

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, FEBRUARY 6, 2014**

PRESENT: Frank A. de la Fe, Hunter Mill District  
Earl L. Flanagan, Mount Vernon District  
James R. Hart, Commissioner At-Large  
Janyce N. Hedetniemi, Commissioner At-Large  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large  
John C. Ulfelder, Dranesville District

ABSENT: Janet R. Hall, Mason District  
Ellen J. Hurley, Braddock District

The meeting was called to order at 8:16 p.m., by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

FS-Y13-95 – AT&T MOBILITY/NEW CINGULAR WIRELESS, 14631 Lee Highway  
FS-Y14-1 – AT&T, 5500 Sully Park Drive  
FSA-P-04-44-3 – SPRINT, 2600 Park Tower Drive

Chairman Murphy: WITHOUT OBJECTION WE WILL ACCEPT THE CONSENT AGENDA ITEMS.

The motion carried by a vote of 10-0. Commissioners Hall and Hurley were absent from the meeting.

//

PA 2013-CW-2CP – COMPREHENSIVE PLAN AMENDMENT (PROCEDURAL REFERENCES) (Decision Only) (The public hearing on this application was held on January 29, 2014.)

Commissioner Hedetniemi: Mr. Chairman, thank you very much. Plan Amendment 2013-CW-2CP proposes to update the Comprehensive Plan to reflect the adoption of Fairfax Forward in July 2013 and other editorial changes. At the public hearing on Wednesday, January 29, 2014, two issues arose that I would like to address in my motion tonight. The issues involved the wording in a bullet related to the use of technology in public participation and the pluralization of Capital Improvements Program. A search of the Comprehensive Plan found only one other instance of Capital Improvements Program besides the one identified in the Preface and

Introduction to the Policy Plan. The other instance is in the Human Services section of the Policy Plan. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION WITH TWO MINOR MODIFICATIONS TO CLARIFY THE BULLET ON THE USE OF TECHNOLOGY IN PUBLIC PARTICIPATION EFFORTS AND TO REMOVE THE ‘S’ FROM ‘IMPROVEMENTS’ WHEN REFERRING TO THE COUNTY CAPITAL IMPROVEMENT PROGRAM. THESE MODIFICATIONS ARE SHOWN ON MY HANDOUT ON PAGE TWO, DATED FEBRUARY 6, 2014. Thank you, Mr. Chairman.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt PA 2013-CW-2CP, as amended by Ms. Hedetniemi this evening, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Litzenberger: Abstain.

Chairman Murphy: Mr. Litzenberger abstains.

Commissioner Litzenberger: Not present for the hearing.

Chairman Murphy: Not present for the public hearing.

The motion carried by a vote of 9-0-1. Commissioner Litzenberger abstained from the vote; Commissioners Hall and Hurley absent from the meeting.

//

#### ORDER OF THE AGENDA

In the absence of Secretary Hall, Chairman Murphy established the following order of the agenda:

1. CSPA 95-Y-057 – ESA P PORTFOLIO, LLC
2. RZ/FDP 2012-PR-002 – GREENSBORO PARK PROPERTY OWNER, LLC
3. PCA/SEA 2012-MV-001 – WOODLAWN HOSPITALITY, LLC

This agenda was accepted without objection.

//

Because the following case was in the Springfield District, Chairman Murphy relinquished the Chair to Vice Chairman de la Fe.

//

CSPA 95-Y-057 – ESA P PORTFOLIO, LLC – Appl. Under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 95-Y-057 to permit sign modifications. Located at 12100 Monument Dr., Fairfax, on approx. 3.99 ac. of land zoned PDC and WS. Tax Map 56-1 ((1)) 20E. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Commissioner Murphy asked that Vice Chairman de la Fe ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Vice Chairman de la Fe closed the public hearing and recognized Commissioner Murphy for action on this case.

//

Commissioner Murphy: Thank you very much, Mr. Chairman. First, I'd like to thank Mike Van Atta, who's a new member of staff, who did a great job with this non-controversial application.

Commissioner de la Fe: Very eloquent.

Commissioner Murphy: This part of the process. You know, it's sort of like being baptized by total immersion. We bring you along slowly and then all of a sudden (*inaudible*). Mr. Chairman, this is a Comprehensive Sign Plan Amendment, a change in the name of the Homestead Suites to Extended Stay America with a new sign program. It is - it's in conformance with the Comprehensive Plan and the applicable Zoning Ordinance Amendment. And I can assure all the members of the Planning Commission that none of these signs wink or blink or change the time every five minutes. They just sit there and smile at the oncoming drivers and tell them that this is a new hotel in Fairfax County. So therefore, I would like to MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 95-Y-057, IN CONFORMANCE WITH the proffers [*sic*] contained in the staff report that we have this evening, dated –

Vice Chairman de la Fe: Development conditions.

Commissioner Murphy: DEVELOPMENT CONDITIONS, rather, DATED JANUARY 23<sup>rd</sup>, 2014.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by – I almost said Mr. Hall – Mr. Hart. Any comments from the Commission? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries unanimously.

The motion carried by a vote of 10-0. Commissioners Hall and Hurley were absent from the meeting.

//

Chairman Murphy resumed the chair.

//

RZ/FDP 2012-PR-002 – GREENSBORO PARK PROPERTY OWNER, LLC – Appls. To rezone from C-4 and SC to PTC and SC to permit office and residential development with an overall Floor Area Ratio (FAR) of 3.23, approval of final development plans and a waiver #6028-WPFM-006-1 to permit the location of underground storm water management facilities in a residential area. Located in the N.W. quadrant of the intersection of Greensboro Dr. and International Dr. on approx. 6.98 ac. Of land. Comp. Plan Rec: Transit Station/Mixed Use. Tax Map 29-3 ((15)) 12A and 29-4 ((9)) 12B. PROVIDENCE DISTRICT. PUBLIC HEARING.

Jill Parks, Applicant's Agent, Cooley, LLP, reaffirmed the affidavit dated January 13, 2014. There were no disclosures by the Commissioners.

Commissioner Lawrence announced that he would defer the decision only on these applications at the end of the public hearing.

Bob Katai, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of applications RZ/FDP 2012-PR-002.

Commissioner Lawrence asked Mr. Katai whether he was confident that issues, aside from the stormwater management, could be resolved prior to the Board of Supervisors' public hearing date. Mr. Katai said yes. Commissioner Lawrence noted that the only issue staff noted in the application was in regard to the stormwater management, noting that the portion to be redeveloped would perform above the Tysons goal, while the existing developed portion would not. He asked Mr. Katai if the improvements on the undeveloped portion might increase the overall performance of the entire site. Mr. Katai said it could, but it would depend on what low impact development (LID) techniques were used. Commissioner Lawrence said that the deferral time would allow the applicant and staff to review LID and other features that might be used on the stormwater management system and ultimately result in increased performance from the system on the entire site.

Commissioner Hart referenced the applicant's approved waiver from the creation of an on-street bike lane along International Drive and suggested that the applicant ensure sufficient right-of-way to accommodate it in the future, noting that interruption of the bike lane for applicants along the route could halt its creation altogether. Referencing Proffer Number 12, Bird-Friendly

Design, he noted that the proffer provided no reason for or directive regarding the narrative summary and asked for clarification on its purpose.

Tracy Strunk, Fairfax County Office of Community Revitalization (OCR), explained that the purpose of the proffer itself was to encourage architects to look at these features upfront and added that OCR staff would review and retain the study and make recommendations if needed. She also noted that some of the features in the summary could potentially help with LEED and other similar certifications.

Commissioner Sargeant referenced Proffer Number 35B, Trip Reduction Objective, and asked if the exclusion of the existing office and new retail uses would affect the TDM goal. Jeffrey Hermann, Fairfax County Department of Transportation (FCDOT), explained that it would not, adding that a separate proffer addressed the trip reduction goal for the existing office space. He also noted that the amount of retail was so small that it would not significantly impact the trip generation calculation. Commissioner Sargeant referenced Proffer Number 35K, Transit Systems, and asked whether the applicant would provide new or existing technology. Mr. Hermann said the technology referenced what was currently available but noted that the proffer was also flexible enough to allow for new technologies to be added. Referencing Proffer Number 38A, WDU Specifications, Commissioner Sargeant asked for clarification regarding the requirement that the workforce dwelling units (WDU) in each building “shall have a bedroom mix similar to that provided in the market rate units.”

Catherine Lewis, ZED, DPZ, explained that the percentage allocation of each WDU type in each building must be the same as the allocation for the market rate units. When he asked if all of the WDUs would be put in one building, Ms. Lewis deferred to the applicant for a response for this question.

Ms. Parks stated that this application would further the vision for Tysons Corner and noted the challenge it presented as its first single-phased infill development project. She pointed out that the applicant had retrofitted the site for stormwater management and made significant concessions on the existing office parcel to provide an excellent residential property. She also noted that a parking reduction study had been done while respecting existing lease commitments and added that the applicant had also analyzed the feasibility of the grid system and its implications on the adjacent properties. She noted that the applicant had made substantial commitments, including the addition of Summit Street, which was not currently on the Comprehensive Plan Map. She also pointed out that the applicant would provide monetary commitments, removal of a large retaining wall along International Drive and the resulting widening of the landscape amenity panel and sidewalk in that location, and two pedestrian connections from the existing office building to International Drive, which would be done upfront. She noted that the proposal would be a significant improvement on the existing site, with residential development within a quarter mile of the Metrorail station. Ms. Parks addressed Commissioner Hart’s earlier question regarding the bike lane on International Drive and explained that a conceptual engineering study of International Drive from Westpark to the Galleria demonstrated that when the road was widened, bike routes could be provided within the existing right of way. Regarding Commissioner Sargeant’s concern about the mix and location of

the workforce/affordable housing units (ADU), Ms. Parks said that there was an option to locate all of the units within one building, but said that the mix of units must be the same as the market rate units and added that a minimum of 20 percent of the units in the building must be WDU/ADUs. With regard to the stormwater management, Ms. Parks explained that the stormwater runoff from the site would be reduced significantly. She explained that the applicant had maximized the opportunities onsite by retaining more than one inch on the residential portion to compensate for the office portion of the site and providing spot improvements to the interior of the office parcel. In addition, she said the applicant had committed to all possible offsite treatment measures to improve retention, including treating the offsite areas on portions of Greensboro Drive in front of the residential building; however, she noted that it was not possible to treat the portion in front of the office buildings because it would require the removal of the existing mature trees. She further noted that retrofitting the existing office buildings would not be feasible since they were built in the 1980s under different design standards and therefore could not accommodate certain green features such as a green roof. She reiterated that the proposed treatment for the office parcel was an improvement on the current conditions, which contained no stormwater management, adding that if and when the office buildings were redeveloped, the applicant would meet the one inch retention requirement.

Chairman Murphy called for speakers, but received no response; therefore, he noted that a rebuttal statement was not necessary.

Commissioner Lawrence said that, given the location of the proposal site and the added benefits from the existing office use, he hoped that the applicant would be able to provide additional stormwater management, and suggested that Ms. Parks work with staff on ideas for consideration during the deferral period.

Ms. Lewis noted that staff would continue to work with the applicant to resolve the stormwater management issues. She added green roofs had been added to existing buildings on previous applications and expressed interest in exploring that option.

Commissioner de la Fe referenced Proffer Number 50, Escalation in Contribution Amounts, and asked for clarification regarding the exclusion of the public schools contribution. Ms. Lewis noted that the contribution had been addressed in another proffer and was subject to changes set by the Board of Supervisors.

Commissioner Lawrence asked if the transportation waivers currently under evaluation by FCDOT would be made available to the Commission within the next week. Ms. Lewis confirmed that they would. Commissioner Lawrence noted that although this application would be deferred, it was a long process requiring talent and ingenuity, for which he commended the applicant and staff.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this case.

//

Commissioner Lawrence: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2012-PR-002 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN TO A DATE CERTAIN OF ONE WEEK FROM TODAY. Are we meeting a week from today?

Commissioner Flanagan: Second.

Commissioner Lawrence: – WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Hart: The 13<sup>th</sup>.

Commissioner Lawrence: Thirteenth – 13 FEBRUARY.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion of the motion? All those in favor of the motion to defer the decision only on RZ/FDP 2012-PR-002 to a date certain of February 13<sup>th</sup>, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Hall and Hurley were absent from the meeting.

//

PCA 2012-MV-001 – WOODLAWN HOSPITALITY, LLC –  
Appl. To amend the proffers for RZ 2012-MV-001, previously approved for a hotel to permit site modifications and associated modifications to proffers with an overall Floor Area Ratio (FAR) of 0.63. Located in the N.W. quadrant of the intersection of Richmond Hwy. and Woodlawn Ct. on approx. 2.0 ac. of land zoned C-8, CRD, and HC. Comp. Plan Rec: Retail and Other. Tax Map 101-3 ((1)) 96. (Concurrent with SEA 2012-MV-001).  
MOUNT VERNON DISTRICT.

SEA 2012-MV-001 – WOODLAWN HOSPITALITY, LLC –  
Appl. Under Sects. 9-618 and 9-622 of the Zoning Ordinance to amend SE 2012-MV-001 previously approved for an increase in FAR, increase in building height, and waiver/modifications in the CRD to permit an additional increase in FAR and associated modifications to site design and development conditions. Located at 8668 Richmond Hwy., Alexandria, on approx. 2.0 ac. Of land zoned C-8, CRD, and HC. Tax Map 101-3 ((1)) 96. (Concurrent

with PCA 2012-MV-001). MOUNT VERNON DISTRICT. JOINT  
PUBLIC HEARING.

Keith Martin, Applicant's Agent, Tramonte, Yeonas, Roberts & Martin, PLLC, reaffirmed the affidavits dated September 23, 2013 and May 8, 2013, respectively. There were no disclosures by the Commission.

Megan Duca, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications PCA 2012-MV-001 and SEA 2012-MV-001.

Commissioner Flanagan noted that the staff report mentioned a transportation analysis and asked if additional traffic modifications were also being made. Ms. Duca confirmed that a left turn warrant analysis had indicated a need for one and said that the applicant had revised the plan to provide one. She pointed out that this application was to increase the floor area ratio (FAR) and said that the increase would not affect the Woodlawn Civic Association to the rear of the site.

Commissioner de la Fe asked if an increase in building was also included in this application, as noted on page 1 of the staff report. Ms. Duca explained that the increase was part of the original Special Exception; however, the applicant was not proposing to increase the height any more than had been previously approved.

Commissioner Flanagan noted that the wording regarding the building height in the revised proffers was different than the staff report and could be confusing. Ms. Duca acknowledged that the wording was different, with page 1 of the staff report stating the building height as 57.5 feet; while Proffer Number 1d, under Generalized Development Plan noted 57 feet 6 inches.

Mr. Martin explained that this application was to correct inaccurate information on the building's FAR that had been previously submitted. He added that this submission would correct the information as well as provide the information on the transportation analysis and the left turn lane that would now be provided.

Chairman Murphy called for speakers from the audience and recited the rules for testimony.

Janet McMillan, 8617 Woodlawn Court, Alexandria, expressed concern about the waiver of the service drive requirement along Richmond Highway in favor of the interparcel connection, noting that the resulting access to the hotel would occur from Woodlawn Court, directly affecting the residents. She added that the application would not improve the current traffic, or meet traffic safety goals as set forth in the Comprehensive Plan, or minimize the impact on the existing residential community.

Commissioner Flanagan thanked Ms. McMillan for her testimony. He pointed out that in 2012 the Woodlawn Civic Association endorsed the Marriott Hotel at this location with this configuration, adding that he had contacted the Association's President to ensure that its members were aware of what would take place on the site. He also noted that members had voiced their concerns at a meeting of the Land Use Committee of the Mount Vernon Council, at which Mr. Martin was present, and adjustments were made to the development plan, culminating in the plans before the Commission this evening. In addition, he noted that there was an

automobile dealership that was also accessed through Woodlawn Court and explained that this was not a unique situation.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Martin, who reiterated that the building height would not be increased and that a left-turn lane would be provided from Richmond Highway into the site, thereby improving the traffic circulation.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Flanagan for action on this case.

//

Commissioner Flanagan: Yes, thank you, Mr. Chairman. I have three motions. The first is, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2012-MV-001, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 29, 2014.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA 2012-MV-001 [*sic*], say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Flanagan.

Commissioner Flanagan: I also MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2012-MV-001, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 23, 2014.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Flanagan: Finally, Mr. Chairman, I have five waivers and modifications that I'd like to consider a single motion –

Chairman Murphy: Please.

Commissioner Flanagan: – if that’s okay with you.

Chairman Murphy: Fine.

Commissioner Flanagan: Fine. Well then I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REAFFIRMATION OF THE FOLLOWING WAIVERS AND MODIFICATIONS:

Number one:

- WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN BOUNDARY OF THE PROPERTY IN FAVOR OF THAT DEPICTED ON THE GENERAL DEVELOPMENT PLAN AND SEA PLAT;

And then a second waiver:

- WAIVER OF THE CONSTRUCTION OF FRONTAGE IMPROVEMENTS ALONG THE RICHMOND HIGHWAY FRONTAGE OF THE SITE;

Third waiver is for:

- A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY IN FAVOR OF THE INTERPARCEL CONNECTIONS SHOWN ON THE GDP/SEA PLAT;

And then the fourth item is:

- A MODIFICATION OF THE TREE PLANTING REQUIREMENT ALONG THE WESTERN PROPERTY LINE IN FAVOR OF THAT SHOWN ON THE GDP/SEA PLAT;

And finally:

- THE MODIFICATION OF THE MINIMUM TRAVEL AISLE WIDTH REQUIREMENT TO THAT SHOWN ON THE GDP/SEA PLAT.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of that motion and all the waivers? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Hall and Hurley were absent from the meeting.

//

CLOSING

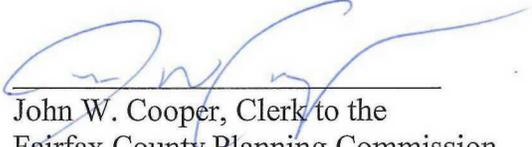
February 6, 2014

The meeting was adjourned at 9:26 p.m.  
Peter F. Murphy, Chairman  
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved on: September 18, 2014



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