

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 18, 2014**

PRESENT: Peter F. Murphy, Springfield District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
Janyce N. Hedetniemi, Commissioner At-Large

ABSENT: Frank A. de la Fe, Hunter Mill District
Earl L. Flanagan, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large

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The meeting was called to order at 8:17 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 Hart announced that the Planning Commission's Environment Committee had met earlier this evening and received presentations from county staff regarding district energy and associated regulatory issues. He added that four additional meetings would be held on the following dates, at 7:00 p.m., in the Board Conference Room of the Fairfax County Government Center:

- Thursday, July 10, 2014, in the Board Conference Room (The first half of meeting will be a presentation from staff on the upcoming Noise Ordinance changes; the second half will be discussion on Mitre II and building energy consumption.)
- Wednesday, July 30, 2014, in the Board Conference Room (EV Charging Station Infrastructure)
- Thursday, October 2, 2014, in the Board Conference Room (No topic/agenda at this time)
- Thursday, October 23, 2014, in the Board Conference Room (No topic/agenda at this time)

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Commissioner Lawrence announced that the Commission's Tysons Committee would meet on Thursday, June 12, 2014, at 7:00 p.m., in the Board Conference Room to continue the discussion on the Amendment to the Tysons Plan.

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FS-L14-11 – VERIZON WIRELESS, 6500 Byron Avenue

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

The motion carried by a vote of 9-0. Commissioners de la Fe, Flanagan, and Sargeant were absent from the meeting.

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ORDER OF THE AGENDA

On behalf of Commissioner Hall, Chairman Murphy established the following order of the agenda:

1. RZ/FDP 2012-DR-019 – ELM STREET RESIDENTIAL, LLC & JGB/ELM STREET OFFICE, LLC

This agenda was accepted without objection.

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RZ/FDP 2012-DR-019 – ELM STREET RESIDENTIAL, LLC AND JGB/ELM STREET OFFICE, LLC – Appls. to rezone from C-3, CRD, HC, and SC to PRM, CRD, HC, and SC to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.95 and approval of final development plans. Located at 6862 Elm St., McLean, on approx. 4.43 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 30-2 ((1)) 61. DRANESVILLE DISTRICT. PUBLIC HEARING.

Brian Winterhalter, Esquire, Agent's Applicant, Cooley, LLP, reaffirmed the affidavit dated May 14, 2014.

There were no disclosures by the Commissioners.

Nicholas Rogers, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of applications RZ 2012-DR-019 and FDP 2012-DR-019.

Commissioner Ulfelder asked what the applicant might need to do in order to complete the proposed extensions of the sidewalk. Mr. Rogers explained that the applicant provided a detailed

streetscaping plan in response to the McLean Community Business Center (CBC) and the McLean Open Space Design Standards in the Fairfax County Comprehensive Plan. He added that in response to community feedback to take a broader approach with its streetscape plan, the applicant provided a series of proffers committing to streetscape facilities on frontages around the Ashby property, as well as the those frontages to the Pournaras and McLean House properties, and along Beverly Road. He noted that the McLean Open Space Design Standards recommended a streetscape pattern that VDOT (Virginia Department of Transportation) would not maintain in the right-of-way; therefore, the applicant must provide more detailed pricing data, which would be provided later in the application process.

Commissioner Ulfelder asked whether the applicant would be required to provide any additional levels to the parking facility to ensure adequate parking. Mr. Rogers stated that in order to obtain site plan approval, the applicant must meet the minimum parking requirements in the Zoning Ordinance. When Commissioner Ulfelder asked if the applicant might be able to build an above-ground parking structure to fulfill the requirement, Mr. Rogers said he did not believe that could occur without a Proffered Condition Amendment.

Commissioner Hart suggested that the following corrections be made to the revised proffers, dated June 18, 2014:

- The proffer package was not paginated and, when numbering the pages manually, they didn't correlate with the page numbers cited in the explanatory memorandum on the front of the package.
- On page two of the package, the fifth item, "Page 11, Proffers 40 (old #33)," referenced a tot lot removal that was not mentioned in the staff report.

Mr. Rogers apologized and said that no tot lot was being considered in this application; therefore, the item would be removed.

Continuing, Commissioner Hart noted that:

- In Proffer Number 28, Ashby was misspelled.
- In Proffer Number 29, the list of options in the first sentence were "a, b, and 3."

Commissioner Hart asked whether staff had discussed the provision of electric vehicle (EV) charging stations in any of the buildings, to which Mr. Rogers said no.

Commissioner Ulfelder announced his intent to defer the decisions on these applications at the end of the public hearing.

Bailey Hopple, Applicant's Agent, JBG/Elm Street Office, LLC, noted that JBG had been active in the Washington Metropolitan Area for over 50 years and worked closely with the communities in which it worked, adding that the Elm Street project exemplified this approach. She stated that this project would transform an existing surface parking lot into a vibrant mixed-use community

and create a site with various complementary uses. She added that the applicant had worked closely with the community and county staff; planning leaders with the McLean Planning Committee (MPC) and the McLean Citizens Association (MCA); a variety of community groups; and numerous individual residents during the application process and pointed out that the feedback received as a result of those meetings was incorporated into the application. She stated that this development would bring a high-quality design to McLean with its classical architecture to enhance its character, noting that the plan would provide over 30 percent open space, including a large central plaza, active recreation space, increased walkability as a result of the proposed upgraded trail, along with a new internal street. In addition, Ms. Hopple pointed out that the applicant would reserve space for two new bus stops for the Fairfax County Connector Route 721, serving the McLean Metro station, to ensure rush hour service. She also noted that bicycle accessibility would be ensured and said that bike racks would be installed not only onsite, but throughout the McLean downtown area. She pointed out that as a result of collaboration with the community, the applicant had committed to provide significant additional enhancements in the area, including:

- enhanced offsite walkability, noting that sidewalk upgrades would be provided on the properties around the larger Subarea 29, and extended on the Ashby, McLean House, and Pournaras properties;
- trail upgrade;
- funding for field upgrades at Franklin Sherman Elementary School to improve active recreation space;
- various enhancements onsite, including two bus shelters, a water feature in the main open space, which would be connected to a piece of public art, in collaboration with the McLean Project for the Arts; and
- enhanced fitness and active recreation space along the trail.

Ms. Hopple added that collaboration with community and county staff helped to create a project that would increase vitality in McLean and requested the Commission's support of the applications.

Commissioner Ulfelder asked Ms. Hopple what efforts were made to consolidate the subject property with the adjacent parcel. Ms. Hopple said that although the applicant had discussed consolidating the two parcels, the owner did not want to sell the property; however, the applicant continued to work with the owners to ensure that they were included in the rezoning so that if and when they did decide to become part of a larger redevelopment, the opportunity would be available. Commissioner Ulfelder then requested that language be added to the proposal to ensure that the onsite open spaces were available to the general public. Ms. Hopple concurred, adding that the intent was consistent with the vision for McLean.

Commissioner Hedetniemi asked Ms. Hopple to describe the loose-parts play area. Ms. Hopple explained that it was intended as a newer alternative to a tot lot with more natural surfaces where

children could walk on uneven stones and play with the items within, adding that it had been demonstrated to improve motor skills and allow for greater creativity.

Commissioner Litzenberger noted that the application site sat near Route 123, which was heavily congested, and asked what the difference in trip generation would be with this application. Ms. Hopple said there would be a two percent increase in traffic with the maximum density onsite.

Commissioner Hart asked Ms. Hopple whether the applicant had provided EV charging stations in other projects. Ms. Hopple confirmed that they were installed in a number of other projects and said that it was likely the applicant would be able to provide them with this project. Commissioner Hart suggested that the applicant consider them for this project during the deferral period.

Commissioner Hurley asked if dogs would be allowed in the residential units. Ms. Hopple said that had not yet been considered, but noted that it would be determined further along in the process. Commissioner Hurley said that it should be addressed at the beginning of the process and suggested that the applicant review it during the deferral period.

Commissioner Lawrence requested that the applicant consider the Workhouse Arts Center in Lorton, Virginia, as a source for public art. Commissioner Ulfelder pointed out that the proffer commitment was for the applicant to work with the McLean Project for the Arts, which promoted the work of artists throughout Northern Virginia.

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

Mark Zetts, 6640 Kirby Court, Falls Church, representing McLean Citizens Association (MCA), stated that the MCA had passed a resolution in support of the applications, adding that this would be a very high-quality development. He commended Ms. Hopple's work with both the MCA and MPC, pointing out that she was very committed and helpful to the citizens. He expressed concern, however, with regard to the parking facility and requested that the parking area remain accommodating and well-lit, should additional parking levels be required. In addition, he noted that the application was silent with regard to underground facilities and requested a proffer commitment by the applicant for a contribution. (A copy of Mr. Zetts's statement is in the date file.)

James Peoples, 6648 Hawthorne Street, Mclean, President, Bryn Mawr Citizens Association, spoke in support of the applications, but questioned whether the Dranesville District Pedestrian Improvement Fund was a legal entity. He said that the McLean Revitalization Corporation (MRC) was a chartered Virginia entity, 501(c)(3), that was empowered to receive proffered monies from such projects. Additionally, he expressed concern that the proffered funds might not be used within the McLean CBC, and requested that language be added to specify that the funds must be used only within the McLean CBC. (A copy of Mr. Peoples' statement is in the date file.)

Commissioner Ulfelder asked county staff about the status of the Dranesville District Pedestrian Improvement Fund. Mr. Rogers said that although the fund had been used in other applications,

he would need to explore further to determine its status. Commissioner Ulfelder noted that he too was concerned about the proffer funds being used outside of the McLean CBC.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Winterhalter, who stated that JBG had significant experience managing parking facilities in mixed-use developments throughout the region. He added that the proposed parking facility shown in the staff report was a preliminary design that could be modified to show the additional parking levels required and revised later as needed. He acknowledged the importance of the underground facilities and stated that the applicant would make a contribution, but noted that in the discussions with the community, sidewalks had been given top priority in this project. He added that once the cost estimates for the sidewalks were finalized, the applicant would be better informed with regard to its contribution toward the underground facilities. With regard to the Dranesville District Pedestrian Improvement Fund and the McLean Revitalization Corporation, Mr. Winterhalter stated that the applicant was open to making a contribution to either entity.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for action on this case.

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Chairman Murphy: The public hearing is closed; Mr. Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. As I mentioned earlier, I think that there's a couple of dangling issues here that need to be addressed before this is ready for prime time. So I'm going to MOVE THAT THE PLANNING COMMISSION DEFER RZ/FDP 2012-DR-019 TO A DATE CERTAIN OF JUNE 25TH.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to defer decision on RZ/FDP 2012-DR-019 to a date certain of June 25th, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 9-0. Commissioners de la Fe, Flanagan, and Sargeant were absent from the meeting.

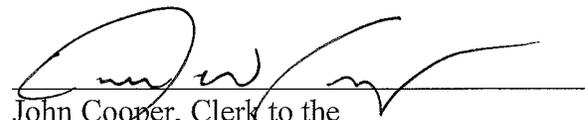
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The meeting was adjourned at 9:19 p.m.
Peter F. Murphy, Chairman
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved on: November 20, 2014



John Cooper, Clerk to the
Fairfax County Planning Commission