

Springfield District Land Use Committee Meeting
Tuesday, July 14, 2020 7:30 p.m.
Virtual Meeting
Meeting Minutes

COMMITTEE MEMBERS PRESENT

Jeff Saxe, Chair
Mike DeLoose, Vice-Chair
John Morrissey
Phil Poole
Susan Yantis

COUNTY STAFF PRESENT

Michael Perez *Supervisor Pat Herrity's Office*
Meghan Van Dam, *Planning & Development*
Michael Lynskey, *Planning & Development*

PLANNING COMMISSION

Peter Murphy, *Planning Commission*, Chair & Springfield District Commissioner

AMENDMENT, AGENT

Plan Amendment 2019-III-FC1
Antonio Calabrese, DLA Piper

PRESENTATION

On February 5, 2019 the Board of Supervisors (Board) authorized the consideration of a Comprehensive Plan amendment for the Fair Oaks Mall property (Tax Map Parcels 46-3 ((8)) 1A, 1C, 1D, 2, 4A, 5, 6, 6A, 7, 10, 11, 13, 46-4 ((9)) 8, 18B1(pt.), 56-1 ((12)) 9, 14) in Subunit A1 of the Fairfax Center Area, Springfield Supervisor District.

Antonio Calabrese provided an overview of the proposed Comprehensive Plan Amendment. Mr. Calabrese discussed the history of the Comprehensive Plan Amendment, and work conducted with County Staff and Board Staff.

Ron Loch, Vice President of Planning & Design for Taubman, discussed company operations and Taubman's master plan for the mall moving forward. Mr. Loch described a plan which would allow Taubman to convert existing parking spaces and retail uses into a mixed-use environment.

Mr. Calabrese resumed the presentation by going over a history of prior amendments to the mall property. Mr. Calabrese explained that the proposed Comprehensive Plan Amendment was driven by new trends in retail as well as the current Coronavirus pandemic. Mr. Calabrese stated that the original master plan for the mall allows a 0.50 FAR, and commented that the previous 2010-2011 Comprehensive Plan allowed up to a 1.0 FAR. Under the proposed Comprehensive Plan Amendment, the FAR mix would reduce retail space and increase residential uses. As part of long-term planning, the master plan would accommodate a potential landing area and

Metrorail facility for a future Orange Line extension. Furthermore, vehicular, and pedestrian improvements as well as roadway improvements are included in the plan.

Michael Lynskey, staff coordinator for Department of Planning & Development (“DPD”) for the Plan Amendment updated the committee on the status of the staff report. Currently staff is looking to make sure that Metrorail is accounted for in the master plan and is currently finalizing their recommendations for the staff report. Mr. Lynskey informed the committee that the staff report will be available by August 26th. Meghan Van Dam of DPD added that staff worked with both County Staff and VDOT to address transportation planning.

QUESTIONS AND ANSWERS – Jeff Saxe asked if there were any major triggers before allowing the 1.0 FAR designation. Mr. Lynskey and Ms. Van Dam said that there were not any major triggers in staff’s current Plan recommendation. Mr. Lynskey said that staff was looking at the 1.0 FAR phase. Mike DeLoose raised concerns with vehicular traffic and the reduction of parking as part of the master plan, if alternate transportation options are not available to replace vehicular traffic to the mall site. Mr. Calabrese assured that the Plan language would include recommendations for including rail and bus routes etc.. which would be required with any rezoning application. Susan Yantis is supportive of the proposed Plan Amendment to create a mixed use environment with the inclusion of residential uses.

Additional comments from the public included feedback from Rob Wellington from Macy’s who praised the presentation and added that he would pass along his notes to his team. No other questions were raised from the public.

VOTE

Jeff Saxe made a motion to defer a vote on the Plan Amendment until the staff report is published. The next Committee meeting is to be held on September 10th. Motion passed unanimously.