

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 17, 2010**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: James R. Hart, Commissioner At-Large

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The meeting was called to order at 8:16 p.m. by Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON 2232-P09-35, AT&T AND T-MOBILE NORTHEAST LLC, SCHEDULED FOR JUNE 24, 2010, TO A DATE TO BE DETERMINED.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Hart absent from the meeting.

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FS-Y09-107 – CLEARWIRE, 10922 Vale Road

Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF DETERMINATION ON FS-Y09-107, WHICH IS THE ADDITION OF A 26-INCH DISH ANTENNA ON AN EXISTING POLE AT 10922 VALE ROAD IN OAKTON.

Commissioner Flanagan seconded the motion which carried by a vote of 9-0-1 with Commissioner Sargeant abstaining; Commissioner Alcorn not present for the vote; Commissioner Hart absent from the meeting.

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FS-B09-82 – CLEARWIRE, 8996 Burke Lake Road
FSA-S07-4-1 – VERIZON WIRELESS, 12510 Yates Ford Road
FSA-S09-88-1 – CLEARWIRE, 4201 Stringfellow Road (Chantilly High School)

Chairman Murphy MOVED THE CONSENT AGENDA ITEMS.

Without objection, the motion carried unanimously with Commissioner Alcorn not present for the vote; Commissioner Hart absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy noted that there were five applications on the agenda that would be heard concurrently:

PCA 2003-SU-035/FDPA 2003-SU-035 – SULLY EAST L.C.
RZ 2009-SU-024/FDP 2009-SU-024 – SULLY EAST L.C.
SEA 2003-SU-023 – SULLY EAST L.C.

This order was accepted without objection.

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PCA 2003-SU-035/FDPA 2003-SU-035 – SULLY EAST L.C. –
Appls. to amend the proffers, conceptual, and final development plans for RZ 2003-SU-035 previously approved for mixed-use development to permit reduction in land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of .35. Located in the S.E. quadrant of the intersection of Sully Road and Air & Space Museum Pkwy. and W. side of Centreville Road on approx. 68.80 ac. of land zoned PDC, PDH-16, HD, and WS. Comp. Plan Rec: Mixed Use. Tax Map 34-2 ((1)) 2 pt., 3A, 10A, 27 pt. and 35 pt. and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned. (Concurrent with RZ/FDP 2009-SU-024 and SEA 2003-SU-023.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Road to proceed under Sects. 33.1-151 and 15.2-2270(2) of the *Code of Virginia*). SULLY DISTRICT.

RZ 2009-SU-024/FDP 2009-SU-024 – SULLY EAST L.C. – Appls. to rezone from PDC, I-5, PDH-16, HD, and WS to PDC, HD, and WS to permit commercial development with an overall Floor Area Ratio (FAR) of .35 and approval of the conceptual and final development plans. Located in the S.E. quadrant of the Sully Road and Air & Space

PCA 2003-SU-035/FDPA 2003-SU-035 – SULLY EAST L.C.
RZ 2009-SU-024/FDP 2009-SU-024 – SULLY EAST L.C.
SEA 2003-SU-023 – SULLY EAST L.C.

June 17, 2010

Museum Pkwy. interchange, W. of Centreville Road and S. of Historic Sully Way on approx. 76.60 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 34-2 ((1)) 2 pt., 3A, 7, 8, 10A, 27 pt. and 35 pt. and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned. (Concurrent with SEA 2003-SU-023 and PCA/FDPA 2003-SU-035.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Road to proceed under Sects. 33.1-151 and 15.2-2270(2) of the *Code of Virginia*). SULLY DISTRICT.

SEA 2003-SU-023 – SULLY EAST L.C. – Appl. under Sect. 9-607 of the Zoning Ordinance to amend SE 2003-SU-023 previously approved for an increase in building height to permit increase in land area. Located at 13800, 13850, 13900, and 13950 Barnsfield Road and 3318 Centreville Road on approx. 25.24 ac. of land zoned PDC, PDH-16, HD, and WS. Tax Map 34-2 ((1)) 2 pt., 3A pt. 10A pt., 27 pt. and 35 pt. and a portion of Barnsfield Road right-of-way to be vacated and/or abandoned. (Concurrent with RZ/FDP 2009-SU-024 and PCA/FDPA 2003-SU-035.) (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Barnsfield Road to proceed under Sects. 33.1-151 and 15.2-2270(2) of the *Code of Virginia*). SULLY DISTRICT. JOINT PUBLIC HEARING.

Frank McDermott, Esquire, with Hunton & Williams LLP, reaffirmed the affidavit dated June 3, 2010. There were no disclosures by Commission members.

Suzianne Zottl, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

Mr. McDermott delivered a PowerPoint presentation on the Dulles Discovery South project depicting the application area, landscaping and screening, aerial photographs, illustrations of the development from several camera perspectives, and elevations. He described the design, layout, and amenities of the proposed secure office complex and said it would produce a significant amount of real property taxes. Mr. McDermott noted that the office use would generate 800 to 900 more vehicle trips per day than the previously approved age-restricted residential use. He also noted that the applicant had proffered a Transportation Demand Management (TDM) program. He pointed out that the Fairfax County Architectural Review Board (ARB) had unanimously recommended approval of the project. (A copy of the presentation is in the date file.)

In response to a question from Commissioner Litzenberger, Mr. McDermott reviewed the publicly accessible road improvements to be provided.

Responding to a question from Commissioner de la Fe, Mr. McDermott explained the applicant's rationale for providing surface parking.

Mr. McDermott answered questions from Commissioner Lawrence regarding screening, the Federal Aviation Administration requirement for aircraft warning lights on top of buildings, and the height limitation of 60 feet.

Commissioner Lawrence suggested that a TDM measure be implemented for the monitoring of vehicle access at both entrances and that any delays or congestion be mitigated by adjusting the percentage of vehicles that accessed each entrance. Mr. McDermott explained that the applicant intended to implement such a measure, noting that at least 75 percent of those trips would be directed through the primary site entrance off Air and Space Museum Parkway.

In reply to a question from Commissioner Sargeant, Mr. McDermott said the applicant had proffered to work in coordination with the Fairfax County History Commission at the suggestion of the Historic Preservation staff although this exceeded the requirements of the Sully Historic Overlay District. Commissioner Sargeant commented that this was a noteworthy initiative.

Mr. McDermott replied to questions from Commissioner Flanagan regarding the proposed parking and bus service to the site.

Commissioner Flanagan expressed concern about increased traffic on Centreville Road and recommended that the applicant commit to a reduction in parking to less than one space per office employee. Mr. McDermott said the proposed tenant required the number of parking spaces requested. He explained that the office complex would generate a minimal amount of peak hour traffic on Centreville Road.

Answering a question from Commissioner Sargeant, Mr. McDermott said a conferencing facility had not been considered for the site.

Commissioner Harsel and Mr. McDermott briefly discussed environmental design of the parking garages.

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

Jeffrey Parnes, 3153 Ramesses Court, Herndon, noted that he served as the Sully District Representative of the Fairfax County Transportation Advisory Commission, First Vice President of the Sully District Council of Citizens Associations, and Chair of the Sully District Council Land Use and Transportation Committee. He expressed opposition to the proposed abandonment of Barnsfield Road because it would eliminate public access from Lees Corner Road to Air and Space Museum Parkway and significantly increase traffic on Centreville Road.

Mr. Parnes requested that the applicant be required to widen the four-lane segment of Centreville Road that was designed to accommodate a six-lane configuration up to Wall Road.

Michael Davis, Senior Transportation Planner, Fairfax County Department of Transportation (FCDOT), and Cheryl Sharp, Traffic Consultant with Gorove/Slade Associates, Inc., responded to questions from Commissioner Litzenberger about the potential traffic impact on Centreville Road.

Commissioner Litzenberger expressed concern that Centreville Road could not handle 2,200 additional vehicles per day unless more lanes were added. Mr. McDermott said the proposal was consistent with the recommendations of the Comprehensive Plan and the transportation network would accommodate the proposed density.

Answering a question from Commissioner Litzenberger, Mr. Davis noted that the proposed use would generate approximately 8,800 trips in a 24-hour period, which equated to 800 more trips than what would be generated by the previously approved use.

Ms. Sharp pointed out to Commissioner Litzenberger that the applicant's traffic impact analysis, which had been accepted by FCDOT and the Virginia Department of Transportation (VDOT), had not demonstrated any occurrences of congestion on Centreville Road.

In reply to a question from Chairman Murphy, Mr. McDermott explained that the office employees would work in shifts, with the majority working during normal business hours; however, employees would be encouraged to travel during the off peak period.

Mr. Davis responded to questions from Commissioner Alcorn about the planned improvements to Wall Road, the road network, and access to the site.

Replying to a question from Commissioner Harsel, Mr. Davis explained how vehicles traveling from Franklin Farm Road would access Route 28 via the extension of Air and Space Museum Parkway.

Ms. Zottl answered questions from Commissioner Flanagan regarding stormwater management and parking.

In response to another question from Commissioner Flanagan, Kristen Abrahamson, ZED, DPZ, said the proposed parking exceeded the Zoning Ordinance requirement.

Responding to a question from Commissioner Sargeant, Ms. Abrahamson explained that both entrances would be controlled by security checkpoints.

In response to a comment by Commissioner Sargeant, staff agreed that the proposed low-density office development was not conducive to the type of comprehensive TDM program expected with mixed-use development where trips could be offset with residential and/or retail uses.

Answering a question from Commissioner Harsel, Mr. Davis clarified that the traffic impact analysis was based on an expected trip generation rate for an office development.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. McDermott.

Mr. McDermott pointed out that 30 percent open space would be provided, which was above the requirement of 15 percent for the Planned Development Commercial (PDC) District. Addressing the concern raised by Mr. Parnes about Barnsfield Road, he explained that this road had been planned for abandonment for a long time and was never intended to be a public access street. He further addressed concerns raised by Commissioners about the road network configuration and access to the site, noting that 75 percent of the generated trips would access the site via Route 28 and the primary entrance. Mr. McDermott said the development would not cause an impact sufficient enough on Centreville Road to require the applicant to build additional lanes.

In reply to a question from Commissioner Alcorn, Ms. Abrahamson said the future expansion of the Washington-Dulles International Airport had not posed an issue for the proposal.

Commissioner Alcorn commented that this type of campus office park would not demonstrate the level of TDM performance that was expected in higher density, transit-oriented, mixed-use developments; however, the areas within the County planned as office parks would probably continue to develop as such.

Mr. McDermott answered questions from Commissioner Flanagan regarding a.m. and p.m. peak hour traffic entering and leaving the site via Centreville Road.

Mr. Davis responded to a question from Commissioner Flanagan about Level of Service at the intersection of Lees Corner and Centreville Roads. Mr. McDermott said the nearby intersections would perform no worse after the project was developed than they would otherwise, as required by the County's non-degradation policy.

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

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Commissioner Litzenberger MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY ON PCA/FDPA 2003-SU-035, RZ/FDP 2009-SU-024, AND SEA 2003-SU-023 TO A DATE CERTAIN OF JUNE 30, 2010, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS, AND FURTHER RECOMMEND THAT THE BOARD OF SUPERVISORS DEFER ITS PUBLIC HEARING SUBSEQUENT TO THE PLANNING COMMISSION'S RECOMMENDATIONS ON THESE APPLICATIONS.

Commissioners Flanagan and Lawrence seconded the motion which carried unanimously with Commissioner Hart absent from the meeting.

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The meeting was adjourned at 10:01 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, 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: Kara A. DeArrastia

Approved on: September 8, 2011

Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission