

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 7, 2015**

PRESENT: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
Julie M. Strandlie, Mason District
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
James T. Migliaccio, Lee District
Earl L. Flanagan, Mount Vernon District
John L. Litzenberger, Jr., Sully District
Janyce N. Hedetniemi, Commissioner At-Large

ABSENT: John C. Ulfelder, Dranesville District
Kenneth A. Lawrence, Providence District
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

Commissioner Hedetniemi announced that the Planning Commission's Tysons Committee would meet on Wednesday, May 13, 2015, at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center. She added that this meeting was open to the public.

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Commissioner Migliaccio announced that the Planning Commission would be voting on revised bylaws at the meeting on Wednesday, May 20, 2015, as recommended by the Commission's Policy and Procedures Committee.

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ZONING ORDINANCE AMENDMENT WORK PROGRAM FOR 2015

(Start Verbatim Transcript)

Commissioner Migliaccio: Thank you, Mr. Chairman. This evening, the Planning Commission's Policy and Procedures Committee met to review the proposed 2015 Zoning Ordinance Amendment Work Program and I would like to thank Leslie Johnson and Michelle O'Hare for their work on this. The Policy and Procedures Committee recommended approval of this to the full Commission and, therefore, Mr. Chairman, I have a motion tonight in accordance with the

Committee’s recommendation. I MOVE THAT THE PLANNING COMMISSION SUPPORT AND FORWARD TO THE BOARD OF SUPERVISORS THE PROPOSED 2015 ZONING ORDINANCE AMENDMENT WORK PROGRAM, DATED MAY 7TH, 2015, AS RECOMMENDED BY STAFF.

Commissioners Hart and Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion on the Zoning Ordinance Program, as articulated by Commissioner Migliaccio, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you, Mr. Chairman.

(End Verbatim Transcript)

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(The motion carried by a vote of 9-0. Commissioners Lawrence, Sargeant, and Ulfelder were absent from the meeting.)

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. PA 2013-I-B2 – COMPREHENSIVE PLAN AMENDMENT (SEVEN CORNERS CBC AREA) (Mason District)

This order was accepted without objection.

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PA 2013-I-B2 – COMPREHENSIVE PLAN AMENDMENT (SEVEN CORNERS CBC AREA) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns approximately 218 acres of land surrounding Arlington Boulevard (Route 50), and Leesburg Pike (Route 7). The area is generally bounded by portions of Wilson Boulevard and the City of Falls Church to the north, and Arlington County to the north/southeast. The area includes single family properties south of Route 50 and multi-family properties south of Patrick Henry Drive

between Route 50 and Leesburg Pike. On the south/northwest, the boundary follows the non-residential uses that are along Leesburg Pike and are adjacent to Juniper Lane, Castle Road, and Sleepy Hollow Road. The area is described as the Seven Corners Community Business Center (CBC) in the Baileys Planning District of the Area I Volume of the Comprehensive Plan. Plan text changes are proposed in the Seven Corners CBC section as well as other sections of the Baileys Planning District and Jefferson Planning District. The subject area is currently planned for retail, office, residential, mixed use, public facilities, institutional and other uses at various intensities. The proposed Plan amendment recommends a mixed-use town center anchored by two less intense mixed use villages that are connected by a central spine road that serves motorists, pedestrians and bicyclists. Each mixed-use center would include a refined grid of streets with enhanced streetscapes. The transportation system is recommended to be improved with a redesign of the Seven Corners interchange into a four-legged intersection of Leesburg Pike, Wilson Boulevard and Sleepy Hollow Road and with the construction of a new ring road around this intersection. All roads are recommended to be complete streets that accommodate multiple modes of transportation.

Recommended open spaces include a large-scale civic plaza for community gathering in the town center, a common green, pocket parks, additional recreational facilities and a linear green space with a trail. Corresponding to the proposed villages and town center, the recommended Comprehensive Plan for the Seven Corners CBC concentrates redevelopment in areas described as Opportunity Areas that were determined to have the greatest redevelopment potential. The proposed Plan uses a form-based approach to replace existing recommendations expressed as Floor Area Ratio (FAR) to guide the intensity and form of redevelopment in Opportunity Areas. Development in each of the three Opportunity Areas is recommended as follows: 1) Willston Village up to 2,760,000 square feet of residential use, and 391,000 square feet of non-residential uses; 2) Town Center up to 2,450,000 square feet of residential use, and 1,350,000 square feet of non-residential uses; and, 3) Leesburg Pike Village up to 404,000 square feet of residential use, and 135,000 square feet of non-residential uses. The overall maximum number of square feet in the CBC recommended in the Plan could be up to 3,584,000 square feet of existing and new non-residential uses, and 6,723,000 square feet of existing and new residential uses and urban design guide build-out potential in an Opportunity Area. In addition, redevelopment is expected to be accompanied by coordinated development and phasing plans; contributions to the transportation network, public parks and public facilities; achievement of at least

LEED certification, provision of affordable housing and demonstration of compatibility with adjacent lower density areas planned to remain. Potential development in areas outside the Opportunity Areas is recommended to continue to be guided by floor area ratio limits. Other revisions to areawide text are recommended as needed to be consistent with new site specific guidance or to reflect editorial updates. Other changes to transportation network and public facilities guidance may also be adopted. In addition, the description of the Baileys Crossroads CBC Concept for Future Development is also recommended to be revised to reflect Plan Amendments PA 2013-I-B2 and ST10-CW-3CP. MASON DISTRICT. PUBLIC HEARING.

Commissioner Strandlie announced her intent to defer the decision only on the proposed Plan Amendment to a date certain of July 8, 2015 at the conclusion of the public hearing. She also commended staff, members of the Mason District Seven Corners Visioning Task Force, and members of the surrounding community for their work on this Amendment.

Commissioner Strandlie explained that the Task Force had been instructed to craft a plan for three development areas, which were identified as Opportunity Areas A, B, and C. She then said that the Task Force came to a consensus for a plan on Opportunity Areas A and B, but indicated that a consensus for Opportunity Area C was not achieved. She stated that the existing development in Opportunity Area C was commercial and was located near established residential neighborhoods. Commissioner Strandlie pointed out that Mason District Supervisor, Penelope Gross, subsequently appointed a work group for Opportunity Area C and noted that this group was able to achieve a consensus for developing this area. In addition, she indicated that this development for Opportunity Area C had the support of the surrounding community. However, Commissioner Strandlie also stated that the community had expressed concerns about the Task Force's recommendations for Opportunity Areas A and B, adding that a similar work group was requested for these areas. She then explained that she and Supervisor Gross had met with neighborhood representatives to create a process for addressing the community's concerns regarding density, commercial retail, parks, and transportation. Commissioner Strandlie added that Supervisor Gross had deferred the public hearing for the proposed Amendment from June 23, 2015 to July 28, 2015. In addition, she announced that public comments regarding this Amendment must be submitted by June 24, 2015 to allow sufficient time for the Commission to review them. However, she noted that the record for public comment on the proposed Amendment would remain open until July 8, 2015.

Bernard Suchicital, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file.

Joanne Fiebie, Fairfax County Office of Community Revitalization (FCOCR), continued the presentation, highlighting the urban design, street network, and pedestrian path provisions articulated in the transportation section of the staff report.

Mr. Suchicital continued the presentation, explaining that additional text options pertaining to schools and the Willston portion of Sub-Unit A-3 had been submitted for the Planning Commission's consideration after the Task Force had submitted their recommendations. He pointed out that these text options for the Willston area were articulated on pages 90 and 91 of the staff report and the text options for the schools were articulated on page 44. Mr. Suchicital noted that staff recommended adoption of Comprehensive Plan Amendment PA 2013-I-B2 and adoption of the associated follow-on motions dated April 24, 2015, which had been submitted by the Task Force and the Opportunity Area C Working Group. In addition, he stated that staff also recommended adoption of the minor editorial revisions to the Bailey's and Jefferson Planning Districts Overview and Concept for Future Development sections. (A copy of the follow-on motions is in the date file.)

John Thillmann, Co-Chair, Seven Corners Land Use and Transportation Task Force, noted the need for redevelopment and revitalization in the Seven Corners area. He then explained that the Task Force had crafted a revitalization plan and an updated transportation plan for this with a 20 to 40 year timeframe. He added that this plan had been developed over the course of two years and included approximately 50 public meetings, which included numerous opportunities for public input. In addition, Mr. Thillmann said that the materials, minutes, and agendas from these meetings were made available to the public. He explained the process of developing the Task Force's plan, stating that input from staff and developers was received and subsequently discussed with the public. He then stated that these discussions pertained to numerous topics, such as the following:

- The existing Comprehensive Plan recommendations for Seven Corners;
- The density of existing development in Seven Corners;
- The development patterns in Seven Corners;
- The street networks, pedestrian paths, traffic patterns, and public transportation services around Seven Corners;
- The efficacy of public facilities, including schools;
- The environment concerns;
- The recreational provisions in the Task Force's plan;
- The demographics of existing and future communities in Seven Corners; and
- The economic factors for residential, commercial, mixed-use development in Seven Corners.

Mr. Thillmann indicated that after these topics had been sufficiently discussed with the public, the Task Force conducted two charrettes in conjunction with community members, as well as staff from Arlington County and the City of Falls Church. He then said that the groups within these charrettes crafted similar development plans for Seven Corners, adding that an overall consensus on the plan had been achieved by the Task Force. Mr. Thillmann said that this plan would incur numerous economic benefits for the Seven Corners Area, highlighting the benefits of installing new market-rate housing and mixed-use development. In addition, he stated that the proposed transportation improvements in the Task Force's plan would facilitate the flow of traffic through the area and improve the Level of Service (LOS) on the surrounding road networks. In conclusion, Mr. Thillmann expressed support for the proposed Amendment, as

articulated in the staff report. He then commended staff, the Task Force members, members of the Seven Corners Community, and Supervisor Gross' office for their work on the proposed Amendment.

Martin Faga, Chairman, Opportunity Area C Working Group, explained that the Opportunity Area C Working Group had been formed by Supervisor Gross in November 2014 and was composed of representatives from the nine communities surrounding Area C. He added that this group held a total of six meetings, including an open house meeting for staff to receive input from the public on design concepts. Mr. Faga stated that numerous designs were considered and staff coordinated with the Opportunity Area C Working Group to assess these designs. He indicated that both the working group and the members of community had agreed that the plan for Opportunity Area C should include the following:

- Installation of a mix of retail, housing, and office development;
- Creation of a sense of place;
- Installation parks and green space;
- Implementation of trails that could accommodate pedestrians and bicycle traffic; and
- Preservation existing neighborhoods.

Mr. Faga said that the plan crafted by the Opportunity Area C Working Group was consistent with these objectives and was unanimously approved. However, he indicated that the community still had outstanding concerns regarding traffic, schools, pedestrian access, density, and economic viability. He then stated that he supported the proposed Amendment, echoing Mr. Thillmann's remarks regarding the need for revitalization in Seven Corners. He added that the existing plans for development in Seven Corners articulated in the Comprehensive Plan were insufficient.

When Chairman Murphy asked about the number of community meetings that had been held regarding the proposed Amendment, Mr. Suchicital indicated that there had been approximately 85 community meetings.

Commissioner Strandlie asked Mr. Thillmann to provide more information on the conclusions the Task Force had achieved from discussions with the community on to the proposed Amendment. Mr. Thillmann pointed out that these discussions highlighted the need for affordable housing in Seven Corner and explained that the ability for the area to accommodate affordable housing was considered when determining the density recommendations. He then stated that such density would accommodate sufficient housing, noting the age and deficiencies of the existing housing in Seven Corners. In addition, Mr. Thillmann stated that the discussions also highlighted the need for ensuring the economic viability for commercial development, pointing out that the existing demographics of the residents in Seven Corners was not conducive to such viability.

Commissioner Strandlie asked how the proposed Amendment would revitalize Seven Corners while also improving traffic conditions in the area. Ms. Fiebie said that traffic would be improved in the area by providing additional housing options for residents, such as apartments,

condominiums, and low-income housing. She pointed out that the existing development in Seven Corners primarily consisted of single-family neighborhoods and low-income housing. Ms. Fiebie then explained that the improved transportation network would create choices that would provide additional flexibility for the flow of traffic. She added that these options would also improve the character and the quality of life for the Seven Corners area.

Commissioner Hurley expressed concern about the lack of provisions in the proposed Amendment for schools in Seven Corners. She then asked that staff and the Task Force obtain additional information from Fairfax County Public Schools (FCPS) during the deferral period regarding the implementation of the urban school model for the area. Commissioner Hurley added that this model was utilized in other areas of the County, such as Tysons, and asked whether a similar model would be implemented in Seven Corners. In addition, she noted the different policies for schools in the Mason District regarding the grade levels that could be accommodated by elementary schools.

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

Mark Silverwood, 11719 Blue Smoke Trail, Reston, stated that he was a member of the Task Force and expressed support for the proposed Plan Amendment. He also commended staff and the members of the Task Force for their work on the proposed Amendment.

James Kilbourne, 3700 Whispering Lane, Falls Church, representing the Lake Barcroft Association (LBA), said that the LBA recognized and supported the need for revitalization and redevelopment in Seven Corners. He also commended the efforts of the Task Force and the residents of the surrounding community that had coordinated on the proposed Amendment. Mr. Kilbourne then explained that the LBA had conducted meetings to receive input on this Amendment from residents and the following issues were emphasized:

- The installation and use of green space;
- The importance of maintaining environmental suitability;
- The importance of maintaining a balanced mix of uses;
- The viability of community-serving retail and office development;
- The provisions for schools and other public services;
- The minimization of negative transportation impacts; and
- The importance of implementing transportation improvements with development.

Mr. Kilbourne indicated that the Task Force and working group had considered these issues while crafting their plan. In addition, he stated that a community working group composed of neighborhood homeowners associations would continue to meet to provide further recommendations for this plan. He said that the LBA supported developing Seven Corners at a density that could be sufficiently accommodated by the surrounding infrastructure, adding that high-density residential development could overwhelm public service systems, such as schools and public transportation. Mr. Kilbourne also echoed remarks from Mr. Thillmann regarding the importance of ensuring the economic viability by ensuring that the density levels of residential development was appropriate. In addition, he indicated that Supervisor Gross had been

coordinating with the Fairfax County School Board (FCSB) to install a new school at the Willston site and said that he supported the installation of this school, adding that additional student capacity was needed in the area. Mr. Kilbourne noted the importance of the transportation improvements in the proposed Amendment, adding that these improvements should be installed in conjunction with development. Referring to his statement, he pointed out the transportation improvements that should be prioritized. Mr. Kilbourne indicated that the LBA had reviewed the follow-on motions provided by the Task Force and the Opportunity Area C Working Group. He then stated that the LBA supported motions 4 through 10, which provided guidance in implementing the recommended transportation improvements. Mr. Kilbourne echoed remarks from Mr. Thillmann regarding the need to redevelop Seven Corners and stated that the LBA supported such redevelopment. (A copy of Mr. Kilbourne's statement is in the date file.)

William Lecos, 6324 Beachway Drive, Falls Church, said he had participated in the community meetings with the Task Force on the proposed Amendment and indicated that the community would continue coordinating during the deferral period. He then described the existing development in Seven Corners, pointing out that there were established neighborhoods of significant diversity and functional school systems in this area. However, Mr. Lecos indicated that Seven Corners had also been subject to economic decline due to traffic congestion, reduced commercial activity, and concentrations of low-income housing. He supported redevelopment and revitalization efforts in this area and commended staff for efforts to facilitate this process. Mr. Lecos cited efforts such as Reston, Tysons, Merrifield, and Springfield as areas that had been successfully redeveloped and favored similar efforts in Seven Corners. He added that redevelopment in Seven Corners would support improvements to transportation networks, existing infrastructure, and the quality of life for the residents.

Sarah Mattingly, 6343 Crosswoods Drive, Falls Church, voiced support for the proposed Amendment because it would facilitate the redevelopment and revitalization of Seven Corners. Ms. Mattingly said that redevelopment would improve the stormwater management provisions, provide additional green space, and reduce the amount of impervious surfaces. In addition, she stated that she favored redeveloping areas that had existing infrastructure in place and replacing older buildings with newer structures that had environmentally friendly features. Ms. Mattingly also expressed support for the proposed improvements to the transportation network and pedestrian paths because it would create a more pedestrian-friendly community.

Clyde Miller, 3436 Skyview Terrace, Falls Church, representing the Holmes Run Valley Citizens' Association (HRVCA), said that he supported the redevelopment and revitalization in Seven Corners. However, he stated that he did not support the proposed Amendment due to concerns articulated in his written statement. He then highlighted the following concerns:

- The recommended residential development was too dense and would negatively impact the surrounding communities;
- The proposed Amendment did not provide any provisions for a new school, which was inconsistent with Policy Plan's recommendations that sufficient facilities be in place before developments of greater density were implemented;

- The proposed transportation improvements would not sufficiently reduce traffic congestion in the area and both the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) supported this conclusion; and
- The proposed redevelopment would reduce the amount of affordable housing in Seven Corners and the affordable housing provisions prescribed in the proposed Amendment would not sufficiently accommodate residents within the 60 percent Area Median Income (AMI) range, which was the income range of the existing residents.

Mr. Miller pointed out that there were existing developments within Seven Corners that he favored preserving and the proposed Amendment would negatively impact the quality of life in these developments. He also said that residents within Seven Corners had submitted a petition with 440 signatures in October 2014 to Supervisor Gross requesting that a community working group be formed to address their concerns, but indicated that Supervisor Gross had not responded to this petition. Mr. Miller then stated that multiple neighborhood associations submitted a letter to Supervisor Gross in March 2014 making a similar request and Supervisor Gross subsequently agreed to meet with the community in April 2014. He indicated that the community requested additional time to submit modifications to the proposed Amendment and Supervisor Gross did not object to this request and deferred the Board of Supervisors' public hearing for this case accordingly. Mr. Miller pointed out that a working group was being organized to finalize the appropriate modifications to the proposed Amendment and work on these modifications was expected to be completed by June 2015. He then said that the modifications from this effort would address the community's concerns and added that he supported Commissioner Strandlie's intent to defer the decision only for the proposed Amendment at the conclusion of the public hearing. (A copy of Mr. Miller's statement and petition is in the date file.)

Commissioner Hurley pointed out that staff had indicated that a site for a new school had been identified and asked Mr. Miller if he had been informed of this. Mr. Miller explained that the FCSB and the residents of the surrounding community had petitioned the Board of Supervisors to construct a school in the Willston area, but Supervisor Gross favored a school at another location. He then said that no location had been identified and plans for a new school had not been finalized.

Addressing Mr. Miller's concern regarding traffic congestion in the Seven Corners area, Commissioner Hurley noted that staff had concluded that traffic congestion would be reduced and the LOS on the surrounding roads would be improved. She then asked Mr. Miller if he had different data to contest these conclusions. Mr. Miller explained that while certain portions of the road network in Seven Corners would be improved under the proposed Amendment, other portions of the network, such as the intersection between Patrick Henry Drive and Arlington Boulevard, would remain at a poor LOS.

Commissioner Strandlie stated that Supervisor Gross had been coordinating with the FCSB on developing plans for a new school in the Seven Corners area and this coordination would

continue. Mr. Miller then reiterated that there were no finalized plans for this school, adding that the community did not have sufficient time to review these plans.

Commissioner Strandlie asked staff about the existing affordable housing provisions in Seven Corners and the impact of these provisions if the proposed Amendment were not approved. Marianne Gardner, PD, DPZ, explained that the proposed Amendment would replace the existing 600 units in Opportunity Area A and increase the number of affordable dwelling units at a percentage that would be proportional to the overall redevelopment of Seven Corners. She then indicated that if the proposed Amendment were not approved, approximately half of the existing 600 units would remain for approximately 15 to 17 years. However, she noted that after the terms of these affordable units had been met, the units could be redeveloped at market rate. Ms. Gardner said that other units that met the guidelines of affordable housing were older and without the proposed Amendment, there would be no provisions that would ensure the retention of these units. In addition, she indicated that the proposed Amendment would replace these units with appropriate affordable housing. She also stated that these affordable housing units would accommodate residents of various income levels, but noted that applicants did have the option of providing additional affordable units to accommodate residents at lower income levels.

Answering questions from Commissioner Hedetniemi, Mr. Miller indicated that HRVCA had participated in the numerous community meetings regarding the proposed Amendment. However, he noted that the concerns of his community had not been sufficiently addressed when presented to Supervisor Gross. A discussion concerned between Commissioner Hedetniemi and Mr. Miller regarding the Task Force's ability to address the HRVCA's concerns on affordable housing and the analysis conducted by staff on the proposed transportation improvements for the area wherein Mr. Miller indicated that residents within the community had questioned staff's conclusion on these transportation improvements, adding that VDOT had expressed similar concerns.

Commissioner Hedetniemi asked staff to respond to Mr. Miller's comments regarding staff's conclusions on the proposed transportation improvements. Kris Morley-Nikfar, FCDOT, confirmed that VDOT had reviewed the proposed improvements and provided comments, but noted that FCDOT had coordinated with VDOT on these improvements and VDOT subsequently supported staff's conclusions. He also addressed Mr. Miller's concerns regarding the traffic congestion at the intersection of Arlington Boulevard and Patrick Henry Drive, explaining that the proposed transportation improvements were intended to improve the LOS at multiple intersections in the Seven Corners area and only this intersection would remain at a poor LOS. Mr. Morley-Nikfar added that the options for improving the LOS at the intersection of Arlington Boulevard and Patrick Henry Drive were limited.

When Commissioner Flanagan asked Mr. Miller to clarify his concerns regarding schools in Seven Corners, Mr. Miller explained that the Comprehensive Plan and the Policy Plan articulated that provisions for schools should be made prior to approving a redevelopment plan that would increase the density for an area. He then reiterated that such provisions for a new school in Seven Corners had not been finalized by Supervisor Gross, adding that the Task Force had not been instructed to address this issue. A discussion ensued between Commissioner Flanagan and Mr. Miller regarding the methods the school systems utilized in addressing increased density in an

area and the timeframe for addressing such an impact wherein Mr. Miller pointed out that FCPS had concluded in its analysis of the proposed Amendment that a new elementary school was needed and the existing school system in the Mason District would be subject to overcrowding within the next five years.

Commissioner Flanagan asked about the expected increase in student population that would occur under the proposed Amendment. Referring to Table 7 on page 17 of the staff report, Ms. Gardner confirmed that there would be an increase in students under the recommended development plan. In addition, she explained that this area had been subject to school overcrowding and indicated that a new elementary school would be needed to address this issue. However, she noted that a location and time table for this school had not been finalized. Ms. Gardner pointed out that there was sufficient language in the proposed Amendment to implement the necessary measures to mitigate the increase in student population.

In response to questions from Commissioner Migliaccio, Mr. Miller explained that his primary concern regarding the proposed Amendment's impact on affordable housing in the Seven Corners area was the potential loss of units that accommodated residents of lower income levels. He pointed out that there were approximately 1,638 affordable housing units in Seven Corners, many of which accommodated residents with incomes that were 60 percent AMI. He added that 20 percent of these units accommodated residents with incomes that were 80 percent AMI. Mr. Miller then stated that he favored affordable housing provisions that accommodated residents with incomes at 60 percent AMI. In addition, he said that he did not object to staff's conclusion that some of these affordable housing units would redevelop into market rate units once the terms of affordable housing had been met. A discussion ensued between Commissioner Migliaccio and Mr. Miller regarding the methods the community could utilize to preserve the existing affordable housing provisions in Seven Corners at a 60 percent AMI, the types of affordable housing units that could be implemented, and the conclusions by staff regarding the proposed Amendment's impact on affordable housing in Seven Corners wherein Mr. Miller reiterated that he supported redevelopment in Seven Corners, but he did not support the proposed Amendment because it did not address the HRVCA's outstanding concerns.

Karl Moritz, 3108 Worthington Circle, Falls Church, voiced support for the proposed Amendment. He said that he had been a member of the Task Force and echoed remarks from Mr. Thillman regarding the need for redevelopment in Seven Corners, highlighting the changes that had occurred in the area and the lack of investment in the area compared to other regions in the County. Mr. Moritz also stated that the proposed Amendment would encourage appropriate and viable development for Seven Corners, adding that the goals articulated in this Amendment were consistent with the goals of residents of the surrounding community. In addition, he indicated that the increase in mixed-use development, transportation improvements, and commitments to affordable housing would enhance the character of the community. Mr. Moritz also commended Supervisor Gross, FCOCR, and staff for coordinating with the community on the proposed Amendment.

John Ikel, 6239 Diamond Drive, Falls Church, representing the Ravenwood Park Citizens Association, stated that he supported the implementation of mixed use development in Seven Corners, but he favored additional study of the transportation issues associated with the area and

the impact of these issues on Metrorail. He expressed support for the language on page 55 of the staff report, which stated, “[D]evelopment proposals should only be approved following additional transportation analysis and the provision of appropriate transportation mitigation measures, including shorter term spot improvements.” Mr. Ikel also expressed concern about the density of the recommended development, the height of the buildings associated with this development, and the provisions for affordable housing units. He then echoed remarks from Mr. Miller regarding the need to accommodate the impact of the recommended development on the local school system. In addition, Mr. Ikel stated that he supported the proposed mixed-use development for Opportunity Area C because it would improve the character of the community and provide buffering for the existing neighborhoods. However, he expressed concern about the impact the proposed connection between Juniper Lane and Patrick Henry Drive, stating that this would exacerbate the existing traffic congestion on Patrick Henry Drive. He pointed out that Patrick Henry Drive had been subject to significant traffic congestion, adding that this road contained bus stops and was adjacent to existing residential neighborhoods. Mr. Ikel said that he favored requiring applicants to conduct a transportation study prior to the Rezoning of Opportunity Area C and suggested that staff visit the areas along Patrick Henry Drive to ensure an accurate assessment of the traffic impact on this road.

Commissioner Flanagan pointed out that the Comprehensive Plan contained language stating that developments occurring along Richmond Highway were required to conduct transportation studies to warrant development at greater densities. He then asked if the proposed Amendment contained similar language for Seven Corners. Mr. Ikel said that the text in the second paragraph at the top of page 60 in the staff report stated, “This analysis should be conducted prior to or concurrent with rezoning applications for properties located within Land Area C, as defined in the Opportunity Areas Section.” He then expressed concern about the portion of this text that indicated that the analysis could be done concurrently instead of prior to a Rezoning on Opportunity Area C. When Commissioner Flanagan asked whether the language in the proposed Amendment was sufficient in requiring a transportation impact study for any redevelopment on Opportunity Area C, Leonard Wolfenstein, FCDOT, indicated that such a study would be conducted as part of the rezoning process, which would assess the impact of a redevelopment and the impact of associated traffic mitigation measures proposed by an applicant.

When Commissioner Hart asked whether a transportation study could be conducted in the absence of a pending application, Mr. Morley-Nikfar stated that the proposed Amendment contained multiple references to traffic impact studies in the staff report, which articulated that such studies would be conducted in conjunction with a rezoning application. He then indicated that the study Mr. Ikel had referred to regarding the connection between Juniper Lane and Patrick Henry Drive was a different study that directed FCDOT to do a study of this specific area. Mr. Morley-Nikfar said that the language stating that this study could be done concurrent with or prior to a rezoning application had been included to ensure sufficient flexibility for applicants seeking to redevelop this area.

Stewart Schwartz, 316 F Street Northeast, Suite 200, Washington, DC, representing the Coalition for Smarter Growth, spoke in support of the proposed Amendment and commended staff for their work. He stated that he supported the following:

- The provisions for affordable housing and stormwater managements articulated in the proposed Amendment;
- The inclusion of additional public contributions to affordable housing, as opposed to relying on applicants to provide these provisions;
- The inclusion of additional stormwater management provisions beyond the proposed 25-percent reduction in total stormwater runoff;
- The proposed transportation improvements for the Seven Corners area, such as the provisions for bicycle paths and the implementation of urban design features;
- The redesigning of the Seven Corners interchange because it would have a positive impact on surrounding communities by reducing the volume in this area; and
- The proposed improvements to Arlington Boulevard, including the implementation of a pedestrian connection to Shadeland Drive to facilitate pedestrian traffic.

In addition, Mr. Schwartz suggested including more parking provisions to provide additional flexibility for future developments. He echoed remarks from previous speakers regarding the existing traffic congestion in Seven Corners and noted changes in economic and demographic trends, stating that providing the additional transportation options and mitigation measures articulated in the proposed Amendment would improve overall traffic conditions. He cited other areas, such as the corridor of Ballston and Rosslyn in Arlington County, which had successfully implemented developments of greater density while sufficiently mitigating the transportation impact.

Ernie Wells, 3058 Shadeland Drive, Falls Church, commended Commissioner Strandlie and Supervisor Gross for coordinating with his community on the proposed Amendment, but noted that his community had not yet determined whether to support this Amendment. He expressed support for the transportation and environmental improvements articulated in the proposed Amendment, commending staff for their efforts in developing these improvements. Referring to Table 4 on page 8 of the staff report, which specified the number of additional residential units and the amount of affordable housing units that would be recommended for the area, Mr. Wells expressed concern that there had not been sufficient input from the community on these provisions. He then noted the difficulty of planning future developments in accord with these figures. He also indicated that he favored permitting additional flexibility for applicants and staff to ensure that the figures in Table 4 did not preclude alternative development plans for the area.

Commissioner Hart pointed out that the proposed Amendment included text that discouraged a pedestrian connection from Shadeland Drive to Opportunity Area C and expressed concern that pedestrians would create one. Mr. Wells explained that this text had been included at the request of the Task Force because the residents of the community along Shadeland Drive indicated that they opposed a pedestrian connection to Opportunity Area C because of concerns that it would negatively impact traffic, parking, and crime. However, Mr. Wells indicated that such a

connection could be considered in the future and the Comprehensive Plan could be amended to recommend this connection if the sentiment of the community changed.

A discussion ensued between Commissioner Flanagan and Mr. Wells regarding the purpose of a wooded area located near the community along Shadeland Drive wherein Mr. Wells explained that this area acted as a turn-around area for emergency vehicles and a buffer between the community and the nearby commercial development, adding that the community favored preserving this area.

William Pratt, 3128 Valley Lane, Falls Church, said he supported the efforts to improve the existing traffic conditions in Seven Corners, but noted that he did not support the language in the proposed Amendment that opposed a pedestrian connection between Shadeland Drive to Opportunity Area C. Mr. Pratt expressed support for improvements that encouraged non-vehicular modes of transportation, reduced overall traffic congestions, promoted diversity, improved the character of the overall community, and encouraged pedestrian traffic. He then said that the objection to a pedestrian connection between Shadeland Drive to Opportunity Area C was inconsistent with the objectives of the proposed Amendment because it limited access to facilities and mass transportation services, which included a school. In addition, Mr. Pratt expressed concern that including such language would establish a precedent that would discourage similar improvements at other sites. He then pointed out that bus services was the most frequently utilized mass transportation service in Seven Corners. Mr. Pratt then indicated that he favored emphasizing improvements that promoted multimodal forms of transportation. (A copy of Mr. Pratt's statement is in the date file.)

Debbie Smith, 3127 Juniper Lane, Falls Church, said she was speaking on behalf of the Mason District Council. She then voiced opposition to the proposed Amendment because it did not reflect the character of the community at Seven Corners. She stated that the community had expressed concerns about the following issues:

- The excessive density of the proposed development;
- The prevalence of residential development;
- The impact on the transportation networks throughout Seven Corners;
- The impact on the local school systems;
- The insufficient green space recommended in the proposed developments; and
- The possible displacement of residents relying on the existing affordable housing provisions in the area.

Ms. Smith explained that the size and scope of the proposed developments was too great and this would negatively impact the traffic in the area, which was already subject to frequent congestion. She then said that the effectiveness of the proposed transportation improvements had not been determined. In addition, she stated that redesigning the Seven Corners interchange would be costly and a source of funding for such a redesign had not been determined. Ms. Smith said she favored implementing transportation improvements prior to the installation of the recommended development. She also echoed remarks from previous speakers regarding the overcrowding at the local schools in the area, stating that the proposed Amendment did not provide sufficient

provisions for an additional facility to address this issue. Ms. Smith indicated that the concerns of the surrounding community had not been sufficiently addressed and the community had petitioned Supervisor Gross for additional time to review the proposed Amendment. She then reiterated that the Mason District Council opposed the proposed Amendment in its current form, saying that she favored providing additional time to make the appropriate modifications to ensure that the community's concerns were addressed.

Commissioner Hedetniemi reiterated that the decision only for the proposed Amendment would be deferred at the conclusion of the public hearing and the record would remain open for Ms. Smith and the Mason District Council to submit their concerns. Ms. Smith indicated that she understood this and stated that she would continue to coordinate with the community to address these issues. A discussion ensued between Commissioner Strandlie and Ms. Smith regarding the length of the deferral period wherein Commissioner Strandlie clarified that this period had been modified to accommodate the schedule of staff, reiterating that the deadline for submitting comments would be June 24, 2015 to provide sufficient time for staff to review these comments.

Commissioner Hart addressed Ms. Smith's concerns regarding the issues raised by the community not being sufficiently addressed, echoing remarks from Mr. Thillmann and previous speakers about the outreach staff had conducted for the proposed Amendment. A discussion ensued between Commissioner Hart and Ms. Smith regarding the extent to which Ms. Smith represented the Mason District Council, the Mason District Council's participation in the community meetings conducted by staff, and the Mason District Council's position on the Amendment wherein Ms. Smith clarified that she represented the Board of the Mason District Council and said that the Board voted unanimously to oppose the proposed Amendment in its current form.

Chairman Murphy called for speakers from the audience.

Debbie Ratliff, 3057 Shadeland Drive, Falls Church, said that she resided in the community located along Shadeland Drive. She then explained that the community association representing this area had discussed the possibility of installing a pedestrian connection between Shadeland Drive and Opportunity Area C, but indicated that the association voted against such a connection. Ms. Ratliff said that the community opposed this connection due to concerns that it would negatively impact the existing character of the community. She added that Shadeland Drive was already subject to significant traffic, noting the safety concerns incurred by this traffic. In addition, she stated that residents from her community had met with the Task Force, but indicated that such meetings had not been productive in addressing the community's concerns.

Donald Smith, 3127 Juniper Lane, Falls Church, voiced opposition to the proposed Amendment. He echoed concerns from Ms. Smith regarding the excessive density of the recommended development. He stated that residential development at such a density was located too far from a Metrorail station, noting that the land units associated with the proposed Amendment were approximately 1.4 miles from the nearest station. Mr. Smith said that due to this distance, the residents of this development would rely on vehicles to travel to the nearest Metrorail station, which would increase traffic congestion. He then echoed remarks from previous speakers regarding the existing traffic congestion in Seven Corners. In addition, he pointed out that staff

had indicated that approximately 70 percent of the traffic volume in Seven Corners was through traffic. Mr. Smith said that he did not support staff's conclusion that installing dense residential development would improve the existing traffic conditions. However, he indicated that he supported implementing transportation improvements in Seven Corners, but noted that no funding for these improvements had been allocated. He added that he favored installing the proposed transportation improvements prior to the installation of new residential development.

A discussion ensued between Commissioner Flanagan and Mr. Smith, with input from Mr. Wolfenstein, regarding the possibility of expanding Metrorail service to Seven Corners wherein Mr. Wolfenstein indicated that there was little possibility that Metrorail would be extended into this area.

Commissioner Flanagan asked about the density of the residential development in the Bailey's Crossroads area, which was located near Seven Corners. Ms. Gardner indicated that the density of this development was greater than the proposed density for Seven Corners. Commissioner Flanagan then addressed Mr. Smith's concerns, stating that Metrorail access was not necessary to justify the proposed density articulated in the Amendment.

Brian Van De Meulebroecke, 3115 Patrick Henry Drive, Falls Church, stated that he resided in the Seven Corners area and was the president of the Bailey's Crossroads/Seven Corners Revitalization Corporation (BCSCRC). He then indicated that the BCSCRC had voted to support the proposed Amendment. In addition, he said the BCSCRC had coordinated with the Task Force on the proposed Amendment and echoed Mr. Thillmann's remarks regarding the extensive outreach conducted. Mr. Van De Meulebroecke noted the lack of development in the Seven Corners area and stated that the proposed Amendment would facilitate such development, which would subsequently improve the surrounding community.

Carol Turner, 3223 Sargent Drive, Falls Church, said that she resided in Seven Corners and described the character of the existing development in the area, the existing traffic conditions, and the existing pedestrian paths. She then echoed remarks from previous speakers regarding the traffic congestion in the area, noting the deficiencies of the existing transportation network. In addition, Ms. Turner noted that the deficiencies of the pedestrian paths and bicycle trails in Seven Corners created numerous safety hazards. She said that the proposed Amendment did not sufficiently address these issues, noting the timeframe in which the proposed transportation improvements would be installed. She also echoed remarks from previous speakers regarding the density of the recommended residential development, stating that such density would negatively impact the character of the surrounding area. (A copy of Ms. Turner's statement is in the date file.)

Jon Clark, 7227 Auburn Street, Annandale, said that he was a representative of the Mason District Council. He then echoed remarks from Ms. Smith, stating that the Task Force had not sufficiently addressed the concerns of the surrounding community. He indicated that the procedures utilized by the Task Force favored developers and did not sufficiently accommodate the concerns of the community, adding that some community associations were better represented than others. He stated that representatives from the community needed additional time to coordinate with the Task Force.

A discussion ensued between Commissioner Hedetniemi and Mr. Clark, with input from Mr. Thillmann and Mr. Faga, regarding the concerns expressed by Mr. Clark that the community had not been sufficiently represented in the Task Force's meetings wherein Mr. Thillmann and Mr. Faga explained the following:

- The members of the Task Force had been selected by Supervisor Gross;
- The individuals selected for the Task Force included property owners in Seven Corners and community representatives;
- The membership of the Task Force had been subject to an application process; and
- The visioning sessions had been attended by approximately 300 individuals; and
- The representation of the Task Force included landowners, residents, and business owners from Seven Corners.

Commissioner Hedetniemi asked about the attendance of the community meetings conducted by the Task Force. Elizabeth Hagg, FCOCR, indicated that approximately 150 individuals had attended the first visioning sessions with approximately 80 to 90 individuals for the second session. She also said that the Task Force received additional input from the community, which led to the formation of multiple working groups to address the concerns that were raised. In addition, Ms. Hagg stated that the Task Force conducted public comment sessions, noting that these meetings were advertised and open to the public. She added that charrettes had also been conducted, which gave the community opportunities to submit input to the Task Force. Ms. Hagg indicated that additional meetings had been held after the Task Force finalized its recommendations for the proposed Amendment in June 2014, including meetings with the City of Falls Church and Arlington County. Mr. Suchicital then said that these additional meetings during the summer of 2014 included three community meetings, which had been attended by approximately 150 to 200 people. In addition, he stated that the initial meeting at the beginning of this process in December 2012 was attended by over 200 members of the community and noted the extent to which staff accommodated the attendees for this meeting. Commissioner Hedetniemi commended staff for their effort to coordinate with the community in reviewing the proposed Amendment. Mr. Clark reiterated his concerns that the community had not been sufficiently represented during this process.

There being no more speakers, Chairman Murphy called for concluding staff remarks from Mr. Suchicital, who declined. There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Strandlie for action on this case.

(Start Verbatim Transcript)

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Chairman Murphy: Public hearing is closed. Recognize Ms. Strandlie. Welcome to the Planning Commission.

Commissioner Strandlie: Thank you, Mr. Chairman. Thank you again for coming out and thank you for staying to the end. I would like to – I need to make sure I have the right numbers – MAKE A MOTION TO DEFER DECISION ON PA 2013-I-B2, THE COMPREHENSIVE PLAN AMENDMENT FOR SEVEN CORNERS CBC AREA, MASON DISTRICT, UNTIL JULY 8TH FOR DECISION, WITH THE RECORD REMAINING OPEN.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer decision on Plan Amendment 2013-I-B2 to a date certain of July 8th, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Oppose? Motion carries. Thank you very much. For those of you who participated in the process, in one respect or another since 2014, attending the meetings, the charrettes, the open houses, et cetera, you aged remarkably well and we thank you for your participation, for better or for worse. Many of the people that came up tonight praised the staff. I would like to turn the volume up on that and also praise the task force. You did a remarkable job. And I thank everyone in the orchestra, the mezzanine, and the cheap seats. It was a great team effort, representing the best interest of the students – the citizens. And I want to thank John Thillman and Marty Faga and all the people on the task force for their operation and work.

(The motion carried by a vote of 9-0. Commissioners Lawrence, Sargeant, and Ulfelder were absent from the meeting.)

(End Verbatim Transcript)

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CLOSING

May 7, 2015

The meeting was adjourned at 10:28 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: Jacob Caporaletti

Approved on: October 21, 2015



John Cooper, Clerk to the
Fairfax County Planning Commission