

# RMPSTF Wiehle Subcommittee meeting summary

Held at RA office on 11 August, 2010

Faheem Darab provided a presentation clarifying terms such as "by-right" and "baseline." His presentation included discussion of the difference between traditional vs. "P" zoning. Faheem used the Royco site to discuss guidance that is already in the Comprehensive Plan for some parcels. Mike Corrigan noted that a new "P" zoning category might need to be created for Reston.

Bill Penniman started a discussion of his draft subcommittee report and associated maps. Members commented favorably on Bill's efforts and suggested several enhancements to the documents:

- Expand discussion of educational institutions to include location of facilities and types of incentives.
- Focus on accessible, usable W&OD and access to Lake Fairfax Park.
- Clarify list (at end of draft document) of what should be tied to bonus density.
- Look at where street grid goes at edges of Wiehle area (e.g., near other transit areas).
- Clarify locations of paths and how they connect to RA paths and County sidewalks. There was considerable discussion about where the bicycle/pedestrian paths should go (along toll road or closer to Sunrise/Sunset). The grid of streets should include sidewalks and bike lanes for internal connectivity.
- Heidi Merkel provided advice about not putting too much into a street grid map that won't necessarily be implemented as sketched. Bill commented that the purpose was to suggest a pattern for street connectivity for developers to follow when making their proffers. The precise routes may change as development proceeds.

Andy Van Horn started a discussion of his Incentives Structure document. We need to determine the right balance of baseline requirements vs. FARs (e.g., more requirements suggests higher density cap). Also, what does the formula look like for bonus density?

Baseline:

- Screened parking
- Buffer along Sunrise for H1/H2 (whether the buffer is big trees or urban might depend on site/proposal)
- Open issue: Should transition areas that are along Sunrise be defined by FAR or height?

Bonus:

- "Art" parking screen

Last discussion: How do we replicate DRB for this area? It can't be the same as DRB, but we should look at putting together something effective but workable for developers.

For next meeting (18 August), committee members should look at baseline vs. bonus breakdowns for each land bay.

Members attending: Andy Van Horn (co-chair), Bill Penniman (co-chair), Mike Corrigan, David Gill, Richard Kennedy, Arthur Murphy, Judith Pew, Paul Thomas, Rob Walker, Anne Strange