Reston Master Plan Special Study Task Force
Wiehle Avenue Sub-Committee

Meeting Summary – September 8, 2010

Public Comment

Mr. Penniman asked if there was any public comment. Dick Rogers noted that one of the drafts had mentioned the possibility of using a reduction of affordable housing as an incentive and commented that this would be controversial. He also commented that the firms owning property in the Wiehle area concentrated almost exclusively on commercial properties and might be uncomfortable with building residential properties.

Fannie Mae

Fannie Mae has asked the sub-committee to review its concepts for the property adjacent to the Wiehle area. After some discussion of the appropriateness of the sub-committee doing so, the consensus was that the committee could review the concepts as it has done with other property owners. Also, since Fannie Mae fell between the Town Center and Wiehle sub-committees' areas, we would advise the Chairman that we were taking this action.

Discussion of the Draft Report Outline

Open Space (A.iv)

Discussion of the draft's goal of 25% open space noted that County zoning called for 15 and 20% minimums for several related categories and that it wasn't clear what was included as open space. The consensus was that flexibility was needed. Further, some means of achieving cooperation among landowners had to be devised in order to locate open space in the most appropriate location even though this may result in an unequal open space burden among the landowners.

Mr. Penniman asked Mr. Looney to draft language or a map describing open space goals for the sub-committee's consideration.

Mr. Corrigan noted that, with the demise of the RCIG, a formal mechanism for review or coordination of plans doesn't exist and should be established.

Comparison to Town Center Plans (A.v)

A.v.ii

The phrase "..the Wiehle TOD area must be sufficiently dense ..to be (a) economically viable for investors.." generated considerable discussion on whether this implied that the current CP density figures had to be increased. The language was changed to avoid this implication. Densities will be addressed later.

A.v.iii

This paragraph on Arlington analogies was deleted but will be reviewed later.

A.v.iv

A phrase was added to indicate that Wiehle having, in relative terms, more residential development than Town Center is a goal.

Office : Residential Ratios (A.vi)

Most of the discussion centered on A.vi.v regarding "..an enforceable commitment to residential development by a date certain." The contention was that this didn't recognize market realities and that

imposing phasing requirements on development plans would be a better approach. Mr. Penniman will revise this section.

Common Challenges (A.vii)

Mr. Corrigan commented that the limited width in Land Bays 1 and 2 present a challenge for adding residential development.

Mr. Looney noted that the group should discuss what the character of Sunrise Valley Drive and Sunset Hills Road should be, i.e. neighborhood or thoroughfare.

Standard Development Requirements and Incentives (A.viii)

This section was reviewed quickly and a number of minor changes will be made and reviewed at the next meeting. Among others, the term "non-degradation measures for traffic" will be revised to clarify how stringent this is meant to be.

Members Attending:

Bill Penniman – Co-chairman
Judith Allen
Mike Corrigan
Van Foster
David Gill
Richard Kennedy
Mark Looney
Rob Walker