

Bill Penniman's *Additional Issues To Consider*
(Referenced at Wiehle Avenue Subcommittee Meeting 09-15)

Additional Locations:

- *Fannie Mae wants to develop its 26 acre site. (Current: 0.48 FAR; Current Plan Text: 0.65 FAR with a 0.7 option if a 2:1 office/residential mix is maintained)*
 - *Proposes circulator/shuttle bus; nice park setting; multiple residential and office buildings; 1.5 FAR.*
 - *Could be a good location for residential including affordable housing. Nice park opportunity.*
 - *Is density appropriate? What mix is appropriate? What park features are appropriate? Possible indoor recreation site?*

Possible other desired facilities:

- *Do we want to encourage a senior/assisted living space in the Wiehle area?*
- *Medical campus?*
- *Encourage specific cultural spaces (e.g., a Torpedo Factory or small theater) or specific civic spaces (e.g., additional library or OLLE space)*

Walking/biking

- *Draft map*
- *Where should we emphasize grade-separated crossings? Anywhere other than W&OD over/under Wiehle and between I-1 and H-2 under (?) Wiehle? Leave to developers to propose others?*
- *Additional sidewalks along to cover both sides of Sunrise Valley, Wiehle (to Tall Oaks), and Sunset Hills.*
- *Expand sidewalk & add bike path over existing Wiehle bridge.*

Parks & Environment

- *Draft map*
- *Mark Looney's paper*
- *Emphasize Reston's distinctive emphasis on widespread trees and accessible natural areas. Development in the Wiehle TOD area should incorporate this emphasis in its design and layout in order to create a uniquely Restonian urban feel.*
- *Existing wooded areas, streams, other assets?*
- *Development along the Washington and Old Dominion Railroad Regional Park should be oriented in order to create connections to development within landbay adjacent to the park property. This regional asset should be assimilated as much as possible into the landbay's development pattern in order to create a more urban fabric for the park property. Careful attention to design is necessary to maintain safe passage for through trail users.*

Existing neighborhoods

- *Add statement that measures should be taken to protect nearby established neighborhoods from disruption, for example, with parking permits, street lighting, traffic-calming measures as appropriate*

Incentive Scheme – should we be more specific? For example,

5% [__FAR] for LEED Platinum or extraordinary architecture

15% [__FAR] for large consolidation (20+ acres) with a network of streets, well-distributed parks/plazas and below-grade parking

X % (in proportion to cost of) [__FAR] for constructing a substantial public facility (e.g., a recreation center, neighboring street improvements, crossings of the toll road)

10% [__FAR] for substantial, high-quality educational campus as long-term tenant

10% [__FAR] for First Movers

5% [__FAR] for minimum financial participation in approved Community Development Authority

5% [FAR] for entirely below grade parking

FARs & Height Limitations