

**County of Fairfax, Virginia
Planning Commission Meeting
November 16, 2016
Verbatim Excerpt**

PA 2016-III-FC1 – COMPREHENSIVE PLAN AMENDMENTS (FAIRFAX CENTER AREA, LAND UNITS O, SUB UNIT 01) – *To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment propose revisions to Fairfax Center Area-wide and Land Unit guidance. The Fairfax Center Area comprises the area generally extending west of the City of Fairfax to Stringfellow Road, from Lee-Jackson Memorial Highway (Route 50) to Lee Highway (Route 29) in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The area is planned for a mix of higher-density residential, office, retail, and government uses. The amendments will consider revisions to ensure consistency with current policy and practice, reflect implementation, and make editorial and organizational changes, including reorganizing the land units and illustrating the baseline land use recommendations on the Comprehensive Land Use Plan Map. The amendments also would revise the implementation strategy for the Fairfax Center Area to remove the intermediate development level and Development Elements. A number of site-specific land use and intensity recommendations are proposed to be amended within the Suburban Center portion of the Fairfax Center Area. Land use and intensity recommendations are proposed to be amended as follows. Tax Map parcel 56-1 ((1)) 11H (4531 and 4601 West Ox Rd) is currently planned for institutional use up to .15 FAR at the overlay level. The amendments will consider an option for residential use up to 8 du/ac. Tax Map parcels 46-3 ((1)) 15A1, 15C (3901 Fair Ridge Dr) are currently planned for office and institutional uses up to .25 FAR at the overlay level with an option for 100 units of elderly housing. The amendments will consider modifying the existing option up to 0.35 FAR and increasing the elderly housing up to 200 units, or residential use 8-12 du/ac. Tax Map parcels 46-4 ((1)) 33A, 33B (11244 Waples Mill Rd, 11244 A-J Waples Mill Rd) are currently planned for office use up to .50 FAR at the overlay level. The amendments will consider adding Plan guidance to allow for the addition of cultural resources, such as a museum. Tax Map parcel 46-3 ((1)) 45, 46, 47, 48, 49, 50 (4100-4108 Legato Rd) are currently planned for office use up to 1.0 FAR at the overlay level. The amendments will consider an option for residential use up to 2.5 FAR. Tax Map parcel 56-1 ((1)) 35 (12100 Lee Hwy) is currently planned for residential use at 6 du/ac at the intermediate level and is not recommended to develop at the overlay level. The amendments will consider modifying the overlay level for residential use up to 12 du/ac. Recommendations relating to the transportation network may also be modified. (Springfield District)*

PA 2013-III-FC1 (B) – COMPREHENSIVE PLAN AMENDMENTS (FAIRFAX CENTER AREA SUBURBAN CENTER STUDY, PHASE II) – *To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment propose revisions to Fairfax Center Area-wide and Land Unit guidance. The Fairfax Center Area comprises the area generally extending west of the City of Fairfax to Stringfellow Road, from Lee-Jackson Memorial Highway (Route 50) to Lee Highway (Route 29) in the Braddock, Providence, Springfield, and Sully Supervisor Districts. The area is planned for a mix of higher-density residential, office, retail, and government uses. The amendments will consider revisions to ensure consistency with current policy and practice, reflect implementation, and make editorial and organizational changes, including reorganizing the land units and illustrating the baseline land use recommendations on the Comprehensive Land Use Plan Map. The amendments also would revise the implementation strategy for the Fairfax Center Area to remove the intermediate development level and Development Elements. A number of site-specific land use and intensity recommendations are proposed to be amended*

within the Suburban Center portion of the Fairfax Center Area. Land use and intensity recommendations are proposed to be amended as follows. Tax Map parcel 56-1 ((1)) 11H (4531 and 4601 West Ox Rd) is currently planned for institutional use up to .15 FAR at the overlay level. The amendments will consider an option for residential use up to 8 du/ac. Tax Map parcels 46-3 ((1)) 15A1, 15C (3901 Fair Ridge Dr) are currently planned for office and institutional uses up to .25 FAR at the overlay level with an option for 100 units of elderly housing. The amendments will consider modifying the existing option up to 0.35 FAR and increasing the elderly housing up to 200 units, or residential use 8-12 du/ac. Tax Map parcels 46-4 ((1)) 33A, 33B (11244 Waples Mill Rd, 11244 A-J Waples Mill Rd) are currently planned for office use up to .50 FAR at the overlay level. The amendments will consider adding Plan guidance to allow for the addition of cultural resources, such as a museum. Tax Map parcel 46-3 ((1)) 45, 46, 47, 48, 49, 50 (4100-4108 Legato Rd) are currently planned for office use up to 1.0 FAR at the overlay level. The amendments will consider an option for residential use up to 2.5 FAR. Tax Map parcel 56-1 ((1)) 35 (12100 Lee Hwy) is currently planned for residential use at 6 du/ac at the intermediate level and is not recommended to develop at the overlay level. The amendments will consider modifying the overlay level for residential use up to 12 du/ac. Recommendations relating to the transportation network may also be modified. (Springfield District)

Decision Only During Commission Matters
(Public Hearing held on November 9, 2016)

Commissioner Murphy: Mr. Chairman, we had a public hearing recently on Plan Amendments 2013-III-FC1 (B) and 2016-III-FC1. These are all in the Fairfax Center Area and a part of the study that involved four districts – the Springfield District, the Providence District, the Sully District, and the Braddock District. First, I'd like to thank Kim Sorenson – Ken Sorenson, rather – Meghan Van Dam and Kimberly – Kim Rybold, the three staff members. Kim has departed Fairfax County and moved to other areas, but we want to thank those three staff members for the outstanding job they did. And also, I would like to thank personally Marlae Schnare from Supervisor Herrity's office, who always helps me very much so among my land use pursuits. So, Mr. Chairman, this is a joint motion and the other Commissioners in the other districts have agreed that I would make the motion so I will go on with it. But first, I'd like to enter into the record several documents. First is a letter that was sent by the staff to the property owners in the vicinity alerting them of – of what was going on in the Plan Amendments. Also, I would like to enter into the record the language that was posted on the site – on the sites – the various sites that – on the famous yellow sign – that alerted the citizens of the area of the Plan Amendments. Third, I would like to enter into the record a letter from Jeff Saxe, Chairman of the Springfield District Land Use Committee. This may already be in the record, but it's always good to do it twice for his input into the proposals. And, lastly, if we recall – and I'll mention this in the motion – we had testimony from NIAOP with some suggestions on page 61 regarding stormwater management and rather than reading it all, I have determined – and I'll say this in the motion – that we leave it as it is. And the staff has submitted a response to NIAOP's concerns, and it's a draft of the Fairfax Center Area stormwater text – staff response to concerns raised by NVBI – oh, it's NVBIA, I'm sorry, NIAOP – and I'd like to enter that document into the record.

Vice Chairman de la Fe: So ordered.

Commissioner Murphy: Mr. Chairman, Plan Amendments 2013-III-FC1 (B) and 2016-III-FC1 comprise the second phase of the Fairfax Center Area study, which considers the overall area-wide guidance of Fairfax Center and looks at a number of site-specific land-use changes in the Suburban Center portion of the area that do not trigger the state-level Chapter 870 transportation review. The study has been guided by a citizen-led, Joint Area-wide Working Group from each of the four districts affected by this study – Springfield, Braddock, Sully, and Providence. The group met monthly over a 16 – 16-month period. And, as I did when we had the public hearing, I'd like to thank from the Braddock District, Vince Picciano, who chaired the Working Groups – gave a lot of time and talent with all the members of this group to come up with what we're looking at tonight. The Working Group, in collaboration with staff, gathered input, discussed ideas, and developed a new vision and recommendations for the future of this area, proposed tonight as a new Plan guidance. This vision establishes Fairfax Center as a premier place to live, work, play, and shop with an emphasis on pedestrian and bicycle connectivity and, at its core, transit-oriented development surrounding a planned Metrorail station. The recommendations modernize the Fairfax Center Area guidance, last reviewed as a whole in the early 1980s, to include updating the Implementation Strategy and revising policies pertaining to the environment, transportation, and parks and recreation recommendations, consistent with policies in other mixed-use centers. The proposed text also restructures the land unit system to underscore the importance of the expanded core area, adds a new Mixed-Use Specific Performance Criteria, and revises the Comprehensive Land Use Map Plan to better reflect the land use recommendations in the area plans. In order to gain community insight on this vision, an open nomination period was used to help identify sites where land-use and intensity changes were desired. Five of the sites are being addressed tonight in addition to the new area-wide guidance. Three of these sites, located in the Springfield District, include the Centerpointe Church site on Legato Road near the Fair Oaks Mall, the Fair Oaks Church site at the intersection of West Ox Road and Post Forest Drive – excuse me – and the parcel at the northwest corner of Lee Highway and Legato Road. The fourth site, the Pender Professional Center, is in the Sully District off of Fair Ridge Drive, north of Route 50, and Planning Commissioner Keys – Ellen Keys-Gammarra – Karen Keys-Gammarra, rather, concurs with what I'm about to do this evening. The final site is located in the Providence District along the east side of Waples Mill Road, generally across the intersection of Fairfax Ridge Road. And that was handled by Commissioner Hart, representing Commissioner Lawrence in the Providence District. Staff and Area-Wide Working Group reviewed the proposals and developed recommendations for these sites. The recommendations for the area-wide guidance and the land-use changes for the specific sites are presented as one recommendation for the Fairfax Center Area on pages 14 through 174 of the staff report dated October 26, 2016. There is general alignment between staff and the Working Group recommendations for the area-wide guidance and the specific sites. The difference between staff and the working group recommendations are noted in the text boxes within the report. I generally support the recommendations presented by staff and amended by the Working Group. The Springfield Land Use Committee has reviewed the staff and Working Group recommendations for three sites in the Springfield District and voted to support the Working Group recommendations for these sites on October 24th, 2016, with a slight modification for one of the sites – the Centerpointe Church sites – site in proposed Sub-Unit A3. For this site, the Land Use Committee voted to support the Working Group recommendation for the residential use option shown in a text box on Page 84 of the staff report, but to remove the word “multifamily” and add “encourage urban-style design” to the recommendation. I support this

modification by the Springfield Land Use Committee. I might add, parenthetically, that we had testimony from Dave Bishop, who represented the neighboring residential use, who requested that the FAR be brought down from 1.25 to 1. And I'm going to go along with the recommendations of the Committee for 1.25. I want to explain that the Plan will read "up to a density of 1.25" and that gives the applicant more flexibility to address, I think, more thoroughly some of the concerns that were raised by the community. And it is not guaranteed, a density of 1.25, but up to 1.25 and these final points will be discussed when the rezoning is filed. I have two motions this evening. The first relates to the Plan Amendments and the second supports the review of a third phase of the study, thus, completing the vision plan established by the Working Group to move forward with the review of the core area nominations that triggered the additional state-level transportation review.

Commissioner Sargeant: Mr. Chairman? Before you read the motions, just a reminder that I had recused myself during this public hearing and will do so with this vote this evening.

Vice Chairman de la Fe: Okay.

Commissioner Murphy: Okay. Thank you. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATIONS FOR THE FAIRFAX CENTER AREA GUIDANCE, AS SHOWN ON PAGES 14 THROUGH 174 OF THE STAFF REPORT, AS MODIFIED BY THE WORKING GROUP SHOWN IN TEXT BOXES ON PAGES 61, 62, 103, AND 105 OF THE STAFFREPORT, AND FURTHER MODIFIED BY THE SPRINGFIELD LAND USE COMMITTEE FOR THE CENTERPOINTE CHURCH SITE IN THE PROPOSED SUB-UNIT A3. THE MINOR MODIFICATION FOR SUB-UNIT A3 IS PRESENTED ON PAGE 6 OF MY HANDOUT DATED NOVEMBER 9TH, 2016. THIS RECOMMENDATION TO THE BOARD WOULD SUPPORT THE OVERALL VISION, POLICY GUIDANCE, AND RECOMMENDATION FOR THE FAIRFAX CENTER AREA DEVELOPED BY THE WORKING GROUP AND GENERALLY SUPPORTED BY STAFF. THE RECOMMENDATION WOULD ALSO SUPPORT FOUR SITE-SPECIFIC LAND USE AND INTENSITY CHANGES IN THE FAIRFAX CENTER AREA, TO INCLUDE:

- ONE, ADDING AN OPTION FOR RESIDENTIAL USE UP TO A POINT – OR 1.25 FAR ON THE CENTERPOINTE CHURCH SITE IN PROPOSED SUB-UNIT A3 AND SHOWN ON PAGE 84 OF THE STAFF REPORT;
- TWO, ADDING AN OPTION FOR RESIDENTIAL USE AT 8 TO 12 DWELLING UNITS PER ACRE ON THE PENDER PROFESSIONAL SITE IN PROPOSED SUB-UNIT C1 AND SHOWN ON PAGE 92 OF THE STAFF REPORT;
- THREE, MODIFYING THE OVERLAY LEVEL RECOMMENDATION FOR RESIDENTIAL USE AT 10 DWELLING UNITS AND ADDING AN OPTION FOR RESIDENTIAL USE UP TO 12 DWELLING UNITS PER ACRE AS AN ASSISTED LIVING AND INDEPENDENT LIVING FACILITY – FACILITIES ON THE SITE AT THE NORTHWEST CORNER OF LEE HIGHWAY AND LEGATO ROAD IN

PROPOSED LAND UNIT A3, AS SHOWN ON PAGES 103 AND 105 OF THE STAFF REPORT; AND

- FOUR, ADDING AN OPTION FOR RESIDENTIAL USE UP TO 8 DWELLING UNITS PER ACRE FOR THE FAIR OAKS CHURCH SITE ALONG WEST OX ROAD IN PROPOSED SUB-UNIT H2 AND SHOWN AT THE TOP OF PAGE 106 OF THE STAFF REPORT.

THE WORKING GROUP DID NOT MAKE A SITE-SPECIFIC RECOMMENDATION FOR THE FIFTH SITE ALONG WAPLES MILL ROAD. HOWEVER, GENERAL RECOMMENDATIONS FOR MUSEUMS AND/OR CULTURAL CENTERS AS AN ALTERNATIVE IN AREAS PLANNED FOR OFFICE USE CAN BE FOUND IN THE PROPOSED AREA-WIDE GUIDANCE ON PAGE 33 OF THE STAFF REPORT, AND I SO MOVE.

Commissioner Hart: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart. Is there any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Murphy: Second, Mr. Chairman, the evaluation of several land use and intensity changes in the revised core area was not completed due to the need for the additional state-level VDOT Chapter 870 transportation analysis. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT A THIRD PHASE OF THE FAIRFAX CENTER AREA STUDY, INCLUDING THE TRANSPORTATION ANALYSIS, BE COMPLETED EXPEDITIOUSLY IN ORDER TO FULLY REALIZE THE CORE AREA VISION ESTABLISHED BY THE WORKING GROUP IN THIS SECOND PHASE. AND I SO MOVE.

Commissioners Hart and Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Ms. Hedetniemi and Mr. Hart. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Is that it?

Commissioner Murphy: Thank you very much.

//

PA 2016-III-FC1 & PA 2013-III-FC1 (B)
COMPREHENSIVE PLAN AMENDMENTS
(FAIRFAX CENTER AREA, LAND UNITS O, SUB UNIT 01 AND
FAIRFAX CENTER AREA SUBURBAN CENTER STUDY, PHASE II)

Page 6

(Each motion carried by a vote of 8-0. Commissioner Sargeant recused himself from the vote. Commissioners Flanagan, Keys-Gamarra, and Lawrence were absent from the meeting.)

JLC

Plan Amendments 2013-III-FC1 (B) and 2016-III-FC1
Planning Commission

November 9, 2016

Chairman Peter Murphy, Springfield District
Commissioner Ellen J. Hurley (Braddock District)
Commissioner Karen Keys-Gamarra (Sully District)
Commissioner James R Hart (At-large)

Joint Motion

Mr. Chairman, Plan Amendments 2013-III-FC1(B) and 2016-III-FC1 comprise the second phase of the Fairfax Center Area study, which considers the overall area-wide guidance of Fairfax Center and looks at a number of site-specific land-use changes in the Suburban Center portion of the area that do not trigger the state-level Chapter 870 transportation review.

The study has been guided by a citizen-led, joint Area-wide Working Group representatives from each of the four districts affected by this study – Springfield, Braddock, Sully, and Providence.

This group met month over a 16-month period.

The working group, in collaboration with staff, gathered input, discussed ideas, and developed a new vision and recommendations for the future of this area, proposed tonight as new Plan guidance.

This vision establishes Fairfax Center as a premier place to live, work, play and shop, with an emphasis on pedestrian and bicycle connectivity and at its core, transit-oriented development surrounding a planned Metrorail station.

The recommendations modernize the Fairfax Center Area guidance, last reviewed as a whole in the early 1980s, to include updating the Implementation Strategy and revising policies pertaining to the environment, transportation, and parks and recreation recommendations consistent with policies in other mixed-use centers.

The proposed text also re-alphabetizes the land units to underscore the importance of the expanded core area, adds a new Mixed-Use Use-Specific Performance Criteria, and revises the Comprehensive Land Use Plan Map to better reflect the land use recommendations in the Area Plans.

In order to gain community insight on this vision, an open nomination period was used to help identify sites where land-use and intensity changes were desired

Five of the sites are being addressed tonight in addition to the new area-wide guidance.

Three of these sites, located in the Springfield District include the Centerpointe Church site on Legato Road near the Fair Oaks Mall; the Fair Oaks Church site at the intersection of West Ox Road and Post Forest Drive; and the parcel at the northwest corner of Lee Highway and Legato Road.

The fourth site, the Pender Professional Center, is in the Sully District off of Fair Ridge Drive, north of Route 50.

The final site is located in the Providence District along the east side of Waples Mill Road, generally across from the intersection of Fairfax Ridge Road.

Staff and the Area-wide Working Group reviewed these proposals and developed recommendations for the sites.

As staff mentioned, the recommendations for the area-wide guidance and the land use changes for the specific sites are presented as one recommendation for the Fairfax Center Area on pages 14 through 174 of the staff report dated October 26, 2016.

There is general alignment between staff and the working group recommendations for the area-wide guidance and the specific sites.

The differences between staff and the working group recommendations are noted as text boxes within the report.

I support the recommendations as presented by the working group.

The Springfield Land Use Committee has reviewed the staff and working group recommendations for the three sites in the Springfield District and voted to support the working group recommendations for these sites on October 24, 2016, with a slight modification for one of the sites – the Centerpointe Church site in proposed Subunit A3.

For this site, the land use committee voted to support the working group recommendation for the residential use option shown in a text box on Page 84 of the staff report but to remove the word “Multi-family” and add “encourage urban-style design” to the recommendation. I support this modification by the Springfield Land Use Committee.

I have two motions this evening.

The first relates to the plan amendments and the second supports the review of a third phase of the study, thus completing the vision plan established by the working group to move forward with the review of the core area nominations that triggered the additional state-level transportation review.

Therefore, Mr. Chairman, I move that the Planning Commission recommend to the Board of Supervisors the adoption of the staff

recommendations for the Fairfax Center Area guidance as shown on pages 14 through 174 of the staff report, as modified by the working group shown in text boxes on pages 61, 62, 103, and 105 of the staff report, and further modified by the Springfield Land Use Committee for the Centerpointe Church site in proposed Subunit A3.

The minor modification for Subunit A3 is presented on page 5-6 of my handout dated November 9, 2016.

This recommendation to the Board would support the overall vision, policy guidance, and recommendations for the Fairfax Center Area developed by the working group and generally supported by staff.

This recommendation also would support four site-specific land use and intensity changes in the Fairfax Center Area, to include:

- 1. Adding an option for residential use up to a 1.25 FAR on the Centerpointe Church site in proposed Subunit A3 and shown on page 84 of the staff report;**
- 2. Adding an option for residential use at 8-12 dwelling units per acre on the Pender Professional Center site in proposed Subunit C1 and shown on page 92 of the staff report;**
- 3. Modifying the Overlay level recommendation for residential use at 10 dwelling units and adding an option for residential use up to 12 dwelling units per acre as an assisted living/independent living facilities on the site at the northwest corner of Lee Highway and Legato Road in proposed Land Unit A3 as shown on pages 103 and 105 of the staff report; and,**
- 4. Adding an option for residential use up to 8 dwelling units per acre for the Fair Oaks Church site along West Ox Road in proposed Subunit H2 and shown at the top of page 106 of the staff report.**

The working group did not make a site-specific recommendation for the fifth site along Waples Mill Road; however, general recommendations for museums and/or cultural centers as an alternative in areas planned for office use can be found in the proposed Area-wide guidance on page 33 of the staff report.

*** [end of 1st motion] ***

Second, the evaluation of several land use and intensity changes in the revised core area was not completed due to the need for the additional state-level VDOT Chapter 870 transportation analysis.

Therefore, I move that the Planning Commission recommend to the Board of Supervisors that a third phase of the Fairfax Center Area Study, including the transportation analysis, be completed expeditiously in order to fully realize the core area vision established by the working group in this second phase.

*** [end of 2nd motion] ***

PLANNING COMMISSION PROPOSED PLAN MODIFICATION FOR SUBUNIT A3

Plan Amendment 2013-III-FC1 (B) and 2016-III-FC1

November 9, 2016

Recommended modifications to the Staff and Working Group Recommendation are shown as underlined and highlighted in yellow for text to be modified or added, and ~~striketrough~~ and highlighted in yellow for text to be deleted.

MODIFY: Staff and Working Group Recommendation, as presented in the Staff Report for PA 2013-II-FC1 (B) and 2016-III-FC1, page 84:

“Sub-unit A3

....

As an option at the overlay level, multifamily residential use up to 1.25 FAR may be considered if the applicable conditions for the overlay level are met. High quality, urban-style architecture, landscaping, and site design should be provided including publicly accessible urban park spaces and streetscape consistent with the development to the west along Legato Road. Architectural treatments and enhanced buffering and landscaping are strongly encouraged to lessen the visual impact of the buildings, including structured parking facilities, on the adjacent residential use. An urban-style design is encouraged. Construction of or contribution to pedestrian enhancements should be made on the Legato Road frontage along the eastern side of the sub-unit to improve connectivity to the Fair Oaks Mall and future planned transit station in Sub-unit A1 with any redevelopment.”