

PCA B-846-03/PRC-B-846-04/DPA-HM-117-02 – RP 11720, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. I – I think we have agreement on the things that we need to address and – but I would like them at least to see the language before I recommend approval for this. And, you know, I don't think it's – I realize that we, you know, it's been long time and you have had, particularly, with the property to the east, we have had guidance from the Board of Supervisors that the fact that they approved that development. But I would like to see some language on the TDM on – I – I'm not as concerned about the pizza guy coming in. They have – you know, they have, unless you want to provide pizzas for everyone. But the – as far as the contribution for the road fund, you did take out the cap because we really don't know what that is going to be. There is a whole area working on that. I believe that the – the park contribution based on the traditional park contribution, and the fact that these units you will apply for Reston Association membership and that will open up great deal of open space for those folks. But I – I would like the issues, you know, that we can address and the changes. Yes.

John Sekas, Applicant's Agent, Sekas Homes, Ltd.: We're happy right now to add a development condition that we will participate in the area-wide TDM on the pro-rata share basis. I mean, I know what a TDM is. It's not that huge of a thing and we're happy to participate in it.

Commissioner de la Fe: You're willing to commit to that.

Mr. Sekas: I'm doing it on the record.

Commissioner de la Fe: Putting it on the record right now.

Mr. Sekas: I think that that was the question, "Would we participate?" That was the question that was asked and we said "Yes."

Commissioner de la Fe: Okay. And the...

Mr. Sekas: The only other issue was that changed the Development Condition for the – for the – for the maintenance. And Reston Association has already committed for the maintenance on 11690 and they want the maintenance on this as well. That's part of us joining RA. So, I don't see any issue there either. Just trying to save a little time to the Board. I know you'll be very busy when you get back.

Chairman Murphy: Oh, you're very kind.

Commissioner de la Fe: Oh, you're very kind. I – I – I – I realize what you're trying to do but I would like to get these things, you know, on the record and I, you know, and – and to be – for us to be able to look at them.

Mr. Sekas: Okay.

Commissioner de la Fe: Before we make a recommendation.

Mr. Sekas: But I am committed to them now.

Commissioner de la Fe: I – I – I know the concern that you have, unless the building that you are planning to demolish was made by a world-famous architect.

Mr. Sekas: Please don't go there.

Commissioner de la Fe: I don't think we will have the problems that we had where the Board of Supervisors had to overturn our recommendation which they very seldom do. So – so, you know, if we – if we could address those things.

Mr. Sekas: Okay. We'd be happy to.

Commissioner de la Fe: Would the – the first time we meet after our recess is September...

Chairman Murphy: September 13th is Wednesday and 14th is Thursday.

Commissioner de la Fe: The 14th. I thought it was 14th and 15th.

Commissioner Hart: It was 14th or 15th.

Chairman Murphy: Is it 14th?

Commissioner de la Fe: Which would you prefer: 14th or the 15th?

Chairman Murphy: I said 13 and 14 before. Correction.

Commissioner de la Fe: No, you cannot count on the 13th.

Chairman Murphy: I'm not a math guy.

Commissioner de la Fe: I mean, you – you already wanted to have Tim Sargeant meet on Friday one day.

Laura Arsenau, Planner III, Zoning Evaluation Division, Department of Planning and Zoning: The 14th is fine with staff and the applicant as well.

Commissioner de la Fe: The 14th. And if we could have, you know, those distributed ahead of time.

Ms. Arsenau: Of course.

Commissioner de la Fe: Mr. Chairman, I, therefore, MOVE THAT THE PLANNING COMMISSION DEFER ITS DECISION ONLY WITH THE RECORD REMAINING OPEN FOR DPA-HM-117-02/PCA-B-846-03 AND PRC-D-846-04 TO A DATE CERTAIN OF SEPTEMBER 14TH, 2016.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion? All those in favor of the motion to defer decisions only on these application to a date certain of September 14th with the record remaining open for written comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 9-0. Commissioners Keys-Gamarra, Lawrence, and Migliaccio were absent from the meeting.)

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