

## Reston Master Plan Special Study Task Force Meeting Summary

March 9, 2010, 7:00 PM.

Reston Community Center at Lake Anne, 1609-A Washington Plaza, Reston

Task Force Chair Patty Nicoson opened at 7:07pm

### Public Comment Period (7:08)

Limited to 2 minutes/person

- Bill Dingell, President of the Polo Fields Cluster, stated that the residents of Polo Fields will be directly affected by the Herndon-Monroe station and the new park-and-ride facility. The residents request assistance with parking permits keeping in mind the best practices from Arlington, Bethesda, and Montgomery County. Enhancements are needed to make a smooth transition.
- Dick Rogers asked that the Polo Fields residents be given the opportunity to speak and possibly present their ideas in a public forum. He asked that the future development take place in a manner that will not overwhelm the people. He added that the Polo Fields residents were not adequately notified of the community meeting.
- Diane Blust read a brief statement which asked the Task Force to preserve the wetlands in Sunrise Valley Nature Park. She suggested that the land be given to Reston Association or the county for protection.
- John Bowman reminded the TF members that a revised Reston 2020 Planning Principles document was emailed out last Friday and they are a slight variation of the original.

### Administrative Items (7:15)

- Robert Goudie's WATCH document was sent to the TF on Friday. A sub-committee will be formed to look at the northern part of the Reston Town Center including the police station.
- Heidi Merkel provided a brief explanation of an on-going County evaluation of where to site a renovated or new police station in the north part of the Town Center.
- Patty will send out an email tomorrow to describe the committee's function and request participation.

### TOD presentation (7:23)

Heidi Merkel, Department of Planning & Zoning, presented on the Fairfax County TOD policies and reviewed the lessons learned described in the TOD presentations from John Carter (Montgomery County, MD) and Bob Brosnan (Arlington County, VA) at the February 23 TF meeting.

### Questions/Comments:

- Consider the daily needs of users; internalizing trips; mix of uses at the station; notion of balancing cars and pedestrians
- Open space is valuable even if it is not usable (like the wetlands). Open space does not have to be a plaza to be valuable. On the other hand, space that is not accessible to the public should not be included as open space.
- Innovative station design is desirable. Is there anything other than Metro's cookie cutter designs? What about Initiative for Public Art in Reston (IPAR) involvement?
- Tysons discussed as an example: artists were awarded one framed work for each station.
- Parking issues in Montgomery County – parking permits for residents are often used in the single family neighborhoods near Metro stations to prevent office workers and retail patrons from using neighborhood streets for parking
- Design competition for the station area – what needs to be done for Metro to do this for Wiehle?

- If limited pool of money; do we want to use it on the design?
- Architecture does not need to be innovative; excellent architecture does not need to cost more than mediocre architecture.

#### Herndon-Monroe Discussion (7:48)

##### TF Comments:

- Polo Fields seemed well represented at the community meeting.
- Expansion of the garage is an issue with future growth; is there flexibility in the garage plan?
- Did Reston Metro Access Group (RMAG) study how to facilitate the traffic? Herndon-Monroe was not in RMAG study.
- Lack of grid pattern in the station area is a problem and another access point is important; may not fit on the county parcel.
- It was mentioned that Rick Stevens, FCDOT, could or has looked into this issue.
- Assertion that existing structure was constructed so as to allow additional development built on top.
- Additional access off Fairfax County Parkway is needed.
- A little more exposure of the wetlands is good, but where is the balance?
- Pedestrian pathway like W&OD running the length of the Toll Road and between stations is desired.
- More public outreach – provide info to the surrounding neighborhoods.
- Parking is an issue.
- Vision and mapping exercise
- Wetlands as a destination at the metro stop.
- Wetlands do not belong to the county; while the county may not have plans to develop there, the property owners may have other plans (further inquiry is needed).
- Solutions to the thru traffic issues in the Polo Fields
- Access to parking from the east and the west
- Nightlife on the Herndon side
- Engage the people with pedestrian and bicycle pathways (grid)
- Mitigation strategy for the Polo Fields
- Good meeting and group size
- Buffers
- Herndon plans for development and TOD – TF needs to be involved
- Significant development appears constrained by geography and existing land use
- Location of the walkway

Overall procedural comment: Now is a good time for the TF to come to a consensus. The TF should make some decisions while things are fresh. Ideas could be sketched out on paper to get things going. Could a document be drafted and sent out before the next meeting to be discussed and voted on at the beginning of the next meeting.

#### Planning Principles (8:33)

- Use the 2020 document and as a base from which to make additions or comments and send input to staff by Monday, March 15<sup>th</sup>.
- 1 week deadline
- Suggestion to have a small group of TF members consolidate the Planning Principles
- Staff will send the link tomorrow
- Citizen developed planning principles
- Developers should submit comments on planning principles

#### Overview of Wiehle Station Area (8:54)

Faheem Darab, Fairfax County Department of Planning and Zoning, presented existing conditions of the Wiehle Avenue Station Area (extending approximately from Plaza America on the west to Hunter Mill Road on the east.

- Questions regarding Comstock's plan; how can they propose residential? They are proposing a rezoning.
- Existing development is less than what is zoned. By-right zoning potential?
- Corrigan's comment on the table
- Current conditions report

After the presentation, several questions were raised about the pending rezoning case (Comstock rezoning) for the County-owned park-and-ride parcel at Wiehle Avenue, about how much development could occur under existing zoning, and how the zoning information was presented to the Task Force. In the ensuing discussion, staff identified some of the limitations in focusing on specific zoning numbers and highlighted the benefits of focusing on the opportunities and constraints present in each station area. A concern was expressed about the lack of a published current conditions report.

- Focus on incentives
- What type of infrastructure is needed and what are the incentives for the developers?

Some concluding comments were made regarding the Planning Principles and the discussion about the Herndon-Monroe Station area, including that a planning principle should be added re: incentives for change in the three station areas and the need to identify what type of development the community wants in the Herndon-Monroe Station area and then identify what incentives are need to get there. It was suggested that the Task Force needs to establish certain objectives as the first step.

Resident comments: Patty Nicoson invited any final comments from any Task Force alternates present or others. Polo Field resident Paul Darmory as that the Task Force consider keeping the Herndon-Monroe station area as it is now, perhaps expanding the parking structure to be a transit station but not encouraging dramatic changes to the area.

Meeting adjourned (9:44)

#### **Members Present**

Bauer, Nicholas	Riegle, Greg
Carter, John Anderson	Schlichting, John
Corrigan, Mike	Simon, Robert
Cortelyou, Stephanie	Thomas, Paul
Costello, Frederick	Tobey, Phil
de la Fe, Frank (EX OFFICIO)	Volloy, Gerald
Foster, Van	Walker, Robert
Goudie, Robert	Williams, Kohann
Kennedy, Richard	Bowman, John
Looney, Mark	Gilley Sr., Wade
Murphy, Arthur	Matthews, Milton
Nicoson, Patricia (CHAIR)	Noritake, Rae
Ottenti, Peter	Penniman, William
Pew, Judith	Stowers, Joe
	Strange, Anne

