

**MINUTES OF
PLANNING COMMISSION MEETING
JUNE 11, 1992**

PRESENT: Lawrence C. Baldwin, Commissioner At-Large
David P. Bobzien, Centreville District
Patrick M. Hanlon, Providence District
Suzanne F. Harsel, Braddock District
Maya A. Huber, Commissioner At-Large
Ronald W. Koch, Sully District
Henry E. Strickland, Mason District
Alvin L. Thomas, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District
Peter F. Murphy, Jr., Springfield District
Stephen J. Hubbard, Dranesville District
Carl L. Sell, Jr., Lee District

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The meeting was convened at 8:18 p.m. by Vice Chairman Patrick M. Hanlon.

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COMMISSION MATTERS

Commissioner Koch MOVED THAT WE (FURTHER) DEFER PCA-88-S-063, CLARK-HOOKE CORPORATION, UNTIL JULY 8, 1992, FOR DECISION ONLY.

Commissioner Huber seconded the motion which carried unanimously with Commissioner Thomas not present for the vote; Commissioners Byers, Murphy, Hubbard, Sell absent from the meeting.

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Commissioner Bobzien noted that Commissioner Byers had asked him to take action on deferral of SE-91-V-039, Fairfax Industrial Park Associates, currently scheduled for public hearing on July 8, 1992. He therefore MOVED THAT THE PLANNING COMMISSION DEFER THAT TO THURSDAY, SEPTEMBER 17, 1992.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Thomas not present for the vote; Commissioners Byers, Murphy, Hubbard, Sell absent from the meeting.

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Commissioner Koch, to allow staff more time to resolve outstanding issues, MOVED THAT RZ-87-Y-074, CHARLIE AND JUDY BEATY, BE DEFERRED UNTIL SEPTEMBER 17, 1992.

Commissioner Huber seconded the motion which carried unanimously with Commissioner Thomas not present for the vote; Commissioners Byers, Murphy, Hubbard, Sell absent from the meeting.

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Vice Chairman Hanlon announced that a Redesign Study briefing by staff from the Office of Comprehensive Planning was scheduled for Thursday, June 18, 1992 at 7:00 p.m. in the Board Room. He noted that the briefing was open to the public, but would not be televised.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel established the following order for tonight's agenda items:

1. RZ-92-L-004 – Board of Supervisors’ Own Motion
2. RZ-92-P-001 – West*Gate, A Virginia Limited Partnership
3. RZ-90-L-039 – Centennial Van Dorn Business Park Associates, Limited Partnership
 FDP-90-L-039 – Centennial Van Dorn Business Park Associates, Limited Partnership

This order was accepted without objection.

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RZ-92-L-004 – BOARD OF SUPERVISORS' OWN MOTION –
 Appl. to rezone approx. 0.58 ac. located approx. 500 ft. E. of S. Van Dorn St. & S. of Edison High School from PDH-4 to R-1 to permit a church & related facilities with an overall FAR of 0.10. Comp. Plan Rec: 3-4 du/ac. Tax Map 81-4((1)) pt.57. LEE DISTRICT. PUBLIC HEARING.

Ms. Bernadette Bettard, Zoning Evaluation Division, Office of Comprehensive Planning, explained that there was no representative of the applicant present to reaffirm the affidavit for this application.

In Commissioner Sell's absence, Commissioner Bobzien said that it would be appropriate to proceed to the public hearing without the reaffirmation.

Vice Chairman Hanlon asked if there were any disclosures by Commission members, but received no response.

Ms. Bettard presented the staff report, a copy of which is in the date file. She noted that there were no proffers associated with this rezoning and that staff recommended approval.

There being no representative of the applicant, Vice Chairman Hanlon called for speakers from the audience for this case. There was no response. He noted that no rebuttal was necessary. Ms. Bettard had no closing staff comments, therefore Vice Chairman Hanlon closed the public hearing and turned to Commissioner Bobzien for action on the application. (Verbatim excerpts are in the date file.)

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In Commissioner Sell's absence, Commissioner Bobzien MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT RZ-92-L-004 BE APPROVED.

Commissioner Huber seconded the motion which carried unanimously with Commissioner Thomas not present for the vote; Commissioners Byers, Hubbard, Murphy, and Sell absent from the meeting.

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Prior to the hearing of the next case in the Providence District, Vice Chairman Hanlon asked Secretary Harsel to take the Chair.

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RZ-92-P-001 – WEST*GATE, A VIRGINIA LIMITED PARTNERSHIP – Appl. to rezone approx. 128.63 ac. generally located E. of I-495, N. & S. of Dolley Madison Blvd., E. & W. of Old Meadow Rd., & N. & S. of Colshire Dr. from I-3, I-4, C-2, C-7, R-1, & HC to C-3 & HC to permit office development & accessory uses at an overall FAR of 0.63. Comp. Plan Rec: office/research & development use & private open space. Tax Maps 29-4((5)),1, 2, 2A, 2B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15; 30-3((28))A, B, 3, 4; 30-3((1)) 6A, 6B, 6C, 60; 29-4((6))95, 95A, 96, 97, 98, 99, 101A, 102, 105, 106, 107. PROVIDENCE DISTRICT. PUBLIC HEARING.

Ms. Kathryn MacLane, agent for the applicant, reaffirmed the affidavit. There were no disclosures by Commission members.

Ms. Cathy Chianese, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report and addendum, copies of which are in the date file. Ms. Chianese noted that there were four proposed transportation scenarios for improvements at the intersections of Old Meadow Road and Colshire Drive with Route 123, labeled W, X, Y, and Z. She added that staff preferred Scenario W, but that the decision would be made by the Virginia Department of Transportation (VDOT). Ms. Chianese stated that staff recommended approval of the application.

Ms. Chianese responded to questions from Commissioner Hanlon concerning the Comprehensive Plan recommendations for height in this area. She noted that the applicant had submitted a height analysis which was contained in the staff report. She added that the nearby West*Park development had approved plans for 90-foot buildings, the same height requested by the applicant in this case.

In response to Secretary Harsel's inquiry, Mr. Bob Moore, Office of Transportation, said he had no comments at this time but would be happy to answer questions.

Mr. Moore responded to questions from Commissioner Huber concerning the pedestrian network in the Tysons area.

Ms. MacLane presented historical information regarding the West*Gate development, beginning with the first office building that was constructed approximately 30 years ago. She spoke about the prestigious clients in the West*Gate Office Park, such as Mitre, GTE, SpaceNet, and Visa. She introduced Mr. Tom Fleury, Vice President of Development Services for West*Group.

Mr. Fleury endorsed the presentations by staff and Ms. MacLane and offered to answer any questions the Commissioners might have.

Mr. Fleury responded to questions from Commissioner Huber regarding pedestrian access and bus shelters. He offered to proffer approximately \$30,000 to the County for the purchase of three bus shelters, with the actual locations to be determined later.

Secretary Harsel reviewed the rules for speakers and called the first name on the speakers list.

Mr. Edward Mainland, of 8752 Old Dominion Drive, McLean, commented on the transportation package proposed by the applicant. He submitted copies of newspaper and magazine articles supporting his position, which was that the applicant was applying 1940s and 1950s solutions to a 1990s situation. (Copies of Mr. Mainland's supporting documents are in the date file.)

Secretary Harsel called the next listed speaker, Mr. Sal Lauricella, who was not present. Commissioner Hanlon noted that the Commission had received a letter from Mr. Lauricella, President of the Council of Co-owners of The Colonies of McLean Condominiums. (A copy of the letter is in the date file.)

Ms. Deborah Swansburg, of 7709 Lunceford Lane, Falls Church, spoke on behalf of the Pimmit Hills Citizens Association. She said that representatives of the applicant had met with the Association's Board of Directors and the general membership and responded to the citizens' concerns. She added that the membership endorsed the application as proffered.

Mr. William Byrnes, of 7921 Old Falls Road, McLean, spoke on behalf of the Planning and Zoning Committee of the McLean Citizens Association (MCA). He said that the Association supported the application. Mr. Byrnes added that Association members wanted to be sure that the deviation in height requested by the applicant was not precedent setting. He expressed

concern about traffic in the area and said that Scenario Z in the transportation package was unacceptable.

Mr. Eugene McLaughlin, of 1800 Old Meadow Road, Unit 422, McLean, spoke on behalf of the Regency and Encore condominium developments. He questioned the appropriateness of Mr. Byrnes' testimony inasmuch as the area represented by MCA was not in the Providence District. Mr. McLaughlin expressed his concern about the transportation package proposed. He said that Scenario W would cause a hardship to the residents on Old Meadow Road in that access to I-495 would be more difficult. He added that Scenario Z was the preferred alternative, but that more time was needed to address outstanding issues. Mr. McLaughlin requested a two or three week deferral to allow time for citizens to work with the applicant.

Commissioner Hanlon thanked Mr. McLaughlin, both for his testimony and for all the hard work done by himself and other residents of the Regency. He assured him that there were communities in the Providence District that belonged to and participated in MCA, the Rotunda being one. He added that an application of this size affected residents in both Providence and Dranesville Districts.

In response to questions from Commissioner Hanlon, Mr. McLaughlin said that he would be in favor of an additional left turn lane on Old Meadow Road as an interim road improvement. He concurred with Commissioner Hanlon that Scenario Z appeared to allow unrestricted left turns into and out of Old Meadow Road.

Commissioner Huber outlined the borders of the area represented by MCA, which, she explained, did not coincide with the County's Magisterial Districts. Mr. McLaughlin said he would be happy to speak with Mr. Byrnes and exchange information.

Commissioners Baldwin and Hanlon, Mr. Moore, and Mr. Baldwin discussed the phasing of the proposed road improvements.

Commissioner Huber used her prerogative to ask Mr. Byrnes to return to the podium to address the Commission.

Mr. Byrnes explained that Mr. Brett Peters, a representative of Encore, had attended and participated in the September meeting of MCA. He said it was suggested at that time that it would be desirable for the residents of Encore and other residential condominiums in the area to participate more actively in MCA and perhaps seek membership on the Board of Directors. He added that Mr. Peters had been specifically notified of the April meeting of MCA, but neither he nor any other representative of Encore attended that meeting. Mr. Byrnes said he would be happy to speak with Mr. McLaughlin or any other representative of the Regency or Encore.

In rebuttal, Mr. Fleury said that no matter which alternative was selected by VDOT, that the applicant was willing to construct interim improvements to Old Meadow Road. He explained how additional road improvements would be phased in conjunction with building construction. Mr. Fleury pointed out that the proffers included funding in the amount of \$30,000 a year for

nine years to partially pay for a transportation coordinator who would be an employee of Tysons Transportation Association (Tytran).

In response to questions from Commissioner Hanlon regarding why the proffers did not include specific recommendations for transportation management, Mr. Fleury explained that the Tytran transportation coordinator would be responsible for development of a transportation demand management system for the combined tenants of West*Gate, West*Park, and Tysons II.

In response to a question from Commissioner Huber, Mr. Fleury confirmed that the bridge over Scott's Run Stream Valley Park would include sidewalks.

Neither Ms. Chianese nor Mr. Moore had any closing staff comments.

In response to questions from Commissioner Hanlon, Mr. Moore confirmed that the proposed road improvements outlined in the transportation phasing schedule were coordinated with completion of certain amounts of square footage of development. He pointed out that there was no categorical assurance that the phased improvements would be tailored specifically to the nearest buildings.

In response to further questions from Commissioner Hanlon, Mr. Moore confirmed that the main difference between Scenarios W and Z was the manner in which they provided access to I-495 from Old Meadow Road. He added that it would be difficult to determine how many accidents at the Old Meadow Road/Route 123 intersection were caused by the weaving pattern currently needed to access I-495. Commissioner Hanlon and Mr. Moore discussed the problems associated with south-bound traffic turning onto Old Meadow Road.

In response to questions from Commissioner Baldwin, Mr. Moore said that VDOT would be the agency to decide which improvements were needed and when and that safety was one of the items taken into consideration.

In response to questions from Secretary Harsel, Mr. Moore explained that it was his understanding that the schematic in Attachment 2 of the staff report addendum included a note stating that it was not a proffered plan because it was intended for information purposes only and did not contain sufficient engineering detail to legally qualify as a proffered plan. He confirmed her statement that it was conceivable that VDOT would reject all four scenarios and require a completely different package of transportation improvements.

There being no further comments or questions Secretary Harsel closed the public hearing and turned to Commissioner Hanlon for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Hanlon MOVED TO DEFER THE DECISION ONLY ON THIS APPLICATION TO A DATE CERTAIN OF JUNE 18, 1992.

Commissioner Thomas seconded the motion which carried unanimously with Commissioners Byers, Hubbard, Murphy and Sell absent from the meeting.

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At the conclusion of this application, Vice Chairman Hanlon resumed the Chair.

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RZ-90-L-039 – CENTENNIAL VAN DORN BUSINESS PARK ASSOCIATES LIMITED – Appl. to rezone approx. 49.77 ac. from I-3 to PDH-20 to permit residential development at a density of 17.0 du/ac. including bonus density for affordable dus. & approval of the conceptual development plan located on the W. side of South Van Dorn St. S. of its intersection with I-95 Comp. Plan Rec: Office use with an option for residential use at 12-16 du/ac. Tax Maps 81-2((1))15, 15A, 16; ((8))2, 3, 4, 5; 81-4((25))6, 7, 8B. (Concurrent with FDP-90-L-039.) LEE DISTRICT.

FDP-90-L-039 – CENTENNIAL VAN DORN BUSINESS PARK ASSOCIATES LIMITED PARTNERSHIP – Appl. to rezone from I-3 to PDH-20 to permit residential development on property located on the W. side of South Van Dorn St. S. of its intersection with I-95 on approx. 49.77 ac. zoned PDH-20. Tax Maps 81-2((.1))15, 15A, 16; ((8))2, 3, 4, 5; 81-4((25))6, 7, 88. (Concurrent with RZ-90-L-039.) LEE DISTRICT. JOINT PUBLIC HEARING.

Commissioner Bobzien explained that Commissioner Sell was not able to be present at tonight's meeting and had asked him to take action on this case.

Robert Lawrence, Esquire, with the firm of Hazel and Thomas, reaffirmed the affidavit. There were no disclosures by Commission members.

Ms. Cathy Chianese, Zoning Evaluation Division, Office of Comprehensive Planning, presented the staff report and addendum, copies of which are in the date file. Ms. Chianese noted that staff had just this afternoon received notice that the Department of Environmental Management (DEM) had approved a waiver for these applications of the Public Facilities Manual requirement prohibiting underground stormwater detention facilities in a residential development. Ms. Chianese pointed out that, although the application still officially requested the PDH-20 District, the proffers and development plan were in accord with the PDH-16 District. She stated that staff therefore recommended denial of rezoning to the PDH-20 District and approval of rezoning to the PDH-16 District.

In response to questions from Commissioner Hanlon, Ms. Chianese explained that the proposed underground stormwater detention facilities would be located in various places throughout the subject property.

Commissioner Huber asked to be placed on the record as lamenting the fact that DEM had approved these facilities.

Mr. Lawrence presented a history of the applications. He spoke about the meetings with citizens that had taken place and the many changes to the draft proffers. Mr. Lawrence said that all of the issues raised by staff had been addressed and pointed out that the subject property could be developed by right as an office park. He stated that safety issue regarding the underground stormwater detention facilities had been resolved and that a mixture of housing types was proposed. Mr. Lawrence said that the applications were in conformance with the recommendations in the Comprehensive Plan and that transportation improvements would be phased in coordination with building construction. He suggested the following revisions to the proposed proffers:

- 1) amend the sixth sentence of Proffer #3 to read: "The developer shall complete construction of Crown Royal Drive through base course paving and open Crown Royal Drive to public use as shown on the CDP/FDP.";
- 2) amend Proffer #20 to increase the amount of the parks and recreation contribution from \$45,000 to \$60,000; and
- 3) create a new Proffer #22 to read: "In the event that the proffered road widening along South Van Dorn Street causes the cessation of access to 81-2((1)) 12 and 12A, the developer will provide comparable alternate access to said parcels. If the power of eminent domain is required to provide alternate access to Crown Royal Drive over 81-2((1))8A, the developer shall fund the cost of condemnation proceedings."

In response to questions from Commissioner Bobzien, Mr. Lawrence explained that the new proffer was intended to assure continued access to Lots 12 and 12A.

In response to questions from Commissioner Huber, Mr. Lawrence said that the exact locations of the proposed bus shelters had not yet been determined since bus routes and stops serving the subject property were not yet available.

Commissioner Strickland commented that access to Lots 12 and 12A was poor. Mr. Lawrence concurred and noted that when those lots redeveloped, the access point would probably change. Mr. Lawrence confirmed Commissioner Bobzien's statement that the Commonwealth Transportation Board had approved, in concept, access to Lots 12 and 12A through an extension of Crown Royal Drive.

RZ-90-L-039 – CENTENNIAL VAN DORN BUSINESS PARK
ASSOCIATES LIMITED
FDP-90-L-039 – CENTENNIAL VAN DORN BUSINESS PARK
ASSOCIATES LIMITED PARTNERSHIP

June 11, 1992

Vice Chairman Hanlon called the first name on the speakers list for these applications.

Ms. Sue Patterson, of 6157 Morning Glory Road, Alexandria, spoke on behalf of the Van Dorn Village Homeowners Association. She supported the applicant's proposal. (A copy of Ms. Patterson's statement is in the date file.)

In response to questions from Commissioners Bobzien and Huber, Ms. Patterson said that the proffers adequately addressed the safety issue regarding the underground stormwater detention facilities.

In reply to questions from Commissioner Hanlon, Ms. Chianese confirmed that surface stormwater detention facilities also posed safety problems and that there was no evidence per se that there was a big difference in safety between the two types of facilities.

In reply to questions from Commissioner Strickland, Ms. Chianese explained that planning staff felt that the engineers in DEM were in a better position to determine if the underground facilities were appropriate.

Mr. Lester Dove, of 6401 Briarmoor Lane, Alexandria, said that his major concern – continued access to Lots 12 and 12A, owned by his parents – had been addressed by Mr. Lawrence's additional proffer. He also commented on stormwater runoff problems in the area.

Commissioner Bobzien stated that he had just received a telephone call from Commissioner Sell who reported that during the approval of the Van Dorn Metro Station a commitment had been made to clear the culverts in that area to alleviate flooding problems.

Mr. Bob Landis, of 5913 High Meadow Road, Alexandria, spoke on behalf of the Runnymede Homeowners Association. He said that Runnymede had been working with the applicant since 1984 and currently supported the applicant's proposal.

Mr. Lawrence declined Vice Chairman Hanlon's offer to make a rebuttal statement.

In response to a question from Commissioner Baldwin, Mr. Lawrence explained that the condominium units would be larger than the rental units and would require more parking.

There being no further comments or questions, Vice Chairman Hanlon closed the public hearing and recognized Commissioner Bobzien for action on these applications. (Verbatim excerpts are in the date file.)

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RZ-90-L-039 – CENTENNIAL VAN DORN BUSINESS PARK
ASSOCIATES LIMITED
FDP-90-L-039 – CENTENNIAL VAN DORN BUSINESS PARK
ASSOCIATES LIMITED PARTNERSHIP

June 11, 1992

Commissioner Bobzien MOVED THAT WE DEFER DECISION ONLY ON THESE CASES,
WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT, TO THURSDAY,
JUNE 18, 1992.

Commissioner Huber seconded the motion which carried unanimously with Commissioners
Byers, Hubbard, Murphy, and Sell absent from the meeting.

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The meeting was adjourned at 10:44 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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

Minutes by: Gloria L. Watkins

Approved on: February 11, 1993



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