

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JUNE 24, 2009**

PRESENT: Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District  
Earl L. Flanagan, Mount Vernon District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Rodney L. Lusk, Lee District  
Peter F. Murphy, Jr., Springfield District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large  
Janet R. Hall, Mason District  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District

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The meeting was called to order at 7:32 p.m. by Chairman 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 Lusk MOVED THAT THE PLANNING COMMISSION DEFER BASE REALIGNMENT AND CLOSURE AREA PLANS REVIEW NOMINATIONS 08-IV-5FS, 08-IV-7FS, AND 08-IV-9FS FOR CONSIDERATION WITH THE RECENTLY AUTHORIZED PLAN AMENDMENT FOR THE SPRINGFIELD CONNECTIVITY STUDY IN THE SUBJECT AREA.

Commissioner Sargeant seconded the motion which carried unanimously with Commissioner Flanagan not present for the vote; Commissioners Alcorn, Hall, Lawrence, and Litzenberger absent from the meeting.

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**FS-D09-32 – T-MOBILE, I-495 & Georgetown Pike at VA Dept. of Transportation right-of-way**

Commissioner Donahue MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE "FEATURE SHOWN" DETERMINATION IN THE STAFF REPORT DATED JUNE 10, 2009, CONCERNING FS-D09-32, T-MOBILE, AT I-495 AND GEORGETOWN PIKE.

Commissioner de la Fe seconded the motion which carried by a vote of 6-0-1 with Commissioner Sargeant abstaining; Commissioner Flanagan not present for the vote; Commissioners Alcorn, Hall, Lawrence, and Litzenberger absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda would consist of the scheduled public hearing sessions on proposed Plan Amendment nominations submitted as part of the 2008 Base Realignment and Closure Area Plans Review process for Virginia Department of Transportation items in the Lee District in the Franconia/ Springfield, Engineer Proving Ground, and Telegraph Road Areas.

This agenda was accepted without objection.

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AREA PLANS REVIEW – The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2008 Base Realignment and Closure (BRAC) Area Plans Review process (APR) for Virginia Department of Transportation items in the Lee Supervisory District in the Franconia/ Springfield, Engineer Proving Ground, and Telegraph Road Areas. *Note: AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre, FAR = floor area ratio, ac = acres, sf = square feet.* PUBLIC HEARINGS.

LEE DISTRICT

BRAC APR #08-IV-1FS - East of Loisdale Road and I-95, South of the GSA Warehouse site, and North of Loisdale Estates. Springfield Center Drive runs through the site. AP: Light industrial uses up to .35 FAR with option for up to .50 FAR for biotech/research and development uses. NP: Industrial uses with an option for mixed use up to 1.6 FAR with office and retail, on 6.05 ac.

Lindsay Mason, BRAC Senior Planner, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended an alternative to the nomination with an option for office use up to .50 floor area ratio (FAR) as outlined on pages 9-10 of the Staff Report Book.

Jay Spiegel, Mount Vernon District representative, BRAC APR Task Force, noted that the Lee District Land Use Committee had voted 8-2-1 to support staff's recommendation. He stated that

the Task Force had voted 11-6-1 to recommend approval of the nomination with modifications as outlined on page 1 of the Task Force Report.

Chairman Murphy reviewed the rules for testimony before the Commission and called the first listed speaker.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, representing the nominator, identified the location of the nomination property and described the existing uses and zoning. She explained that the intensity of the option for office and retail support services had been reduced from 1.6 FAR to 1.0 FAR, which was consistent with the Task Force's recommendation. She said the proximity of the property to the Franconia-Springfield Metro Station, the Engineer Proving Ground (EPG), Fort Belvoir, and the General Services Administration (GSA) Parr Warehouse was ideal to address the development needs generated by BRAC. Ms. Strobel commented that retention of the industrial use on the property would be incompatible with the future development of the Springfield Town Center. She stated that the nomination did not propose a substantial change and presented an opportunity to decrease the amount of pervious surface, lessen the warehouse use that generated heavy truck traffic in the area, and redevelop with an attractive, well-designed building. She noted that she had distributed the nominator's proposed Plan text, which provided an option for office development with the conditions recommended by the Task Force. (A copy of the text is in the date file.)

In response to a question from Commissioner Hart, Ms. Mason said staff believed that a height limit of 100 feet for the office use would still be too high.

Responding to a question from Commissioner Harsel, Ms. Mason explained that under staff's recommended Plan text beginning on page 10 of the Staff Report Book, the first paragraph applied only to 08-IV-1FS and the second paragraph followed by the bullet points on page 11 applied to 08-IV-2FS.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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BRAC APR #08-IV-2FS - West of Springfield Center Drive, East of the GSA Parr Warehouse site, South of Franconia-Springfield Metro Station. AP: Industrial use up to .35 FAR with an option for biotech/research and development uses up to .50 FAR. NP: Option for office and support services up to 2.0 FAR, on 5.94 ac.

Lindsay Mason, BRAC Senior Planner, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination for office and support retail uses up to 2.0 FAR with additional conditions as outlined on pages 9-11 of the Staff Report Book.

Jay Spiegel, Mount Vernon District representative, BRAC APR Task Force, stated that the Task Force had voted 18-0 to recommend approval of the nomination with modifications as outlined on page 2 of the Task Force Report. He noted that the Lee District Land Use Committee had voted 11-0 to support the Task Force's recommendation with modifications addressing low impact development, stormwater management, protection of the wildlife corridor, and a building height limitation of 150 feet.

Chairman Murphy called the first listed speaker.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, representing the nominator, identified the location of the nomination property and described the existing and proposed uses. She noted that the property west of the nomination property was the subject of recently approved PCA 1998-LE-064 and RZ 2008-LE-015 by Boston Properties, Inc., who was also the nominator of this item. She said the nominator sought to develop the 08-IV-1FS and 08-IV-2FS properties jointly. Ms. Strobel indicated that the nomination received the support of the Task Force, the Lee District Land Use Committee, and staff. She stated that the nominator agreed with staff's proposed Plan text, but recommended that in the first bullet point listed on page 11 of the Staff Report Book, "through the site" be removed since the location of the extension of Frontier Drive was unknown at this time. She said the nomination would allow for a larger, coordinated office park adjacent to the Franconia-Springfield Metro Station and in proximity to the EPG and Fort Belvoir.

In response to a question from Commissioner Sargeant, Ms. Strobel pointed out that sufficient study of the transportation network and consideration of specific road improvements in the area would be conducted at the time of rezoning. She said that in the first bullet point, "as needed" could replace "Loisdale Road" to ensure that contributions for offsite improvements would apply to priority projects.

Commissioner Lusk explained that at the time of rezoning, the applicant would work with the Fairfax County Department of Transportation (FCDOT) and Virginia Department of Transportation (VDOT) to determine a contribution amount to the Springfield Transportation Fund and specify how this contribution would be used. Commissioner Sargeant suggested that the first bullet point reference this fund.

Responding to a question from Commissioner Hart, Ms. Mason noted that the Transportation Plan would need to be amended to include the Frontier Drive extension.

In reply to more questions from Commissioner Hart, Marianne Gardner, Chief, Policy and Plan Development Branch, PD, DPZ, stated that the Comprehensive Plan showed a graphic depicting the extension of Frontier Drive and the text recommended a pedestrian connection at this location. She explained that staff had recommended that the extension of Frontier Drive run through the nomination property to Springfield Center Drive because a portion of Springfield Center Drive was privately owned and staff sought to establish a grid system on the GSA Parr Warehouse parcel as it redeveloped. Commissioner Hart suggested that the first bullet point be

revised to reflect staff's intention for the extension and clarify the location in relation to the nomination property and Springfield Center Drive.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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BRAC APR #08-IV-4FS - West of Amherst Avenue, North of Old Keene Mill Road, South and East of Bland Street. AP: Office use with support retail up to .50 FAR with substantial parcel consolidation. NP: Hotel use with support services up to 1.5 FAR or 156 rooms, on 1.62 ac.

Meghan Van Dam, BRAC Planner, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with additional text as outlined on pages 56-57 of the Staff Report Book.

Jay Spiegel, Mount Vernon District representative, BRAC APR Task Force, stated that the Task Force had voted 16-0-2 to recommend approval of the nomination with modifications as outlined on page 3 of the Task Force Report. He noted that the Lee District Land Use Committee had voted 11-0-1 to support the Task Force's recommendation with additional provisions of encouraging consolidation and adequate access to the rear of the nomination property.

Chairman Murphy called the first listed speaker.

Lynne Strobel, Esquire, with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, representing the nominator, identified the location of the nomination property and described the existing and proposed uses. She said the proposed hotel would provide a convenient service to visitors of Fort Belvoir and the EPG and would help revitalize the Springfield Community Business Center (CBC). She noted that the nomination had received the support of the Task Force, the Lee District Land Use Committee, and staff. Ms. Strobel reviewed the following modifications to the Plan text proposed by the nominator, a copy of which is in the date file:

- Land Unit C, first paragraph, sixth sentence – Add "where feasible" at the end of the sentence, "In addition, redevelopment is encouraged to meet the development criteria for Land Unit A."
- Land Unit C, first paragraph, seventh sentence – Replace "recommended" with "encouraged" so the sentence would read, "The installation of rooftop vegetation and/or rain gardens is encouraged to offset the effects of impervious surfaces."
- Land Unit C, first paragraph, last sentence – Revise the sentence to read, "Furthermore, redevelopment should contribute to the funding of a pedestrian bridge to facilitate the safe crossing of Old Keene Mill Road for transit users."

Ms. Van Dam responded to a question from Commissioner Hart about consolidation of the other parcels in Land Unit C.

Replying to a question from Commissioner Harsel, Ms. Van Dam noted that the recently authorized Plan amendment for the Springfield Connectivity Study would involve the Springfield CBC, the Springfield Community Revitalization District, and the Franconia-Springfield Transit Station Area (TSA), including the nomination property.

In response to more questions from Commissioner Harsel, Marianne Gardner, Chief, Policy and Plan Development Branch, PD, DPZ, explained that the proposed Plan text indicated that redevelopment on the site would be subject to Land Unit A's development criteria and guidelines relating to design criteria, building massing, landscaping, streetscaping, and street frontage. She said the Springfield Connectivity Study would allow staff to examine the entire Springfield CBC and Franconia-Springfield TSA and identify more design guidance improvements.

Commissioner Harsel expressed concern about the lack of shuttle service and convenient access to the hotel from the EPG and Fort Belvoir. Ms. Strobel noted that this issue would be evaluated at the time of rezoning. She explained that recently approved rezoning applications for the redevelopment of Springfield Mall, the Patriot Ridge site, and the Boston Properties site had incorporated provisions for shuttle service and contributions to a circulator system that would link the properties to the remainder of the Springfield CBC, the employment center, the EPG, and the Franconia-Springfield Metro Station. She pointed out that the nomination property would probably not be the first site in the Springfield CBC to be redeveloped. Ms. Strobel said a reference to shuttle service on the site could be added to the proposed Plan language.

Commissioner Lusk commented that the applications previously cited by Ms. Strobel demonstrated an expectation for a circulator system to service the Central Springfield Area. He said the proposed hotel would address the need for such a use in the area and also accommodate BRAC employees and contractors. He noted that redevelopment of the site would help improve the community and support future revitalization efforts in the Springfield CBC.

Responding to questions from Commissioner Sargeant, Ms. Van Dam said the hotel would be required to meet the green building provisions specified in the Environmental Section of the Policy Plan. She noted that the FCDOT was working on an agreement with Transurban Group to provide a commuter parking facility across the street from the site, south of Old Keene Mill Road. She explained that locating a bus transfer facility on or near the site would facilitate the movement of the buses and constructing a pedestrian bridge over Old Keene Mill Road from or near the site to the parking facility would provide a safe connection between the two locations.

In reply to a question from Commissioner Flanagan, Ms. Gardner explained that the proposed development would serve the community, address the need for a hotel in the area, provide accommodations to visitors of the EPG or Fort Belvoir, and revitalize a blighted site.

Ms. Van Dam responded to a question from Commissioner Flanagan about the pedestrian bridge.

Replying to another question from Commissioner Flanagan, Ms. Strobel noted that access to Bland Street would be provided via a recorded easement through the property to the north that was currently developed with a Kinko's.

Commissioner Lusk pointed out that the nomination provided an investment opportunity for redevelopment in the area that would serve the community. He added that the community had expressed support for this project and interest in improving the appearance of the area.

Responding to a comment by Commissioner de la Fe, Chairman Murphy said BRAC-related developments could provide numerous related community benefits, such as blight abatement and revitalization of the Springfield CBC.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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BRAC APR #08-IV-10S - North of Franconia-Springfield Parkway, West of Beulah Street, South and East of Walker Lane. AP: Res. use at 1-2 du/ac. Option for office, hotel, and retail up to .55 FAR with conditions. NP: Option 1: Office at 1.95 FAR. Option 2: Office and hotel at 1.95 FAR on 11.55 ac.

Jennifer Lai, BRAC Planner, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended denial of the nomination and retention of the Adopted Comprehensive Plan as outlined on pages 79-80 of the Staff Report Book.

Jay Spiegel, Mount Vernon District representative, BRAC APR Task Force, stated that the Task Force had voted 16-2 to recommended approval of the nomination with modifications as outlined on page 7 of the Task Force Report. He noted that the Lee District Land Use Committee had voted 11-3-1 to support the Task Force's recommendation.

Chairman Murphy called the first listed speaker.

Bill Shuttleworth, 6254 Lewin Drive, Alexandria, President of the Lewin Park Civic Association, spoke in support of the existing office use up to 1.5 FAR because it presented a viable redevelopment opportunity, was consistent with the adjacent Metro Park office development, and had the support of the Lee District Land Use Committee and the Task Force.

Shazack Ali, 6907 Arco Street, Alexandria, said he also supported the proposed 1.5 FAR. He noted that he had distributed an aerial photograph of the area. He expressed concerns about the parking garage, security, speeding, noise, architectural features, and landscaping on the adjacent Metro Park site. (A copy of the photograph is in the date file.)

Commissioner Lusk suggested that Mr. Ali discuss his concerns with the property management and the owner of Metro Park, ING Clarion.

Diane Beachy, 6308 Lewin Drive, Alexandria, expressed support for the nomination because it would help generate revenue for the County and the site was easily accessible to the Franconia-Springfield Metro Station, shopping centers, restaurants, and hotels. She suggested that the 1.5 FAR be higher to maximize the use of the site.

Greg Rieggle, Esquire, with McGuire Woods LLP, representing the nominator, noted that the nominator had worked with the residents, Lee District Land Use Committee, Task Force, and umbrella civic associations in the area. He explained that the nomination would allow for the much-needed redevelopment of the Lewin Park area; the site was located within walking distance to the Franconia-Springfield Metro Station and in proximity to Springfield Mall and the Boston Properties site; and the proposed 1.5 FAR was comparable with what staff had supported in other BRAC nominations. He stated that the building height and scale of the proposed office development would be compatible with the Metro Park development. Mr. Rieggle noted that the site would attract BRAC-related contractors and tenants due to its proximity to Metro Park. He pointed out that participants in the BRAC-related APR process had consistently spoken in favor of the nomination, which was also endorsed by the Lee District Land Use Committee and the Task Force. He said the 1.5 FAR was not a guarantee but was an opportunity that had to be earned as the proposal moved through the process.

Commissioner Lusk said he agreed with Mr. Rieggle regarding the interest of several government contractors at this site. He commented that the nomination presented an opportunity to incorporate the Lewin Park community in the Metro Park development, noting that it was important for the proposed development to be compatible with Metro Park. Commissioner Lusk said that dedications and other constraints on the subject property that would be considered at the time of rezoning could potentially minimize the FAR. He expressed appreciation to the nominator for recognizing that there was no guarantee of a 1.5 FAR.

In response to questions from Commissioner Hart, Mr. Rieggle explained that he had calculated an effective density of 1.4 FAR on the Metro Park site. He said the proposed buildings would need to be 10 stories in height to meet the 1.5 FAR.

David Gill, Esquire, with McGuire Woods LLP, replied to questions from Commissioner Hart about the cemetery that was preserved as open space on the Metro Park site.

Responding to another question from Commissioner Hart, Marianne Gardner, Chief, Policy and Plan Development Branch, PD, DPZ, said access to the site would continue to be provided via Metro Park Drive.

In reply to questions from Commissioner Sargeant, Mr. Rieggle described the walk from the site to the Franconia-Springfield Metro Station. He noted that since the nomination had met the 5,000 daily trip threshold for requiring VDOT Chapter 527 review, further traffic analysis would be needed. Mr. Rieggle said the density of the site would be determined by the Transportation

Demand Management measures and transportation improvements to be provided. He pointed out that widening of Beulah Street had been envisioned in the Metro Park development.

Replying to questions from Commissioner Flanagan, Ms. Gardner identified the planned intensity of the area and the effective intensity of the subject property and of the Metro Park site as cited in the Staff Report Book. She expressed concern that the need for the subject property to dedicate right-of-way for an interchange and widening of Beulah Road would constrain the developable area and would produce a higher effective intensity in excess of that on the Metro Park site. She explained staff's justification for recommending that the .55 FAR be retained.

Mark Herring, Esquire, with The Herring Law Firm, P.C., representing The Meredith Foundation, noted that the foundation owned eight lots within the Lewin Park subdivision. He spoke in support of the nomination at a density of 1.5 FAR citing the site's proximity to the Franconia-Springfield Metro Station, the success of the Metro Park development, and regional trends that have endorsed transit-oriented development.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE DECISIONS ONLY ON BRAC APR ITEMS 08-IV-1FS, 08-IV-2FS, 08-IV-4FS, AND 08-IV-10S, TO A DATE CERTAIN OF JULY 15, 2009 FOR MARKUP, WITH THE RECORD REMAINING OPEN FOR COMMENTS.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Alcorn, Hall, Lawrence, and Litzenberger absent from the meeting.

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The meeting was adjourned at 9:11 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: October 6, 2010

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission