

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MARCH 14, 2013**

PRESENT: Frank A. de la Fe, Hunter Mill District  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Mason District  
Janyce Hedetniemi, At-Large  
James R. Hart, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
Kenneth A. Lawrence, Providence District  
Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Jay P. Donahue, Dranesville District  
John L. Litzenberger, Jr., Sully District

//

The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Commissioner Sargeant noted that the Planning Commission's Schools Committee met earlier in the evening with the Fairfax County Public Schools' Facilities Planning Advisory Council to discuss Fairfax Forward, the County's Capital Improvement Program planning process, and the formula for school proffers. He added that the Committee would meet again on Thursday, April 18, 2013, at 7:00 p.m., in the Board Conference Room of the Fairfax County Government Center.

//

Commissioner Sargeant announced that the Planning Commission's CIP Committee would meet on Wednesday, March 20, 2013, at 7:00 p.m. in the Board Conference Room to discuss the CIP proposal for Fiscal Years 2014 through 2018. In addition, he announced that the CIP Markup would occur on Wednesday, March 27, 2013 at 8:15 p.m., in the Board Auditorium.

//

Commissioner Hart announced that the Commission's Environment Committee would meet at 7:00 p.m., in the Board Conference Room on the following dates:

- Thursday, April 4, 2013 (Presentation by Department of Public Works and Environmental Services (DPWES) staff on proposed changes to stormwater regulations);

- Thursday, May 2, 2013 (Presentation on electric vehicle supply equipment);
- Thursday, May 9, 2013 (Another presentation on electric vehicle supply equipment); and
- Thursday, June 20, 2013 (Presentation on collaboration efforts between DPWES and the Fairfax County Public Schools regarding stormwater).

//

FS-P13-7 – NEXTNAV, LLC, 8300 Greensboro Drive

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF'S DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTNAV, LLC, LOCATED AT 8300 GREENSBORO DRIVE, MCLEAN, VIRGINIA, 22102, IS SUBSTANTIALLY 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 de la Fe seconded the motion which carried unanimously with Commissioners Donahue and Litzenberger absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Hall established the following order of the agenda:

1. FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM
2. ST09-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON TRANSIT DEVELOPMENT AREA, LAND UNIT L & A PORTION OF LAND UNIT M)

This agenda was accepted without objection.

//

FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM – A public hearing to be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2014-2018 (with future Fiscal Years to 2023). COUNTYWIDE. PUBLIC HEARING.

Martha Reed, Capital Programs Coordinator, Department of Management and Budget, presented the staff summary of the Capital Improvement Program (CIP), noting that this year's advertised CIP included a continuation of school bond sales at \$155 million per year for the five-year period, based on both the affordability of the debt service payments and the county's debt ratios. In addition, she noted that it included plans for an autumn 2013 school referendum totaling \$250

million and an autumn 2014 County referendum totaling \$100 million. She further explained that the CIP also included a limited general fund capital program, continued the capital renewal program, and included a recommendation to maintain the stormwater service district rate at two cents per \$100 of assessed real estate value. Ms. Reed stated that the County Executive had requested that staff develop a long-term rate plan outlining capital, operational, and staffing needs to address federal and state requirements for stormwater. In addition, she noted that the County Executive had planned enhancements for the CIP over the next year, including preparation for the impact of development throughout the County, identifying comprehensive infrastructure and maintenance requirements, and reviewing bond sales. She further noted that the Board of Supervisors had formed a joint School Board/County Board Committee on the CIP. Ms. Reed added that Planning Commission's CIP Committee would meet on Wednesday, March 20, 2013, to review the advertised CIP and that the CIP markup was scheduled for Wednesday, March 27, 2013.

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

Kala Quintana, representing the Fairfax County Park Authority (FCPA) Board, 12055 Government Center Parkway, Fairfax, noted that she served on the Park Authority Board as an At-Large member and its Secretary. She stated that the Park Authority's mission was to enhance the quality of life for County residents through the provision of recreational opportunities and quality facilities, in addition to protecting and preserving existing natural and cultural resources. She added that the current park system comprised over 23,000 acres of parkland in over 400 parks, equivalent to 9.2 percent of the county's land mass. She pointed out that the FCPA operated and maintained numerous recreational centers, athletic fields, and golf courses, and over 300 miles of trails, in addition to providing numerous classes. She further noted that the parks accommodated over 40,000 campers and visitors the parks. In addition, she said that user fees had provided self-sufficiency for many operations where the general fund would have been insufficient. Ms. Quintana stated that the Parks capital program was based on the 2004 Needs Assessment, which included a 10-year Capital Plan, with projects identified in the following three categories: new facilities, comprising 60 percent of the projects; land acquisition, comprising 15 percent; and renovations, accounting for 25 percent. She said that FCPA staff would begin a new 10-year needs assessment, adding that the demand for funding would reflect the age of the existing facilities, the current financial climate, and the county's commitment to its diverse users. She added that more and more facilities came due for renovation/replacement while planning continued for additional parks and recreational facilities in redevelopment areas. In addition, she noted that facilities continued to age and demand for facilities continued to grow while budget cuts continued to deplete tax-based support. Ms. Quintana stated that park bonds would provide an opportunity to close the increasing gap between available funding and the costs of meeting demand, adding that they would provide sufficient reinvestment in existing park facilities while allowing for strategic new development and continued investment in protecting natural and cultural resources. She concluded her remarks citing a recent Parks survey that demonstrated that 80 percent of the County's residents said that a quality park system was vital to their quality of life.

Commissioner de la Fe asked what the percentage split of the Park Authority's overall operations was between general revenue funds and park revenue funds. John Dargle, Director, FCPA Board,

stated that approximately 51 percent was supported by the Park Authority while the remaining 49 percent came from the general fund.

Commissioner Sargeant asked Ms. Quintana about the Park Authority capital plan projects. She reiterated the percentage breakdown as identified in the Needs Assessment and noted that the Parks Board focused heavily on creating facilities that would generate additional revenue to allow them to become more self-supporting. When asked about the recreational centers, she explained that while county facilities would not be competitive with private entities, it was necessary to provide unique and self-sustaining operations.

Commissioner Sargeant asked whether there were membership, attendance, or financial thresholds for the recreational centers. Mr. Dargle said that the only threshold was capacity, adding that the FCPA expected full cost recovery for the centers, as with facilities that charged user and/or membership fees.

When Commissioner Sargeant asked about the Park Authority's ten-percent land acquisition goal, Mr. Dargle explained that the Park Authority Board reviewed it annually, adding that parkland comprised 9.3 percent of the County's land mass.

Commissioner Flanagan commended the Park Authority for providing telecommunications towers to be placed in County parks and asked whether there were additional concessions, such as food stalls, allowed on county parkland. Mr. Dargle said that mobile food vendors would visit parks with high attendance. He said that no facilities existed in the parks for these vendors, adding that concession revenues went into the total Parks operating budget. When Commissioner Flanagan asked whether Mr. Dargle could provide a basic breakdown of the revenues derived from concessions, Mr. Dargle said that he would provide it after the meeting.

Ken Quincy, Providence District representative, Fairfax County Park Authority Board, 12055 Government Center Parkway, Fairfax, explained the Park Authority Board's commitment to providing parks and active recreational facilities in redevelopment areas such as Tysons and Reston as they transform into urban transit-oriented communities with the extension of the Metrorail. Citing the 24 acres of land in Tysons approved for new park use, including over 11 acres to be dedicated to the county, he pointed out that it was planned to include facilities with synthetic turf, athletic fields and courts, which would require maintenance and life cycle replacement. He stated that the Park Authority needed a provision for adequate funding for these items as well as bond dollars. Referencing Fund 303, Construction Fund, contained in the CIP, Mr. Quincy noted that the proposed \$200,000 cut to the Parks Maintenance Projects would eliminate the renovation of three basketball courts and six tennis courts. He stated that the impact would be that, as tennis/basketball courts became unsafe and unsuitable for citizen use, they would need to be taken out of service for various periods of time. He further noted that with 260 tennis and 128 basketball courts to maintain at an average life expectancy of 10 years per court, athletic court closures could begin within the next year.

Commissioner Flanagan asked Mr. Quincy whether the FCPA had a policy in place for citizen groups to pay for capital improvements for amenities like dog parks. Mr. Quincy confirmed that citizen groups did provide monies for such amenities and stated that the Park Authority Board

was reviewing possibilities for expansion. He added that budgetary constraints prohibited FCPA from facilitating the needs of certain citizens or groups who could therefore provide the funds. When commissioner Flanagan remarked that the CIP did not show those funds, Mr. Dargle noted that FCPA's Mastenbrook Grant program provided a way to fill a gap between limited bond funding and a private group's desire for a facility by matching the funding to get it built. Mr. Quincy added that the Park Authority Board continued to seek more partnerships.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Reed, who declined.

Commissioner de la Fe pointed out that this year's advertised CIP included a bond referendum for the Schools only, but noted that a referendum for FCPA would be included in next year's CIP.

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 Sargeant for action on this item. (A verbatim transcript of the decision is in the date file.)

//

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON THE FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM TO A DATE CERTAIN OF WEDNESDAY, MARCH 27, 2013, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Donahue and Litzenberger absent from the meeting.

//

ST09-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT  
(HUNTINGTON TRANSIT DEVELOPMENT AREA, LAND  
UNIT L & A PORTION OF LAND UNIT M) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment concerns approx. 11.8 ac. generally located S. of Jefferson Dr., W. of N. Kings Hwy., N. of Fort Dr., and E. of Monticello Rd., [Tax Map Parcels 83-3 ((1)) 87; 83-3 ((3)) A, B, 2.15 floor area ratio (FAR) on the area west of N. Kings Hwy., south of duplexes on Farmington Dr. and east of duplexes on Monticello Rd. (existing shopping center), and the garden apartments. The duplexes in the subject area would be considered for a density of 8-12 dwelling units per acre (du/ac). Adjustment of the TDA boundary would also be considered to coincide with the limits of the mixed use area. Recommendations relating to the transportation network may also be modified. LEE DISTRICT. PUBLIC HEARING.

Jennifer Lai, Planner II, 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 Migliaccio asked County staff why Planning Commissioners had received a handout depicting maximum levels of development. Ms. Lai explained that the recommended maximum development levels needed to be updated to include changes to the levels approved with the Huntington Club Plan Amendment (*Amendment Number 2011-17*).

Commissioner Migliaccio asked staff to explain how the TDM goal was derived and its relationship to the Huntington Area Transit Study. Arpita Chatterjee, Transportation Planner, Department of Transportation (FCDOT) described the evaluation process for establishing the TDM goal for this application.

Commissioner Hart referenced the handout entitled "Maximum Level of Development in the Transit Development Area," (henceforth referred to as "the handout") and asked why the words "up to" had been deleted from the first bullet. Ms. Lai said that they would be included to indicate that the specified therein could be smaller than maximum amount.

When Commissioner Sargeant asked if the transit level numbers in the subject application had been incorporated into the Huntington Affected Area study, Thomas Burke, Transportation Planner, FCDOT, stated that the application study area included the Huntington Club area, as well as areas included in cases that had been approved in the last few years.

Commissioner Sargeant asked about the number of parking spaces relative to the number of living spaces. Ms. Lai noted that while she could not provide a specific number of spaces, there was proposed text regarding a parking reduction if appropriate due to the site's proximity to Metrorail.

Commissioner Sargeant noted the importance of acknowledging that no matter how much emphasis might be placed on steering new residents toward transit, those residents would still drive their automobiles during the evenings and weekends, thereby impacting the overall transportation flow on the Richmond Highway Corridor and the surrounding areas.

Commissioner Lawrence emphasized the importance of retail and gaining access to it without the need for a vehicle in a mixed use area. Noting the maximum retail cited in the staff report, he asked whether the language would preclude the County from requesting a minimum amount of retail for a given development. Marianne Gardner, Chief, Policy and Plan Development Branch, DPZ, explained that the language was intended to provide flexibility. Commissioner Lawrence acknowledged the need for flexibility but also expressed concern that the existing retail language might preclude the County from requiring the amount necessary for a healthy mix. Ms. Gardner explained that the language was supported by the Comprehensive Plan guidance for mixed use in this area.

Commissioner Hall asked about the handout and referenced the hotels in two of the bullets, noting that it was confusing. Ms. Gardner explained that the language in the handout included the subject area, as well as the Huntington Club and other areas outside of the subject area with

footage that might be converted to a hotel use. Commissioner Hall suggested that the text be revised to clarify the intent.

Commissioner Migliaccio pointed out to Commissioner Hall that the language in the handout had been intended to clarify the intent of the use in Land Unit L on the Lee District Side of the Plan Amendment.

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

Christopher Soule, representing Jefferson Manor Civic Association, 5924 Williamsburg Road, Alexandria, spoke in favor of the Plan Amendment, commending County staff for their help with the citizens. He added that the property owners were very helpful in clearly explaining their economic and long-term views to the community. He also noted that members of the task force had visited developments in nearby jurisdictions for review and comparison and stated that the final Plan Amendment application had the community's support.

Commissioner Migliaccio noted that there were still some issues to be worked out and asked Mr. Soule if he would be willing to reinstate the task force if the need arose. Mr. Soule confirmed that he would.

Chairman Murphy commended Mr. Soule and thanked him for the time he and his community took to work on this application and make it a smooth process.

Craig Mehall, representing Jefferson Manor Land Use Task Force, 5857 Monticello Road, Alexandria, also spoke in support of the Amendment, echoing the sentiments of the previous speaker regarding the property owners' willingness to work with the community and the citizens' eagerness to participate in the process.

Rossman Irwin, President, Huntington Club, A Condominium Owners' Association, Inc., 2601 Indian Drive, Alexandria, spoke in favor of the Amendment. Noting that the staff report included technical corrections to the transit development area numbers, he stated that he wanted to ensure that the total transit development area numbers accounted for the fact that some development had already been planned in this area. He pointed out that, consequently, the actual increase in dwelling units in the transit development area (TDA) would be 88, not 600, pointing out that the TDA already included 512 units within the TDA west of North Kings Highway. He further added that the retail would decline by 2,000 square feet, relative to the current Comprehensive Plan, rather than increasing by 85,000. Mr. Irwin noted the staff report's projected trip generation, which depended on the type of commercial development that went in, and asked what the County's intentions for retail were in this area. He noted that the Huntington Club Amendment added 50,000 square feet of retail to the TDA without specifying the amount to be built on the property. He added that this Amendment would allow 85,000 to be converted to office in some proportion without saying how much of that would be office. He stated that retail improvement was a key goal of the community and essential to a successful transit-oriented development. He added that the community used the existing shopping center and hoped that some retail would remain in place. Mr. Irwin stated that the proposal was sensible because it would facilitate

consolidation by reducing the number of landowners needed to be involved, concentrate the development within a smaller area, and, depending on the retail and office, it could actually reduce the traffic.

Commissioner Flanagan asked Mr. Irwin for clarification regarding the hotel space. Mr. Irwin briefly described the planned hotel space for Land Units I and L, in relation to the recently adopted Huntington Club Plan Amendment.

Commissioner Flanagan emphasized that the retail space in Land Unit I would be located on Huntington Avenue, not North Kings Highway. Ms. Gardner explained that while there were no specifics regarding retail, the Plan provided guidance for tapering density toward North Kings Highway, thereby suggesting that the retail be located on Huntington Avenue. Commissioner Flanagan noted that it would be favorable to have all of the retail located in one place.

Commissioner Migliaccio asked Mr. Irwin if the maximum level of development depicted in tonight's handout reflected his concerns. Mr. Irwin confirmed that it did.

A lengthy discussion ensued between commissioners Hart, Hall, de la Fe, Ms. Gardner, and Ms. Lai regarding and revision of the wording in the handout. As a result, the following revisions would be made:

- In the first bullet, the words "up to" would be added before "120,000 square feet...";
- In the fourth bullet, the word "and" would be removed; and
- In the fifth, and final, bullet the words, "In Land Unit L," would be added before "50,000 to 85,000..."

Chairman Murphy called for speakers from the audience.

Adam Sklar, 5859 Monticello Road, Alexandria, spoke in support of the Amendment and commended the Jefferson Manor Land Use Task Force for their hard work in representing the interests of the community.

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 Migliaccio for action on this item. (A verbatim excerpt of the decision is in the date file.)

//

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE PROPOSED COMPREHENSIVE PLAN TEXT FOR PLAN AMENDMENT ST09-IV-MV1, AS SHOWN ON PAGES 15 THROUGH 23 OF THE STAFF REPORT DATED FEBRUARY 28, 2013, WITH THE MODIFICATIONS SHOWN IN THE DOCUMENT TITLED, "MAXIMUM

LEVEL OF DEVELOPMENT IN THE HUNTINGTON TRANSIT DEVELOPMENT AREA,”  
DATED MARCH 14, 2013, AS AMENDED DURING TONIGHT’S DISCUSSION,  
INCLUDING THE FOLLOWING MODIFICATIONS TO PAGE 17 OF THE STAFF REPORT:

“FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 EDITION, AREA IV, MOUNT  
VERNON PLANNING DISTRICT AMENDED THROUGH 2-26-2013, MV-HUNTINGTON  
COMMUNITY PLANNING SECTOR, PAGES 102 AND 106:

THE MAXIMUM LEVEL OF DEVELOPMENT FOR THE TRANSIT DEVELOPMENT  
AREA IS THE FOLLOWING:

- 1,670,000 GROSS SQUARE FEET OF OFFICE SPACE: UP TO 120,000 SQUARE  
FEET OF OFFICE SPACE MAY BE CONVERTED TO HOTEL USE IN LAND  
UNIT I;
- 105,000 GROSS SQUARE FEET OF RETAIL SPACE;
- 3,102 DWELLING UNITS;
- 200-ROOM HOTEL WITH CONFERENCE FACILITIES OR AN ADDITIONAL 250  
DWELLING UNITS IN LAND UNIT E;
- IN LAND UNIT L, AN ADDITIONAL 50,000 TO 85,000 GROSS SQUARE FEET OF  
RETAIL AND OFFICE SPACE.”

Commissioner Migliaccio also MOVED THAT THE PLANNING COMMISSION  
RECOMMEND TO THE BOARD OF SUPERVISORS MODIFICATIONS TO THE FIGURES  
AS SHOWN ON PAGES 24 THROUGH 29 OF THE STAFF REPORT.

Commissioner Sargeant seconded the motions which carried unanimously with Commissioners  
Donahue and Litzenberger absent from the meeting.

//

CLOSING

March 14, 2013

The meeting was adjourned at 9:59 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: January 23, 2014



---

John W. Cooper, Clerk to the  
Fairfax County Planning Commission