

Reston Master Plan Special Study Task Force
Wiehle Avenue Sub-Committee
Meeting Summary for Wednesday August 18th, 2010

Subcommittee Members Attending:

Andy VanHorn co-chair
Rob Walker (note taker)
Richard Kennedy
Mark Looney
Arthur Murphy
Judith Pew
Mike Corrigan

The meeting was held at Reston Association.

Minutes from the last meeting were approved after Mike C. offered a minor correction/addition to the minutes.

Public Comment

1. One speaker recommended that the following uses be considered in the study area:
 - a. Medical facilities
 - b. Educational Facilities
 - c. Public Parking
 - d. Apartments (for rent)

2. Joe Stowers had the following comments:
 - a. He informed the committee that he and Patty Nicoson met with the County Office of Transportation to determine what the County plans to do with the Committee's recommendations.
 - b. Joe mentioned the Vision Committee is working on similar issues.
 - c. Joe stated that Montgomery County Office of Transportation recommends a ration of 4:1 residential to office when considering a mix of uses that provides a transportation balance.

Meeting Agenda Items

1. Alex from JBG presented a Massing Study. The presentation represented existing buildings; planned buildings (as recently represented).
2. The presentation also included various representations of existing developments near metro stations such as mixed use development near Twinbrook Metro; North Bethesda Market; and Rosslyn Commons.
3. Alex presented additional "character slides" to provide a visual representation of quality commercial, residential, retail, streetscape and open space
4. There was added public comment that some believe "high density" retail should not be encouraged at the WASA.

5. The next agenda item began the discussion of FAR/Densities per Landbay which created substantial discussion.
 - a. Mark Looney- asked whether we should discuss height concerns and have that play-in to the discussion regarding FAR. In other words set goals for some sort of transitional balance. Mark also asked if there was a reason work force housing was not proposed for Landbay 1.
 - b. Regarding work force housing, Mark made a suggestion for consideration. Allow a certain number of initial residential units be permitted without a work force housing requirement as a way to encourage residential development earlier in the process.
 - c. **Other general land use discussion.**
 1. Mark believes we should decide what our vision is for this area and figure –out how to get there (with FAR numbers) later.
 2. Art Murphy believes “World Class Architecture” should be encouraged. He did not have a strong opinion regarding the arts.
 3. Mike Corrigan was concerned about the concept of having no density limits. How would this be controlled? How do we ensure connectivity?
 4. Mark Looney recommended that since we cannot predict the order of development the best thing we can do is to decide what infrastructure improvements are necessary to create the vision/need for the area, in order to achieve the maximum benefits the Comprehensive Plan allows. Mark provided several examples of how this concept has been used in the past. Examples included: Springfield Mall; Wiehle Ave/Comstock (hw the road right of way was acquired through the Veatch Property).
 5. Richard Kennedy- regarding Landbay 3. Richard does not agree with the language suggesting green buffers along Sunset Hills Road. Most of the committee agreed this language should be changed.
 6. Judy suggested we should add more language regarding our vision and character of each landbay. Possibly describe our vision instead of listing an FAR.
 7. General suggestion – we should consider removing the FAR’s from the chart and focus on what we desire for each landbay.

The next meeting is scheduled for Wednesday August 25th from 7:30a.m-9:30a.m. at this same location (Reston Association)

Meeting adjourned around 9:35a.m.