

Planning Commission Meeting
March 11, 2009
Verbatim Excerpt

PCA 1998-LE-064 – SPRINGFIELD PARCEL C, LLC
RZ 2008-LE-015 – SPRINGFIELD PARCEL C, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. Lusk, please.

Commissioner Lusk: Thank you, Mr. Chairman. I appreciate the comments that were provided this evening, and I will say that we started this by saying we would be deferring the decision. Clearly, we have some work to do relative to the proffers. We have begun, I think, addressing some of those proffer issues. We will continue our conversations with the applicant and staff to ensure that we cover all of them. Obviously, we talked about reduction of setback. We talked about the issue of the bollards and the wall. We talked about the language relative to the circulator. We talked about the TDMs in terms of increasing the vehicle trip reduction and then looking at the monetary penalties. We talked about lowering the loading docks or even looking at possibly relocating the loading docks. We'll have to see about that. We talked about the issue relative to number of parking spaces in a more urban environment. And each of these issues we will certainly continue to dialogue with the applicant and bring back to this Commission some additional proffer language. I will say though, before I make my motion, that we have a unique opportunity here. And I started by noting that the GSA Warehouse is a property, it's roughly 68 acres, it's a pretty significant asset that is fully underutilized. And we need to find a way to make some significant improvements on that site and I believe that having a developer such as Boston Properties adjacent to this property and looking to redevelop their site and providing, what I believe again, is the catalyst for that future development, and maybe even helping us figure out what would be the future for the GSA Warehouse is very significant. So, I certainly appreciate their interest, specifically in Lee District, and obviously their interest in Fairfax County, having been the developer of record for the Reston Town Center. I think that we have, again, the number of issues that we'll continue dialoguing on and we will come back. And with that, I'll make a motion, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA 1998-LE-064 AND RZ 2008-LE-015, TO A DATE CERTAIN OF MARCH 18, 2009, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN AND ELECTRONIC CORRESPONDENCE.

Commissioners Alcorn, Lawrence, and Sargeant: Second.

Chairman Murphy: Seconded by Mr. Alcorn and Mr. Lawrence and Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to defer decision only on PCA 1998-LE-064 and RZ 2008-LE-015, to a date certain of March 18th, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Lusk: And last thing, Mr. Chairman, if I can thank the staff. As you'll see, we have a full complement of individuals who are here to help address a number of issues relative to this case. Many of them didn't get the opportunity to speak, but we will be enlisting their help in resolving the outstanding issues that remain. So, thank you very much for your support.

Chairman Murphy: And we enjoyed your comments in silence. Thank you.

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(The motion carried unanimously with Commissioners Donahue, Hall, and Harsel absent from the meeting.)

KAD