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Taycha Wolfries
Covenants Advisor
Reston Association
12001 Sunrise Valley Dr.
Reston, VA 20191

July 21, 2016

RE: St Johns Wood Community Redevelopment Plan Approved by the RA DRB on July 19, 2016 – Request to Speak at Design Review Board (DRB) as Affected Party.

Dear Ms. Wolfries,

The St Johns Wood Community Redevelopment plan which was approved by the Reston Association DRB on July 19, 2016 has several drawbacks and should be reassessed. This letter outlines the concerns raised by me and fellow residents in the North Point village area and explains the reasons we would like the DRB to revisit the plan review and decision. We have respectfully requested to speak in front of the DRB as an Affected Party at the earliest date possible, however we have been told that we cannot speak until the final design review.

Concerns and feedback below cover the following areas. The community would appreciate feedback and review of each area separately.

1. Traffic exits
2. Tree preservation
3. Visibility from adjacent properties and roads
4. Character of property (Site mass and Architecture standards as defined for St Johns Wood in the newly revised Reston Master Plan)
5. Length of redevelopment project
6. Community feedback and comments

The North Point Community would like the DRB, RA and Fairfax County Planning and Zoning Committee to take the following comments into account during their reviews and meetings. We have therefore copied Danielle La Rosa from the RA Board, Richard Lambert from the Fairfax County Department of Planning and Zoning and Cathy Hudgins, Hunter Mill District Supervisor.

Specific Concerns

1. Traffic exits -

1.1 Traffic exit design needs to be revisited/changed. A new exit onto the Center Harbor Road across from Church Hill Place will create traffic increases in both directions on Center Harbor Road. In addition, the current exit on North Point Village Road will not be able to absorb more traffic without disruptions to the surrounding walk path ways in the neighborhood. Our recommendation is that the exit of this new cluster drop out onto Reston Parkway across from Great Owl Drive. (See picture below for recommended changes to cluster exit).

1.2 The new exit needs to be ready in advance of all deconstruction and construction traffic activities so as to limit construction traffic on all minor roads (Center Harbor, North Village etc.)



Suggested alternative exit from St Johns Wood Cluster across from the Great Owl Drive on Reston Parkway.

2. Tree preservation -

2.1 The Bozzuto revised plan accommodates more tree preservation than previous plans, which is to be applauded. However, the high level design does not address how much mature tree growth will be removed. Therefore, the DRB should request that no mature trees will be removed unless they are sick or dead.

2.2 In addition, Bozzuto needs to be requested to follow proper RA review process for all tree removal. Clusters adjacent to St Johns Wood should be cc'd on all those reviews in advance of decisions, so that proper appeals can be raised by the community.

3. Limited visibility from adjacent properties -

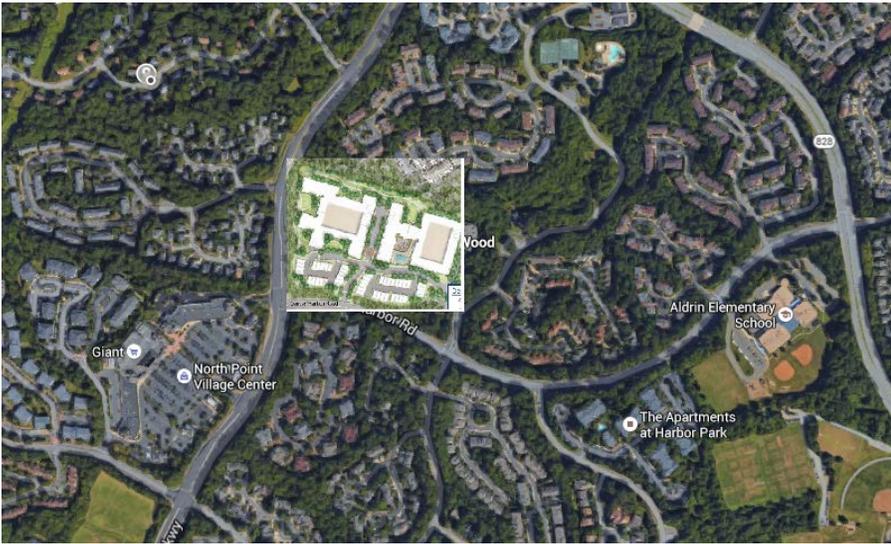
3.1 Street view of design looking into the property from all adjacent properties and roads should be submitted by Bozzuto and approved prior to any final approvals. Current design does not include any such drawings.

3.2 The street view design sketches should show that redevelopment will have limited visibility from all adjacent properties and should also ensure that property will not tower above existing tree line.

4. Character of Property - The property mass and architecture style does not blend in with the natural character of the surrounding areas -

The newly adopted Reston Master Plan states the following specifically for St Johns Wood: 'The architecture and massing of development should feature context sensitive design that fits into the natural and architectural character of the surrounding area.'

4.1 The massing of development structure is not context sensitive to the design of the surrounding areas clusters. See below picture overlay of new structure with surrounding area clusters on map view. This map view picture shows that the property mass does not blend in with the natural character of the surrounding areas.



New Structure Overlay on current map.

4.2 The architectural character of the new buildings is not in line with surrounding area clusters and does not fit better in with the type of architecture used in the Reston Town Center. The pictures below are examples of drawings from the plan submitted by Bozzuto and does not align with architecture in the vicinity which provides for a more garden style design. The nearby Bozzuto Harbor Park Cluster is an example of an architecture that clearly blends in better with the rest of the surrounding architecture.



5. Length of redevelopment project

5.1 Bozzuto should include a high level time plan of a) expected length of deconstruction/tear down of current housing and b) new development activities.

6. Community feedback and comments -

RA should allow for a better community feedback process for redevelopment projects of this size

6.1 Meetings notes from Bozzuto community meetings should be submitted by Bozzuto along with plans to both RA and Fairfax County. An example of over glossed comments that are critical in the current discussions, was provided by Mr. Wolfe, Principal of the nearby Buzz Aldrin Elementary school in a community meeting with Bozzuto. As I recall, he raised three important points. There was no mention of his feedback when the DRB asked Bozzuto verbally what type of feedback had been provided.

6.2 RA should be required to include all community feedback as amendments to decisions. This also needs to be submitted to the Fairfax County Planning and Zoning committee.

6.3 The current process allows for very limited interaction with the DRB for discussions and the current meeting format should be amended to allow for a more bi-directional dialog between the community and DRB. A three minute speaking limit is not the correct format to deal with the large numbers of questions that need to be answered for a redevelopment project of this size. As one DRB member mentioned in the July 19th meeting, this is one of the few sites within RA boundaries that will be available for a redevelopment project of this size. Therefore, the standard community DRB speaking and feedback format is not appropriate.

We appreciate the opportunity to speak in front of the DRB regarding above concerns and would like to find a format where the DRB can discuss feedback on each point raised above without the three minute cut off limit for a speaker. We also would like to see the DRB provide comments in writing to this letter.

Yours Respectfully,

Susanne Andersson-Tosado

Enclosure: Resident Co-signatures from North Point area residents, collected at petition site
<http://www.ipetitions.com/petition/st-johns-wood>

cc: Mr Richard Lambert, Planning Division, Fairfax County Department of Planning and Zoning, 12055 Government Center Parkway, Suite 730, Fairfax, VA 22035
cc: Ms. Danielle La Rosa, Reston Association Board – North Point Village Representative, Reston Association, 12001 Sunrise Valley Dr, Reston, VA 20191
cc: Ms. Cathy Hudgins, Hunter Mill District Supervisor, Fairfax County, 1801 Cameron Glen Drive Reston, VA 20190

Enclosure: Resident Co-signatures

Enclosed name have agreed to support and co-sign the above Affected Party Letter to the DRB.

FULL list of names to be provided during the DRB meeting.

Reference Documents

<http://www.reston.org/Portals/3/2016%20Development/SJW%20-%20DRB%207.19.16.pdf>

<http://www.reston.org/DevelopmentFutureofReston/WhatsComing/StJohnsWood/tabid/983/Default.aspx>

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/adoptedtext/2013-22.pdf>

http://www.fairfaxcounty.gov/dpz/reston/community_documents/20150212_community_comment_st_johnswood_realty.pdf

<https://www.restonnow.com/2015/04/21/first-look-plans-for-st-johns-wood-redevelopment/>

<https://www.restonnow.com/2015/11/16/residents-get-first-look-at-new-plans-for-st-johns-wood/>