

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, DECEMBER 4, 2013**

PRESENT: Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Peter F. Murphy, Springfield District

ABSENT: Janyce N. Hedetniemi, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large

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The meeting was called to order at 8:15 p.m. by Vice Chairman Frank A. de la Fe 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 would meet at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center on the following dates:

- Wednesday, January 29, 2014 (Continuation of discussion on electric vehicle supply equipment); and
- Wednesday, February 19, 2014 (Discuss Mitre II Project regarding energy usage in buildings)

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Commissioner Lawrence MOVED TO DEFER THE PUBLIC HEARING ON RZ/FDP 2013-PR-007, EYA DEVELOPMENT, TO A DATE TO BE DETERMINED IN JANUARY 2014, WITH THE RECORD TO REMAIN OPEN.

Commissioner Hall seconded the motion which carried by a vote of 9-0. Chairman Murphy was not present for the vote. Commissioners Hedetniemi and Sargeant were absent from the meeting.

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Commissioner Lawrence MOVED TO DEFER THE PUBLIC HEARING ON RZ/FDP 2013-PR-007, EYA DEVELOPMENT, TO A DATE TO BE DETERMINED IN JANUARY 2014, WITH THE RECORD TO REMAIN OPEN.

Commissioner Hall seconded the motion which carried by a vote of 9-0. Chairman Murphy was not present for the vote. Commissioners Hedetniemi and Sargeant were absent from the meeting.

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Commissioner Migliaccio MOVED TO DEFER THE PUBLIC HEARING ON SEA 2009-LE-028, CLAUDE A. AND BETTY J. WHEELER, TO A DATE CERTAIN OF FEBRUARY 13, 2014, WITH THE RECORD TO REMAIN OPEN.

Commissioner Hart seconded the motion which carried by a vote of 9-0. Chairman Murphy was not present for the vote. Commissioners Hedetniemi and Sargeant were absent from the meeting.

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Commissioner Migliaccio announced his intent to defer the public hearing on RZ 2013-LE-013, Eastwood Properties, Inc., from Thursday, December 5, 2013, to Thursday, January 16, 2014.

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ARCHITECTURAL REVIEW FOR PCA 2008-MD-003 – HILL TOP VILLAGE CENTER (A/K/A WEGMAN'S SHOPPING CENTER)

Commissioner Migliaccio: Essentially, this is just changing a little bit of the elevation on what, hopefully, will be the L.A. Fitness Building. It will be a crown on top of it, as opposed to what they have now - is a flat roof. Since there's no questions and there is objection, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION FIND THAT THE PROPOSED BUILDING ELEVATIONS, TITLED HILLTOP VILLAGE CENTER, DATED OCTOBER 29TH, 2013, AND L.A. FITNESS, DATED OCTOBER 25TH, 2013, ARE ARCHITECTURALLY COMPATIBLE WITH EACH OTHER AND THEIR APPROVED WEGMAN'S FAÇADE AND, THEREFORE, SATISFY PROFFERS 9C AND 9G FOR PCA 2008-MD-003.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hart. Is there any discussion on this item? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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The motion carried by a vote of 9-0. Chairman Murphy was not present for the vote. Commissioners Hedetniemi and Sargeant were absent from the meeting.

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FS-V13-89 – VERIZON WIRELESS, 7400 Lockport Place

Commissioner Flanagan CONCURRED WITH STAFF'S CONCLUSION THAT THE INCREASE IN ANTENNA HEIGHT AND COMPOUND AREA REQUESTED IN FS-V13-89 SHOULD BE CONSIDERED A "FEATURE SHOWN," AND MOVED THAT THE PLANNING COMMISSION FIND THE APPLICATION SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED.

Commissioner Litzenberger seconded the motion which carried by a vote of 9-0. Chairman Murphy was not present for the vote. Commissioners Hedetniemi and Sargeant were absent from the meeting.

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FS-M13-13 – NEW CINGULAR/AT&T MOBILITY, 6362 Lincolnia Road

Commissioner Hall: I have a "feature shown," FS-M13-13, New Cingular/AT&T Mobility, steeple extension, which is on the Peace Lutheran Church located at 6362 Lincolnia Road, Virginia. The zip is 22312. They intend to add 12 additional panels and a dish, and all of that will be done inside the stealth steeple. So I FIND THAT THE DETERMINATION IN THE STAFF MEMORANDUM DATED DECEMBER 4TH - THAT THE COLLOCATION PROPOSED BY NEW CINGULAR/AT&T MOBILITY, LOCATED AT 6362 LINCOLNIA ROAD, IS IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Hart: Second

Vice Chairman de la Fe: Seconded by Commissioner Hart. Any discussion? All those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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The motion carried by a vote of 9-0. Chairman Murphy was not present for the vote. Commissioners Hedetniemi and Sargeant were absent from the meeting.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MINUTES:

DECEMBER 5, 2012	JANUARY 10, 2013	JANUARY 17, 2013
JANUARY 24, 2013	JANUARY 30, 2013	

The motion carried by a vote of 9-0. Chairman Murphy was not present for the vote. Commissioners Hedetniemi and Sargeant were absent from the meeting.

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ORDER OF THE AGENDA

Secretary Hall noted that there would be only one public hearing this evening.

1. 2232-M13-14 – FAIRFAX COUNTY SCHOOL BOARD

This agenda was accepted without objection.

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Chairman Murphy assumed the Chair.

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2232-M13-14 – FAIRFAX COUNTY SCHOOL BOARD – Appl. under provisions of *Virginia Code* Sects. 15.2-2204 and 15.2-2232, as amended, to consider the proposal by the Fairfax County School Board to retrofit the existing building for an elementary school at 6245 Leesburg Pike, Falls Church, VA 22044. Tax Map 51-3 ((1)) 30, 31; 51-3 ((11)) 188A; 51-3 ((13)) 5, 10, 11. Area I. MASON DISTRICT. PUBLIC HEARING

Leanna O'Donnell, 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 approval of the application.

Commissioner Hall explained that the only thing being considered this evening was whether the existing structure on the site could be used for a school. She added that citizen comments on specific uses within the school or whether children would need to change schools would not be resolved at this meeting. She pointed out, however, that once the new school was established, the student body from Baileys Elementary School would be divided so that each school would teach three grades.

Commissioner Hurley noted that there were schools in the Braddock District that followed the three-grade model and suggested that residents contact them if they had questions.

Commissioner de la Fe said he was encouraged to see that something other than a typical school structure being considered, adding that these structures had worked in the past. Commissioner Hart asked if the existing parking lot would be adequate for the proposed use. Ms. O'Donnell deferred to the applicant for a response to the question.

John McGranahan, Jr., Applicant's Agent, Hunton & Williams, LLP, commended staff for their work on this proposal and explained that it provided an opportunity to address the overcrowding at Baileys Elementary School for the Arts and Sciences, located 1.5 miles away, and allows the county a chance to pursue an urban school model by repurposing an existing office building. He explained that the Fairfax County Public Schools (FCPS) had filed the 2232 application to determine if a school use would be permitted on this site prior to beginning any other application processes. He said that after the 2232 determination, the proposal would go through a Proffered Condition Amendment (PCA) application process, during which time the associated committee and public meetings would occur prior to final approval.

Addressing Commissioner Hart's question, Mr. McGranahan said that although the existing lot could accommodate 11 buses, there was no intention to park buses at the new school. He added that this was considered a "Baileys only" solution, thus, the students attending the school at this location would be picked up at Baileys Elementary and dropped off at the new location. He said that security would be top priority and pointed out that there was a fire and rescue station within a quarter mile of the proposed building. He further added that there were no current plans to adjust the current boundaries and reiterated that this application provided an opportunity to solve the overcrowding at Baileys Elementary.

Commissioner Hurley asked how the building might be used if it could not be used as a school. Mr. McGranahan explained that it could be used as an administrative building. When she asked about the school's projected capacity, Mr. McGranahan said the maximum was 700 students, but the projected number of students for the next school year would range between 400 and 500. Commissioner Hurley asked why there was so much parking for the new location instead of plans for playing fields. He explained that the proposed parking plan would be further reviewed during the PCA process, adding that the existing parking at Baileys Elementary was insufficient. Commissioner Hurley requested a written statement from Mr. McGranahan that there was no legal requirement for open/athletic space. He pointed out that while students would be driven to the new facility; there would be a "kiss and ride" drop off location available for parents who need to drop off children. Commissioner Hurley remarked that school boundaries often change; Mr. McGranahan stated that he had made no assurances that they would be unchanged in the future, however, reiterated that there were no current plans to change the boundaries.

When asked about moving the magnet program students to another nearby school, Mr. McGranahan explained that Baileys Elementary was overcrowded by 365 students, and removing the 200 students in the magnet program would not solve the problem. In addition, it would be detrimental to remove such an important program.

Commissioner Hart asked if buses could make 90-degree turns from the parking lot at the new site. Mr. McGranahan confirmed that they could, acknowledging that some of the existing parking spaces might be removed in order to do so.

During a discussion with Commissioner Flanagan, Mr. McGranahan explained why the location of the proposed school was appropriate and described in detail the character and extent of the use.

When Commissioner Litzenberger asked Mr. McGranahan whether the school use would decrease the number of trips from the current zoning, Mr. McGranahan confirmed that it would be 375 trips per day, adding that the transportation impact analysis had been performed by the Institute of Transportation Engineers (ITE). Commissioner Litzenberger also asked how much the county might lose in tax revenue if the School District ultimately purchased the building. Mr. McGranahan said that he would need to research that information.

Commissioner Lawrence asked whether the proposed building had been objectively scrutinized to ensure that it could handle the requirements of a school. Mr. McGranahan explained that FCPS Facilities Planning Services staff had spent two days walking the site with architects and other consultants and determined that the building could be used as a school facility.

Commissioner Hurley noted that the building was five stories and asked if there were enough elevators, to which Mr. McGranahan said yes. Commissioner Hurley expressed concern about fire drills/emergencies, given the number of students and multiple floors. Referencing page 11 of the staff report, under Location, Character and Extent, in the third sentence, Commissioner Hurley said that this building failed to conform to adequate "location." Mr. McGranahan acknowledged that the proposed site might not be ideal; however, it was the only site available to solve the overcrowding at Baileys Elementary.

Chairman Murphy pointed out that multi-story schools were not new and that the required fire drills would not be a concern because the children would be appropriately directed. He added that this proposal was new and innovative, as it must be, to adapt to the county's shifting urban environment.

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

Mary Cheston, 6309 Buffalo Ridge Road, Falls Church, said that the Fairfax County School Board did not consult any of the affected residents regarding the application. She added that although the application had addressed impacts on the surrounding transportation network, the dynamic of this location had changed dramatically in its 26-year history and its most recent tenant, the Department of Human services, served many clients who depended on public transportation. She also pointed out that proposed school use would be used seven days a week as well as evenings, whereas the office use operated five days a week during normal daytime office hours only. She added that the 25 mile-per-hour school zone speeds in the morning and afternoon would cause backup traffic that would impact the intersection at Castle Road and Patrick Henry Drive. Further, she said that the school use would increase the traffic from parents needing to pickup or drop of their children throughout the day. She said that a recent traffic study in the area had graded the level of service of nearby intersections at D and F and expressed concern about placing a school use in the midst of such congestion. She said that that cut-through traffic and off-street parking in nearby neighborhoods would increase and that residential properties would be adversely impacted during the second phase of the project. She questioned the safety of the location with regard to bus access and specific bus driver testing for this

location. In addition, Ms. Cheston stated that the application did not address the current infrastructure, citing lack of standing area for pedestrians at nearby intersections and shortness of turn lanes into the property. She said that changes must be made to the surrounding infrastructure prior to permitting the school use and stated that the location of this use violated Objective 9, Policy C of the Comprehensive Plan to locate elementary schools near residential areas. (A copy of Ms. Cheston's statement is in the date file.)

Richard Cheston, Vice President, Buffalo Hill Citizens Association, 6309 Buffalo Ridge Road, Falls Church, requested that the Planning Commission table the proposal until a formal site plan development process was completed. He also noted that citizens had not been notified of the Schools' proposed use for the current building in enough time for the members of his association to review the plans or proposed alternatives, or discuss it with FCPS or county staff. He added that when county representatives met with citizens in his association on Tuesday, November 26, 2013, to discuss the proposal, the parents of the students at Baileys Elementary School pointed out that the information at the meeting was different from that provided to them at a presentation given in September. He expressed concern regarding safety and transportation congestion, noting that the site would be accessed from a six-lane road on which drivers often exceeded the speed limit and where there were numerous accidents. He said that the new school bus traffic might exacerbate the current traffic congestion and echoed previous remarks regarding bus access into the site. Mr. Cheston further pointed out that the site was quite small, at three and a half acres, and said that with a maximum proposed 700 students, 11 acres should be available, per Virginia Department of Education regulation, to provide a proper elementary school. In addition, he said that Mason District Supervisor Penny Gross and Fairfax County School Board Member Sandra Evans had informed residents that this school might ultimately become a local elementary school that would no longer serve as an auxiliary to Baileys Elementary. He stated that, given the expense to renovate this building for the proposed use, the property at the proposed location was inadequate for a school and, moreover, failed to meet several of the requirements in the Comprehensive Plan for a school use in a residential area. (A copy of Mr. Cheston's statement is in the date file.)

Ernest Wells, 3058 Shadeland Drive, Falls Church, noted that he was a resident of Sleepy Hollow Manor and that his son had recently graduated from Baileys Elementary. He said that he was acutely aware of the overcrowding at Baileys; however, he disagreed with the applicant's assessment that the proposed site would be ideal for a satellite location. He pointed out that the proposed school site was outside of the current Baileys boundaries and echoed previous speakers' remarks regarding its location on such a busy thoroughfare and the lack of a traffic impact study. He also noted that the school would sit within the Seven Corners Revitalization Area, which was currently underway, and had not been included in those plans. He agreed with earlier remarks with regard to the size of the school, adding that there was no space for an inside gym or outside play areas. He further noted that while there was indeed a need to address the overcrowding at Baileys Elementary, the proposed site was inadequate to address it, and requested that the county perform proper due diligence before permitting a school use at this location.

Suzanne Wells, 3058 Shadeland Drive, Falls Church, also expressed concern about the lack of specific information on interior and exterior modifications to the building. She reminded the Commission that the Fairfax County Urban Forest Management and Environment and Site

Review Divisions had identified several requirements that would need to be addressed within the site plan, adding that the FCPA had also encouraged the School Board to construct the proposed athletic field and play area concurrent with the building's interior modifications. She pointed out that while the application addressed current issues in the short term, it failed to address the building's long-term use and its impacts. She stated the residents did not want to see the character of their neighborhood change because of the traffic impact, pointing out that FCDOT had identified several significant impacts resulting from this use that still needed to be addressed. She further pointed out that, as a vertical school, the Comprehensive Plan would not adequately address the unique elements of an urban environment outside a residential neighborhood. In addition, Ms. Wells requested that the recent criminal activity in the area be taken into consideration. She agreed with earlier remarks regarding the unsuitability for a school at the proposed location, adding that the alternate solutions proposed by the residents had been denied for unknown reasons.

Commissioner Hall asked Ms. Wells what alternative solutions had been suggested and when they were submitted. Ms. Wells said that while her son was attending Baileys Elementary she had submitted suggestions for modifying the Woodrow Wilson Library and the Williston Center. Commissioner Hall said that the Schools staff might be able to address the reasons for denying those suggestions during the rebuttal.

Brian Howe, 3029 Hazelton Street, Falls Church, stated that the previous speakers had pointed out there were enough issues to deny the application, or at least table it. He stated that the application had not gone through a typical site plan approval process and that several issues had been identified in the staff report as unresolved. He added that the location for the satellite site was inappropriate and pointed out that there were issues with locating the use in a C-3 District, citing Section 4-305, Paragraph 6C, of the Zoning Ordinance, which stated that, "no structure or field shall be located within 100 feet of any adjoining property," in a residential district. He disagreed with staff's assessment that there were no historical resources on the site and noted that it was the site of Fort Buffalo, which served as an outer defense for Washington, DC, during the Civil War. He further reiterated previous remarks about the satellite school being in another district and the size of the school. (A copy of Mr. Howe's statement is in the date file.)

Commissioner Hall asked staff if site plan review would be done at this stage. Ms. O'Donnell stated that it would not and that no site plan had been developed or submitted as of yet, but noted that if and when the application were approved, a site plan would be required. She added that there was a Proffer Condition Plan associated with the office use and, therefore, a Proffered Condition Amendment application would be submitted to the county once the FCPS acquired the property, in order to provide the exterior improvements to the building. Additionally, Ms. O'Donnell said that in an interpretation by the Fairfax County Zoning Evaluation Division, it was determined that a school use was permitted in a C-3 District. When Commissioner Hall asked if the drainage and historical assessment issues identified by Mr. Howe would be addressed during the site plan review, Ms. O'Donnell said yes. When Commissioner Hall asked how many acres the Baileys Elementary site was, Mr. McGranahan stated that the site was approximately 10 acres.

Commissioner Hall reiterated to Mr. Howe her opening remarks regarding the purpose of tonight's application and assured him that his concerns would be addressed during the site plan review.

In response to questions from Commissioner Hurley regarding photos in his presentation, Mr. Howe said that he questioned the School Board's selection of the proposed site instead of the Williston Center, particularly given the buildings' similarities. He added that Canterbury Woods Elementary School used the adjacent athletic fields to locate temporary trailers for its overcrowding situation and questioned why Baileys did not do the same until another alternative could be found. She added that it was not unique for a school to be located outside of its boundaries and pointed to Mount Vernon Middle School, which was located in the Potomac District.

When Commissioner Flanagan asked Mr. Howe where Paragraph 4-305 was located, Mr. Howe responded that it was in the Zoning Ordinance. Commissioner Flanagan suggested that Mr. Howe also read the applicant's Statement of Justification, which discussed the athletic field and cited objectives in the Comprehensive Plan. Referring to Commissioner Hurley's early remarks,

Commissioner Flanagan added that students at Sandburg Middle School were bused to school from another district. Mr. Howe reiterated that the students would still be transported to a building located in a different district.

Commissioner Hall pointed out to Mr. Howe that the both schools were part of Fairfax County in the Mason District. Mr. Howe explained that he meant the Sleepy Hollow district.

Deborah Ratliff, 3057 Shadeland Drive, Falls Church, opposed the application, echoing many of the remarks made by previous speakers regarding the appropriateness of the use, location, convenience, cost, safety in terms of onsite circulation and accessibility, and compatibility with the surrounding uses.

Commissioner Flanagan referenced the Islamic Saudi Academy (ISA) in the Mount Vernon District where all of the students were required to be bused via Richmond Highway, and suggested that Ms. Ratliff look into the process. Ms. Ratliff pointed out that ISA was a private school and, therefore, would not be a good comparison to this application.

Commissioner Hall pointed out that this proposed school would not be similar to typical Fairfax County schools, given the acreage at the location and the reason for this application.

She added that similar vertical schools exist throughout the country near busy roads and said that this application was a proposal to find a solution for the current situation at Baileys Elementary. With regard to notification about the proposal, she said that given the comments she had heard this evening from previous speakers regarding previous meetings with the Mason District Supervisor and FCPS, the county was doing all it could to resolve an existing overcrowding issue. Ms. Ratliff countered that the proposed location would not be ideal for the school.

Commissioner Hall noted that in the event this application were approved for consideration, she suggested that citizens interested in participating in the process submit their names to county

staff. When Ms. Ratliff said that citizens had not been included, Commissioner Hall suggested that one of the applicant's representatives meet with them to provide them an overview.

Thomas Williams, 3030 Hazelton Street, Falls Church, opposed the application, reiterating earlier comments made by previous speakers regarding the appropriateness of the use, location, convenience, cost, and safety, as well as compatibility with the surrounding uses.

Commissioner Hall ensured Mr. Williams that safety at this location would be paramount, adding that she would not consider this application were it not.

John Moutoux, 6303 Buffalo Ridge Road, Falls Church, opposed the application, repeating earlier comments made by previous speakers regarding the notification about the application, appropriateness of the use, location, convenience, cost, safety for the students, and compatibility with the surrounding uses. He added that he had suggested a berm be installed around the site, particularly along Route 7, for safety and noise attenuation. In addition he said that the use of a 4 story building was not innovative.

Commissioner Hurley noted that the building appeared to be very close to the roadway and questioned staff if a berm could be installed. In addition she asked if the building already contained noise attenuation features like triple-paned windows. Chairman Murphy suggested that the applicant address her questions during rebuttal.

Susan Phipps, 6480 Overlook Drive, Alexandria, spoke in support of the application and pointed out that she served on the Baileys Elementary PTA, with three children currently attending the school. She noted that the Baileys School was the largest elementary school in the State of Virginia, with over 1,300 students and increasing enrollment, and said that the entire third, fourth, and fifth grades were being taught outside of the main building in trailers/modular classrooms. She added that there was no room for additional temporary classrooms and that no additional modifications could be done to accommodate incoming students. She stated that FCPS had explored multiple options over the last several years; however, current space constraints in Mason District made it impossible to find a 10-acre location. For this reason, she noted that Schools opted for the multi-floor option which, she acknowledged, might not be innovative but would require less acreage while providing the necessary relief to Baileys Elementary. She also noted that the satellite site was located within one and a half miles from Baileys, where it would be easily accessible to parents without transportation, who could attend school events and functions via bus stops on nearby corners and the Seven Corners Transportation Center. Ms. Phipps pointed out that many families were already familiar with the building, having receiving services there at one point or another. She further noted that the site was located in an area where future housing was planned, adding that an elementary school would not only be a positive draw for such development, but was consistent with the work of the visioning task force. She stated that the changes to the traffic patterns dictated by the school's bell schedule would be contained completely onsite and shielded by the access road into the parking lot, which contained more parking than that at Baileys Elementary. (A copy of Ms. Phipps's statement is in the date file.)

Commissioner Flanagan asked how far Ms. Phipps lived from the proposed site, to which she responded between three and four miles. When Chairman Murphy asked for clarification

regarding her children attending Baileys Elementary, Ms. Phipps reiterated that three of her children currently attended the school and that she was an officer in the PTA.

Commissioner Hurley asked Ms. Phipps if the PTA had considered cutting the student body at Baileys Elementary in half and opening another school. Ms. Phipps explained that the PTA had discussed it with FCPS and the School Board; however, given the current crisis, the “Baileys only” option was considered, rather than advocating for a boundary study.

Ralph Braccio, 3017 Castle Road, Falls Church, opposed the application, citing the accelerated timing and lack of transparency of the process. He reiterated earlier remarks regarding lack of information, particularly on drainage and tree conservation and said that, based on the incompleteness of the application, the Planning Commission should either deny the application or defer the decision only until all of the information was available to make an informed decision.

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The Commission went into recess at 10:43 p.m. and reconvened in the Board Auditorium at 11:05 p.m.

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Chairman Murphy called the next listed speaker.

George Fitchko, 3027 Hazelton Street, Falls Church, said that the availability of the proposed building should not be a reason to rush this application, adding that once FCPS spent the initial \$8 million to acquire the building, it would then have reason to continue spending county funds on an inadequate building that should never have been approved. He stated that the normal application process was more efficient in exposing the reasons why this proposal should not be approved. In addition, he said that after having driven to Mason Crest Elementary School, approximately four and a half miles from Baileys, and finding that it was an existing school use that was currently underused, he questioned why the county had not considered it as an alternative to the proposed location.

John McBride, representing Mark Building Associates, LLC, Owner of 6231 Leesburg Pike, 1775 Wiehle Avenue, Reston, which directly abutted the proposed site, expressed concerns about traffic considerations along the service drive. He said that he had parking and safety concerns affecting the abutting commercial entities and made the following suggestions:

- Install a fence/barrier between the school parking lot and the abutting office parking lots to prevent school-related offsite parking and student drop-off;
- Include the service drive in the considerations regarding the circulation concerns referenced in the FCDOT memo in Attachment E in staff report; and
- Traffic management and control, such as requiring School personnel assign monitors for the entire length of the service drive to the traffic light at Sears to alleviate concerns by

the abutting commercial tenants regarding accessibility during peak periods and special events.

Michelle Antonelli Duangrat, 6301 Buffalo Ridge Road, Falls Church, expressed concern about the location and the size of the building, as well as the impacts the school would have on traffic. In addition, she said that issues that would not be addressed until Phase 2 should be addressed much sooner in order to evaluate their impacts.

Marcial Peredo, 3048 Shadeland Drive, Falls Church, reiterated previous concerns regarding site safety, particularly with regard to the width of the stairwells. He also echoed earlier remarks regarding the lack of sidewalks, lack of buffering between the school and the neighboring properties, and questioned whether the number of parking spaces had been correctly calculated with the number of buses expected to arrive each day.

Matthew Dillard, 3055 Shadeland Drive, Falls Church, noted that he agreed with previous speaker remarks, adding that he currently experienced traffic congestion during his morning commute. He added that a traffic impact analysis should be performed prior to approval of the application.

He asked how long it would be before the students had a gym at the proposed location if none were provided when it opened.

Sally Masri, 6311 Eppard Street, Falls Church, acknowledged the need for a resolution for Baileys Elementary; however, she expressed concern for indoor/outdoor activity space and said that children should not be kept indoors all day. In addition, she expressed concern about children running from this property and their safety, given its location. She added that the plan was being rushed through and incomplete.

Eric Stith, 3059 Shadeland Drive, Falls Church, expressed appreciation for the overcrowding needs at Baileys Elementary, but pointed out that a school located near the intersection at Seven Corners, one of the worst intersections in Fairfax County, would be a very poor choice. He echoed earlier comments regarding safety for the students inside the building and proximity to the roadway.

Justin Stuparitz, 6315 Buffalo Ridge Road, Falls Church, spoke in opposition to the application saying that the site was not large enough; however, if approved, the existing building should be razed and a new one built.

William Bartolini, 3055 Hazelton Street, Falls Church, noted his concern regarding the traffic congestion and safety of the children in light of recent accidents at nearby intersections along Route 7.

Mari Mullane, 3121 Valley Lane, Falls Church, said that the plan was incomplete and requested a deferral of the decision until the citizens could learn more about the proposal.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. McGranahan, who explained that a meeting was held with the Baileys School community to

discuss the different options for doing an urban school. He added that while this location had been under consideration, no commitment had been made; therefore, none of the affected residents had been invited to that meeting. He reiterated that FCPS staff had determined the site to be suitable for a school site and said that the 2232 application had been filed in October, adding that once the public hearing schedule was set, he set up a meeting with the residents surrounding the proposed location. With regard to the specific information that the speakers mentioned, including athletic fields and parking, these could not be addressed until the PCA was filed. He added that FCPS was fully committed to providing the athletic fields, with input from the Baileys School parents and affected citizens. He pointed out, however, that the determination must first be made as to whether the use was appropriate and then the PCA application would follow shortly thereafter with full citizen input to provide a satellite school that would solve the overcrowding issue at Baileys. He added that during the interim period, a play area could be provided in the parking lot, since there was an overabundance of parking space.

Mr. McGranahan addressed the questions and issues from Commissioners and speakers, as follows:

- He told Commissioner Litzenberger that the taxes paid in 2013 on the office building and surrounding properties to be acquired were over \$102,000.
- With regard to the lack of sidewalks, per School Board policy, children would not be allowed to walk to school if no sidewalk was provided and thus they would instead be bused to the site. He also noted that children would not cross Route 7 to get to the school and pointed out that a number of schools in Fairfax County were located in commercial areas along major arterials.
- He pointed out that the issues noted in the FCDOT memorandum in Appendix E of the staff report had been addressed in the beginning of the staff report. He added that a number of the items would be further vetted during the PCA application process.
- He explained that the Williston Center had been pursued but was not available, adding that the School Board did not own it. He also pointed out that it was a community center and was currently fully scheduled for community uses.
- With regard to Commissioner Hurley's question about noise mitigation, Mr. McGranahan explained that FCPS staff was confident that noise would not be a problem.
- Addressing Mr. McBride's concern about adverse impacts on the surrounding lots, Mr. McGranahan said that fencing would be appropriate, as would traffic management; however, he expressed concern about providing measures along the entire length of the service drive since it was a VDOT right of way. He added that he would look into it to determine what could be done.
- Mr. McGranahan stated that there were no current plans to use the facility during weekends and said that he would meet with residents during the PCA process to work out specific commitments.

- With regard to the proximity of the athletic field to the neighboring properties, Mr. McGranahan explained that there was an onsite buffer of varying widths from the parking lot to the property's edge, but noted that FCPS would comply with the Zoning Ordinance. He added that the same would apply to the comments regarding an increased berm.
- Addressing remarks about warehousing students in an office building, Mr. McGranahan stated that the School Board regarded this proposal as an opportunity to provide an urban school, and not simply a short-term fix for one school. He added that community input would be vital to its success and stated that FCPS was committed to providing a state-of-the-art school complete with all of the required facilities.

During a brief discussion between Commissioner Hall and Ms. O'Donnell, it was revealed that the subject application was to determine only that the proposed use would be appropriate at its current location, with no changes to the site. When Commissioner Hall asked what would happen once the application was approved, Mr. McGranahan explained that FCPS would take action to acquire the building, after which it would spend approximately \$7 million to retrofit the interior for use as an elementary school by September 2014. Afterward, FCPS would file a PCA application for exterior improvements, like the play area and athletic field, which would cost approximately \$1 million.

Commissioner de la Fe noted that he liked that FCPS was considering an urban school and suggested that proffers should be included in the PCA application specifying that the current school use was to resolve the overcrowding at Baileys Elementary, adding that any other use would require the applicant to submit another PCA application.

Commissioner Hart asked if there were other elementary schools in commercial districts. Mr. McGranahan could not confirm if there were; however, Commissioner Hall pointed out that there were several schools near commercial districts.

During a discussion with Commissioner Flanagan, Mr. McGranahan reiterated that the proffer conditions would cover the exterior modifications on the property, adding that this proposal offered a unique opportunity with both the 2232 approval of the use as well as the PCA process vetting the changes to the site. He added that approval of the 2232 did not automatically guarantee the approval of the subsequent PCA.

When Commissioner Donahue asked if there were other elementary schools sites of similar size to the proposed site, Mr. McGranahan said that he did not know, but noted that no 10-acre sites were available in the county and pointed out that the Tysons Corner Plan had considered in its plan schools on smaller size lots to this. Commissioner Donahue countered that the difference between Tysons and this proposal was that this was a retrofit rather than a planned urban school.

Commissioner Hart observed that many of the speakers had brought up significant issues related to the PCA application and said that the community's role in this process was extremely important and beneficial to the county's development, adding that the Planning Commission and county staff benefitted greatly from residents' input. He urged the citizens to remain involved and in this process.

Commissioner Flanagan echoed many of Commissioner Hart's remarks and expressed his appreciation to the residents present at this evening's hearing and said that this application had given them an opportunity to usher in a new era by participating in the process for Fairfax County's first multi-story elementary school.

Commissioner Hall asked what impact it would have on the School Board if the decision only were deferred to Thursday, December, 5, 2013. Ilryong Moon, Chairman, Fairfax County School Board, explained that the School Board had planned to meet at 7:00 p.m. on December 5 to discuss the case and make its motion based on this evening's hearing; therefore, it would be crucial that a decision be made.

When Commissioner Hart asked if the decision only were being made at 8:30 p.m., on December 5, would have a negative impact on the School Board's meeting, School Board Chairman Moon said that since his meeting might run until approximately 10:30 p.m., it should not.

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 Hall for action on this case. (A verbatim excerpt of the decision(s) made is in the date file.)

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Commissioner Hall: Thank you, Mr. Chairman. After - - One, I want to thank everybody for coming out here. I thought a lot of you had wonderful comments, obviously very well thought out, and I really appreciate you coming here. And I hope that you will continue your involvement. I also appreciate the input from my fellow commissioners. And based on the information they've provided this evening, I feel comfortable that I concur with the staff's conclusion that the proposal by Fairfax County School Board to retrofit the building, located at 6245 Leesburg Pike, Falls Church, satisfies the criteria of location character and extent as specified in *Virginia Code* Section 15.2-2232, as amended. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION FIND THE SUBJECT APPLICATION, 2232-M13-14, SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to approve 2232-M13-14, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Ms. Hurley votes no.

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The motion carried by a vote of 9-1. Commissioner Hurley voted no. Commissioners Hedetniemi and Sargeant were absent from the meeting.

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The meeting was adjourned at 12:29 a.m.

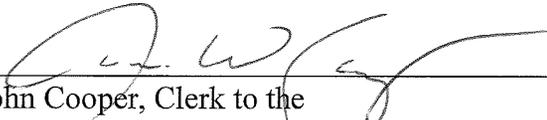
Peter F. Murphy, Chairman

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: July 30, 2014



John Cooper, Clerk to the
Fairfax County Planning Commission