TBD

Staff Report: 2/24/2022

#### Application Presentation Summary

Presented by Scott Adams

- Steve Coniligo is with the developer; Stephen Crowell is the civil engineer ; Matthew Clark is the landscape architect; Kevin Fellin is the traffic consultant.
- The site is a 28 acres site located north of Sunset Hill Road. ¾ of a mil from the Wiehle Metro and future Reston Town Center Metro.
- The site has a current zoning approval on it, pursuant to a case from the early 90s. It approved 850k sq of office in three buildings. One building has been built. Two were not with a little over 450k sq available to build. Also included underground parking garage.
- The site has two gates.
- According to the developer, the current approval is 100% private with no public access on the site.

- They believe their new plan is in line with the current Comp Plan because it creates new housing and opens the site to public use.
- Will retain the development option for the office buildings. This would be an additional option with 87-90 townhomes.
- Would retain the gates on American Dream Way, but would remove the gates from the residential portion of the property.
- The town houses proposed are planned to be high-quality and design and in-scale with the surrounding community.
- Updated proffers to committing to adding conduit for EV charging and solar panels in each building.
- Provides affordable units in line with the county's provisions on affordable housing. Will include ADUs and WDUs. These will be for sale units.
- 59% of the site is open space, with a significant amount of the site publicly accessible open space. A little over 9 acres of publicly accessible open space (30% of the site.)
- Part of the publicly accessible open space is the land adjacent to the W&OD trail. This will add to the county's plans for a future linear park. Open space created would be on both sides of the W&OD.
- The public trail network being proposed provides access to the three ponds and the W&OD trail.
- Committed to providing a sidewalk along Old Reston and American Dream Way. Dedicated future bike lane along Sunset Hill road. Should come on line when development occurs.
- Trail from North Shore Drive: Initially proposed the gate would remain if the tenant desired, but would be removed if there were security concerns. They have proffered to keep the pedestrian access in its current location, and made it public. To accommodate future security concerns, the eventual tenant would be able to install a fence. They have committed to keeping the pedestrian access and making it public.
  - Community raised question - Would this be put into a public access easement?
    - Yes, they will put it into a public access easement and will update the proffer.
- Public trail network: committing to passive recreation opportunities as well as significant public art commitment to relocate or keep in the current location art on the property to make it publicly accessible.
- Environmental character: will improve environmental character by maintaining and enhancing the existing ponds. They are not currently environmentally sustainable.
- Townhouse layout: slightly revised townhouses in block A to create additional space between the environmental quality corridors (EQC) on the site.
- Adding EQC sq ft on this site near the stream head for the site. Also committing to adding a conservation easement in that area.
- Staff report expected on Feb 24.

---

## Committee Member Questions/Comments

Member Name: Rob Walker

- I received a letter from a neighbor of the applicant asking the committee to reject the application. (Attached to the meeting minutes).
- The land along the ponds now are privately owned and privately maintained, but the public has been allowed in and have not been stopped?
  - Scott: You are correct, it is all private, but they do not ask people to leave.

- This is the one carrot to this option, is making that truly public.
  - Scott: Yes, and enhancing it for the public.
- I appreciate the open space and NOVA parks dedication.
- Can you explain the waiver for the sidewalk along Sunset Hills Road?
  - Scott: This has been a change because part of the sidewalk was off-site. The change we made is a commitment to providing the sidewalk across the entire frontage.
- RA membership: You marked no on your form for tonight's meeting, but then you said you are still in conversations. This is extremely important for the community.
- Private access: Are you suggesting there would be a secured gate separating the office from the residential? Keeping the gate detracts from the mixture of uses and diminishes the effectiveness of the mixed use. The residents would only have one access point at time.
  - Scott: We have proposed moving the gates on American Dreamway back further. But we are leaving them up for a future secure tenant.
- Your proffer says that your landscaping can be changed at a later date and may be waived or modified. Can that be narrowed to what you are really concerned about?
- This is a very urban-looking design and some of the greenspace you have in your plans may not remain when we get to site design. This seems like it may misrepresent what is happening on the ground and removing that greenspace makes all the difference in the world.
  - Matthew Clark: Those images are purely for architecture and these are realities we are going to need to contend with.

Member Name: David Vanell & Sue Ann Straits (not present but asked by David)

- Impressed by the improvements. Sounds like you have taken the comments to heart.
- I'm concerned with the number of townhouses. What is the number of affordable dwelling units?
  - Scott: Affordable is all for sale. 12% are affordable. 6 will be ADUs and 5 will be WDUs.
- We would like to see a more detailed maintenance plan of the ponds.
  - Scott: We have detailed specific proffers on the pond improvements and maintenance.
- Do you know if the stream that runs through there connects to the ponds? If so, are you coordinating with RA on stream quality?
  - Stephen Crowell (Civil Engineer): The ponds are not designed to be offline.

Member Name: John Kauppila

- No additional comments.

Member Name: Matt Stevinson

- Thank you for the changes.

Member Name: Michelle Kimmel

- Can you provide more information on your talks with RA about joining the association?
  - Scott: We have not come to a conclusion. The discussion will relate to the costs related to the maintenance of the proposed park space. When we get a builder on board, we will make the final decision.
- We need to see final language on the proffer regarding the neighboring community's ability to walk through the site to access Metro, the W&OD trail, and Plaza America.

Member Name: Mike Jennings

- How many guests parking spaces are being provided

- Scott: Not sure what the exact number is. We have 74 throughout the project.
- What are the minimum yard lots?
  - Scott: On the 200 sq ft we have attempted to consolidate the open space so you have larger open spaces throughout the site versus mini yards for each individual townhouse unit. We think that is outdated. Instead creating a more of a front yard for the units.
- What is your understanding of the position of the neighboring communities after your discussion?
  - Scott: The biggest issue was the focus on pedestrian access. We are hearing tonight we need to make sure this is open 24 hours. We are able to commit to this tonight. We heard positive comments about the park space and the public access that has been provided. The biggest issue was the trail easement.
- Overall is the addition of the public open space. The EV and solar infrastructure is good. The architecture is also good.
- The things are concerning is there no commitment to RA and that it would be up to the ultimate builder. They will be very close to Reston paths and need to contribute. Not pleased with the narrow space between some of the homes.
- I am also concerned with the density.
  - Scott: The reason for the density is that we are trying to create a more urban setting that allows us to provide more significant park space and still have an economically profitable project.

Member Name: Rebecca Zakowicz

- Solar and EV are great.
- The townhomes are not right up on Sunset Hills, creates a safer experience for families and kids.
- Like the architecture.

Member Name: Richard Kennedy

- What is the distance of these housing units to Metro access point?
  - Scott: Site is about  $\frac{3}{4}$  a mile from both Wiehle Metro Station and Reston Town Center Metro Station.
- Some of the architecture used looks more similar to properties closer to the Metro.
- Would be more attractive if the number of units could be reduced.
- Almost the wrong use for this space.
  - Scott: From our perspective we do think townhouses are a good use for this location. It is walkable to the metro. We are surrounded by townhouses so it is a good location for this use. In the current configuration it is isolated because the way it has been developed, we are trying to make sure this site is connected to the community and inviting the community to the site. The features on the ponds such as boardwalks will turn the ponds into amenities.
- The commitment to workforce housing is appreciated. Our supervisor is reviewing WDUs for rentals, but we are pushing the idea that we need lower income levels available and we are willing to make some trade offs for that. We have problems with for-profit expensive housing.
  - Scott: Unlike a lot of projects, this site is proposing WDUs and ADUs.

Member Name: Tammi Petrine

- The amount of units is way too much. If you reduced the number of units, you would have support. Eliminating the 200 sqft backyard cuts away at people's ability to store things like bikes and trash cans or to let dogs out and let children play in a safe, private place.

- Scott: We are below the Comp Plan range for the mixed use density recommendations for the site. We are trying to maximize the open space on the site.
- Steve Conigillo: I live in DC and I use my roof deck more than my outdoor space. All of these units will have roof decks.
- Can you explain the waivers you are requesting on vegetation #7 and #8?
  - Scott: It relates to the existing surface parking and garage and allows us to use the mature vegetation around the garage that is existing on the site.
- With the floodplain, this is a hazard. If you reduce the units and move them away from the ponds you solve that problem.
  - Scott: We are not building in a floodplain.
- There is no place for the owners to have a private gathering space except the tiny central green area that is meant for all 90 units.
  - Scott: There is a central green space that is intended for this.
- The public trails are too close to private property to be comfortable.
- With the staff report coming out on Feb 24, it would be better to get the staff report before voting to ensure quantity of units is appropriate and the placement is appropriate.

Member Name: William Pegues

- I agree with Tammi. The density is overwhelming and could only be sustained if you could spread it out but it does not appear you have the space to do that.
- I will commend your public park commitments.
- Request that you use native plants.
  - Scott: We have proffered for native plants.
- How much of the roof is available for decking area?
  - Steve Conigilio: Will depend on the builder's plans. Less than half of the roofs are intended for decks.
- Where exactly will solar panels go with roof decks?
  - Scott: The commitment is to add the conduits, not to build them.
- What happens when water hits the ground from downspouts?
  - Stephen Crowell: Cannot commit until we have the final building plans. We have been trying to be green building principle aware, and most plans are hard piped. Before it makes its way into the pond it would likely be pre-treated.

Member Name: William Penniman

- In your excerpts from the CDPA, on sheet 11 there are two partial trails and one says off site trail connection if permitted, are those supposed to connect to the pathways or just the W&OD?
  - Scott: connects to the onsite trail network and Sunset Hills Road.
- Thank you for the publicly accessible open space and EV and solar readiness. I am less concerned with the small lot size and lack of privacy.
- Well situated project and thankful for the 24 hour access public easement.

---

### Planning Commissioner Comments

- Staff is concerned with the perpendicular parking.
- The streetscape guidelines for the local streets in the TSA should be followed and they are not here. If you did that, it would match your elevations and add a number of trees.

- Scott: I believe we have designed it to meet those guidelines, but we will take a look at it.

---

## Public Comments

### Provided Over Chat

- Can you provide the proffers?
  - Scott: They are now online at the Reston Planning & Zoning Committee website and available from McGuireWoods when requested by the public.
- Parking ratio
  - Scott: We are at 3.14 spaces for a thousand square feet. We are hesitant to get rid of parking for the office.
- American Dream Way
  - Scott: In terms of public access through American Dream Way, the existing road goes on top of an underground parking garage. We also want to maintain the ability to market that building to a secure tenant.
  - We are not convinced that connecting to the larger grid of streets would be advantageous. It may turn American Dream Way into a cut-through.
- Why no traffic study since 2019?
  - Kevin: The traffic study was prepared in 2021 but scoped for the traffic at 2019, which is considered the worst-case scenario.
- This is a unique community and the density is not in line with the surrounding areas.
- This is an historic area of Reston.
- Regarding the Northshore gate, why was it closed?
  - Scott: We own the property but we do not have control over site access at this point.
- Is there a proffer to ensure construction vehicles will be staged on the property?
  - Scott: Yes.
- Will the urban heat effect cause damage to the 300 year old sycamores along Ivy Oaks?
  - Stephen Crowell: I am not an arborist?
  - Mike Van Atta: I am not an engineer, but the idea of an urban heat island, you are looking at here, would not apply.

### Rena Corey

- I think we need to nail down the details of the pedestrian access before this is approved.
- With this new plan, how would pedestrians go West? Would they have to go all the way down to Sunset Hills Road?
  - Scott: You could go down to Sunset Hills or use the Ivy Oaks trail to get West.
- If you put up a security fence to keep the office secure, currently there is a wooden board fence. Would you be adding a second fence?
  - Scott: I do not know. But we can look into whether we should take that down.
- A pedestrian walkway has to feel safe, especially for women walking alone.
- I agree that this is too dense and agree there needs to be more trees especially in the summer with the heat.
- You are getting too much credit for the open space, because you cannot build there. Are you building on all of the space?
  - Steve Coniglio: The original plan included a parking garage that extended over a pond.
- Who pays for maintenance of the open space?
  - Scott: We are creating a residential / office HOA.

Laurie Callahan

- I am concerned about the density. I live right across North Shore.
- My husband and grandchildren and I walk around the ponds all the time and enjoy the ponds and wildlife.
- I am concerned for the wildlife along the ponds.
- I would like to see an environmental impact study done before you proceed.
- I think this is not in line with the development in Reston and would be more happy with half the density and more green space proposed.
- The walkway on North Shore, would we not be able to get to the ponds from the gateway?
  - Scott: The way you would get to the ponds is the trail that runs along the back of this property in the Ivy Oaks property.
- We are losing sight of historic Reston and how it was designed. This is not an urban area. It needs more green space and concern for wildlife.

Lynne Mulston

- How this proposed configuration fits with the existing neighborhood - please take a look at the neighboring townhome clusters and redesign this to fit in with the neighboring clusters.
- Thank you to the Reston P&Z for the role you play, this is critical to our community.
- You received a letter from Christine Barnard, please incorporate that letter into the minutes for tonight's meeting.
- All of the residents of North Shore Cluster are not able to attend because tonight is their annual meeting.
- We are pleased to hear that Wheelock has abandoned the plan to use the maintenance trail for the public easement.

Kevin Danaher

- I am the president of Ivy Oak Cluster directly north.
- The path that we have discussed, the Ivy Oak path, is not a public path and there is no intention that it would become one.
- We would like to see the density lowered, recognizing that this is closer to the Metro and may need to be higher than us.
- I think you must be part of Reston Association.

Jose Corbella

- I tuned in because we are concerned with having our path to any commerce to cut out.
- I do not understand why they would not be joining Reston Association.
- The density is far too high.
- There is too much pavement and not enough green.
- Will we have to walk all the way around to get to the ponds?
  - Steve Congilio: We are focused on connecting the neighbors to Plaza America.

Larry Butler

- Why do we have a fence on the north side?
- The reason the Fannie Mae easement was not codified was because Fannie Mae committed to paying for it, but would not commit to an easement.

---

**Vote**

Motion made by Tammi Petrine to defer a vote on the application until the February meeting.

**For:**

- Jake Kauppila
- Matt Stevison
- Rebecca Smith-Zakowicz
- Tammi Petrine
- Richard Kennedy
- William Pegues
- Mike Jennings
- David Vanell
- John Kauppila
- Michelle Kimmel

**Against:**

- None

**Abstain:**

- Rob Walker
- William Penniman