

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, SEPTEMBER 13, 2001**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Joan M. DuBois, Dranesville District  
John B. Kelso, Lee District  
Iryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John R. Byers, Mount Vernon District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Ronald W. Koch, Sully District

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Chairman Murphy expressed appreciation to the Fairfax County Faith Communities in Action and its Chairman, Reverend Ron Christian, for conducting a spiritual interfaith community gathering in the Forum of the Government Center tonight for unity, reflection and prayer in the wake of the September 11, 2001 terrorist attacks on the United States.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION FURTHER DEFER THE DECISION ONLY ON RZ/FDP-2000-PR-064, S & R DEVELOPERS INC., TO A DATE CERTAIN OF SEPTEMBER 20, 2001.

Commissioner Wilson seconded the motion which carried unanimously with Commissioner DuBois not present for the vote; Commissioners Byers, Hall, Harsel and Koch absent from the meeting.

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**ORDER OF THE AGENDA**

In the absence of Secretary Harsel, Chairman Murphy set the following order for the agenda items:

1. PCA-1997-LE-019 - CATHERINE K. BRADFORD AKA C.A. KYRIACOU
2. RZ/FDP 1999-PR-034 - COURTYARD MANAGEMENT CORPORATION

This order was accepted without objection.

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PCA-1997-LE-019 - CATHERINE K. BRADFORD AKA C.A. KYRIACOU - Appl. to amend the proffers for RZ-1997-LE-019 previously approved for showroom/office warehouse use to permit C-8 by-right uses w/overall FAR not to exceed 0.35 on property located on the W. side of Richmond Hwy., between Russell Rd. and Gregory St., approx. 175 ft. S. of the intersection of Richmond Hwy. and Russell Rd. on approx. 1.69 acres zoned C-8, HC and CR. Comp. Plan Rec: Retail and other uses. Tax Map 101-4((1))5B & 101-4((4)) 14B pt. LEE DISTRICT. PUBLIC HEARING.

Mary Catherine Gibbs, Esquire, with Hart, Calley, Gibbs and Karp, reaffirmed the affidavit dated June 27, 2001. There were no disclosures by Commission members.

Mr. Charles Burnham, 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 Alternatives 1 and 2 and denial of Alternative 3, as found in the addendum to the staff report dated September 12, 2001.

Ms. Gibbs stated that approval of the application would allow more flexibility in the development of the subject property. She noted that since staff was recommending approval of Alternatives 1 and 2, she would limit her remarks to Alternative 3. She said Alternative 3 was a building envelope which would provide reasonable flexibility to build up to .28 FAR, less than the .35 allowed in a C-8 District. She explained that the applicant would be required at the time of site plan to abide by all of the applicable Code requirements and that any issues regarding circulation and transportation would be addressed at that time.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON APPLICATION PCA-1997-LE-019, CATHERINE K. BRADFORD AKA C.A. KYRIACOU, TO A DATE CERTAIN OF SEPTEMBER 20, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Byers, Hall, Harsel and Koch absent from the meeting.

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RZFDP 1999-PR-034 - COURTYARD MANAGEMENT CORPORATION - Appls. to rezone from R-1, I-4 and I-5 to PRM to permit residential and hotel development at an overall FAR of 2.25 and approval of the conceptual and final development plans on property located in the S.W. quadrant of the intersection of Gallows Rd. and Prosperity Ave. on approx. 3.86 acres. Comp. Plan Rec: Office w/option for mixed use and/or residential to 2.25 FAR. Tax Map 49-2((1))15 pt., 16 pt., 17 & 17A. PROVIDENCE DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated September 13, 2001. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

In response to a question from Commissioner Smyth, Ms. Swagler outlined measures proposed by the applicant to mitigate the traffic impact of the proposed development.

Mr. Martin stated that the applicant had worked closely with the Merrifield Task Force for approximately two years and had helped develop language in the Comprehensive Plan encouraging incentives for mixed use. He also noted that the project had been used as a model for writing the new PRM District Zoning Ordinance. He explained that the proposed Courtyard Marriott would compliment the full service hotel located one mile away in Fairview Park and would draw guests to the site because of its proximity to the Dunn Loring/Merrifield Station. He pointed out that Marriott had partnered with LCOR to develop and own the proposed multi-family component consisting of 257 units, 14 of which would be affordable dwelling units (ADUs). He said the hotel portion of the development would consist of 200 sleeping rooms, meeting rooms for the public and hotel guests, an indoor pool, full service restaurant and four levels of underground parking. He described the landscape plan and public park areas. In summary, Mr. Martin said that the proposed development satisfied all of the Comprehensive Plan criteria, including consolidation, coordinated vehicular and pedestrian access, open space amenities, public plazas, shuttle service to Metro, a transportation demand management program, underground parking, retail and service uses, meeting space, full service restaurant, ADUs, on-site recreation and off-site park contributions. He said the applications had the recommendation of staff and requested favorable consideration.

Mr. Martin responded to a question from Commissioner Smyth about the proffered Traffic System Management contribution and the hours of operation of the restaurant.

Commissioner Palatiello and Mr. Martin discussed the proposed FAR and a reduction in the parking requirement.

Ms. Swagler and Mr. Martin responded to questions from Commissioner Wilson about pedestrian walkways and access to Gallows Road.

Commissioner Alcorn said that there were area-wide recommendations relating to urban design and expressed concern that the proposed development was not taking full advantage of or integrating with the pedestrian environment of the Dunn Loring Metro Station. Mr. Martin responded by saying that the applicant shared the same concerns, but believed that the proposed development met all design standards.

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

Mr. Anthony Socci, 2700 Belle Forest Court, Vienna, Westbriar Association, expressed opposition to a reduction in the parking requirement. He said area traffic patterns and the Metro ridership analysis were based on ten year old data and requested that another analysis be done based on up-to-date information. He also expressed concern about the building materials. (A copy of his remarks is in the date file.)

Addressing Mr. Socci's concerns, Commissioner Smyth said that the Board of Supervisors, not the Planning Commission, acted upon a request for a parking requirement waiver, and that the Metro ridership figures had been revised. She asked Mr. Alan Kessler, Department of Transportation, to further address transportation issues.

Mr. Kessler said that based on an updated transportation study, it had been concluded that turning lanes at Gallows Road and Prosperity Avenue would not overflow if the traffic signal and cycle length were adjusted properly.

Responding to a question from Commissioner Wilson, Ms. Robin Antonucci, with Wells and Associates, said the left turn lane on Prosperity Avenue into the site could accommodate about 10-11 cars and that there should not be a spillover onto the through lanes.

Mr. Timothy Reed, 8205 Bucknell Drive, Vienna, representing the Dunn Loring Woods Civic Association, expressed concern about the use of "synthetic stucco" on the hotel because it was not a high quality building material.

Mr. Flint Webb, 8308 Westchester Drive, Vienna, expressed concerns about parking, building materials, the streetscape and access to the Metro.

Ms. Rebecca Cate, 8119 Westchester Drive, Vienna, expressed opposition to the proposed development. She said it was not justified because the development did not meet all of the applicable guidelines in the Comprehensive Plan, including the setback of the hotel, the

streetscape along Gallows Road, high quality building materials and transportation management services. (A copy of her remarks is in the date file.)

In response to a question from Commissioner Palatiello, Ms. Antonucci said that the "fifteen year life of the project" mentioned in the Transportation Management Strategies proffer, referred to a 15 year life of the Traffic System Management Program, not to the life of the buildings.

Mr. Michael Cavin, 8119 Westchester Drive, Vienna, said the proposed development did not meet all of the guidelines for development at the high end of the density range outlined in the Merrifield Out-of-Turn Plan Amendment. He specifically cited the lack of high quality building materials and the provision of a boulevard streetscape along Gallows Road.

Mr. Emory Tate, 2827 Charles Dunn Drive, Vienna, Providence Park Homeowners Association, said the proposed Gallows Road setback left little room to permit future development of rapid transit or to provide additional right-of-way for the future widening of Gallows Road. He also expressed concern about the quality of the proposed building materials and parking. He requested that the applicant be required to adhere to the recommendations in the Plan.

Mr. Bretislav Borak, 8115 Westchester Drive, Vienna, requested that the applications be denied because the development did not meet the criteria of high quality development recommended by the Merrifield Task Force report and contained in the Comprehensive Plan.

Mr. Harold Collamer, 8232 McNeil Street, Vienna, Stonewall Manor Civic Association, said the Merrifield Suburban Center Plan encouraged high quality development in terms of site design, building design, building materials, and open space amenities throughout the Merrifield Suburban Center. He expressed concern that the proposed development would set a precedent for substandard development in the area.

Dr. Ray Worley, 2537 Gallows Road, Dunn Loring, Dunn Loring Improvement Association, expressed concerns about the building materials, parking and transportation. He said there were too many unanswered questions at the present time for the Association to support the applications and requested that a decision be deferred to allow time for further study and revisions. (A copy of his remarks is in the date file.)

Mr. Kenneth Quincy, 8225 Bucknell Drive, Vienna, President, Dunn Loring Woods Civic Association, expressed concerns about the quality of the proposed development and its impact on traffic.

There were no further speakers. Therefore, Chairman Murphy called upon Mr. Martin for a rebuttal statement.

Addressing the concerns raised about the exterior insulation and finish system (synthetic stucco), Mr. Martin said that the system had improved dramatically over the years and although it had been misused in the past, when properly installed by a licensed contractor and of the highest quality, it was very durable. He said it had been used on many Marriott hotels worldwide as well

as other hotels in the Washington, DC area, including the Ritz Carlton at both Tysons Corner and Pentagon City, both of which had been recognized as high quality structures. He explained that the system was perfect for areas which needed detailed edges, shadowing and architectural relief, but because it was not appropriate for areas subject to frequent abuse such as pedestrian and vehicular areas, the first floor of the building would be all brick. He said the applicant would be willing to add a proffer requiring the use of a licensed contractor to install and maintain the system and to upgrade if necessary to maintain a new appearance at all times. Addressing concerns raised about the Gallows Road streetscape, Mr. Martin explained that due to the future widening of Gallows Road to eight lanes, it had been necessary to reduce the amount of streetscape. He noted that an eight foot sidewalk was being provided although it was only required to be six feet, and added that the applicant was willing to consider additional adjustments to the building to allow for greater pedestrian space between the edge of curb, the sidewalk and the building. He said he was confident that the proposal would set the tone for high quality development in the Merrifield area.

In response to a question from Commissioner Wilson, Mr. Martin said that there was a Marriott Courtyard Hotel at Tysons Corner which used the same type of building material being proposed for this hotel. In response to another question from Commissioner Wilson, Mr. Martin said that the applicant did not see the need for two full loading spaces and would be happy to explain their rationale in further detail to her.

Mr. Martin and Ms. Swagler responded to questions from Commissioner Alcorn about the streetscape along Prosperity Avenue.

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

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Commissioner Smyth MOVED THAT WE DEFER DECISION ONLY ON RZ/FDP-1999-PR-034, COURTYARD MANAGEMENT CORPORATION, TO A DATE CERTAIN OF SEPTEMBER 20, 2001, WITH THE RECORD TO REMAIN OPEN.

Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers, Hall, Harsel and Koch absent from the meeting.

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The meeting was adjourned at 10:25 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

September 13, 2001

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: Linda B. Rodeffer

Approved on: March 12, 2003

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