

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, APRIL 15, 2015**

PRESENT: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Julie Strandlie, Mason District
John L. Litzenberger, Jr., Sully District

ABSENT: Earl L. Flanagan, Mount Vernon District
Kenneth A. Lawrence, Providence District
Janyce N. Hedetniemi, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

On behalf of the Planning Commission, Chairman Murphy expressed condolences to the family of Hunter Mill District Supervisor Catherine Hudgins, whose husband, Willie, passed away on Saturday, April 11, 2015. He noted that Mr. Hudgins' distinguished career included 39 years serving as chief litigator for the Antitrust Division of the Department of Justice. He further noted that, in conjunction with his professional career, Mr. Hudgins was a dedicated member of the community, serving as a member of several organizations in Reston, Virginia. He said that a memorial service would be held in his honor on Saturday, April 25, 2015.

Commissioner de la Fe added that Mr. Hudgins' death would be felt by the Reston community, particularly those closest to the Hudgins family.

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On behalf of the Commission, Chairman Murphy expressed condolences to the family of the Gaines family, for the death of Glenn Gaines, who passed away on Sunday, April 12, 2015. Mr. Gaines had worked for the Fairfax County Fire Department for 35 years and served as Fairfax County's Fire Chief from August 1991 until December 1998. He noted that there would be a viewing on Thursday, April 16, 2015, from 2:00 to 4:00 p.m. and 6:00 to 8:00 p.m., in addition to a memorial service Friday, April 17, 2015, at 11:00 a.m., at the McLean Bible Church in Vienna, Virginia.

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On behalf of the Commission, Chairman Murphy expressed condolences to the family of the Zook family, for the death of Col. William Eugene Zook, who passed away on Thursday, April 9, 2015. He noted that Col. Zook was a graduate of West Point Military Academy and served in World War II, Korea, and Vietnam, and retired a highly decorated Colonel. He added that visitation for Col. Zook would be on Thursday, April 16, from 2:00 to 4:00 p.m. and 6:00 to 8:00 p.m., at the Fairfax Memorial Funeral Home, in Fairfax, Virginia.

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On behalf of the Commission, Chairman Murphy wished Providence District Commissioner Lawrence well, as he was convalescing from a recent injury.

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Chairman Murphy announced that the Williamsburg Manor Park would be renamed and dedicated to John Byers on Saturday, April 25, 2015, at 9:00 a.m. He noted that the public was welcome to attend.

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Chairman Murphy announced his intent to defer the public hearing on RZ 2014-SP-015/SE 2014-SP-060, Sunrise Development, Inc., from, Wednesday, April 22, 2015, to Thursday, April 30, 2015.

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Commissioner Hart announced his intent to defer the public hearing on PCA/FDPA 2005-PR-041-04, Eskridge (E & A) LLC, from, Wednesday, April 22, 2015, to Thursday, April 30, 2015.

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Commissioner Hart announced that the Planning Commission's Environment Committee would not meet on Thursday, April 16, 2015, as scheduled. He said that the Committee would meet on Wednesday, May 20, 2015, at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center to discuss electric vehicle charging station infrastructure. He added that everyone was welcome.

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Commissioner Migliaccio announced that the Commission's Policy and Procedures Committee had met earlier this evening and said that Planning Commission Bylaws were approved, adding that they would be presented to the full Commission at a later date this year.

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FSA-V05-35-3 – VERIZON WIRELESS, 5845 Richmond Highway
FS-Y15-1 – T-MOBILE, 10922 Vale Road

Chairman Murphy: WITHOUT OBJECTION, I MOVE THE CONSENT AGENDA ITEMS.

The motion carried by a vote of 8-0. Commissioners Flanagan, Hedetniemi, Lawrence, and Sargeant were absent from the meeting.

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PFM AMENDMENT (UNDERGROUND DETENTION FACILITIES) (Decision Only) (The public hearing on this application was held on March 25, 2015.)

Commissioner Hart: On the PFM Amendment, I MOVE THAT THE PLANNING COMMISSION FURTHER DEFER ITS DECISION UNTIL APRIL 22, 2015, ON THE AMENDMENT TO THE PUBLIC FACILITIES MANUAL REGARDING THE USE OF UNDERGROUND DETENTION FACILITIES IN RESIDENTIAL AND MIXED-USE DEVELOPMENTS, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENT.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Commissioner Migliaccio. Is there a discussion of the motion? All those in favor of the motion to defer that application, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 8-0. Commissioners Flanagan, Hedetniemi, Lawrence, and Sargeant were absent from the meeting.

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ORDER OF THE AGENDA

Secretary Hart established the following order of the agenda:

1. SE 2014-LE-064 – EYORUSALEM HAILU BEST CHILD CARE
2. 2232-L14-8 – VERIZON WIRELESS
3. SE 2014-DR-033 - KRISHNA R. MURTHY
4. PA 2014-III-DS1 – DULLES SUBURBAN CENTER, LAND UNIT J/AKRIDGE

This agenda was accepted without objection.

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SE 2014-LE-064 – EYORUSALEM HAILU BEST CHILD CARE
– Appl. under Sects. 6-105, 6-106, and 8-305 of the Zoning Ordinance to permit a home child care facility. Located at 7422

Heatherfield Lane, Alexandria, on approx. 1,870 sq. ft. of land zoned PDH-4 and NR. Tax Map 91-3 ((15)) 125. LEE DISTRICT.
PUBLIC HEARING.

Eyorusalem Hailu, Owner, Best Child Care, reaffirmed the affidavit dated February 5, 2015.

There were no disclosures by Commission members.

Commissioner Migliaccio asked that Chairman Murphy 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, Chairman Murphy closed the public hearing and recognized Commissioner Migliaccio for action on this case.

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Chairman Murphy: The public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you. One question for the applicant, please. Can you just reaffirm on the record that you're in agreement with the development conditions dated April 1st, 2015.

Eyorusalem Hailu, Owner, Best Child Care: Yes, I do understand everything.

Commissioner Migliaccio: Okay, thank you very much.

Chairman Murphy: Thank you very much.

Commissioner Migliaccio: Mr. Chairman, this is a very simple home daycare case in the Lee District. It has the support of our professional planning staff. It has the support of our Lee District Land Use Committee. It has my support. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL SE 2014-LE-064, SUBJECT TO CONDITIONS DATED APRIL 1ST, 2015.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2014-LE-064, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 8-0. Commissioners Flanagan, Hedetniemi, Lawrence, and Sargeant were absent from the meeting.

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2232-L14-8 – VERIZON WIRELESS – To consider the proposal by Verizon Wireless, under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to develop a telecommunications facility located at 4700 Franconia Road, Alexandria, VA. Tax Map: 82-3 ((1)) 20. Area IV. LEE DISTRICT. PUBLIC HEARING.

Harvey Clark, Planning Division (PD), 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 application 2232-L14-8.

Commissioner Migliaccio asked Mr. Harvey to detail the outreach that had been done for this application in terms of notification to the surrounding residents. Mr. Clark explained that notifications were sent to residents directly east and west of the subject site, in addition to those living on Franconia Road, Kerrybrooke Drive, and nearby homeowner associations (HOA).

Commissioner Hurley asked how many generators would be onsite and where they would be located and expressed concern about the noise generation, given the proximity to the nearest residential area. Mr. Clark said there would be one natural gas generator located within the equipment compound, at the northern edge of the site. He noted that the compound sat approximately 324 feet from the nearest property line.

When commissioner Hurley asked if the generator would be adequate for all of the carriers on the pole, Chris Caperton, Chief, Public Facilities Branch, PD, DPZ, explained that additional carriers would be required to provide their own generators, unless a shared arrangement was agreed upon.

Commissioner Hart asked if the stealth elements of the proposed facility precluded it from the height increase provided by Section 6409 of the Spectrum Act. Mr. Caperton said no, adding that should staff deny an applicant's request for a height increase, then the applicant must submit a 2232 public facility application to be heard before the Planning Commission.

Commissioner Migliaccio pointed out that the applicant had reduced the height of the pole at the community's request from 128 to 115 feet.

Frank Stearns, Esquire, applicant's agent, Donohue & Stearns, PLC, said that after having sent approximately 1,000 notices, the applicant had held a community meeting on February 14, 2015, at which five people were in attendance. He added that a website was also established, for which notifications were sent, and said that the site was visited by 149 individual IP addresses. He further noted that a balloon test was held on November 4, 2014, for which 1,000 notices were sent. He stated that he had met with the Lee District Land Use Committee twice. He noted that at the first meeting, in November 2014, residents requested a reduction in the pole height to its current height. At the second meeting, on March 2, 2015, the Committee supported the application. Mr. Stearns thanked Commissioner Migliaccio and Lee District Supervisor Jeffrey McKay for providing the applicant with contacts and helping with communication efforts to

ensure that everyone was informed of the application. He said that the application was in conformance with the Comprehensive Plan and requested the Commission's recommendation for approval.

Commissioner Migliaccio asked Mr. Stearns what height the balloon was flown during the balloon test, to which Mr. Stearns replied 128 feet.

Chairman Murphy called for speakers, but received no response; therefore, he noted that a rebuttal statement was not necessary. He then called for concluding remarks from the Planning Commission.

Commissioner Hurley reiterated her earlier question regarding the generators and asked if the testing might be coordinated to reduce the number of times it occurred each week. Mr. Stearns said that generators were often shared when possible, depending on the equipment, adding that that testing could be coordinated. He pointed out that the generators now used natural gas, which allowed them to operate more quietly than diesel-operated generators. When Commissioner Hurley expressed concern about possible noise of the generators, particularly in the event of an outage, Mr. Stearns said that he would look into it.

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 Migliaccio for action on this case.

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Chairman Murphy: Public hearing is closed; Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. I want to thank the applicant for working with the Lee District Land Use Committee and the community in taking the height down from 128 to 115, and working with staff to get this seamlessly through the process. And hopefully, we can get this out tonight. As Mr. Stearns said, the Lee District Land Use Committee voted in favor of this application in March. Our planning staff – professional planning staff also is in favor, and therefore, I'm also in favor tonight, Mr. Chairman. I CONCUR WITH STAFF'S CONCLUSION THAT THE proposed - PROPOSAL BY VERIZON WIRELESS TO CONSTRUCT A 115-FOOT TALL TREE POLE TELECOMMUNICATIONS FACILITY AT 4700 FRANCONIA ROAD, ALEXANDRIA, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED. THEREFORE, MR. CHAIRMAN, I MOVE THAT THE PLANNING COMMISSION FIND SUBJECT APPLICATION 2232-L14-8 SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Commissioner Hart. Any discussion of the motion? All those in favor of the motion to approve 2232-L14-8, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 8-0. Commissioners Flanagan, Hedetniemi, Lawrence, and Sargeant were absent from the meeting.

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SE 2014-DR-033 – KRISHNA R. MURTHY – Appl. under Sects. 9-606 and 2-904 of the Zoning Ordinance to permit uses in a floodplain. Located 8512 Lewinsville Road, McLean, on approx. 25,564 sq. ft. of land zoned R-1. Tax Map 29-1 ((1)) 25.
DRANESVILLE DISTRICT. PUBLIC HEARING.

Krishna R. Murthy, Applicant, reaffirmed the affidavit, dated September 9, 2014.

There were no disclosures by Commission members.

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 application SE 2014-DR-033.

Mr. Murthy stated that he concurred with the staff report and asked for the Planning Commission's favorable recommendation.

Commissioner Ulfelder pointed out that the expiration for the special exception was 30 months, while it was 24 months for the RPA exception, and asked Mr. Murthy if he was aware of it, to which Mr. Murthy said yes.

Chairman Murphy called the first listed speaker and recited the rules for testimony.

Mark Zetts, representing the McLean Citizens Association (MCA), 6640 Kirby Court, Falls Church, stated that the MCA adopted a resolution in support of the application and said that the application met all of the conditions set for the in the Chesapeake Bay Act as well as the Comprehensive Plan.

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 Ulfelder for action on this case.

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Chairman Murphy: Public hearing is closed; Mr. Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. Mr. Murthy, could you step up for a moment? I have to – I'm just going to ask you to confirm for the record that you – your

agreement to the proposed special exception development conditions dated April 1st, 2015, and the proposed RPA exception conditions dated January 23rd, 2015.

Krishna R. Murthy, Applicant: Yes, I do.

Commissioner Ulfelder: Okay, thank you. With that, Mr. Chairman, I have two motions. First, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2014-DR-033, SUBJECT TO CONDITIONS DATED APRIL 1ST, 2015.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Commissioner Migliaccio. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2014-DR-033, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Ulfelder: Second motion: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RESOURCE PROTECTION AREA ENCROACHMENT EXCEPTION NUMBER 6100-WRPA-005-2 AND WATER QUALITY IMPACT ASSESSMENT NUMBER 6100-WQ-003-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT A OF APPENDIX 4 OF THE STAFF REPORT.

Commissioner Migliaccio: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Each motion carried by a vote of 8-0. Commissioners Flanagan, Hedetniemi, Lawrence, and Sargeant were absent from the meeting.

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PA 2014-III-DS1 – DULLES SUBURBAN CENTER, LAND UNIT J/AKRIDGE – Concerning approx. 50 ac. generally located N. of the Stonecroft Boulevard and Westfields Boulevard intersection (Tax Map 44-3 ((1)) 15) in the Sully Supervisor District. The area is planned for office, conference center/hotel, industrial/flex, and industrial uses at an average intensity of .50

FAR. There are two higher intensity options: Option A envisions a mixed-use focal point with office, retail, hotel, and limited residential up to 1.0 FAR; Option B pertains to the area within ¼-mile of a transit stop and recommends intensities up to 1.5 FAR and additional residential up to 2.25 FAR. The Amendment will consider an option for residential use up to .50 FAR that could include office and supporting retail uses with conditions that support the creation of a high-quality living environment. Recommendations relating to the transportation network may also be modified. SULLY DISTRICT. PUBLIC HEARING.

Commissioner Litzenberger announced that he would defer the decision only on this application at the end of the public hearing.

Clara Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended adoption of PA 2014-III-DS1.

Commissioner Litzenberger noted that the owners of adjacent properties had submitted letters in support of this amendment and asked Ms. Johnson how many residences would there be if all 15 of the parcels in the Dulles Suburban Center were to provide residential development. Ms. Johnson said she had not evaluated the other sites, but noted that she would find out during the deferral period. Commissioner Litzenberger expressed concern that allowing residential on this parcel might set a precedent for the rest of the land owners in the area, particularly in light of the current real estate climate. Ms. Johnson concurred and noted that the Dulles Suburban Center area was currently undergoing editorial updates under the Fairfax County Work Program. Commissioner Litzenberger requested that staff determine the reason behind the Dulles Suburban Center being “downgraded” in the Work Program from a full task force to editorial changes. He then pointed out that in the early 1970s the Noise Control Act was passed, requiring the reduction of jet noise over the next 30 years. He added that the spirit and intent of that regulation was not to allow for the construction of homes closer to airport runways, and noted that this development was within three miles of one. He asked whether staff had considered the amount of disturbance the noise would have on the prospective residents. Ms. Johnson noted that residential zoning had been planned for the subject site, with noise from vehicular traffic being the major cause for concern. Commissioner Litzenberger stated that when the site was originally approved in the 1980s, the accepted noise level was 65 dBA with a two-mile noise corridor to Centreville, Virginia, within which there was no residential development. He pointed out that as jet engines grew quieter, that corridor had decreased and more residential homes were built. Ms. Johnson pointed out that the subject property was located outside of the 60dB noise contour, but added that she would try to determine how the boundaries had changed and whether the noise had been considered during the planning for this site.

Commissioner Hart noted that several other applications had been submitted for similar development in the surrounding area, including a plan amendment to convert the rest of the unbuilt Commonwealth Center from office to retail to build a Wegmans. He expressed concern about how, contrary to the intent of Fairfax Forward, applications were being submitted on a

parcel-by-parcel basis rather than simultaneously so that they could be reviewed holistically. He stated that a Wegmans near the subject development would impact the transportation around the subject site, as would the cumulative impacts of each parcel, should the individual owners decide to apply for the same use as this applicant. He stated a holistic approach, where one task force would review the development and transportation within the entire area, would better serve the area as well as the county.

Commissioner Hart referenced the school capacity figures and asked Ms. Johnson whether staff had calculated the school capacity using the subject area in isolation or as part of the entire Dulles Suburban area. Ms. Johnson stated that this application was the only area considered for the school capacity study.

Leanna O'Donnell, PD, DPZ, explained that the first evaluation for Fairfax Forward was due and said that she was noting Commissioner Hart's concerns to take back to the relevant staff personnel. Commissioner Hart stressed the importance of determining the reason for the change in the Work Program, particularly since that the change in uses could have significant impacts.

Commissioner Hart asked if the proposal for Wegmans across Route 28 was taken into account when staff was reviewing this application. Kristin Calkins, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT), explained that although the application for Wegmans had been approved by the Board of Supervisors prior to the subject application, staff would ensure that the traffic from both sites would be compatible with each other. Commissioner Hart stated that both plans should be reviewed simultaneously by the same people; for example, a task force. Ms. Calkins acknowledged his concerns but said that the timing of each application did not permit comprehensive review of both sites, to which Commissioner Hart countered that staff should review how this situation arose under Fairfax Forward. Ms. Johnson pointed out that this application provided a transportation option that would generate fewer trips, which made it easier to move forward without additional analysis.

Chairman Murphy called the first listed speaker and recited the rules for testimony.

Gregory Riegler, Esquire, McGuireWoods, LLP, representing Akridge, 1750 Tysons Boulevard, Tysons, pointed out that the subject site was already planned for mixed use development and, therefore, the impacts on schools and transportation had been calculated during the initial planning. He said that the amendment would refine those plans by significantly improving traffic conditions and strengthen Westfields' ability to remain a first-rate employment center. He acknowledged that traffic congestion was the center's greatest challenge and said that the proposed mix of uses would not only mitigate site development traffic, but improve conditions at key intersections. He added that the proposal would provide new amenities for current and future employees, diverse residential options, and reestablish Westfields as a preeminent employment center, thereby strengthening its competitiveness and creating substantial revenue for the county.

Commissioner Litzenger asked Mr. Riegler whether he believed that the intent of the 1970s noise reduction act was to allow for the construction of homes closer to airport runways. Mr. Riegler explained that he took no position with regard to the legislation, and pointed out that the

subject site was well outside the prescribed noise contours, but said that he would further examine the issue.

Bill Keech, Jr., representing Westfields Business Owners Association (WBOA), P.O. Box 222005, Chantilly, noted that the WBOA Board of Directors supported the proposal for mixed use, adding that the subject parcel was an appropriate location for such change. Acknowledging the challenges related to accessing the site, he said that allowing the change of use to multifamily, retail, and office would help alleviate the concerns with the development and enhance the community. Addressing Commissioner Hart's questions, he explained that the site once had two access points; however, one was removed when the adjacent NRO parcel was purchased. As a result, he said that if the subject site were developed by right, the traffic on Stonecroft Boulevard would be severely congested. He stated that this proposal would prevent that congestion and pointed out that Westfields needed amenities to serve the existing community.

Commissioner Hart asked Mr. Keech whether the WBOA had discussed whether Westfields should be developed holistically on parcel-by-parcel. Mr. Keech said that the association was in the process of making that determination. When Commissioner Hart asked whether the intersection at Stonecroft and Westfields Boulevards was an ongoing problem, Mr. Keech confirmed that it was a major issue, adding that it currently operated at a Level of Service F.

Commissioner Litzenberger asked Mr. Keech how many other landowners in Westfields expressed interest in developing their lots with mixed use, to which Mr. Keech said two. Commissioner Litzenberger requested that staff review those two parcels when they reviewed the school analysis for this application. He then pointed out that with approximately 20 percent of the office space currently vacant, the applicant would have a difficult time obtaining a loan to develop the site by right and reiterated that it should be determined how the other landowners planned to develop their parcel and what the potential impact of the unplanned residential on the entire site would be on the area.

Mr. Keech o/b/o Brian Fitzgerald, representing Equus Capital Partners, 8111 Gatehouse Road, Falls Church, read a statement in which Mr. Fitzgerald supported the proposal and said that the proposed plan amendment addressed the challenges at Westfields and would allow for the mitigation of traffic, as well as the provision of business diversification and meaningful amenities.

Commissioner Litzenberger asked Mr. Keech whether Mr. Fitzgerald was interested in mixed use on the parcel he owned, to which Mr. Keech said that he did not know. Commissioner Litzenberger expressed concern that Mr. Fitzgerald's support for the proposed use could indicate his own desire to develop his own parcel similarly in the future.

Christopher Nelson, President, Sully Station Community Association, 5101 Sequoia Farms Drive, Centreville, expressed concern about how proposal would impact non-peak hour traffic. He pointed out that two other nearby shopping centers had inefficient parking during the weekend and worried that the proposed development of the subject site, which was not much smaller than his neighborhood, would have severe impacts on the quality of life for his

community. Also, given the size and the amount of residential development proposed, he questioned the estimated school impact and said that the area schools were very close to capacity. He added that his community was opposed to the residential development and had a resolution on record stating so.

Dean Lopez, Senior Vice President, Corporate Office Properties Trust (COPT), 6711 Columbia Gateway Drive, Suite 300, Columbia, Maryland, stated that COPT was the largest property owner in Westfields, with over 1.5 million square feet of office space, and held a position on the Westfields Business Association Board of Directors. He echoed many of the sentiments of the first two speakers in support of the amendment, and specified three reasons COPT supported the proposal:

- Quality architecture and planning. Akridge adhered to high standards and, after having reviewed the plans carefully, COPT was sure that the applicant would create a high-quality environment that incorporated excellence in architectural design, attractive, desirable amenities, and a variety of residential types that would combine to create a thriving and diverse community.
- Amenities. He stated that as office developers, it became clear that amenities were increasingly important to support the office occupancy. While Westfields had been successful for nearly 30 years, in order to continue to be so, retail and dining establishments must be added; therefore, the addition of a 24/7 type of environment with residential development would help to make this area more viable.
- Traffic mitigation. In addition to the proposed road improvement, the opportunity to disburse traffic flows and reduce traffic generation, versus by-right development, would be a major enhancement and opportunity to further utilize (where possible) the existing road network.

Commissioner Litzenberger asked Mr. Lopez if he planned any residential development on any of his properties. Mr. Lopez stated that he did not.

There being no more speakers, Chairman Murphy called for concluding remarks from the Planning Commission and staff.

Commissioner Litzenberger requested that staff determine how much the tax base would decrease should the additional two parcels mentioned by Mr. Keech be developed with mixed use. Ms. Johnson stated that she would do so during the deferral period.

Chairman Murphy recalled when the subject site was first developed and briefly detailed the ongoing planning processes through the present.

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 Litzenberger for action on this case.

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Chairman Murphy: Public hearing is closed; recognize Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. I MOVE THAT WE DEFER DECISION ONLY ON THIS PLAN AMENDMENT TO A DATE CERTAIN OF MAY 20TH, 2015, WITH THE RECORD REMAINING OPEN FOR COMMENT. Thank you.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of the motion to defer decision only on item 2014-III-DS1 to a date certain of May 20th, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 8-0. Commissioners Flanagan, Hedetniemi, Lawrence, and Sargeant were absent from the meeting.

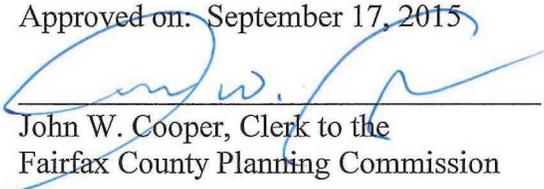
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The meeting was adjourned at 9:56 p.m.
Peter F. Murphy, Chairman
James R. Hart, Secretary

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 17, 2015



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