

**FAIRFAX COUNTY PLANNING COMMISSION
TYSONS COMMITTEE
THURSDAY, FEBRUARY 20, 2014**

PRESENT: Frank A. de la Fe, Hunter Mill District
James R. Hart, At-Large
Nell J. Hurley, Braddock District
Kenneth A. Lawrence, Providence District, Chairman
John C. Ulfelder, Dranesville District

ABSENT: Janyce Hedetniemi, At-Large
James Migliaccio, Lee District

OTHERS: Fred R. Selden, Director, Department of Planning and Zoning (DPZ)
Brenda Cho, Planning Division (PD), DPZ
Pam Nee, PD, DPZ
Michelle Stalhut, PD, DPZ
Tracy Strunk, Office of Community Revitalization (OCR)
Suzianne Zottl, OCR
Jill G. Cooper, Director, Planning Commission
Jeanette Nord, Clerk, Planning Commission

ATTACHMENTS:

- A. Fairfax County Comprehensive Plan, 2013 Edition, Tysons Urban Center, Annotation of Changes to Transportation Section, 4/16/14 Draft
- B. Fairfax County Comprehensive Plan, 2013 Edition, Tysons Urban Center, Annotation of Changes, Area II
- C. Fairfax County Comprehensive Plan, 2013 Edition, Tysons Urban Center, Draft Changes, 02/06/14

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On behalf of Chairman Kenneth A. Lawrence, Commissioner Frank A. de la Fe called the meeting to order at 7:01 p.m., in the Board Auditorium, 12000 Government Center Parkway, Fairfax, Virginia 22035. He noted that this evening's meeting was the first meeting of the Tysons Committee and would be a workshop on the Tysons Plan. As such, it has been fully transcribed below.

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COMMISSIONER DE LA FE: Okay, welcome to the February 20th, 2014, Tysons Committee workshop and the first order of business, since this is the first meeting of the Tysons Committee in 2014, is to constitute the Committee. And as Vice Chairman of the Planning Commission, I so do that now and would entertain a motion for a Chairman of the Committee. Commissioner Hedetniemi?

COMMISSIONER HEDETNIEMI: Commissioner de la Fe, I am honored to make the nomination for Ken Lawrence to be our Chairperson.

COMMISSIONER ULFELDER: Second.

COMMISSIONER DE LA FE: It's been moved and seconded. I am assuming there is no comment and all those in favor, please signify by saying aye.

COMMISSIONERS: Aye.

COMMISSIONER DE LA FE: Mr. Chairman.

CHAIRMAN LAWRENCE: Thank you, Mr. Vice Chairman. Ladies and gentleman, this is the first of several meetings of this committee. Tonight belongs mostly to staff and what we're going to hear tonight, committee members, is what staff has been up to with proposed amendments to the Tysons Plan. As I understand it from conversations with them, we don't have a very large scope of amendments. That's a good thing. Of course, that's partly because we're still pretty early on in actual experience of implementing the Plan and getting things out of the ground according to the Plan. Nevertheless, there is enough to do a round of emendation and that's why we're here. We're going to start these meetings as promptly as we can at 7:00 and we're going to end them as promptly as we can at 9:00. In each meeting we'll cover issues that are at hand and have opportunity for those present at the meeting to – to ask questions about the topics we were working with. In this meeting, if we have time at the end with staff, we will open it up for questions from the public. But even if we run out of time and don't have those questions, by all means, record your questions and send them in by email to the Planning Commission. Do we have a particular address for them? Or is just the plancom email?

BRENDA CHO, ZONING EVALUATION DIVISION (ZED), DEPARTMENT OF PLANNING AND ZONING (DPZ): There is a Tysons Committee web page under the Planning Commission website.

CHAIRMAN LAWRENCE: Okay, so click your way to the Tysons Committee web page and look for the email there and address your question through that email address. All – I repeat, all, questions will be read and thought through. With that, I'm going to turn matters over to staff, unless there are comments or questions from commissioners. We do have one new committee member this evening. That is Mr. John Ulfelder, who now represents Dranesville District, and we're glad to have him on this committee, since Dranesville is very important to Tysons and the other way around. Welcome.

COMMISSIONER ULFELDER: Thank you.

CHAIRMAN LAWRENCE: Okay staff, it's yours.

MS. CHO: Good evening, I'm Brenda Cho with the Department of Planning and Zoning. Tonight, we'll discuss Phase One of the Tysons Plan Amendment. County staff here tonight include Fred Selden, Pam Nee, and Michelle Stalhut from the Department of Planning and Zoning, and Tracy Strunk and Suzie Zottl from the Office of Community Revitalization. Staff will begin with a presentation and then will address any questions from the commissioners. We'll conclude with anticipated next steps and any public comments. As a brief overview, the current Tysons Comprehensive Plan language was adopted by the Board of Supervisors in 2010 after five years of study. The language encourages higher intensity and mixed-use development around the four new Metro stations in Tysons and sets a new vision for walkability and sustainability for the area. Within the current Plan text, there are numerous recommendations to perform more detailed studies regarding urban design guidelines, public street design standards, and public facilities planning. The Board also approved 20 follow-on motions directing staff to perform a variety of tasks from annual monitoring of implementation progress to developing a transportation funding plan. Substantial work has been completed in the last three and half years since the Plan was adopted. Many of the completed studies and standards have a direct connection with the Comp Plan so the county proposes to amend the Plan to incorporate this information. In addition, 11 rezoning applications to the planned Tysons Urban Corner District have been approved to date by the Board since the adoption of the Plan. In March 2013 the Board authorized a series of Plan amendments focused on three topical areas. The intent of the Plan amendments is to specifically update the Plan based on the work that has been done. The board did not authorize consideration of new Plan recommendations at this time. Based on public feedback a single comprehensive amendment is now proposed to be covered in phases. The first phase will cover the implementation, land use, and urban design sections of the comp plan. Transportation will be covered in the second phase and the third phase will cover parks, public facilities, and other updates as needed. Each phase will also have at least two public meetings and opportunities for the public to review and comment on the drafts. The initial draft of changes was posted last September and a public meeting was held in October 2013 to discuss Phase One. Comments were received and evaluated by staff and changes were incorporated into the draft presented to you today. Some of the key general changes proposed for the Plan include a name change to Tysons Urban Center from Tysons Corner Urban Center, an update to the – an update to the Metro station names, editorial text changes, and changes to the planning horizon. As

previously noted, the Board adopted 20 follow-on motions in June 2010 that directed staff to perform a variety of tasks with the adoption of the Plan. Key accomplishments include the establishment of the Tysons Partnership in January of 2011, a transportation funding plan that was adopted by the Board in October 2012, and the formation of a multi-disciplinary core team of county and VDOT staff that is dedicated to reviewing the rezoning cases and providing technical analyses. Additionally, references to the studies and guidelines completed since 2010 are proposed for inclusion, such as a circulator study, Tysons urban design guidelines, and Public Facilities Manual amendments. Within the land use section, additional clarification regarding the evaluation of Special Exception applications for office uses above 2.5 FAR and of additional intensity beyond the quarter mile range are proposed. Also references to additional intensity along circulator routes are proposed for removal. Draft text is proposed in the transportation improvement section to reflect the Board's adoption of the transportation funding plan, which is based on a total development level of 113 million square feet and a Plan goal of 100,000 residents and 200,000 jobs by 2050. Additionally, public facility planning is accomplished at the county staff level as rezoning applications are reviewed. In addition, there is new language regarding periodic analyses of new development, infrastructure projects, and public facilities. The analyses are expected to commence five years after the Silver Line is completed and will include assessments of growth compared to baseline forecasts and provisions of infrastructure and facilities. Changes to the urban design section of the Tysons comprehensive plan include updating recommendations for consistency with the Tysons urban design guidelines and removing detailed language that is included in the design guidelines. The pedestrian hierarchy map is recommended as development proposals are reviewed and the design guidelines provide additional guidance on pedestrian hierarchy plans. Other language related to fire access and conformity to the most current street grid are also proposed. A reference to the VDOT transportation design standards, which was adopted in September 2011, is proposed in the streetscape design guideline and additional garage and utility access as well as designing structured parking is included in the draft edits. This is where will welcome any questions from the Commissioners.

CHAIRMAN LAWRENCE: Okay, any questions? I have two. One is, I notice that references to added densities along circulator routes are removed. That is, that removal doesn't removal doesn't preclude that ever happening, does it?

FRED SELDEN, DIRECTOR, DEPARTMENT OF PLANNING AND ZONING (DPZ):

Commissioner Lawrence, Fred Selden, Department of Planning and Zoning. No, it wouldn't.

Part of the circulator analysis that was done by DOT was to look at what type of circulator system and, I think what was envisioned by the Task Force was something akin to a light rail system and the notion that if you had a light rail system you would look at additional density along the circulator routes. I think the results of the circulator analysis indicated that in the near term they would be looking at something other than a light rail system and therefore the thinking was that the suggestion of additional density was not appropriate again given the type of circulator that is now being proposed to be included in the Comp Plan.

CHAIRMAN LAWRENCE: I think it might not be unreasonable to – to have that explanation somewhere available.

MR. SELDEN: Okay.

CHAIRMAN LAWRENCE: If the text is simply is simply altered to remove it, that makes it clear that it is removal without prejudice to what might happen in the future, but we're not ready for –

MR. SELDEN: Yes, we can – we can certainly look at that again, because if I recall the task force was certainly supportive of the idea of having some kind of light rail in the future. But again, the question is – and I think we could certainly put something into the Plan that might suggest that you could look at that and look at additional density as may be appropriate in the future.

CHAIRMAN LAWRENCE: But conditions on the ground have to be suitable for it.

MR. SELDEN: That's correct.

CHAIRMAN LAWRENCE: And they are not yet. I think that's the long and short of it at the moment. All right, thank you. My other question had to do with the slide presentation. You've done this many times. This was our first, or at least my first, and it went pretty fast. Is that going to be available on the net?

MS. CHO: We'll publish the copy of the presentation on the Tysons Plan Amendment's website.

CHAIRMAN LAWRENCE: Thank you very much. Any other questions?

COMMISSIONER DE LA FE: Mr. Chairman?

CHAIRMAN LAWRENCE: Commissioner de la Fe.

COMMISSIONER DE LA FE: This may –

CHAIRMAN LAWRENCE: Then Commissioner Hart.

COMMISSIONER DE LA FE: This may not necessarily have to do with what we are considering tonight; however, just before I came over I happened to have the news on and there was a report on the VDOT plan to replace the two Route 7 bridges over the Dulles Toll Road at Tysons. And I was just wondering to what extent that had been discussed, because I had not heard about it until I saw that report. You know, we – we've discussed a lot of other transportation stuff, but not that.

TRACY STRUNK, DEPUTY DIRECTOR, TYSONS COORDINATOR, OFFICE OF COMMUNITY REVITALIZATION (OCR): Sorry, Commissioner de la Fe, Tracy Strunk with Office of Community Revitalization. I know there is a public meeting actually this evening about that project. I also haven't heard too much about it in the past, but we know it's out there and sort of have it on our radar screen to take a look at that and see how it interacts with the pedestrian connections in and out of Tysons because part of what that project will do is provide a pedestrian connection along Route 7 across the Toll Road there.

COMMISSIONER DE LA FE: I just wanted to make sure that on occasion that there is a disconnect between groups, particularly county and state relating to transportation and -- since it was on one of the major broadcast channels tonight and nowhere else. Even the meeting -- the other meeting that we have -- maybe I was concentrating on this one and I hadn't concentrated on that other one, but I just wanted to ask the question.

CHAIRMAN LAWRENCE: Commissioner Hart.

COMMISSIONER HART: Thank you, Mr. Chairman. I had a couple process questions and I don't know if I'm jumping ahead but it's been a long time since we've met and what we used to do, as I recall, was set a roadmap of the things that we needed to do or that staff wanted us to review with a series of meeting dates. And we -- we shifted or we -- we bumped things if it took longer, but basically we -- we established what we had to do by approximately when we had to do it and what we were going to do in what months. I don't know if we've got a deadline to do something or if there are dates that -- by which we need to complete phases of this. Is it anticipated that, for example, we would be going through -- we have the handouts tonight about -- beginning with page 1, and then another one beginning with page 94 -- are we going to vet those in the same way we did the -- the strawman how many times? What is it that staff wants us to do with, for instance the handouts tonight or the other material we've got?

MS. CHO: We'd like the committee members to review the drafts that we've prepared so far, which incorporate staff and public comments and to give us your feedback and the language

that's proposed so far and we anticipate that we'll post any revised drafts online for the public to again review. At the same time we will be working on Phase 2 and Phase 3. So in terms of a broader roadmap we were going to discuss that and the next steps of a broader sort of outline of the work to come this year.

COMMISSIONER HART: Do you want us to do that – maybe I'm just not getting it. Do you want us to do that tonight? Or is that something we're going to sit down collectively to do or what – what – maybe I'll ask the Chairman. What would – what would you like us to do?

CHAIRMAN LAWRENCE: I think we had tonight an allocation of public meetings to different sub-phases. Right? There was Phase One and there was Phase Two and there were supposed to be at least two public meetings per phase. So it would seem to me that staff might be able, if they're – if they're willing, to work out what it is exactly that they want us to look at for the first meeting of each one of these phases and what for the second, in terms of this text. And if we have that far enough in advance then if this is the strategy, then we should have our comments and discussion ready by the time we get to that meeting. Is that the idea? Or do we have the meeting and then do comments and discussion and then talk about it again.

MS. CHO: So this is the first opportunity you've had to hear from staff regarding Phase One, it's likely that you'll need some additional time to review the materials that you were given. And so we would be happy to work with the committee to schedule another meeting, whether it's formally done with a presentation or more informal with just discussion about any questions you may have upon further review of the drafts that you have.

CHAIRMAN LAWRENCE: So I think – I'm sorry. Go ahead.

COMMISSIONER HART: Well, I was going to ask, do we – do we have a deadline to complete any piece of this?

MS. CHO: We're suggesting that there is a deadline of Friday, March 7 for comments to be received.

COMMISSIONER HART: – for all the stuff we got tonight? Or these – the first two pieces? Or –

MS. CHO: The components that you have tonight are basically the implementation, land use, and urban design sections of the Comp Plan.

MR. SELDEN: If I might add, Commissioner Hart, the way we had originally envisioned this process, we were going to do it in three phases, and we were going to take each phase to an amendment; I'll call it to the finality of a public hearing on a specific amendment. We were

asked to kind of reconsider that approach to have something more akin to – I'll coin a new term – a rolling strawman, if you will. So I think it's, from staff's view, however long the Commission – we're now giving you the draft of the strawman as it relates from what the staff originally had put together, we've had several public meetings and gotten public comment. We've tried to incorporate as many of those comments as – as appropriate and now it's kind of in the committee's hands to then review and provide us with additional thoughts and comments so that we in essence can take that rolling strawman to a point where the committee says, 'okay, we're now ready to kind of put this on hold and we'll look at the next' – I'll call it – 'bite of the rolling strawman' which would be the transportation related changes.

COMMISSIONER HART: If step one is to do all three phases and then the Board will authorize something or are the three going to be authorized separately?

MR. SELDEN: No, that – no, that's how they will be done, but what we'd like to do is take the rolling strawman through the committee for each of those phases and then we will have, I'll call it a comprehensive set of changes to the Tysons Plan that we would then authorize. The Board – the Board's already authorized the public hearing, but we would then advertise a public hearing before the Planning Commission and Board of Supervisors.

COMMISSIONER HART: Have we got a date for the Planning Commission public hearing?

MR. SELDEN: No, we – we've not... I don't believe we've nailed down a date. Originally, we had – we were shooting to get all of this done in 2014, if you will.

COMMISSIONER HART: Okay.

MR. SELDEN: So, we had originally thought that we would, again, do the first phase in the – in a spring timeframe, the second phase in a June/July timeframe, and the third phase in the fall of 2014. But again, that's – the only commitment that we've made is to try to get this process completed in 2014. But if you'd like, we'd be more than happy to outline kind of a schedule for I'll call it the overall – what we think the overall amendment would go on. But again we're open to the committee, you know, giving as much time as you think you need to review each of the sections and to give us your feedback on those sections.

COMMISSIONER HART: I would defer to the Chairman, but I think in prior years that the kind of schedule and we've – we've slipped a little bit, but having the schedule was helpful to focus us on what we needed to do meeting by meeting. One other question about the timing of it: I was at a meeting with some other staff a few days ago about amendments to the Parks Plan generally, some of which overlapped with Tysons. And I think there's – there's going to be some

interaction or, if there hasn't already, and Phase 3 I saw on one of the slides tonight also mentioned the Parks things and they have some pretty, I thought, substantive changes proposed. Is that going to be simultaneous with this? Is the Parks amendment going first? Or is this going before the Parks amendment? Or do we know yet?

MR. SELDEN: I don't think we know yet. Those were two – those were two separate tracks, if you will, in terms of the Parks update of the Comprehensive Plan, as well as the Parks section update in the Tysons Plan, but we will look at the timing on those to make sure that – that they're well coordinated.

COMMISSIONER HART: The concern that I had in the – I had a number of concerns in the Parks meeting last week, but particularly that we're all working off the same sheet of music, and if an applicant comes in, that everything be consistent – that if this chapter agrees with this chapter – so, if somebody's coming in they've got a park piece of it, both the parks piece and the Tysons piece are – are always right and that we don't have a gap with different chapters to look at. I think we want them to be together if we're very, very close in time, if there's a way to do that.

MR. SELDEN: Well, we certainly will, but one of the things that we have already done was the Urban Parks framework, which I think is the thing that is probably most germane to what's going on in Tysons and sets that. So, I know that we've got that – that piece taken care of, but we will certainly look at the timing to make sure that we don't have a disconnect.

COMMISSIONER HART: All right. Thank you.

COMMISSIONER ULFELDER: Mr. Chairman?

CHAIRMAN LAWRENCE: Mr. Ulfelder and then –

COMMISSIONER ULFELDER: They have prepared a Tysons Park Plan, the Park Authority. They've talked to some of the Supervisors. They've met with the McLean Citizens Association Environment Committee last night to brief them and they're scheduled, I think, to meet with the group in Vienna that's been following the Tysons Plan this coming week. So, they – they are far along in preparing a document – a fairly complete document for public input as they try to move forward with the Parks planning portion – the Urban Parks portion for the Tysons Plan.

CHAIRMAN MURPHY: Commissioner de la Fe.

COMMISSIONER DE LA FE: I was – I was just going to comment on a couple of things. I agree with Mr. Selden on the idea of a, sort of, a rolling strawman, but I also want to caution everyone that what we are doing here is not rewriting the basic Tysons Plan. What we are doing

here is to – at least in my view – is to tinker with it as we have – have had experience with implementation of it, rather than rewriting the entire thing. I – and the Parks Plan – – I haven't seen the full details of it yet, although we've met with the Parks folks – I believe that what they're preparing is part of their regular Parks planning process that they have and it would still have to go to their Board and everything else before it, you know, goes anywhere else. And I know that as part of the Tysons implementation county group, the Parks people are very much involved in that. But that – those were my two comments.

CHAIRMAN LAWRENCE: So if I can try to sum up what I think I've heard, Commissioner Hart suggests, and I agree, that we need to have some sort of nominal schedule that divides the – the substance of what we're trying to do into the meetings that we're going to have to do it. I'd be glad to work with staff offline to work on such a schedule if everybody concurs with that and I can by email send out what's being thought about to get everybody's assent to it or suggestions for change. Secondly, I too have seen some of the Parks material and, while on one hand I'm very glad to see them doing what they're doing, I'm – it makes me – it gives some concern, partly because it's part of a regularly repeating needs assessment process that's done I think every decade, something like that, and so to that extent it's sort of independent of what else may be going on and I do feel very strongly that the Parks Plan and the rest of Tysons land use and transportation must be inter-digitated. We have a very delicate balance between how the land is used and how densely the urban environment is built up and other factors and I would be very concerned about anything that might cause us to lose that balance. Maybe I'm just being paranoid but these things have a tendency to take on their own life so, as envisioned by somebody whose passion is parks, pieces of land might get put to use that – that won't fit with the rest of the land use as we had it laid out for Tysons. So I am concerned about how to maintain a – a meeting of the seams of those efforts. Also, we – we have to find a way not to – if it isn't broke, we ought not to be fixing it. So in looking at the first few pages of the introduction that we've been given tonight I see a lot of text and I see comment boxes on the margins that have comments in them. Is there some way for us very quickly to know what text there is in here that is not at any kind of question so that we don't waste time looking at it and trying to think of ways to do anything to it? Secondly, if we're going to work from these documents here, I have to plead old age. The type size in the comment boxes is, I'm sorry, miniscule and there has to be a better way if that's what I'm expected to do for me to get at it. So there are – there's a mechanical problem that we need to solve and then there's an editorial problem, which is, "if it

ain't broke, don't fix it." So, I think we need to work on that. I'd like to just – just point out something. The other night we had a Tysons application and one of our members – and I won't mention who – was looking at proffers for that application and it took two hours to go through the proffer set. As it happened, the proffer set got changed and that was not a very good thing, but my point is that the Commissioners on this committee have – have lives in the real world and so we need to be very careful about the time that gets spent. So my – my suggestion about how can we tell what it is we're supposed to work on and what we don't have to bother with is made with some urgency. I think we need to get that straight before we have the next meeting and get – and let everybody know if they're going to use these documents to work from. Is that a reasonable position? Mr. Ulfelder.

COMMISSIONER ULFELDER: One of the things I'd find helpful this evening is that there were drafts that had received – there were comments from the – and I wasn't involved with this at that time. What would be helpful for me is if you would point out which of the issues that are – which of the changes in here got the most comments or at least raised the more significant issues that you had – that you had to wrestle with in – in rewriting the text or revising it or choosing not to so that you could point to some of the specifics in here that – that raised questions for people and how you worked with others without going through the whole document, but just pin-pointing the ones that you seem to think, based on that review, were the most serious – that presented the most serious problem.

CHAIRMAN LAWRENCE: Commissioner Hedetniemi.

COMMISSIONER ULFELDER: Pardon?

CHAIRMAN LAWRENCE: I'm sorry, were you –

COMMISSIONER ULFELDER: Yes, I'm done.

CHAIRMAN LAWRENCE: Thank you.

COMMISSIONER HEDETNEMI: Thank you, Mr. Chairman. One of the things that I would suggest as a means to facilitate responding to my fellow commissioners' request, in the Comprehensive Plan amendments that I've dealt with, one of the things that was helpful was where the staff identified where something was proposed because it was to update the text to reflect a different name in a – in a division or a department in the county, to correct the text – for example, I guess the way to do things now is to not capitalize "county" but to use lower case. Those kinds of things would make it very easy for us to skim quickly through the text and

identify where you have categorically made changes, either to update, to correct, to bring into accord with other county language, or to respond to a community or a public comment. Okay.

COMMISSIONER HART: Mr. Chairman?

CHAIRMAN LAWRENCE: Commissioner Hart.

COMMISSIONER HART: Let me ask again and, maybe – maybe this is a suggestion but would it make sense for us independently and offline to go through, page by page, at home or wherever, the things that are crossed out or added and the comments in the right-hand column and skip over all the stuff that's – because there's pages of nothing really changed – to skip over the stuff that's unchanged and just look at the changes to – to get any comments on that to a central person or point by a certain date and then – there may not be much of anything – and then know how much we have to do before the next meeting?

MR. SELDEN: Commissioner Hart.

COMMISSIONER HART: – if we've got this March 7 deadline.

MR. SELDEN: Well, we'll certainly work with the Commission on that March 7 date, but given some of the comments I've heard tonight, one of things that happens when we use those comment boxes – and I have the same kind of reaction that Commissioner Lawrence has – it reduces the font of the text. So we'll look at probably getting back to you with a revision that can remove those comment boxes because a lot of those comment boxes where it just, you know, it just says, well the Board has decided to call it Tysons rather than Tysons Corner. We can do – we can communicate that in another fashion. So let us work on getting you all a – a copy that is, I'll call it easier to read, and we will look at kind of how we did the updates on the – on the Area Plan volumes that have gone through so that – so that we can categorize them in a way that makes it easier for the committee to look at it. And lastly, we can highlight the areas that we thought were – again, it becomes a question of should this be something that we change or not? And we've heard from various citizens and community groups on areas that are sensitive, so we can do that as well. So I think that might be a better approach for – again, the immediate term is for us to turn something around – it might be easier for the committee to work with and we'll also work with Commissioner Lawrence on looking at what's a reasonable date. But I think one of the things that would be helpful is if we can get something back out to the committee that is easier for you all to – to manipulate, read, and understand; if you could then get staff some questions prior to the next meeting, because again some of the comments might be things that we haven't annotated. You might go, well why did you change that or, you know, you've deleted

this element of the Circulator study and, you know, maybe you ought to leave it in for whatever reason. So I think that might be a better approach if we can work to get you something that will make it easier for you to do your work.

COMMISSIONER HART: Can I make one suggestion on that? Because I think I've been the – one of the main culprits on a complaint and it's not – it's not to you all, it's to everybody every chance I get when we get these things with the teeny, tiny font, and I've my magnifying glass trying to read it. The revisions that have worked the best for me, and I may be the only one, have been the ones that – where they took the text, put it on long paper sideways and increased the width of the right-hand column. Because the reason those letters in the right column are so tiny is because the right-hand column is so narrow, and if the paper is wider, the sides of the – everything can increase in the right-hand column, and if we have shorter, wider pages, but you can read everything on them. And we did that on the – we did that on Green Buildings I don't know how many times and we did it on the Parks Plan several years ago, and it, for me, that – that worked. And I think our equipment has the capability of doing that – and maybe using more paper – so I guess cutting down more trees in the Amazon or whatever we're not supposed to be doing, but I think it's more workable.

CHAIRMAN LAWRENCE: And to follow on one of Commissioner Hart's points, is it generally true that text which has no lines on it, no marks of any kind, is text that's okay?

MR. SELDEN: Yes.

CHAIRMAN LAWRENCE: So, he was spying out a way to look at this strategically and I suggest we try to capitalize on that. If you could grey out the text that's going to be okay and nobody's asked any questions about it, and then keep in black and white the ones that have lines through them and turn it sideways, and I think the word processing program works the way you're talking about so that it's automatically bigger if the box is bigger. It sounds as though we're closing in on a quick and yet thorough way to look at all these comments. I'll work with you about schedules. What I want to work in is a call for questions so that a week before our – the committee meetings, we will send out to all committee members a call for questions as a reminder. Is that – is that okay with everybody?

COMMISSIONER DE LA FE: Yes. Mr. Chairman?

CHAIRMAN LAWRENCE: Commissioner de la Fe.

COMMISSIONER DE LA FE: And to follow up on that, and it's also – would be appropriate to remind me and all the other commissioners that when we get things for comment we comment

on them at the time, because we, I mean, we have hard copies of this here, but we did receive all of these documents a couple weeks ago by email.

COMMISSIONER HEDETNIEMI: Mr. Lawrence?

CHAIRMAN LAWRENCE: Commissioner Hedetniemi.

COMMISSIONER HEDETNIEMI: One more suggestion, if possible, is could you prepare of map of Tysons that provides the districts and the stations? Because anyone looking at this who's not familiar with it would not necessarily know where the east district is and I just made – saw a reference to that. That would be a helpful template on top of this so the people could look at and understand what we're talking about.

COMMISSIONER DE LA FE: It's on page 11.

MR. SELDEN: We'll be happy to – there is a map that's in – in the Plan, but it is a very small size and it's not easily readable. So we certainly give you a much larger size version of that so that it will help you in your orientation to the various areas.

COMMISSIONER HEDETNIEMI: And others.

CHAIRMAN LAWRENCE: All right. Any further comments on the process that we're trying to work here? I have a question. Are we responding to any formal Board matter? Is there a – a written record of the Board sending the amendment process to the Planning Commission? And if so, can we have it in our packets? And if not, fine, we'll go on.

MS. CHO: I'd be happy to share a copy of the joint Board matter that was adopted on March 5th, 2010, which authorized the consideration of the series of three amendments for you all to have it.

CHAIRMAN LAWRENCE: I think that would be foundational actually. All right, further questions on process? Anybody? All right. We have some time yet this evening, and what would you like to do? Would you like to enter into some of the –

COMMISSIONER DE LA FE: Go home.

CHAIRMAN LAWRENCE: – some of the – – The document you have that recites the comments you received and the actions you took on those comments, I found very useful. And it might be very worthwhile, I think, to spend a little time with some of those. I had a chance to go through it. Did everybody get a chance to go through that?

COMMISSIONERS: Yes.

CHAIRMAN LAWRENCE: I think it might be worthwhile to reinforce that a little bit so that people can get an idea of what staff has done with what we've already gotten from the public about the –

COMMISSIONER HEDETNIEMI: – and when it's been adopted.

CHAIRMAN LAWRENCE: I'm sorry?

COMMISSIONER HEDETNIEMI: – and when it's been adopted.

CHAIRMAN LAWRENCE: – and whether it's been adopted. I noted with interest that in some cases a change was – was adopted as recommended by an outside source. I think a couple of them were MCA and in other cases it was no, we want to retain the language we have. So if we – let's look at a few of those for a while this evening. And then I think I'd like to throw the meeting open for questions from the public to see if everybody is comfortable with where we're headed here, bearing in mind that we are not recreating the Plan. We are engaged in – what was it, tinkering? Tinkering.

COMMISSIONER DE LA FE: Well not quite tinkering.

CHAIRMAN LAWRENCE: Not quite tinkering. So can we –

COMMISSIONER DE LA FE: Refinement.

CHAIRMAN LAWRENCE: – look at the comments document for a few minutes?

COMMISSIONER HEDETNIEMI: Dated February 6th.

CHAIRMAN LAWRENCE: On the first page of that comments document, the second heading, under Implementation Section Comments, it talks about page 18, and where would that be in the handouts of plan text that you gave us? I have vision for Tysons; I have Implementation. So in the first of the two handouts you gave us, I come to page 18 of the Plan text and it's at the bottom of that page I see a comment box. So there was a suggestion for modifying what the draft text was to a proposed text and staff's response was to accept the change as proposed. So I see a – it's a grey out; it would be a highlight – an underlined couple of sentences – couple of – couple of lines on page 18 with a comment in the comment box that I can't read. So is that correct? Have I traced that to the right place?

MS. CHO: Yes, Commissioner Lawrence, that comment box does refer to the change that was accepted as proposed.

CHAIRMAN LAWRENCE: Commissioner Hedetniemi.

COMMISSIONER HEDETNIEMI: Again, something that would help us, rather than having – our having to go back and forth between these two page – the documents: if you could have identified in the text that this was a change made as the result of public comment, as opposed to staff comment or a staff correction, it would help us understand the source of the corrections.

MS. CHO: I think one idea that we'll take up is, maybe, to use some kind of color code, some visual cue for you all to know which changes to particularly review, especially ones that are very minor or editorial in nature. Maybe that would be a grey color and the more substantive changes, maybe, would be a different color that would alert you to key on to that text.

CHAIRMAN LAWRENCE: That sounds reasonable.

COMMISSIONER HART: Mr. Chairman? Yes, I was going to say again, if we're looking at the format, what we have done on some of these others is we had a third or a fourth column and the third column might say who's asking the question, or what the question or suggestion is, and then the third column is what staff thinks of it. And so then, again, we don't have to flip between different – it would be all in one place. This is what we got now, this is what the question is, staff likes it or doesn't, and here's where we're going. I also wanted to ask, I don't understand and maybe I'm just slow, underlined is different from underline and highlighted, I guess. Is – underlined is new and highlighted a second iteration of new?

MS. CHO: That's correct, Commissioner Hart. The highlighted changes reflect changes that were incorporated after we received public comments in October –

COMMISSIONER HART: Okay.

MS. CHO: – from the original edits that we proposed with the draft in September.

COMMISSIONER HART: Crossed out is something being deleted, and if it's just plain white, that's how it is now and we're not changing it?

MS. CHO: Correct.

COMMISSIONER HART: Okay. Thank you.

CHAIRMAN LAWRENCE: All right. So are we – have we reached a sort of closure on what the expectations are at this point for – I think staff is going to do some – some revising of the format for this thing into what – what I would call a matrix, a bunch of cells extending to the right, as Commissioner Hart has outlined. That is a very useful way of dealing with these kinds of things and I think it would help immensely. And while that's happening, I will work with staff, whoever you like, to work out some times for when we want to do things and what will be in the next session. Is everybody content with that?

COMMISSIONER ULFELDER: Can I have –

CHAIRMAN LAWRENCE: Commissioner Ulfelder.

COMMISSIONER ULFELDER: When – when do you think you're going to have the Phase 2 documents prepared for the Planning Commission?

MS. CHO: Transportation staff is currently finalizing their edits and we anticipate that they'll be ready to present a draft sometime in the next couple months, but we can confirm with them on when they might want to come to the Committee. But I think they first would like to do a public outreach meeting before they come to the committee similar to what was done for Phase 1.

COMMISSIONER ULFELDER: All right, so you'd end up with a bunch of public comments on that draft that you might choose to incorporate before you presented it to this Committee, the same process you followed with the – with this first phase. Is that right?

MS. CHO: That's correct.

COMMISSIONER ULFELDER: And then Phase 3?

MS. CHO: We're finalizing the scope for Phase 3. That's actually what we wanted to cover in the next steps, if we could just cover those just briefly. We'll work with the committee to extend the deadline or change the deadline for what we had hoped to receive, comments originally on March 7th. Again, we will review all the comments received and post any revisions on the Tysons Plan Amendment website, were anticipating, in April, as well as creating a comprehensive comments matrix that incorporates all the comments received to date in one document, which would certainly make it easier for you all and the public to track all the changes with the comments that have been proposed.

COMMISSIONER ULFELDER: But your intention was to park Phase 1, once you'd gotten through that kind of process with Phase 1, while you focused on Phase 2, and then do the same thing with Phase 2 when you focus on 3.

MR. SELDEN: Yes. Commissioner Ulfelder, that was our intent; although, you know, it will all be posted and available and we'll continue to take comments, but at some point our focus is going to shift on that – to that next phase. And even though we still may be getting comments that deal with the land use section and urban design, we won't come back to those with the committee until we bring the full package together, which is after Phase 3.

COMMISSIONER ULFELDER: Yes, I mean, that's the weakness of this – this serial approach –

MR. SELDEN: I agree.

COMMISSIONER ULFELDER: – is that it provide – it ends up with more opportunities and more time taken with continuous comments and having to deal with them. I mean, you might be better to really park it and – once you're satisfied at that point – and then go on with the others and then put them together and you have another round for people to say what they want to say.

MR. SELDEN: That – you know, it’s – it’s more complication than, perhaps, we would desire and, again, the original thinking was to try to, you know, to bring some finality to it, but I can tell you just looking at what we’ve done so far with respect to Phase 2, I think it is better now, even though it will be somewhat still open to try to bring the package all together into one bundle to move on. Because I think there was concern – I’m beginning to agree that regardless of how careful we might be in that first bundle, there will always be some connection to that next piece that we didn’t quite get right and we’ll have to go back and tweak it to – to make it mesh. So while we think that this section is just dealing with land use, it does overlap and bleed into transportation and urban design. So I think that as messy as is it, we’re going to have to have that ability to kind of go back and look at what we’ve done and make some adjustments to it. The saving grace, I think, is when you really get into it these changes are not, for the most part, substantive changes. Most of them are editorial and the – and the, what I would call the substantive changes are just to update information and to make a better connection between the Plan text and the Urban Design Guidelines and the Plan text and pedestrian hierarchy – other things that are out there. So, again, I think when you get into it, it won’t be as daunting a task as it might look – seem right now.

COMMISSIONER ULFELDER: It’s not an opportunity for people to fight the battles they fought in 2010?

MR. SELDEN: No.

CHAIRMAN LAWRENCE: Commissioner Hedetniemi, I think.

COMMISSIONER HEDETNEMI: I don’t mean to add another daunt to the conversation, but I would like to encourage staff – and I know this is not an easy task – but I really would like to encourage staff to try to simplify the language and the sentence structure so that it is not as confusing as might otherwise be. I’ll give you an example: Under Item 6, “As development is completed, further consideration may be necessary to utility replacement coordination, easement agreements, streetlights and VDOT permitting.” That sentence would read so much better if you had said, “necessary to coordinate utility replacement, to enact easement agreements, to determine streetlight placement, and to establish VDOT permitting and where it should go.” I mean, I just think that if we take a – pay attention to the – to the way we construct the sentences, it can be much more clear and less government-ese. And we’re trying to be transparent with this document because it’s going to be a living blueprint for what we do in the future.

MR. SELDEN: We'll certainly look at that, but I think the good news here is I think that was proposed by someone else and I don't think we accepted it.

CHAIRMAN LAWRENCE: Further comments? It's been very quiet at the far end of the rostrum. No comments from your end?

COMMISSIONER DE LA FE: Don't – don't jinx it. They – they want to hear from the public.

CHAIRMAN LAWRENCE: All right, since we've reached a sort of closure on what's going to happen next as far as what we, the committee, are going to chew on, I think we have an opportunity to do something else here altogether with this meeting at this point. Are there members of the public present who have a felt need to make comments or ask questions of us at this point? Please come down, identify yourself, and tell us what's on your mind.

COMMISSIONER DE LA FE: Mr. Chairman, I would suggest that anyone who wants to speak, maybe, should move up towards the front so that we have an idea of how many folks are going to

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CHAIRMAN LAWRENCE: Yes, that would be helpful. Thank you, Commissioner.

KIMBERLY BASSARAB, ASSISTANT DIRECTOR, PLANNING COMMISSION OFFICE: Commissioner Lawrence?

COMMISSIONER HART: Identify them and –

MS. BASSARAB: Do you – would you be able to identify them – – If you could please identify yourself and say your address before you –

MAURICE GIGUERE, 8590 CORAL GABLES LANE, VIENNA: I was about to, yes. I was about to do that.

MS. BASSARAB: And do you want to – this is not a public hearing –

CHAIRMAN LAWRENCE: It's not a public hearing, so I think what we'll do is to save time is reasonable, and if it gets unreasonable I'm going to start making grunting noises.

MR. GIGUERE: Oh God. I won't be unreasonable, I promise.

CHAIRMAN LAWRENCE: Thank you very much.

MR. GIGUERE: My name is Maurice Giguere. I live in the area of greater Carter Green association, and I guess it's the west part of Vienna. And we participated – I'm the Secretary of the Association, but I'm speaking on my own, and we participated in a very aggressive participation with the Comprehensive Plan, the development of the Comprehensive Plan. And our real interest is the, you know, the insulation of the – all of that Raglan Road area, you know,

where the park now is active, to make sure that, you know, all of those trees don't get cut down and our homes now are exposed to Route 7, okay. So, the bottom line for us – and we've been very aggressive in doing that – we want no changes to the Comprehensive Plan that would ameliorate that we achieved, you know, some months or years ago. So, I guess from a personal point of view, that's the only thing I really have to say. If anyone has any questions, I certainly can – can do that, but we would be – at least I am – I don't want to see all those trees cut down and a soccer field put there, for example. You know, so, that's the way we feel and that's my comment.

CHAIRMAN LAWRENCE: Thank you very much.

MS. BASSARAB: Sir? Sir? Sir? Can you state your address? I'm so sorry. Your address.

MR. GIGUERE: It's Coral Gables Lane.

MS. BASSARAB: The street number.

MR. GIGUERE: 8590.

MS. BASSARAB: Thank you.

COMMISSIONER HART: Mr. Chairman?

CHAIRMAN LAWRENCE: Commissioner Hart.

COMMISSIONER HART: Mr. Giguere. Well, you don't have to come back, I'll just say it. For your folks' benefit – and I think staff will confirm this – none of the edits in the stuff we have tonight in these first two pieces in any way change what you're concerned about.

MR. GIGUERE: Okay, thank you.

ELIZABETH BAKER, WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC, 2200 CLARENDON BOULEVARD, ARLINGTON: Good evening, I'm Elizabeth Baker with Walsh, Colucci. I just wanted to echo Commissioner Lawrence's sentiments with regard to the Phase 3 portion, which relates to parks. Having worked with a number of applicants on applications, Parks takes up way, way more than any other topic in discussion, more than transportation, more than phasing, more than urban design, more than architecture – we talk about parks. And I know that there is a need to – to look at the parks, but I'm also very concerned that over this time, we're going to produce a document and it's almost going to be like a – a finished document and I really hope that we have a lot of public input into that and that we do keep that balance that Mr. Lawrence was talking about, with the other key objectives of the – of the Plan. So, I just wanted to echo that. Thank you.

CHAIRMAN LAWRENCE: Anybody else? Please come, identify yourself, sir; name and address. I almost said rank and serial number, but I –

MARK ZETTS, 6640 KIRBY COURT, FALLS CHURCH: Mark Zetts, 6640 Kirby Court, Falls Church. I'm just wondering, do we know how many meetings we're going to have for Phase 1 and Phase 2?

CHAIRMAN LAWRENCE: I think we have – if I'm not mistaken, Mark – I think we have five meetings of this committee laid on. I may be mistaken; there might be four, but it's not a whole lot. It's not the way it was last time.

MR. ZETTS: So five for all three phases?

CHAIRMAN LAWRENCE: I think that's right. I believe there were two meetings per phase, so it might go to six, if I heard right.

MR. ZETTS: And the next meeting will – will of course still be on Phase 1, correct?

CHAIRMAN LAWRENCE: To my knowledge, that's what we're going to be doing.

MR. ZETTS: Okay, it's, I mean – Phase 2 wouldn't start for a while.

CHAIRMAN LAWRENCE: That's right.

MR. ZETTS: Okay, that's all. Thank you.

CHAIRMAN LAWRENCE: Mark, I – I'd like – – Let me just point out that we – one of the dimensions we don't want to alter or lose in this process is public input. So one reason we might have more than six meetings is to make absolutely sure that everybody who has something to say has had an opportunity to say it.

MR. ZETTS: Right.

CHAIRMAN LAWRENCE: And I'm – I'm sure you understand that. We've always done it that way.

MR. ZETTS: Yes.

CHAIRMAN LAWRENCE: We don't intend to depart from that now, even if we're only making small changes, we want to make sure we've got all the small changes there are to make.

MR. ZETTS: Well, the reason I asked for clarification is I think we have one more comment and I just wanted to make sure that, you know, there's still time, you know for it to be considered. That's all. I'm not worried about it all. It appears to me that there's no problem there at all.

CHAIRMAN LAWRENCE: Thank you. We'll make certain –

COMMISSIONER ULFELDER: He'll have until the end of this year.

COMMISSIONER DE LA FE: This is true.

CHAIRMAN LAWRENCE: Anybody else?

THOMAS FLEURY, CITYLINE PARTNERS, 1651 OLD MEADOW ROAD, TYSONS CORNER: Tom Fleury, Cityline Partners. And I really didn't intend to do this, but I am now – Commissioner Lawrence, I'm very paranoid. I had known nothing about a park plan working concurrently – their normal park process, and why they're allowed to do anything to the Tysons Plan relating to parks. I'm very concerned about that. If you know – if you're familiar with our cases, our approved cases, we're building a lot of ball fields, we're building fire stations, we've dedicated stream valley parks, and now I'm hearing about a separate process that is, I guess, going to try to be melded into this process and quite frankly I don't know – I would like to have been to one of the meetings you all have been to because I'm concerned about that. So I guess what my question is, is how is the Park Authority's authority as a park board and staff – are they entitled to affect the Master Plan Park Plan? I'm concerned about that, so I share that concern. Secondly, us that do zonings, and we've gotten through successful rezonings, one thing we have worked with the staff on and – and I just can't say this loudly enough – this is – this is even for us guys that worked on this for most of our lives, this is – this is tough to follow. The matrix – the matrix format, something linear, you know what the change is, who proposed it, this is what we're, you know, this is what we're proposing. And then you have a series of blocks and – where, you know, the committee checks off and – and there's other public input that would be very valuable even to the industry to have it in that format. And last but not least, which is what I was not going to say, but I'm here without adult supervision which is an internal joke – I'm never allowed to go out without adult supervision – is that I – I have a little bit of trouble, and now that I'm getting old I get to say stuff like this, we have an amendment to the Master Plan, the first amendment to a Master Plan. And what this amendment, I understood, was supposed to do was be editorial changes. This is the scribe's version. They had a Master Plan and we had a Comprehensive Plan and we wrote it, and boy, everybody worked hard on it. And we have all of these changes – editorial changes. Commissioner Lawrence you don't want to fix anything that's not broken and yet we're approaching four years of this under our belt and it doesn't appear in this change we're allowed to do anything that somebody else doesn't think is broken. So my view of this is we have kind of the editorial changes, which is what it's supposed to be, I think, and yet we're going to discuss whether to list the – the IDL or not – go from 45 on and 4 million. To me that's a substantive change. So there's this breadth of things we're doing, editorial comments; so I think some very significant issues within the Plan, and we haven't even gotten to

the transportation part yet. So when we say, “if it ain’t broke don’t fix it,” editorial changes, what do we do to clean it up, you know this is the first cut at it, I just would like to remind you I think we’re approaching the five-year mark with the follow-on motions. We’re going to start then looking at the – the first real revisions to the Comprehensive Plan. So this interim step, this clean-up step, we thought was to prepare that change starting, you know, next year for 2014 or - 15, to have a better base document – yet we are tinkering with things in here – but yet as developers, when we tried to do more than tinker, it doesn’t appear we’re going to be allowed to do that in this document. So, thank you.

CHAIRMAN LAWRENCE: Thank you, Tom. Commissioner Hedetniemi.

COMMISSIONER HEDETNIEMI: I think you’ll probably recall that during the Tysons Land Use Task Force we came up with the concept that we needed to have recreational placements and facilities within Tysons. The time the Park Authority estimate for the kind of parks that would be required, or recreational facilities that would be required based upon the projection of residents, would have taken a third of Tysons for parks and recreation. Probably starting at least four years ago, perhaps, the Park Authority established a committee of staff and public and some developers and some people from transportation and from the planning staff. And they came up with a plan for parks in Tysons that is responsive to two things: One, the recognition that we don’t want people having to go into the neighboring communities to do baseball, soccer, tennis, whatever, and; two, that we need to find a way to create a situation within Tysons that is livable, walkable, recreation, that serves the people who are going to live there. We’re talking about rooftop facilities. We’re talking about pocket parks. We’re talking about the baseball field that Cityline has established. That’s been going on for a while. I don’t know that it is as maybe apparent as it should be if someone of your breadth of information has missed it. I will though say that because parks are such a difficult thing to achieve – recreational facilities within Tysons are difficult to achieve because the land is so valuable – it is taking up a lot of time. And Elizabeth Baker is right. It is sometimes disproportionate, the amount of time that parks take up. But in my judgment the amount of time that we spend trying to work out a reasonable accommodation among developers, among residents, and among people who are owners, and developers, and businesses within Tysons to create a park situation – a recreational facility within Tysons – all of that is very, very important. Thank you.

COMMISSIONER HART: Mr. Chairman?

CHAIRMAN LAWRENCE: Commissioner Hart.

COMMISSIONER HART: Thank you. To Mr. Fleury's point and to some extent to Ms. Baker's point. And someone can correct me – maybe Mr. de la Fe or Mr. Selden or somebody – my impression was that although the parks amendments are fairly far along in the sense that there's been a lot of LEED work done already, there still remains a significant amount of public outreach. The Comprehensive Plan, no matter which amendment we're talking about – Parks amendment or Tysons Parks amendment or Tysons amendment or something else – only the Board of Supervisors can amend the Comprehensive plan. And they would have to follow the same process that is set out in the Code. I mean, things would have to be advertised and have a public hearing. The Park authority board, although they're going to be extremely involved in what the park – saying what the park authority wants for these amendments, there are pieces of what they're doing that are not going to be in the Comprehensive Plan. The Comprehensive Plan pieces of the parks' bigger project are actually quite small pieces, but I think we've identified at least a number of us right from the starting gate that we've kind of got simultaneous processes going on, perhaps with different people, that we want to make sure that they're linked up, that everybody is doing the same thing and that what we're changing in one amendment – everything is consistent and that we're not creating conflicts or confusion between those pieces. I think in the – after tonight, there will be some follow up, but I expect that there will be opportunities for everybody to coordinate with everybody to participate in the outreach process on the parks amendments. And I think there may be two of them as there's a more general one and then there's a – one – a more Tysons-related one – before anything gets to public hearing. We're aware of the potential problem and I have no doubt that staff is going to take care of it.

CHAIRMAN LAWRENCE: Thank you, Commissioner Hart. Other comments? Commissioner de la Fe.

COMMISSIONER DE LA FE: Yes, I just have one comment. In a previous life I had something to do with the park authority and one of the major accomplishments, I think, during that period was to make sure that the county's plans and the park authority's plans did not go in different directions. And I'm sure that a lot of – and they have not since that time. And I'm sure that at least one Commissioner – probably more than one – will make sure that it – that bad trend – doesn't reappear. I don't think it is. I think there is good coordination, but it's something we always have to look at because, just like the housing authority and other independent authorities, there is a tendency sometimes to go their own way regardless of what the county wants. That's all.

CHAIRMAN LAWRENCE: Thank you. Other comments? Any concerns?

COMMISSIONER DE LA FE: Can we go home now?

CHAIRMAN LAWRENCE: Anyone else wish to make any sort of input at this point? Very well, seeing none. I think we've done everything we can for this evening. Somebody will send me an email and tell me who to call. I'll call whoever you want some time tomorrow.

COMMISSIONER DE LA FE: Do – do we want to do the next steps are?

CHAIRMAN LAWRENCE: So I think the next steps are going to depend in part on what we decide we're going to do with this matrix.

MS. CHO: Yes, well staff will work with the committee, particularly Commissioner Lawrence, to set some kind of timeline as well as work on a revised draft that's more user friendly, yes, for the committee members and the public.

CHAIRMAN LAWRENCE: All right, so we'll be back in touch then by email as soon as we have anything to say. Thank you very much. And we are adjourned.

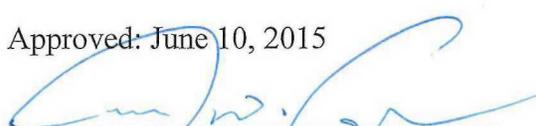
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The meeting was adjourned at 8:15 p.m.
Kenneth A. Lawrence, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved: June 10, 2015



John W. Cooper, Clerk to the
Fairfax County Planning Commission