

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, APRIL 18, 2013**

PRESENT: Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
James R. Hart, Commissioner At-Large
Janyce N. Hedetniemi, Commissioner At-Large
Ellen J. Hurley, Braddock District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
Peter F. Murphy, Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District
James T. Migliaccio, Lee District

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The meeting was called to order at 8:19 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

Commissioner Sargeant announced that the Planning Commission's Schools Committee had met earlier this evening to discuss the 2013 Bond Program, the formula for school proffers, and other issues related to school facilities. He added that the Committee would meet again on Thursday, June 13, 2013, at 7:00 p.m., in the Board Conference Room of the Fairfax County Government Center.

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Commissioner Lawrence announced that the Planning Commission's Policy and Procedures Committee would meet on Thursday, April 25, 2013, at 7:00 p.m., in the Board Conference Room.

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Commissioner Litzenberger announced that the Planning Commission's Housing Committee would meet jointly with the Redevelopment and Housing Authority on Wednesday, May 22, 2013, at 7:00 p.m. in the Board Conference Room to continue discussions on affordable and workforce housing. He asked that Commissioners submit topics they would like considered at this meeting to him via email no later than Tuesday, April 30, 2013.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISIONS ONLY FOR RZ/FDP 2011-PR-018, CHRISTOPHER LAND, LLC, TO A DATE CERTAIN OF APRIL 25, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Hall and Migliaccio absent from the meeting.

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FSA-H97-6-1 – SPRINT, 2300 Dulles Corner Boulevard

Chairman Murphy MOVED APPROVAL OF THE CONSENT AGENDA ITEM.

Without objection, the motion carried unanimously with Commissioners Hall and Migliaccio absent from the meeting.

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S12-CW-2CP – COMPREHENSIVE PLAN AMENDMENT (TELECOMMUNICATIONS POLICY PLAN UPDATE) (Decision Only) (The public hearing on this application was held on March 27, 2013. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION FOR PLAN AMENDMENT S12-CW-2CP, WITH THE FOLLOWING MODIFICATIONS:

- MODIFY OBJECTIVE 44, POLICY A, ON PAGE 5, TO INCLUDE A FOURTH BULLET WITH THE FOLLOWING TEXT: “INSTITUTIONAL AND QUASI-PUBLIC PROPERTY (AS DEFINED UNDER SECTION 2-514 OF THE ZONING ORDINANCE);”
- MODIFY OBJECTIVE 44, POLICY B, BULLET 3, FIRST INSERT, ON PAGE 6 TO INCLUDE THE FOLLOWING TEXT AT THE END OF THE PARAGRAPH: “OR THE ANTENNAS ARE OMNI-DIRECTIONAL (WHIPS) THAT EITHER EXTEND TO NO MORE THAN 4 FEET ABOVE THE TOP OF THE POLE AND ARE LIMITED TO 3 IN NUMBER OR EXTEND NO MORE THAN 8.5 FEET ABOVE THE TOP OF THE POLE AND ARE LIMITED TO 1 IN NUMBER;” AND
- MODIFY OBJECTIVE 44, POLICY C, BULLET 7, ON PAGE 8, TO READ, “WHIP ANTENNAS WITH MINIMAL VISUAL IMPACT AND AN OVERALL HEIGHT OF 3 FEET OR LESS AND A DIAMETER OF 1.5 INCHES OR LESS.”

Commissioners Flanagan and Litzenberger seconded the motion.

Commissioner Litzenberger MOVED A FRIENDLY AMENDMENT TO MODIFY OBJECTIVE 44, POLICY C, BULLET 7, ON PAGE 8 TO READ, “WHIP ANTENNAS WITH MINIMAL VISUAL IMPACT AND AN OVERALL HEIGHT OF 5 FEET OR LESS AND A DIAMETER OF 2.5 INCHES OR LESS.”

Commissioner Murphy accepted the amendment and the motion carried unanimously with Commissioner Sargeant having recused himself; Commissioners Hall and Migliaccio absent from the meeting.

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ORDER OF THE AGENDA

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

1. S11-CW-3CP – COMPREHENSIVE PLAN AMENDMENT (PARKS PLAN UPDATE PART 1)
2. PCA C-108, FDPA C-108-04, AND SE 2012-PR-005 – ARLINGTON BOULEVARD DEVELOPMENT, LLC

This order was accepted without objection.

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S11-CW-3CP – COMPREHENSIVE PLAN AMENDMENT (PARKS PLAN UPDATE PART 1) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. The Amendment will consider updating information in the Parks and Recreation section of the Policy Plan element of the 2011 edition of the Comprehensive Plan for Fairfax County, as subsequently amended. Proposed revisions include: (1) incorporation of urban parks guidance into policies, appendices, and glossary definitions; (2) addition of the Urban Parks framework as a new appendix; (3) revisions to the Park Classification System appendix to better incorporate urban parks, reflect the diversification of park and recreation facilities provided within the County, and more accurately describe resource-based parks, as parks within which recreation elements may be located, as is compatible with resource management goals; (4) updates to both Fairfax County Park Authority's and Northern Virginia Regional Park Authority's acquisition criteria to reflect current policies. COUNTYWIDE. PUBLIC HEARING.

Anna Bentley, Planning and Development Division, Fairfax County Park Authority (FCPA), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the proposed Amendment, S11-CW-3CP.

Responding to questions from Commissioner Hurley, Ms. Bentley explained that off-leash dog parks in urban areas, such as Tysons, were to be located within close proximity of residential and commercial developments. However, she deferred to staff and representatives more familiar with Tysons for more information on this issue.

Commissioner Flanagan supported the FCPA's intention to evaluate telecommunication services in parks and pointed out the importance of such services, citing their role in public safety and emergency preparedness. He also asked how changes to policies involving telecommunications would be implemented. Ms. Bentley explained that the FCPA's work plan had existing provisions that permitted the evaluation of cellular coverage, noting that determinations on expanding coverage would be pursued as an operational issue.

In response to questions from Commissioner Sargeant, Ms. Bentley acknowledged there could be conflicts in attempting to enhance both existing park experiences and resource protection opportunities, but indicated that the master planning process would be sufficient in making the appropriate determinations. She also noted that the FCPA's classification system would group parks according to factors such as core purpose, location, and access. Ms. Bentley added that some park master plans could be revised under appropriate circumstances, such as the acquisition of additional land, to ensure they served existing needs. In addition, Commissioner Sargeant noted the difficulty of acquiring additional land for parks and endorsed amending the master plan for a park to ensure that its use was suitable.

Commissioner Hedetniemi stated that she favored greater flexibility for the definition of parks in the proposed Plan text. In response, Ms. Bentley referred the Commission to Appendix 2, Table 1, Design Elements, on page 15 of the staff report, which delineated the criteria for the nature and design of urban parks, and said that this criteria would provide sufficient flexibility. In addition, Ms. Bentley stated that additional language could be added in the introduction paragraph to increase flexibility.

There being no listed speakers, Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Elizabeth Baker, 2200 Clarendon Boulevard, Suite 1300 Arlington, VA 22201, representing Walsh, Colucci, Lubeley, Emrich & Walsh, PC, expressed concern that the park standards utilized in Tysons would be applied to other mixed-use developments throughout the County. She described the different requirements between developments in Tysons and other mixed-use developments, noting that the PTC Districts had no open space requirements and greater density ranges. She recommended that additional guidance be added to Objective 6, Mitigating Park Impacts through the Development Process, Policy f, which encouraged developers to cooperatively develop and maintain accessible urban parks in accordance with the Urban Parks Framework. Referencing the "Size and Service Area" element on Table 1 in the Urban Parks Framework, she asked if the 1.5 acres per 1,000 residents and 1.0 acre per 10,000 employees

would apply to all mixed-use developments. She also asked if FCPA would share the maintenance costs, stating that the maintenance costs for urban parks might not be feasible for smaller mixed-use developments.

Commissioner de la Fe indicated that he had met with Ms. Baker prior to the meeting and assured her that her concerns were unfounded.

Addressing Ms. Baker's concerns, Ms. Bentley explained that the first paragraph on page 14 of the staff report described the areas where the Urban Parks Framework would apply, noting that the Comprehensive Plan identified areas for urban development. In addition, she pointed out that the Plan text for Tysons was different compared to other mixed-use developments and applications for Tysons would be held to different standards. She also stated that the FCPA would continue to participate in park maintenance, but indicated that developers often incurred a greater share of the cost when seeking greater control over park operations.

Commissioner Lawrence noted that Tysons was different compared to other mixed-use developments due to the concepts of Transit Oriented Development and he supported Commissioner Hedetniemi's suggestion that the FCPA provide greater flexibility for urban park standards so that the needs of various developments were met.

Commissioner Hart described a P-District in Merrifield where the maintenance responsibilities for a certain portion of land were not clearly articulated and recommended that these responsibilities be sufficiently outlined for future developments.

Commissioner Sargeant concurred with Commissioner Hedetniemi's remarks regarding the need for greater flexibility in the Urban Parks Framework, citing the fourth paragraph in the introductory section as an area where additional clarification could be included. Commissioner Hedetniemi added that such flexibility would also help to accommodate the needs of other urban activity centers.

A discussion ensued between Commissioner Flanagan and Ms. Bentley regarding the criteria for various types of parks wherein Ms. Bentley indicated that the contents of park developments were determined by population and that the facility standards utilized by the FCPA would not conflict with the Policy Plan. She further noted that FCPA would conduct a needs assessment in the future to determine whether the criteria needed to be revised.

There being no more speakers, Chairman Murphy called for concluding remarks from Ms. Bentley, who said that she would follow up with the Commissioners to address their concerns.

There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this item. (A verbatim excerpt is in the date file.)

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On behalf of Commissioner Migliaccio, Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR S11-CW-3CP TO A DATE CERTAIN OF APRIL 25, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Hall and Migliaccio absent from the meeting.

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PCA C-108 AND FDPA C-108-04 – ARLINGTON BOULEVARD DEVELOPMENT, LLC – Appls. to amend the proffers, conceptual, and final development plans for RZ C-108 previously approved for office development to permit 174 multi-family units, 14 single family attached units, and retail uses with modifications to site design at an overall floor area ratio (FAR) of 2.02 with Affordable Dwelling Units and Workforce Dwelling Units bonuses. Located on the N. side of Arlington Blvd. approx. 500 ft. E. of its intersection with South St. on approx. 2.58 ac. of land zoned PDC, CRD, HC, and SC. Comp. Plan Rec: Mixed Use. Tax Map 51-3 ((1)) 1D. (Concurrent with SE 2012-PR-005.) PROVIDENCE DISTRICT.

SE 2012-PR-005 – ARLINGTON BOULEVARD DEVELOPMENT, LLC – Appl. under Sects. 7-607 and 9-622 of the Zoning Ordinance to permit a fast-food restaurant and waivers and modifications in the CRD. Located on the N. side of Arlington Blvd., approx. 500 ft. E. of its intersection with South St. on approx. 2.58 ac. of land zoned PDC, CRD, HC, and SC. Tax Map 51-3 ((1)) 1D. (Concurrent with PCA C-108 and FDPA-C-108-04.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Elizabeth Baker, Land Use Planner, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, reaffirmed the affidavits dated April 8, 2013. There were no disclosures by the Commissioners.

Brent Krasner, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of applications PCA C-108, FDPA C-108-04, and SE 2012-PR-005.

In response to questions from Commissioner Lawrence, Mr. Krasner confirmed that staff would evaluate the application for the planned hotel in the lot located west of the subject property in terms of its compatibility with surrounding developments. He added that the planned hotel was a result of a series of interpretations wherein it was determined that a hotel was in conformance with the original rezoning of the site. In addition, he said that staff was confident that this development would be compatible with surrounding developments.

A discussion ensued between Commissioner Hedetniemi and Mr. Krasner regarding the location, function, and size of the proposed pocket parks wherein Commissioner Hedetniemi requested that the applicant provide more information about the size and ownership of these parks.

In response to questions from Commissioner Flanagan, Mr. Krasner said that there would be public parking along South Street to accommodate visitors, and that the parking provisions for residents would be consistent with the Zoning Ordinance. In addition, he indicated that the single-family attached townhouses would have windows facing the pocket parks, but they would not have windows facing the courtyard. A brief discussion ensued regarding parking for the townhouse residents and the windows facing the pocket parks wherein Mr. Krasner reiterated that the parking provisions were consistent with the Zoning Ordinance and the windows from the townhouses would face the pocket parks.

Responding to questions from Commissioner Sargeant, Mr. Krasner confirmed that the proposal included two options for the access point on South Street. He then explained that first option would provide a perpendicular access point and include an easement from the adjacent property owner while the second option would provide an access point at a sharper angle. In addition, he pointed out that Proffer Number 12, Shuttle Component Applicable to the Property, allowed the applicant to evaluate the usage of the shuttle service and if continuation was not warranted, the service could be terminated. (A copy of the revised proffers dated April 9, 2013 is in the date file.)

Ms. Baker described the existing development around the subject property, noting the two nearby office buildings that were part of the Seven Corners area. She then explained that the proposal would construct a mixed-use development on the site, which would contribute to the revitalization of the Seven Corners area and provide retail services for the surrounding community. She noted that while the applicant did not have a vested interest in the development of the planned hotel in the adjacent property, the applicant would cooperate with the future developer. She then gave a presentation wherein she explained the following:

- The subject property was currently vacant and located near the Hillwood community, with whom the applicant had met to address community concerns;
- The site was currently approved for a by-right development that included an office tower similar to the existing towers to the east;
- The proposed development would construct single-family townhouses along South Street and a multi-family residential structure along Arlington Boulevard;
- The parking garage would be located behind the townhouses and would be accessible through an alleyway;
- The townhouses would have access to the recreational amenities, such as open space;

- The courtyard would be visible from some of the multifamily residential units, but none of these units would have rear-facing windows;
- The architecture was intended to be compatible with the neighboring office towers;
- The pocket parks were intended to improve the frontage along South Street and would include public open space and seating areas;
- The proposal included two courtyards, one that would be publicly accessible and provide passive recreation and one that would only be accessible to residents and provide private amenities;
- The parking for the proposed development would be provided by the parking garage, the surface parking adjacent to the retail area, and the on-street parking along South Street;
- The shuttle service to the East Falls Church Metro Station would be provided to residents of the proposed development and the Hillwood community free of charge;
- The continued need of the shuttle service would be evaluated in consultation with the Fairfax County Department of Transportation (FCDOT);
- The applicant had studied traffic patterns in the area in response to concerns from the surrounding community and had provided a number of possible traffic calming measures for their consideration, which the applicant agreed to fund in Proffer Number 28, Contribution to Neighborhood Improvements; and
- The Special Exception was required to permit fast food restaurants in a PDC District.

Ms. Baker commended staff, the surrounding community, Commissioner Lawrence, and Providence District Supervisor Smyth's office for their cooperation on these applications. (A copy of Ms. Baker's presentation is in the date file.)

Answering questions from Commissioner Lawrence, Ms. Baker said that the publicly accessible courtyard would be visible from some of the residential units. She also indicated that this area did not currently have specified hours of operation, but she agreed to add them.

In reply to questions from Commissioner Hedetniemi, Ms. Baker clarified that none of the windows on the residential units would face blank walls. She also stated that the applicant had a Transportation Demand Management (TDM) Plan that included a 25 percent trip reduction commitment, which was articulated in Proffer Number 11, TDM Plan, and that efficient management of parking spaces was a significant part of the plan.

Replying to a question from Commissioner Litzenberger, Ms. Baker said that the pocket parks would be maintained by the applicant.

In response to questions from Commissioner Flanagan, Ms. Baker explained the following:

- The windows for some of the townhouses along South Street would face the pocket parks;
- The development would be mostly residential, with the exception of the retail portions;
- The pocket parks would function as a public open space and would not be classified as a resident's yard;
- The size and maintenance of the public open space would be governed by covenants;
- The courtyard with the pool would be located a level above the parking garage and would only be accessible to residents of the townhomes and multi-family dwelling units;
- The parking garage would accommodate both the residents of the multi-family residential structure and guests; and
- The surface parking for the retail areas would also be available to guests.

Commissioner Hart expressed support for the architecture of the proposed development, but asked whether the materials and colors would be consistent with the renderings in the staff report and whether the existing telephone poles would be removed. In response, Ms. Baker indicated that the existing telephone poles would be removed and the wires moved underground. She then pointed out that Proffer Number 20, Building and Design Materials, outlined the applicant's commitments regarding architectural detail and color palette, adding that the architectural details would be reviewed by Supervisor Smyth prior to site plan approval. A brief discussion ensued regarding the durability of the building materials.

Responding to additional questions from Commissioner Hart, Ms. Baker stated that there were no provisions that restricted the on-street parking along South Street to non-residents. A brief discussion ensued regarding how deliveries would be made to residents of the proposed development. Ms. Baker then clarified that the surface parking for the retail area was separate from the on-street parking on South Street and described the route vehicles would utilize to access this parking. She also indicated the breezeway would likely include eating establishments and would be open for pedestrians and shoppers.

Commissioner Hart recommended that the applicant clarify the maintenance responsibilities for the pocket parks.

Commissioner Sargeant expressed support for the applicant's intention to seek high-end fast food establishments for the retail area. He also asked whether the applicant would conduct tests to verify that sufficient noise attenuation had been achieved after construction. In response, Ms. Baker explained that there would be no such testing, but that prior to construction there would be a noise study to determine appropriate noise attenuation measures, as articulated in Proffer Number 24, Noise Attenuation. A brief discussion ensued regarding the possibility of verifying

the effectiveness of noise attenuation in developments located along major roads, wherein Ms. Baker favored the existing policies on this issue.

Responding to additional questions from Commissioner Sargeant, Ms. Baker described the process for implementing traffic calming measures, saying that the applicant had provided the community with a number of options and a funding mechanism to implement those options. She also explained that the surrounding community would coordinate with the FCDOT and Supervisor Smyth's office to determine the appropriate measures.

A discussion ensued between Commissioner Hedetniemi and Ms. Baker regarding the size of the proposed pocket parks, the characterization of the pocket parks, and the appropriate means of labeling open space.

In response to additional questions from Commissioner Hedetniemi, Ms. Baker indicated that there would be no parking along the service road. Additional discussion ensued regarding the surface parking for the retail area, the location of this parking, and the means of accessing these locations.

Chairman Murphy called the first listed speaker.

Greg Hernandez, 6412 South Street, Falls Church, spoke in support of the proposal, saying it would improve the character of the neighborhood, provide retail opportunities for the area, foster environmental improvements, and increase property values. He also commended the applicant for making concerted efforts to obtain feedback from the community.

A discussion ensued between Commissioner Lawrence and Mr. Hernandez regarding the number of meetings that took place between the community and the applicant, the attendance of those meetings, and the period of time over which those meetings had occurred. In addition, Mr. Hernandez addressed concerns about parking in his neighborhood, noting that only residential parking was permitted.

Roger Wilson, 2840 Cleave Drive, Falls Church, Vice President, Greater Hillwood Citizens Association (GHCA), spoke in support of the proposal. He pointed out that the GHCA had submitted a letter to Supervisor Smyth's office dated April 6, 2013, outlining the community's concerns, such as the parking provisions for the development and the façade of the proposed townhomes. He then indicated that the applicant had addressed those concerns. He also expressed support for the proposed shuttle service, saying that there was no convenient means of accessing the East Falls Church Metrorail Station. He also commended the applicant's efforts in coordinating with the community. In addition, he described the existing traffic concerns in the community, citing cut-through traffic as an ongoing issue, and supported the applicant's commitment to fund traffic calming measures. (A copy of the letter is in the date file.)

A discussion ensued between Commissioner Lawrence and Mr. Wilson about the community meetings between the applicant and the community, the format of these meetings, and the number of people that were in attendance. Mr. Wilson then said that the community supported the proposal.

Chairman Murphy called for speakers from the audience.

Albert Riveros, 6443 Arlington Boulevard, Falls Church, voiced opposition to the proposal because it would hinder the revitalization of the Seven Corners Community Business Center and because a mixed-use development would not be consistent with the character of the surrounding area. He said he supported the development of a by-right office building for the site.

A discussion ensued between Commissioner Litzenberger and Mr. Riveros regarding the site's proximity to a revitalization district and other efforts to redevelop the Seven Corners area.

David Giger, 6432 South Street, Falls Church, voiced support for the proposal. He said that while he initially endorsed developing the site with a third office tower, he now favored the proposed development. He echoed previous remarks regarding the applicant's efforts to coordinate with the community and address their concerns. In addition, he described the community's existing issues regarding traffic and parking on South Street. He then indicated that traffic calming measures were needed in the area and suggested that visitors to the proposed development be prohibited from parking in his neighborhood.

Gurmukh Mehta, 6434 South Street, Falls Church, spoke in opposition to the applications, saying that guest parking was an existing problem in his neighborhood and would be worsened by both the proposed development and the planned hotel. He suggested that current homeowners be allotted parking to alleviate this issue. He echoed previous remarks regarding the existing traffic issues in the neighborhood, citing the lack of sidewalks along South Street and the nearby intersection at Route 50 as areas of concern. In conclusion, he encouraged the Commission to consider the effects of the proposal on the surrounding neighborhood in rendering a decision.

Bruce Allison, 2842 Brook Drive, Falls Church, voiced opposition to the applications, citing traffic along South Street and pedestrian safety as major concerns. He described the current traffic patterns along South Street and said that the proposal would both increase traffic along this road and change the character of the neighborhood. He also echoed previous remarks regarding the applicant's commitment to coordinate with the surrounding community.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Baker, who addressed the concerns raised about the traffic on South Street. She pointed out that the proposal would provide bulb-outs and bike lanes to make the street narrower, thereby reducing traffic speeds.

When Commissioner Lawrence asked about the current proffer language pertaining to the operation and maintenance of the pocket parks and publicly accessible courtyard, Ms. Baker pointed out that Proffer Number 34, Owners Association, would require the creation of a Condominium Owners Association should the residential units be offered for individual sale, and that this association would document its maintenance responsibilities. She then agreed to a suggestion to provide additional language to ensure that such responsibilities were documented regardless of whether the units were offered for sale or rental.

Ms. Baker agreed to another suggestion from Commissioner Lawrence to add proffer language that would require the applicant to survey the residents of the proposed development to determine the need for hours of operation for the courtyard.

There was a discussion between Commissioner Lawrence and Ms. Baker regarding the applicant's commitment to fund traffic calming measures, as articulated in Proffer Number 28, wherein Commissioner Lawrence noted the difficulty of reaching a consensus on such measures.

Answering additional questions from Commissioner Lawrence, Ms. Baker confirmed that there would be visitor parking available in the parking garage, noting that the County did not differentiate between guest parking and residential parking. She added that number of spaces provided by the garage and along South Street would be sufficient for the proposed development. Additional discussion ensued regarding the possibility of creating a shared parking agreement between the proposed development and the neighboring office building to address community concerns about parking along South Street.

Ms. Baker agreed to a request from Commissioner Lawrence to provide the Commissioners with copies of the revised proffer language prior to the Board of Supervisors' public hearing.

In response to a question from Commissioner Flanagan, Ms. Baker indicated that there would be interparcel access between the subject property and the planned hotel, subject to approval by the property owner.

Commissioner Flanagan expressed support for Commissioner Lawrence's suggestion to include hours of operation for the courtyard to alleviate noise concerns. He also endorsed the use of white noise, such as fountains, to further address this issue.

When Commissioner Hart stated that the cost burden for the maintenance of the property might be disproportionate between the townhomes and rental units, Ms. Baker indicated that there would be cost-sharing policies that would place most of the financial burden on the rental units.

Chairman Murphy called for concluding staff remarks from Mr. Krasner, who declined.

Commissioner Lawrence commended the speakers and the applicant's efforts in coordinating with the surrounding community to address their concerns.

There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on these cases. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA C-108, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 9, 2013, WITH THE ADDITION OF PROFFERS RELATED TO THE FOLLOWING ISSUES PRIOR TO THE

BOARD OF SUPERVISORS' PUBLIC HEARING, AS AGREED UPON BY THE APPLICANT:

- LANGUAGE SPECIFYING THE RESPONSIBILITIES OF THE HOMEOWNERS ASSOCIATION REGARDING THE OPERATION, ACCESSIBILITY, AND MAINTENANCE OF THE PROPOSED POCKET PARKS AND COURTYARD;
- LANGUAGE THAT WOULD REQUIRE THE APPLICANT TO SURVEY RESIDENTS TO DETERMINE THE NEED FOR SPECIFIED HOURS OF OPERATION FOR THE PROPOSED COURTYARD; AND
- AS NECESSARY, EXPANSION OF THE EXISTING PARKING AGREEMENT WITH THE NEIGHBORING OFFICE DEVELOPMENT TO RESERVE ADDITIONAL CAPACITY DURING OFF-HOURS FOR RESIDENTS OF THE PROPOSED DEVELOPMENT.

Commissioners Flanagan and Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDPA C-108-04.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting. Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2012-PR-005, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 9, 2013.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER TO ALLOW THE TOTAL LENGTH OF A GROUP OF SINGLE-FAMILY ATTACHED DWELLINGS TO MEASURE 245 FEET WHERE A MAXIMUM OF 240 FEET IS PERMITTED.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF FRONTAGE IMPROVEMENTS ALONG ARLINGTON BOULEVARD, IN FAVOR OF THE FRONTAGE IMPROVEMENTS SHOWN ON THE CDPA/FDPA/SE PLAT.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRAIL REQUIREMENTS ALONG ARLINGTON BOULEVARD AND SOUTH STREET, IN FAVOR OF THE SIDEWALKS SHOWN ON THE CDPA/FDPA/SE PLAT.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE LOADING SPACE REQUIREMENTS IN FAVOR OF THE LOADING SPACE SHOWN ON THE CDPA/FDPA/SE PLAT.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF AN INCREASE IN FLOOR AREA RATIO ABOVE 1.5 IN THE PDC DISTRICT.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE PRIVACY YARD REQUIREMENTS FOR SINGLE-FAMILY ATTACHED DWELLINGS IN THE PDC DISTRICT, IN FAVOR OF THE OPEN SPACE SHOWN ON THE CDPA/FDPA/SE PLAT.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE MODIFICATIONS AND WAIVERS OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS, IN FAVOR OF THE PLANTINGS SHOWN ON THE CDPA/FDPA/SE PLAT.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE PUBLIC FACILITIES MANUAL (PFM) REQUIREMENTS AT THE TIME OF SITE PLAN APPROVAL TO LOCATE UNDERGROUND STORMWATER MANAGEMENT FACILITIES

IN A RESIDENTIAL AREA (PFM SECTION 6-0303.8), SUBJECT TO THE WAIVER CONDITIONS CONTAINED IN ATTACHMENT A OF APPENDIX 15 (WAIVER NUMBER 24549-WPFM-001-1).

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TREE PRESERVATION TARGET AREA REQUIREMENT, IN FAVOR OF THE PLANTINGS SHOWN ON THE CDPA/FDPA/SE PLAT.

Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE PFM FOR DRIVE AISLES AND PARKING SPACE GEOMETRICS TO ALLOW STRUCTURAL COLUMNS TO EXTEND BY NO MORE THAN 4 PERCENT INTO THE REQUIRED STALL AREA IN PARKING STRUCTURES AND TO ALLOW 22 FOOT-WIDE AISLES AND RAMPS IN AREAS INDICATED WITH NO PARKING ON THE CDPA/FDPA/SE PLAT. Commissioner Hart seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Hall and Migliaccio absent from the meeting.

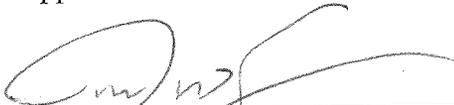
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The meeting was adjourned at 10:55 p.m.
Peter F. Murphy, Chairman
Janet R. Hall, Secretary

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: Jacob Caporaletti

Approved on: June 11, 2014



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