MINUTES OF
PLANNING COMMISSION MEETING
APRIL 6, 1994

PRESENT: Lawrence C. Baldwin, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Patrick M. Hanlon, Providence District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John W. Palatiello, Hunter Mill District
Carl L. Sell, Jr., Lee District
Henry E. Strickland, Mason District
Alvin L. Thomas, Commissioner At-Large

ABSENT: None

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The meeting was convened at 8:30 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER, TO THE DATE OF APRIL 20, 1994, OUT-OF-TURN PLAN AMENDMENT, S93-III-UP2.

Commissioners Byers and Thomas seconded the motion which passed unanimously with Commissioners Downer and Harsel not present for the vote.

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S93 -CW-2CP - COMPREHENSIVE PLAN AMENDMENT - To consider proposed revisions to the Adopted Comp. Plan for Fairfax County, VA, in accord. w/*Code of VA*, Title 15.1, Chap. 11. This Plan Amendment concerns land in the Tysons Corner Urban Center whose boundary is defined by the boundary used for the Tysons Corner Height Study, Page 200 of the Area II volume of the 1991 Comprehensive Plan, as amended. This 1,700-ac. area has been the subject of a special study conducted by the Tysons Corner Task Force & County staff to review the Plan for the Tysons Corner Urban Center. The recommendations of the Task Force and County Staff are contained in the report entitled "Draft Tysons Corner Urban Center Plan" and dated March 1994. This draft Plan contains recommendations for land use, transportation, environment,

public facilities, heritage resources & parks & recreation. The draft Plan will amend portions of the text for the McLean & Vienna Planning Districts contained in the Area II Plan. The area is currently planned for commercial office & retail, industrial, & residential uses. The draft Plan generally retains these uses & provides for the consideration of other optional uses under certain conditions. Consideration will also be given to land use & transportation recommendations outlined in briefing materials provided to the Planning Commission on March 23, 1994. PUBLIC HEARING.

Chairman Murphy called on Daniel Alcorn, Chairman, Task Force for the Tysons Corner Urban Center Plan, to give a brief report on the Tysons area study. Mr. Alcorn called attention to the supplement to the draft Tysons Corner Urban Center Plan, dated April 6, 1994, which had been distributed this evening to provide information regarding the task force's proposed text for a northern gateway; position on the three 1994 APR nominations filed concerning Tysons Corner; and acceptance of specific staff recommendations. (See copy in date file.)

Mr. Alcorn, in responding to Commissioner Strickland's questions, said that the idea for rail had been in the County Plan for some time. He added that the Task Force thought it was important to provide rail service that would be very accessible and user-friendly to people in the central parts of Tysons Corner.

Mr. Alcorn explained, at Commissioner Hanlon's request, that staff and the Task Force should be in agreement that FAR meant the same thing. However, the task force had decided to define it as an "overall FAR." He added that the disagreement concerned whether or not to define FAR in the Plan so it wouldn't be an issue in the future.

Commissioner Palatiello referred to page 53, staff comment "The land use plan for Tysons Corner is based on land use intensity that is contingent upon the completion of these planned roadway improvements, as well as implementation of rail service and TDM programs." Mr. Alcorn responded that staff and the task force were able to come to agreement on that by dropping the final sentence of the first paragraph. Mr. Palatiello then asked for comment on a memorandum from Mr. Jaak Pedak, Office of Transportation, dated March 30, 1.994, regarding interchange improvements in the current County Plan and the sub-regional Plan. Mr. Pedak said that, with the exception of the interchange improvement at the Dulles Airport Access Road and Dolley Madison Boulevard, all the interchange improvements had been listed in the Task Force report.

Chairman Murphy called for speakers and explained the Planning Commission's rules for speakers.

Mr. Gerald Connelly, 3315 Mantua Drive, Fairfax, represented the Fairfax County Federation of Citizen Associations. He added that they supported additional language in the draft Plan to allow increased density only if land use were phased with an adequate transportation infrastructure; level of service R in the core areas was maintained; and steady progress was made toward

achieving the overall goals of a 20/80 and a 30/70 mode split between public transportation and single occupant vehicles. Mr. Connelly said that the associations strongly oppose increasing the intensity in sub-area Q-2 from the existing .4 FAR to .6 FAR and endorsed the original staff position. (Position statement and resolution are in the date file.)

Charles Pidano, 1205 Winter Hunt Road, McLean, represented McLean Hunt Estates Civic Association. He expressed their adamant opposition to any increase in allowed density at the Hazel/Peterson (PRC) site in McLean which the task force had proposed. He added that the association was not opposed to development, but was opposed to an unjustified and inappropriate increase in commercial density along a primarily residential street that was already overburdened with traffic. He then read a letter into the record from Katherine Capps, President of Timberly South Homeowners Association, also in opposition. (See letter in date file.)

William J. Byrnes, 7921 Old Falls Road, McLean, represented the McLean Citizens Association. He stated that they were in opposition to any further increase in the density on the Hazel/Peterson site. Mr. Byrnes said that the density that would be permitted in the subunit Q-2 option was not only inconsistent with the density limitation established by the Board of Supervisors recently, but also with the provisions of the County's concept for future development for transitional areas genuinely within the Tysons area. He concluded that the proposed plan would be the very worst land use proposal ever made with respect to McLean. (See position statement in date file.)

On behalf of Mr. Andrew Bass, 1647 Besley Road, Vienna, Mr. James Cluett, Co-Chairman of the Old Courthouse Regional Land Use Committee, spoke in support of the protective measures written into the Plan. He added that the committee strongly supported the Task Force position as it related to the Sherman property.

Ms. Sally Ormsby, 9114 Coronado Terrace, Fairfax, represented the Citizens Committee on Land Use and Transportation who supported the proposed Plan with the exception of sub-unit Q-2, which they thought should not be part of the Tysons Urban Center. (See position statement in date file.)

Mr. Jack Mitchell, 1005 Country Club Drive, N. F., Vienna, represented Westbriar Civic Association. He addressed the two APR items (PC-94--078 and PC-94-091) which were considered along with the review of the Tysons Corner Plan. Mr. Mitchell requested that the two items be denied. (See position statement in date file.)

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, 8391 Old Courthouse Road, Suite 300, Vienna, represented the Fairfax County Chamber of Commerce and expressed their general support for the recommendations made by the Task Force. He added that the Chamber believed that the draft report provided much needed flexibility to address future growth in Fairfax County's "downtown." Mr. Martin noted that County staff had advocated that development projects must stipulate how they would meet and exceed the mode split before rezonings could be granted, thereby creating a disincentive to economic development, rather than incentive. (See position statement in date file.)

Mr. Walter Fleischer, 7318 Hooking Road, McLean, spoke in opposition to the PRC site (Q-2) being included in the proposed Plan.

Ms. Joanne Malone, 3701 Pender Drive, Fairfax, represented the Fairfax County Park Authority in support of staff's recommendations. (See position statement in date file.)

Mr. Gary Serota, 1332 Windy Hill Road, McLean, spoke in opposition to the PRC site (Q-2) noting that traffic already exceeded the capacity of existing roads.

Mr. Wade Smith, 801.0 Birnam Wood Drive, McLean, represented McLean Hamlet Citizens, Inc., who was in opposition to the proposed recommendations for site Q-2 for the following reasons: site Q-2 was an anomalous commercial intrusion into a residential area; McLean Hamlet had already compromised with the developer on this site; Lewinsville Road was a residential street that was already carrying a heavy commuter traffic load; the Tysons Task Force report did not solve the transportation problems of the area; and additional office space on the site was not needed to effect the economic growth of Fairfax County. (See position statement in date file.)

Ms. Lynn Hall, 7701 Falstaff Road, McLean, said that Lewinsville Road was a residential street and she would like it to remain so. She added that she was concerned with the safety of the children in the neighborhood.

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The Commission recessed at 10:57 p.m. and reconvened at 11:20 p.m.

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Mr. Thomas Clary, 7924 Falstaff Road, McLean, said he was concerned with traffic on Lewinsville Road. He added that the Plan did not address the Tysons bypass issue between the Dulles Airport Access Road and the Beltway; transit needs were not adequately addressed; and the Plan did not alleviate the transportation problem, it compounded it. Mr. Clary said that the increased density of office space on site Q-2 was not needed in order to meet County economic growth goals.

Mr. Joseph Miller, 1206 South Huntress Court, McLean, said he was also concerned with the planned increased density for sub-unit Q-2; and the increase in traffic was not due to PRC but due to the increase in population of northwest Fairfax County and eastern Loudoun County who are using Lewinsville Road as a designated bypass. He suggested that use of a standard road system throughout Fairfax County, which would shift responsibility to the private sector to guarantee improvements.

Mr. Thomas Newell, 1604 Montmorency Drive, Vienna, said that he supported the Tysons Plan (Area 3) and opposed the Sherman Plan (PC 94-078). He was also concerned with increased traffic and loss of trees. (See submitted petition dated April 5, 1994.)

Ms. Connie Houston, 1.0102 Nadine Drive, Vienna, represented the League of Women Voters, spoke in support of the Tysons Corner Urban Center Plan, with the exception of sub-unit Q-2 which she said should be removed from the Plan. (See position statement in date file.)

William Larsen, Esquire, 7300 Hooking Road, McLean, represented McLean Station Homeowners Association. He said that there was no need for the expanded development on the PRC site and requested that expansion on sub-unit Q-2 be denied.

Lynne Strobel, Esquire, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, represented J. A. Loveless Homes. She spoke on Land Unit F-5 and proposed an additional development option for single family at a density of 8 to 12 dwelling units per acre.

In Mr. Mark Tracz's absence, Lynne Strobel, Esquire, also spoke on behalf of Mr. Wilson Sherman, regarding Land Unit A-3. She said that the portion of the Task Force recommendation which restricted development to one unit per acre was inappropriate and requested a modification to the recommended text. She then proposed a density of 3 to 4 dwelling units per acre for sub-unit A-3.

Mr. John Hannon, 7006 Westbury Road, McLean, spoke in opposition to Land Unit Q-2 being included in the Tysons Corner Urban Center Plan. (See position statement in date file.)

Mr. Milton Silveira, 7213 Evans Mill, McLean, represented the Evans Mill Homeowners Association. He said they were in support of the Tysons Corner Urban Center Plan, with the exception of sub-unit Q-2.

Mr. Herb Becker, 2009 Lorraine Avenue, McLean, a member of the Tysons Task Force, recommended that sub-unit Q-2 be removed from the Plan; and that there may be a potential problem with the Gateway concept being a signature structure.

Randall Minchew, Esquire, 44084 Riverside Parkway, Suite 330, Leesburg, with the firm of Hazel & Thomas, represented Linpro/Tysons. He said that they supported the need to maintain current Plan language which included both a retail and office option, as noted in the proposed Plan for sub-unit P-2. (See position statement in date file.)

Mr. Edward Mainland, 8752 Old Dominion Drive, McLean, recommended that the Commission require the owners of the PRC site to ensure that in return for added density that traffic in and out of the site be held at present levels. He also requested that stormwater management be held at present levels in the stream valleys.

Mr. Terry Holsimer, McLean Hamlet, said that the transportation alternative that would run along the Dulles Airport Access Road with a rail station in the vicinity of Springhill Road, was a concern for his development and requested that that option be removed from consideration.

Mr. Steven Wendt, McLean, spoke in opposition to the Tysons Corner Task Force proposal to increase the office density at the PRC office complex on Lewinsville Road. He added that he

was concerned with the increase of traffic, safety, and degradation of the local air quality if the increased office density was approved.

Mr. Robert Morris represented McLean Knolls Citizens Association and stated that they were in opposition to the increased density for the PRC site.

Ms. Carole Herrick, Chairman of Transportation Committee of the McLean Citizens Association, also spoke in opposition to the increased density for the PRC site. (See position statement in date file.)

Ms. Wanda Born, 1303 Altamera Court, McLean, spoke in opposition to the PRC site. She noted that further office development was not needed in the area and said she was concerned about the increased traffic for their community.

Mr. Greco Myren, 1366 Lansee Drive, McLean, represented the Audrix Civic Association in opposition to increased development on the PRC site and the proposed widening of Lewinsville Road. He noted that if Lewinsville Road were widened it would take his neighbors front yards.

Francis McDermott, Esquire, with Hunton & Williams, represented Hazel/Peterson concerning the PRC site. He read the discussed covenant into the record, copy in date file, which had been recorded in the land records, Deed Book 5294, page 1.53 as follows: "These covenants shall be construed as covenants running with the land and shall be binding upon all persons, parties, and successors in interest until January 1, 1990, with the exception of the perpetual conservation easement and the provisions of paragraph III (e) and III (f)." Mr. McDermott said that it was a visible and corporate headquarters site.

Mr. Niels Outzen, 1307 Titania Lane, McLean, spoke in opposition to the PRC site, stating that a deal had been broken and he was concerned about an increase in traffic on Lewinsville Road.

Ms. Maya Huber, 6655 Chilton Court, McLean, stated that the plan presented by the Tysons Corner Task Force had not realistically addressed implementation. She also indicated that the Task Force had not identified and agreed on a mechanism to generate the funds needed to achieve a public/private partnership. She said that a self-generated, self-administered fund was needed to retrofit it with the amenities and pedestrian facilities that are needed, with needed signage, and with a precursor of a people mover that might counteract the increased congestion. Mrs. Huber also said that the Planning Commission should ask to see all site plans before they are approved. She then urged the Commission to accept and endorse the changes proposed by staff. (See position statement in date file.)

There being no further speakers, Chairman Murphy closed the public hearing and announced that the Markup on this item was scheduled for Wednesday, April 27, 1994 at 8:15 p.m.

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ADJOURNMENT April 6, 1994

The meeting was adjourned at 1:30 a.m.
Peter F. Murphy, Jr. Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes By: Sandra L. Stever

Approved On: July 28, 1994

Mary A. Pascoe

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission