

Planning Commission Meeting  
April 20, 2016  
Verbatim Excerpt

PCA 84-L-020-25/CDPA 84-L-020-06/FDPA 84-L-020-02-14 – KINGSTOWNE M&N, LP  
AND KINGSTOWNE TOWNE CENTER, LP

Decision Only During Commission Matters  
(Public Hearing held on April 13, 2016)

Commissioner Migliaccio: Thank you, Mr. Chairman. Last week, we had a public hearing on a PCA case in the Kingstowne area of Lee District. Tonight, you – or this morning – you should have gotten a copy of the new set of proffers dated April 20<sup>th</sup> – or, sorry, April 19<sup>th</sup> – and a set of the modifications and waivers. And if you have any questions, now is the time. Otherwise, I'm ready to move on it this evening. Looks like no one has any questions so I will just dive right into it. As I mentioned, last week we had a public hearing on the case for the last vacant five-acre parcel in Kingstowne. We're taking away four yet-to-be-built office buildings and replacing them with four residential buildings that will have up to 800 units and 64,000 square feet of retail space on the ground floor. The community is excited for this parcel to be built – to give us the last piece of the Towne Center to be actually built in the feel of a town center. The major amenity that the community was focused on – and I know County staff has been focused on – was the urban plaza. And that urban plaza has moveable tables, but most importantly, it has a seasonal ice skating rink and a – interactive water feature, which everyone seems to be very excited about and I'm hoping that this will get built in the very near future. The other item with the parks – there was discussion at the Lee District Land Use Committee about funding. I just want to point out that this applicant has agreed to the full part – full fair share contribution with parks, which will – if they build all 800 units will be \$1.25 million for off-site improvements. That's in addition to what they're going to do with the urban plaza on-site. Other discussions that we had at the Lee District Land Use Committee and at the Commission dealt with traffic. The applicant is doing what FCDOT has asked about the turn lanes by changing some of those in different intersections, which will hopefully help with the traffic. And the residential buildings will have a lot less traffic than the 1.2 million square feet of office would. Therefore, Mr. Chairman, I have a few motions to make this evening. This application does have the support of the Kingstowne – the Residential Owners Corporation – KROC – and the Lee District Land Use Committee and it has the support of our Fairfax County planning staff. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING: APPROVAL OF PCA 84-L-020-25, SUBJECT TO THE EXECUTION OF proffers – of proffered conditions – PROFFERS, CONSISTENT WITH THOSE DATED APRIL 19<sup>TH</sup>, 2016.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 84-L-020-25, say aye.

Commissioners: Aye

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you. I move – I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING: APPROVAL OF CDPA 84-L-020-06, subject – AND APPROVAL OF FDPA 84-L-020-02-14, SUBJECT TO THE APPROVAL OF THE PCA – CONCURRENT PCA.

Chairman Murphy: I think you want to AMEND THAT MOTION TO RECOMMEND THE PLANNING COMMISSION TO APPROVE.

Commissioner Migliaccio: Oh, I'm sorry – APPROVE, yes.

Chairman Murphy: Yes.

Commissioner Sargeant: Second.

Commissioner Hart: And is there a development condition for either?

Chairman Murphy: Is there a development conditions?

Commissioner Migliaccio: No.

Chairman Murphy: Okay. Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to approve FDPA 84-L-020-02-14, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. All those in favor of the motion to recommend to the Board of Supervisors that it approve CDPA 84-L-020-06, subject to the Board's approval – to approve FDPA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: And one last item, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS, AS LISTED IN THE HANDOUT DATED APRIL 20<sup>TH</sup>, 2016, THAT WAS PROVIDED TO YOU TODAY AND WHICH SHALL BE MADE A PART OF THE RECORD OF THIS CASE.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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Commissioner Migliaccio: Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much.

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(Each motion carried by a vote of 11-0. Commissioner Flanagan was absent from the meeting.)

JLC