

**Planning Commission Motions and Handout**

July 15, 2015

Plan Amendment 2013-I-B2  
Seven Corners Special Study  
Decision-only

Planning Commissioner Julie Strandlie

**Motion #1 – July 15, 2015**  
**Seven Corners CBC Special Study**  
**Plan Amendment 2013-I-B2**

**Motion 1:** To address the community’s concerns about the proposed residential density, I move that the Planning Commission recommend to the Board of Supervisors a 20% reduction of residential square footage for Land Unit B only, as shown in my handout, dated July 15, 2015.

**Action:** On July 15, 2015, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to recommend to the Board of Supervisors the adoption of Plan Amendment PA 2013-I-B2 as recommended in the Staff Report dated April 3, 2015, as modified pursuant to the handout dated July 15, 2015.

**Modify** Page 42 of 97 of the staff report:

“The form-based approach utilizes a maximum total development potential which applies to each individual sub-unit within the Opportunity Areas in the Seven Corners CBC. Capacity for any individual development will be dependent on satisfaction of criteria outlined within the Comprehensive Plan that support the best quality redevelopment of these areas. The total available development potential of the Opportunity Areas combined is approximately ~~7.6 million~~ 7 million square feet (sf), with an allocation of square footage among the different sub-units and land uses as indicated in Figure 26. As a result, the approximate overall total build-out for the entire CBC is ~~10.3 million~~ 9.8 million square feet.”

**Modify** Figure 26 on Page 42 of 97 of the staff report as shown below:

Opportunity Area		Existing Development <sup>6</sup>		Redevelopment Option			TOTAL (sf)
		Residential (DU)	Nonresidential (sf)	Residential (sf) <sup>1</sup>	Retail (sf)	Office/Hotel (sf)	
Willston Village Center	Sub-unit A-1	589	0	1,200,000	0 <sup>2</sup>	0	3,151,000
	Sub-unit A-2		0	1,000,000	0	0	
	Sub-unit A-3		134,358	560,000	191,000	200,000	
Town Center	Land Unit B	0	630,199	<del>2,450,000</del> <u>1,960,000</u>	625,000	725,000	<del>3,800,000</del> <u>3,310,000</u>
Leesburg Pike Village	Land Unit C	0	265,869	404,000 <sup>3</sup>	85,000 <sup>4</sup>	50,000 <sup>5</sup>	539,000
<b>TOTAL</b>		<b>589</b>	<b>1,030,426</b>	<del><b>5,614,000</b></del> <b><u>5,124,000</u></b>	<b>901,000</b>	<b>975,000</b>	<del><b>7,490,000</b></del> <b><u>7,000,000</u></b>

<sup>1</sup> Assumed Residential Unit Size: 1,000 sf per multifamily unit; 2,000 sf per townhouse unit.

<sup>2</sup> There is an additional option in Sub-unit A-1 to permit up to 190,000 sf of retail along the planned spine road with a commensurate reduction in residential square footage to 1,010,000.

<sup>3</sup> Up to 129,000 sf for townhouse single-family residential, up to 275,000 sf for multi-family residential.

<sup>4</sup> Approximately 40,000 sf for retail, and approximately 45,000 sf for theater/entertainment retail.

<sup>5</sup> There is an additional option in Land Unit C to permit up to 100,000 sf of additional non-residential use with a commensurate reduction in residential square footage to 304,000 sf, and not to exceed the overall land unit cap.

<sup>6</sup> Numbers based on 2012 Seven Corners CBC Existing Conditions Report.

**Modify** Pages 91 and 92 of 97 of the staff report:

“This land unit is planned for mixed use development at a maximum of ~~3,800,000 square feet~~ 3,310,000 square feet. Approximately two-thirds of the development should be residential use, with the remaining development comprised of retail, office, or hotel uses. The tallest buildings should be located closest to the Seven Corners intersection, tapering down toward the stable residential neighborhood on the eastern end. Building heights should range from up to 12 stories down to four stories as depicted in Figure 27. Opportunities exist for one or more tall signature buildings that can serve as focal points for the area. Redevelopment should emphasize urban design that supports redeveloping the edge of Leesburg Pike with a transit boulevard character with enhanced transit serving the corridor. The potential relocation of the existing transit center should be evaluated in conjunction with future development and future enhanced transit service along Leesburg Pike.”

**Motion #2 – July 15, 2015**  
**Seven Corners CBC Special Study**  
**Plan Amendment 2013-I-B2**

**Motion 2:** To address community concerns regarding the loss of the existing athletic field in Land Unit A, I move that the Planning Commission recommend that the Board of Supervisors the following modifications to the Plan text as shown in my handout, dated July 15, 2015.

**Action:** On July 15, 2015, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to recommend to the Board of Supervisors the adoption of Plan Amendment PA 2013-I-B2 as recommended in the Staff Report dated April 3, 2015, as modified pursuant to the handout dated July 15, 2015.

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**Modify** Figure 42 on Page 86 of 97 of the staff report:

“Collocated with Future Redevelopment ~~Redeveloped Willston Multicultural Center~~”

**Modify** text on Page 87 of 97 of the staff report:

“A portion of the active ~~Active~~ recreation needs in the Seven Corners CBC ~~are~~ is envisioned to be addressed through the provision of athletic fields to serve local residents, visitors, and workers. The existing athletic field located on the Willston Multicultural Center site should be replaced and improved with the redevelopment of Sub-unit A-3. In addition to the ~~existing rectangle replacement of the athletic field that will be replaced through the future Willston Multicultural Center redevelopment,~~ a second athletic field is needed. This new athletic field is envisioned to be provided in Land Unit A in order to support redevelopment growth throughout the Seven Corners CBC. These athletic fields will support both scheduled and informal uses by individuals and groups, and a variety of activities and sports.”

**Motion #3 – July 15, 2015**  
**Seven Corners CBC Special Study**  
**Plan Amendment 2013-I-B2**

**Motion 3:** To address the community’s concerns regarding the proposed screening and buffering text in Land Unit C pertaining to the established residential neighborhood, I move that the Planning Commission recommend to the Board of Supervisors make the following modification to the Plan text as shown in my handout, dated July 15, 2015.

**Action:** On July 15, 2015, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to recommend to the Board of Supervisors the adoption of Plan Amendment PA 2013-I-B2 as recommended in the Staff Report dated April 3, 2015, as modified pursuant to the handout dated July 15, 2015.

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**Modify** text on Page 45 of 97 of the staff report:

“...This Opportunity Area is envisioned to be a mixed-use village that provides higher building heights along Leesburg Pike with buildings along the residential periphery of the site limited to townhouses that are up to three stories in height. Appropriate transitions in building form, materials and type should be used to transition to and preserve the character of the existing neighborhoods. ~~Appropriate buffering and screening should be provided between this land unit and the adjacent residential neighborhoods, including the Shadeland Drive cul-de-sac in order to visually screen the new uses from the existing uses....”~~

**Modify** text on Page 93 of 97 of the staff report:

“To avoid cut-through traffic on neighborhood streets in Sleepy Hollow Manor, Ravenwood, and Ravenwood Park, trips generated by uses located north of Juniper Lane should be directed to and from Leesburg Pike for ingress and egress. Trips generated by uses located north of Juniper Lane should be prohibited from accessing Juniper Lane. For parcels south of Juniper Lane, access should be to Juniper Lane and not to Patrick Henry Drive. No vehicular or pedestrian connections are envisioned to Shadeland Drive from this land unit. To protect and maintain the existing character of the neighborhoods, Shadeland Drive should remain as a cul-de-sac with no vehicular or pedestrian connections to Land Unit C. ~~Screening and buffering should be provided that meet or exceeds the requirements of the Zoning Ordinance. Elements that visually block new~~

~~construction are to be provided and maintained between Land Unit C and the adjacent neighborhoods.”~~

**Motion #4 – July 15, 2015**  
**Seven Corners CBC Special Study**  
**Plan Amendment 2013-I-B2**

**Motion 4:** In response to community concerns, an alternative recommendation, Option B, for the Willston Multicultural Center site has been provided that would expand public facility uses on the site to include education, cultural, governmental and/or human services use to support the local community. I move that the Planning Commission recommend to the Board of Supervisors the adoption of Option B as noted on pages 44, 90, and 91 of the staff report as shown in my handout, dated July 15, 2015.

**Action:** On July 15, 2015, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to recommend to the Board of Supervisors the adoption of Plan Amendment PA 2013-I-B2 as recommended in the Staff Report dated April 3, 2015, as modified pursuant to the handout dated July 15, 2015.

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**Adopt** Text Option B on Page 44 of 97 of the staff report:

“Currently the site of the Willston Multicultural Center, surface parking, the Willston I Shopping Center, the Seven Corners Apartments, and the East Falls Church Apartments, this Opportunity Area is envisioned to be more neighborhood-serving and smaller in scale than the Town Center. This area is planned to be organized around a village main street where ground-floor retail, an urban plaza, outdoor dining areas, and community uses will be concentrated to create a lively, pedestrian-friendly environment. The Willston Multicultural Center may be redeveloped as office or a public facility use such as an educational, cultural, governmental, and/or human services use to support the local community. Architecture should provide varied rooflines, use of balconies, ~~and~~-bays, and articulated building facades, and reflect a residential character. Distinctive architectural treatment of ground-floor uses should distinguish the different uses. The village main street is planned to connect the spine road to Patrick Henry Drive to create an important vehicular link and provide a continuously activated pedestrian space that serves as a focal point for the village. The neighborhood surrounding the main street should consist of medium to higher residential development in buildings that frame the streets. Heights should transition to be compatible with existing, nearby residential development and be consistent with the Maximum Building Heights Map (Figure 27). Additional

pocket parks should be provided in this area along with an athletic field that is separate from, but connected to, the existing Upton Hill Regional Park.”

**Adopt** Text Option B on Pages 90 and 91 of 97 of the staff report:

“Under the Redevelopment Option, this area is planned to become the heart of the Willston Village Center. A maximum of approximately 950,000 square feet is planned, with a mix of multifamily residential with ground floor retail, office/hotel use, and enhanced public open space. At least one-half of the total development should be residential use. The redevelopment of the Willston Multicultural Center for an educational, cultural, governmental, and/or human services uses is envisioned to provide needed facilities for the Seven Corners community. Building heights should be no taller than seven stories, with emphasis on creating a village-scaled main street parallel to Arlington Boulevard and Patrick Henry Drive. Redevelopment of this sub-unit should provide a recreation-focused urban park, a common green, and elements of the street network with streetscape. Design and/or contribution should be provided toward the construction of the spine road and bridge, and of other planned transportation improvements, both onsite and offsite. To foster coordinated development, flexibility in the shared A-1 and A-3 boundary line may be appropriate.”

**Motion #5 – July 15, 2015**  
**Seven Corners CBC Special Study**  
**Plan Amendment 2013-I-B2**

**Motion 5:** As noted on page 54 of the staff report, the Schools section offers two alternatives to consider. The first option reflects the original language developed by the Seven Corners Special Working Group. The second, which is recommended by staff, clarifies the intent to focus mitigation impacts on schools. I move that the Planning Commission recommend to the Board of Supervisors the adoption of Option B as noted on page 54 of the staff report, in addition to the other modifications as noted in my handout dated July 15, 2015, as modified to add “to contribute.”

**Action:** On July 15, 2015, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to recommend to the Board of Supervisors the adoption of Plan Amendment PA 2013-I-B2 as recommended in the Staff Report dated April 3, 2015, as modified pursuant to the handout dated July 15, 2015.

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**Adopt** Text Option B on Page 54 of 97 of the staff report:

“SCHOOLS

Traditionally, public school capacity needs have been addressed through various means including dedication of land, new school construction, additions to existing facilities, interior architectural modifications, use of modular buildings, changes to programs, and/or changes to attendance areas.

In addition to traditional means for addressing school capacity requirements listed above, Fairfax County Public Schools should evaluate other possible “in-kind” school impact mitigation strategies ~~such as the utilization of private buildings to accommodate civic programs, adult education classes, and governmental/quasi-governmental school-related programs such as Early Head Start, Head Start, and School Age Child Care (SACC) programs.~~

The impact of development on schools should be mitigated by the developer(s) and the county. Any impact on schools, necessitated by any increased intensity, must be addressed with provisions for mitigation. The envisioned plan for growth will contribute to the need for a new elementary school, as well as for capacity enhancements at the middle and high school levels

**Motion #6 – July 15, 2015**  
**Seven Corners CBC Special Study**  
**Plan Amendment 2013-I-B2**

**Motion 6:** I move that the Planning Commission recommend to the Board of Supervisors the following editorial revision of the Plan text as attached in my handout, dated July 15, 2015.

**Action:** On July 15, 2015, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to recommend to the Board of Supervisors the adoption of Plan Amendment PA 2013-I-B2 as recommended in the Staff Report dated April 3, 2015, as modified pursuant to the handout dated July 15, 2015.

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**Insert** a title block for Figure 25 on Page 41 of 97 of the staff report.

**Insert** “CBC” into the title block for Figure 28 on Page 44 of 97 of the staff report.

**Motion #7 – July 15, 2015**  
**Seven Corners CBC Special Study**  
**Plan Amendment 2013-I-B2**

**Motion 7:** To underscore that the draft text is intended to address only the area proximate to Seven Corners, I move that the Planning Commission recommend to the Board of Supervisors the following modification to the Plan text as shown in my handout, dated July 15, 2015.

**Action:** On July 15, 2015, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to recommend to the Board of Supervisors the adoption of Plan Amendment PA 2013-I-B2 as recommended in the Staff Report dated April 3, 2015, as modified pursuant to the handout dated July 15, 2015.

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**Modify** text on Page 59 of 97 of the staff report:

“Arlington Boulevard widened to six lanes from the Arlington/Fairfax County line, westward, through the Seven Corners interchange. ~~to the City of Fairfax.~~”

**Motion #8 – July 15, 2015**  
**Seven Corners CBC Special Study**  
**Plan Amendment 2013-I-B2**

**Motion 8:** In response to community concerns regarding the potential displacement of families living in affordable housing, I move that the Planning Commission recommend to the Board of Supervisors the following modification to page 47 of the staff report as noted in my handout dated July 15, 2015.

**Action:** On July 15, 2015, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to recommend to the Board of Supervisors the adoption of Plan Amendment PA 2013-I-B2 as recommended in the Staff Report dated April 3, 2015, as modified pursuant to the handout dated July 15, 2015.

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**Modify** text on Page 47 of 97 of the staff report:

“In Sub-units A-1 and A-2, a 1:1 replacement of affordable residential units within the development area is expected. As recommended by the Fairfax County Relocation Guidelines, proposed redevelopment should incorporate a Relocation Assistance Plan so as to minimize displacement of the tenants and to provide fair, consistent, and equitable treatment of displaced persons. The Plan should be prepared by the developer and submitted to the Fairfax County Department of Housing and Community Development, as specified in the guidelines. Guiding principles should include limited involuntary displacement, using vacancies by attrition, where possible, and temporary housing; with relocation and assistance costs to be borne by the landowners. Projects with a substantial residential component...”

**Motion #9 – July 15, 2015**  
**Seven Corners CBC Special Study**  
**Plan Amendment 2013-I-B2**

**Motion 9:** A new form-based Comprehensive Plan for the Seven Corners CBC has been provided that could foster revitalization and redevelopment efforts. I move that the Planning Commission endorse all other components of the Seven Corners Community Business Center Plan Amendment 2013-I-B2 as found on pages 35 to 97 of the staff report, and recommend its adoption to the Board of Supervisors. I also move that the Planning Commission recommend to the Board of Supervisors the additional editorial and map changes to the Baileys and Jefferson Planning Districts, as noted on pages 23 to 34 of the staff report.

**Action:** On July 15, 2015, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to recommend to the Board of Supervisors the adoption of Plan Amendment PA 2013-I-B2 as recommended in the Staff Report dated April 3, 2015, as modified pursuant to the handout dated July 15, 2015.

**Motion #10 – July 15, 2015**  
**Seven Corners CBC Special Study**  
**Plan Amendment 2013-I-B2**

**Motion 10:** There are a series of Follow-On Motions that have been developed to address a number of issues that the community has expressed interest in, primarily dealing with affordable housing, transportation and funding. I move that the Planning Commission recommend to the Board of Supervisors approval of these Follow-On Motions as shown in my handout dated July 15, 2015.

**Action:** On July 15, 2015, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to recommend to the Board of Supervisors the adoption of Plan Amendment PA 2013-I-B2 as recommended in the Staff Report dated April 3, 2015, as modified pursuant to the handout dated July 15, 2015.

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1. The Board will establish a Seven Corners Implementation Steering Committee, consisting of members of the Fairfax County Board of Supervisors, Falls Church City Council, and community representatives from both Fairfax County and Falls Church City to guide the implementation of the redevelopment, public facilities, and vision set forth in the Seven Corners Comprehensive Plan. Community representatives will be appointed by each area's respective elected official.
2. The Board directs staff to establish a Seven Corners working group, consisting of members of Fairfax County Department of Transportation, Department of Planning & Zoning, Office of Community Revitalization, Department of Housing and Community Development, and Falls Church City Staff, to guide the implementation of the redevelopment, public facilities and vision set forth in the Seven Corners Comprehensive Plan.
3. The Board directs staff to work with the City of Falls Church to identify and address the challenges associated with transitioning from recommendations in the Seven Corners Comprehensive Plan through the gateways into Falls Church City.
4. The Board directs staff to conduct a phasing analysis and develop a funding plan for the transportation improvements recommended in the Seven Corners Comprehensive Plan. This effort would result in the following:
  - Cost estimates for road and other transportation improvements recommended in the Plan.
  - Recommendations on the projected order in which transportation improvements should be implemented to maintain a balance between the future development of Seven Corners and the associated transportation infrastructure over time.

- Conceptual plans for phased implementation of the road improvements, including the entire ring road network, with time duration and estimated costs of each project.
  - Descriptions of funding sources and estimates of funds available from each source, based on similar experience elsewhere in the county.
5. The Board directs staff to work with the City of Falls Church and the Northern Virginia Transportation Commission to encourage the completion of the Route 7 Transit Alternatives Study and bring the recommendations forward to incorporate into the Comprehensive Plan.
  6. The Board directs staff to further study the grid of streets proposed in the Seven Corners Conceptual Street Network to determine right-of way needs
  7. The Board directs staff to utilize existing funding dedicated to Seven Corners transportation improvements, as well as identify necessary additional funding, to move forward on the design, engineering, right-of-way acquisition and construction of the Seven Corners Interchange project.
  8. The Board directs staff to create guidelines that provide additional detail on how to incorporate Seven Corners specific urban design and streetscape features into future development, as outlined in the Comprehensive Plan.
  9. The Board directs staff to conduct a traffic analysis of the roadway network in the vicinity of Juniper Lane and Patrick Henry Drive. This analysis should identify potential strategies to limit cut-through traffic and reduce possible traffic impacts generated by future development to the surrounding residential neighborhoods, while improving connectivity within these neighborhoods. Options to evaluate should include, but not be limited to, the closing of Juniper Lane with or without the possible extension of Nicholson Street to Juniper Lane, the realignment of Juniper Lane at its connection to Patrick Henry Drive, and should engage the residential communities in the vicinity of Juniper Lane, Patrick Henry Drive and Nicholson Street to develop final recommendations. Such an analysis should identify options to maintain adequate access between Juniper Lane and Patrick Henry Drive to both east and westbound Rt.7 traffic without degrading traffic operations on Patrick Henry Drive or Juniper Lane. This analysis should be conducted prior to or concurrent with rezoning applications for properties located within the Leesburg Pike Village, also known as Land Area C, as defined in the Opportunity Areas Section, and is recommended to be completed within one year of Plan adoption.
  10. The Board, together with the Department of Housing and Community Development, and Fairfax County Redevelopment and Housing Authority, will engage in a discussion of development and preservation of housing targeted to households earning 60% of Area Media Income or less. The discussion will include a review of affordable housing policy as well as consideration of public funding or other financing tools.