

RESTON MASTER PLAN SPECIAL STUDY
TASK FORCE

May 25, 2010

Task Force Meeting
Reston Community Center at Lake Anne

Meeting Summary

7:13 p.m. Public Comment Period: No comments

7:15 p.m. Patty Nicoson, Administrative Items

- The presentations by Robert Brosnan of Arlington County, John Carter of Montgomery County, and Ian Lockwood of AECOM have been posted on the Reston Master Plan Special Study website. They are available at this link:
http://www.fairfaxcounty.gov/dpz/projects/reston/meeting_may15_ra_dcra_hudgins_tod_workshop_2010.htm
- Patty Nicoson led a walking tour of the Wiehle Avenue Metro Station area on Saturday afternoon which was organized by the Reston Historic Trust. At the end of the tour, Comstock representatives gave a briefing on their proposed development at the Metro station. Also, the Dulles Corridor Rail Association is having a meeting on June 10th and will honor the people that made the Western Alliance for Rail to Dulles effort possible and also the people involved in the effort to vacate the Reston Center for Industry and Government Covenants to allow mixed-use development in the Dulles corridor.
- Patty Nicoson announced that the Task Force has created the following sub-committees:

Wiehle Avenue Committee:

Bill Penniman, Reston Community Center, Co-chair
Andy Van Horn, JBG Companies, Co-chair
Mike Corrigan, Reston Citizens Association
Van Foster, Reston Community Reinvestment Corporation
David Gill, Western Alliance for Rail to Dulles
Dick Kennedy, At-Large
Mark Looney, Greater Reston Chamber of Commerce
Art Murphy, Reston Planning & Zoning Committee
Judith Pew, At-Large
Anne Strange, Reston Community Reinvestment Corporation
Rob Walker, Reston Planning & Zoning Committee
Paul Thomas, Reston Association

Herndon-Monroe Committee:

Nick Bauer, At-Large, Co-Chair
Greg Riegle, Western Alliance for Rail to Dulles, Co-chair
John Carter, At-Large
John Bowman, Reston Citizens Association
Mike Cooper, Brandywine Realty Trust
Fred Costello, At-Large
Arthur Hill, Reston Planning & Zoning Committee
Sue Mockenhaupt, At-Large
Jerry Volloy, Alliance of Reston Clusters and Homeowners

7:20 p.m. Reston Town Center Committee Update:

- Robert Goudie informed the Task Force that the Town Center Committee discussed density issues and incentives to achieve the desired redevelopment and infrastructure objectives for the Town Center. The committee began drafting the section of the report addressing the north Reston Town Center area. At its next meeting, the Town Center Committee will hear input on goals for the area from stakeholders on the south side of the Dulles Toll Road.

7:23 p.m. *Briefing*: Fairfax County Affordable Housing Policy by Heidi Merkel, Department of Planning and Zoning – presentation can be found here:

http://www.fairfaxcounty.gov/dpz/projects/reston/presentations/aff_hsg_pres_5_11_10_slides.pdf

- The definition of affordable housing in the Comprehensive Plan is housing that is affordable to households with incomes that are 120% or less of Area Median Income.
- The Fairfax County Zoning Ordinance requires Affordable Dwelling Units (“ADUs”) for most single-family detached, single-family attached and mid-rise multi-family buildings, but does not require ADUs for high-rise developments.
- The ADUs created under the Zoning Ordinance provisions are offered to households earning up to 70% of the Area Median Income.
- There are specific requirements in the Zoning Ordinance for the number of ADUs to be provided and the bonus density allowed for the developer to offset the cost of providing the ADUs.
- In 2007, the County adopted workforce housing policies in the Comprehensive Plan recommending that development projects in the County’s mixed-use growth centers provide at least 12% Workforce Dwelling Units (“WDUs”).
- There is no requirement in the Zoning Ordinance for developments to include WDUs, but the County amended the Comprehensive Plan to recommend WDUs in order to provide more affordable housing options for households earning up to 120% of Area Median Income.
- The WDU recommendations in the Plan apply to high-rise developments because the County envisions these types of projects the mixed-use centers where new jobs and housing will be located.
- The County’s objective is to provide a diversity of housing options in these areas.

7:40 p.m. Input on Wiehle Avenue Station Area, Bill Penniman, RCC Board, Task Force Alternate Member coordinated with Kathy Kaplan, the Reston 2020 Committee, and Task Force members to develop a concept for the Wiehle Avenue Metro Station. These recommendations can be viewed here: http://www.fairfaxcounty.gov/dpz/projects/reston/communitydocs/wiehle_tod_area_5-18-10_bill_penniman.pdf

- increase the residential component of permitted mixed-use development;
- assure pedestrian and bicycle interconnectivity throughout the transit corridor;
- focus density increases on areas nearest the Wiehle station and more to the north of the toll road than to the south, particularly between Wiehle and Plaza America;
- implement mobility infrastructure improvements (including, but not limited to RMAG recommendations, interconnected pedestrian and bicycle paths) and transportation demand management strategies;

- provide attractive, publicly accessible open spaces (e.g., plazas, parks, pedestrian/bicycle pathways) throughout the corridor so that new and existing residents can enjoy nearby outdoor and recreational opportunities;
- develop enough restaurants, other retail establishments and other attractions to keep the area alive with people both during and outside working hours;
- endeavor to attract businesses and educational and cultural institutions;
- add or upgrade non-mobility infrastructure (fire and rescue capabilities, schools, indoor recreation, library) that will be needed to serve the growing population of residents and employees;
- reprogram the planned, Wiehle transit parking, primarily to serving local uses, rather than commuters, after transit stations to the west are opened; and
- protect Reston's established residential areas from disruptions.

7:50 p.m. Property Owner Comments:

- Lisa Marier, Vornado representative, informed the Task Force that Vornado owns three buildings in land unit H-2 that are part of the Commerce Executive Center. Vornado does not have near-term plans to redevelop the site, but they are considering future development options. Mike Patton of Boggs & Partners Architects said the site's biggest challenge is its saw-tooth configuration. In order for Vornado to tear down the existing buildings the FAR needs to be increased substantially.
- Mike Cooper, Brandywine Realty Trust representative, stated that Brandywine owns a portion of the I-2 land unit and there is an older two-story building on the site. Brandywine sees the site as a potential redevelopment area and shares Vornado's vision of a gateway as drivers and Metro riders enter Reston from the east. There is an opportunity for a 15-20 story building with high-quality architecture and that Brandywine also builds to a LEED Gold standard. Brandywine's biggest concern is making sure their patrons will have convenient access to the Metro station. A tunnel, bridge, or a system of crosswalks should all be considered and that the pedestrian experience is the key for this transit station area.
- Greg Rooney and John Bellaschi, Bernstein Companies representatives informed the Task Force that Bernstein owns property in land unit I-1, which is a portion of the Campus Commons development. They have two buildings and agree that pedestrian access is a challenge. Bernstein Companies is a small, family-owned company that is not a real estate developer per se, but invests in real estate locally for the long term. They are beginning to evaluate the site to understand the density and to develop preliminary ideas for the future.
- John Thoburn owns an assemblage of 75 acres north of the Dulles Toll Road and east of the Wiehle Avenue Metro Station. He told the Task Force he had filed Comprehensive Plan amendments for his assemblage in the past that proposed mixed-use development. He is interested in developing a residential village with retail uses. He said the site could be served by a circulator and provides additional opportunities for workforce housing.

8:05 p.m. Work Group session: The Task Force members were divided into four groups to discuss concepts for the Wiehle Avenue Metro Station.

9:06 p.m. Work group summary is available here:

http://www.fairfaxcounty.gov/dpz/projects/reston/task_force_documents/wiehle_ave_workgroup_compilation_of_feedback.pdf

- John Carter's group: Wiehle Avenue will be a gateway to Reston and mixed-use (1/2 residential) green neighborhood
- Van Foster's group: coordinated planning over multiple land units, Grid of streets – north and south, continue educational focus, and mixed-use/village
- Greg Riegle and Rae Noritake's group: access to Express Bus lanes along Sunset Hills, Wiehle Ave, and Sunrise Valley, geographic balance, Gateway to Corridor, and smaller scale than Town Center
- Paul Thomas' group: pedestrian and bicycle connectivity, new connections should be made along the W & OD Trail and there should also be additional east-west connections, grid of streets on both the north and south sides of the Dulles Toll Road, and opportunities to walk across the Toll Road.

Heidi Merkel discussed how the information will be synthesized and made available to the sub-committees.

9:18 p.m.

- Upcoming Meetings: Next meeting is June 1; second half of the meeting will be a work group exercise for Herndon-Monroe Station area
- The next Town Center sub-committee meeting Tuesday, June 1 at 8 a.m. and they will be looking at the south side of the Reston Parkway station area
- A list of new sub-committee members will be sent out tomorrow and the FOIA issues will be addressed

9:25 p.m. Adjourn - Patty Nicoson

Members Present

Bauer, Nicholas

Carter, John Anderson

Cooper, Michael

Corrigan, Mike

Costello, Frederick

de la Fe, Frank (EX OFFICIO)

Foster, Van

Goudie, Robert

Hill, Arthur

Keefe, William

Looney, Mark

Murphy, Arthur

Nicoson, Patricia (CHAIR)

Otteni, Peter
Pew, Judith
Seidenstricker, Jay
Thomas, Paul
Volloy, Gerald
Bowman, John
Gill, David
Gilley Sr., Wade
Matthews, Milton
Mills, Colin
Noritake, Rae
Penniman, William
Phillips, Terri
Stowers, Joe
Strange, Anne

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