

Planning Commission Meeting  
April 14, 2011  
Verbatim Excerpt

APR 09-III-1FC – SOUTH COUNTY AREA PLANS REVIEW 527 ITEM (Fair Oaks Mall)  
(Springfield District)

After the Close of the Public Hearing

Vice Chairman Alcorn: Close the public hearing; recognize Commissioner Murphy.

Commissioner Murphy: Thank you, Mr. Chairman. Just let me ad lib a little bit here and talk about the Fairfax Center area. Since the Fairfax Center area actually has its own Comprehensive Plan, it was always built on a tiered density option where you have the lower, the middle, and the upper range. It's because the Fairfax Center exists because the land swaps that were made to adjudicate the lawsuit in the Occoquan. We called for higher density and a node for development of this sort in Fairfax Center. So, when you go from the lower range to the higher range, the Plan always has had trigger mechanisms to put into place infrastructure and transportation that could adequately address the density in those three levels. And that - - that's basically what we're continuing to - - doing here - - doing here. You may not recall, but when we did Planning Horizons in 1989 and 1990, before this part of town went into the Sully District for 10 years we put language in the Comprehensive Plan at that time, not envisioning the Silver Line going into Tysons Corner, all that kind of stuff, we sort of envisioned in the future that that barricade at - - at Vienna Metro would come down some day and that rail would continue to the west. And at that time, we put language in the Comprehensive Plan that called for a Metro station in this area, north and south of I-66 at Fair Oaks Mall and where the future Government Center would be. We put language in the Plan for a Metro station at the - - what's the - - north and south of - - Stringfellow Road - - north and south of I-66 at Stringfellow Road, and two - - called for two stations in Centreville. Well, times change, but already we have that land going with park-and-rides at Stringfellow Road, and now we're looking, not only at mass transportation here with rail, but now the new addition is BRT if we don't get the rail because it's basically going to Tysons and we know that the money's not going to be available for years, but the land is still there, the dedication is still there. We worked - - as we said earlier, Ms. Harsel brought up, we worked very closely with Fair Oaks Mall when we were doing the Plan Amendments for Fairfax Corner because if those two patches of land did not mix, then the BRT station or the Metro station was not going to work. And that all comes into play with this Plan Amendment. The Ring Road - - I think we need to make the clarifications on the Ring Road. I guess it was obvious to me through the year-and-a-half we've been working on this thing, what the Ring Road was and how it was going to function with Legato Road and whatnot. I guess that's because I was probably too familiar with what was going on and then I realized that not everybody's familiar with "ring-around-the-road" or "ring-around-the-collar," or whatever you want to call it. So, I think we need to make that clarification. And also the clarification on Legato Road and the point Mr. Lawrence made. I'm just going to include that in the motion, but the language he recommended for that particular paragraph, that's - - that's fine. This is pretty exciting actually for me because quite frankly, when you talk about revitalizing an area, then you're talking about an area that needs to be revitalized. Springfield - - Fair Oaks Mall has always been a prominent part of the Fairfax Center/Fairfax County vista. I mean it has been there for a long time, but it doesn't

look like it's been there for a long time. The Taubman Company has done an excellent job in maintaining that mall and running that mall. It's a nice mall to go to. There are good stores. The management has always been first-rate and top-notch. They bring in good stores. It's bright. It's -- it's -- it's got great ambiance. And is there a transportation problem? Well, let me tell you something, go out there on Christmas Eve and try to get to Macy's.

Commissioner Harsel: Oh.

Commissioner Murphy: You know, there's going to be a transportation problem, but ching ching the tax money was going to the County, so it's a great source of revenue for our County. And Martha Pennino way back when had a great vision for this -- for this mall. And we in the Springfield District have been supporting the expansions over the past 25 years since it's been expanded. Mr. Pritchard used to be the attorney for Fair Oaks Mall when it was expanded the first time. Ed Pritchard had brought us into the -- close into the Twenty-first Century with the mall. So, it's exciting that it's going to take on this -- in this new dimension as a pedestrian-friendly, mixed-use, urban-style environment, and I look forward to having the rezonings come in and have this -- this become a reality. I want to thank Meghan Van Dam and Marianne Gardner, who have been troopers through this entire process with -- with me and with the applicant and with Supervisor Herrity and his staff. Tremendous -- tremendous job. The transportation -- you know when we have something like this, you're going to focus on the transportation. There are a lot of elements to this, but the transportation issues, of course, have to be vetted, that's the new word of the Twenty-first Century, it's "vetted." And of course, it went to the 527 process and it was -- you know -- evaluated by VDOT, then it went through the County evaluation process with the Office of Transportation, and I'm not sure which one gave it the more rigorous evaluation, but I think the tie goes to the County. And I want to thank Mike Garcia and Len Wolfenstein for their input and for joining us at our meetings and sessions and working out the transportation issues for us all. I want to thank the applicant, again Taubman Company, and the great job that Tony Calabrese done, and tonight Brian Winterhalter, great presentation, very brief, that's why it was great. But, we know where we were coming from on this, we worked over a year-and-a-half on this. And I particularly want to thank the Springfield District Fairfax Center Task Force. By the way, the Task Force is also our Land Use Committee so they know of what they speak. I mean this is their backyard and front yard. And -- and the vote was 6-1 in favor of this; we had one dissenting vote. And I want to thank them because they did add some meaningful text to the Plan and the staff bought off on this and that they analyzed and whatnot, so I really want to thank the Task Force for their support. And also, as always I want to thank Marlae -- Marlae Schnare from -- from Supervisor Herrity's Office, who does just an excellent job and really helps me along. I'm not going into the entire motion. I have it -- in front of you the rationale behind it -- that's in front of you. There are some red lines in here that tells you what we have revised. So, I'm just going to go ahead and -- and make the motion. And therefore, Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE NOMINATION APR --

Commissioner Harsel: It's on the screen.

Commissioner Murphy: Yes. APR 09-III-1FC BE ADOPTED, AS AMENDED AND AS SHOWN ON PAGES 3 THROUGH 9 OF MY HANDOUT DATED APRIL 14, 2011, WITH THE ADDITIONAL CHANGES MENTIONED BY COMMISSIONER HART AND COMMISSIONER LAWRENCE.

Commissioner de la Fe: Second.

Vice Chairman Alcorn: Seconded by Commissioner de la Fe. Any discussion of that motion? All those in favor of recommending that the Board of Supervisors adopt the nomination, as amended and as shown on pages 3 through 9 of Commissioner Murphy's handout, and with the changes articulated tonight, please say aye.

Commissioners: Aye.

Vice Chairman Alcorn: All opposed? That motion carries.

Commissioner Hart: Mr. Chairman?

Commissioner Murphy: Mr. Hart.

Vice Chairman Alcorn: Mr. Hart.

Commissioner Hart: I - - mine didn't have any page numbers. I know the motion has page numbers, but I don't think the handout does.

Vice Chairman Alcorn: Okay. So - -

Commissioner Hart: I don't know if that changes anything, but - -

Commissioner Murphy: No, it doesn't. It absolutely does not change a thing.

Commissioner Hart: Famous last words.

Commissioner Harsel: Let's just take a little pen and mark it on the pages.

Commissioner Murphy: And mark it - - one.

Commissioner Hart: Let's make sure it's the right numbers.

Commissioner Murphy: Is that right?

Vice Chairman Alcorn: Yes.

Commissioner Murphy: Okay. I got four shaking heads. You can't beat those odds. Okay.

Vice Chairman Alcorn: WITHOUT OBJECTION.

Commissioner Murphy: Thank you.

Vice Chairman Alcorn: Let the record reflect, HANDWRITTEN NUMBERS ON THE HANDOUT.

Commissioner Murphy: And the Ring Road.

Commissioner Hart: Well, hang on, hang on, hang on. It can't be nine pages because the last page would be an even number page.

Commissioner Sargeant: That's right.

Meghan Van Dam, Planning Division, Department of Planning and Zoning: There's a - -

Commissioner Harsel: Now let's throw in the map that says, "Ring Road."

Ms. Van Dam: The second page is intentionally left blank.

Vice Chairman Alcorn: Oh, there you go.

Ms. Van Dam: So, it's just 3 through 9.

Commissioner Hart: Three, four, five, six, seven, eight, nine. But what about page 10?

Ms. Van Dam: That is correct.

Commissioner Hart: But there's one more page.

Vice Chairman Alcorn: So - -

Commissioner Hart: Page 10.

Commissioner Murphy: I don't know. I'm more interested in the text than on the pages.

Commissioner Lawrence: It is Groundhog's Day.

Commissioner Murphy: Would you number the pages for the Board because they'll have a problem with this anyway? They get into things like that. Okay?

Vice Chairman Alcorn: Okay. WITHOUT OBJECTION, WE'LL ASK THE PAGE NUMBERS be - - BE FIXED.

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(The motion carried unanimously with Commissioners Flanagan and Hall absent from the meeting.)

KAD