



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

## Highlights from the August 4<sup>th</sup> St. Johns Wood Community Meeting

**Supervisor Cathy Hudgins welcomed and thanked Reston Association for co-hosting the meeting. Supervisor Hudgins also thanked the attendees for coming to the meeting and discussed the agenda and procedures for the meeting.** Supervisor Hudgins acknowledged this was the third rendering for the proposed redevelopment. Supervisor Hudgins briefly explained the planning process for Reston and shared with the attendees that high density residential was planned for the areas surrounding the five (5) village centers.

**Danielle La Rosa, Reston Association Board Treasurer - North Point District Representative** also thanked the community for attending the meeting. Ms. La Rosa shared the purpose and acknowledged the work of the residents to ensure individuals were aware of the meeting. Ms. La Rosa thanked Bozzuto for adjustments to the original plans based on community concerns. She also encouraged the residents to share their concerns and identified the process whereby Reston Association would be providing comments on the proposed redevelopment.

**Brian Winterhalter of Cooley presented the revised redevelopment plan and shared some of the changes that have been incorporated since the last community meeting in May.** The following are highlights of those changes:

- Reduction from the original proposal of 659 total units to 513
- Preservation of existing mature trees and natural areas around the perimeter of the property
- Reduction in the height of the multi-family buildings
- Inclusion of breaks in the long facades to eliminate massing
- Restoration of tree buffer on Center Harbor Road
- Better compatibility for the townhouses

Traffic Updates:

- Updated traffic study will be conducted to reflect the opening of the Metro station
- New traffic counts to be taken in mid-September
- Explore entrance onto Reston Parkway (both VDOT and FCVOT have indicated they will not support this entrance.) Applicant has agreed to revisit this matter with VDOT for a right-in, right-out configuration.

---

**Catherine M. Hudgins, Supervisor**  
Hunter Mill District  
Fairfax County Board of Supervisors  
1801 Cameron Glen Drive, Reston, VA 20190  
703-478-0283, FAX: 703-471-6847  
HUNTERMILL@fairfaxcounty.gov



Traffic Calming Options:

- Collect speed data for Center Harbor Road
- Potential traffic mitigation measures
- All options must be approved by VDOT and FCDO

Provide relocation assistance for residents.

**Summary of concern and comments from residents:**

**Ms. Susanne Andersson-Tosado, representing over 100 community members that signed a petition opposing this development shared their concerns in a letter. The following are highlights of those concerns:**

- Character of property (Massing and Architecture does not adhere to revised Reston Master Plan for St. Johns Wood)
- Massing of development structure is not context sensitive to the design of the surrounding clusters
- Architectural character of the new building is not in line with surrounding clusters
- Traffic design needs to be revisited/changed
- New exit needs to be ready in advance of all deconstruction and construction traffic activities
- Management of overflow street parking outside the “cluster” boundaries
- Capacity planning for resident car use and parking needs to be reevaluated
- Plan should clarify how overflow parking will be managed
- Identify how much mature tree growth will be removed
- Street view design from all adjacent properties should be submitted
- Better community feedback process for a redevelopment of this size.

**Several speakers following Ms. Andersson-Tosado continued to raise concern about the following:**

- Parking concerns
- Additional outreach to the neighboring communities – many do not know about the project
- Concerns regarding parking along Center Harbor Road
- Include North Point Village Road in the traffic study
- Density too high for this area
- Buildings are too tall and will be above the existing tree line



- Proposed development is not in keeping with the character of the surrounding neighborhood
- Proposed development belongs in Reston Town Center
- Mass and size is not appropriate for this area
- Concern about the impact on schools
- Disappointed in the proposed redevelopment – feels the community is losing their voice regarding additional development
- Questioning who this project benefits
- Is there a way to stop the proposed redevelopment
- North Point Village businesses are doing fine and do not need additional residential units to support their Center
- Concern about the decrease in the value of their homes and increase in crime
- Questioning the need for rental units, especially rental townhouses
- Development should be located at the Isaac Newton Square
- Need to increase public transportation in the area, to reduce the number of cars and eliminate the problem of parking on the street
- What is the timing of the proposed redevelopment should it go through (3 to 4 years probably before construction starts)

**Larry Butler of Reston Association (RA) shared a flow chart on the RA process for members to comment on Development Plans.** RA Chief Executive Officer Cate Fulkerson also commented on the process and stressed the importance of community involvement.

**Brian Winterhalter advised the attendees that the Planning Commission public hearing originally scheduled for September will be held on October 12, 2016.** Bozzuto will now review and consider the comments / concerns expressed at the meeting. Mr. Winterhalter also thanked everyone for their attendance.

Meeting adjourned around 9:00 p.m.

Note: For additional information including: St. Johns Wood August 4<sup>th</sup> Presentation, Ms. Susanne Andersson-Tosado's Letter, [RA Development Plan Review Flowchart](#) and the Video of the Community Meeting can be found at: <http://www.fairfaxcounty.gov/huntermill>

---

**Catherine M. Hudgins, Supervisor**  
Hunter Mill District  
Fairfax County Board of Supervisors  
1801 Cameron Glen Drive, Reston, VA 20190  
703-478-0283, FAX: 703-471-6847  
HUNTERMILL@fairfaxcounty.gov

