

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, SEPTEMBER 11, 2019**

PRESENT: Peter F. Murphy, Chairman, Springfield District  
James R. Hart, Commissioner At-Large  
Timothy J. Sargeant, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
John C. Ulfelder, Dranesville District  
John A. Carter, Hunter Mill District  
Julie M. Strandlie, Mason District  
Walter C. Clarke, Mount Vernon District  
Phillip A. Niedzielski-Eichner, Providence District  
Donté Tanner, Sully District  
Mary D. Cortina, Commissioner At-Large

ABSENT: James T. Migliaccio, Lee District  
Donté Tanner, Sully District

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The meeting was called to order at 7:42 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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On behalf of the Planning Commission, Chairman Murphy observed the victims and their families who lost their lives during the September 11, 2019 tragedies at the World Trade Center in lower Manhattan, New York City, the Pentagon in Arlington, Virginia, and on the fields of Shanksville, Pennsylvania. Chairman Murphy recognized the men and women who served in the armed forces and those deployed to over 160 nations around the world. A moment of silence was held in commemoration of the lives lost.

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ORDER OF THE AGENDA

Commissioner Hart established the following order of the agenda:

1. SE 2019-PR-011 – RESTON HOSPITAL CENTER, LLC
2. RZ/FDP 2016-PR-023 – ROBERT H. PEARSON, JR., R.H. PEARSON INC. AND HOWARD, TRUSTEE FOR THE WALLACH LIVING TRUST
3. SSPA 2018-I-1MS – MERRIFIELD SUBURBAN CENTER STUDY

The order was accepted without objection.

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SE 2019-PR-011 – RESTON HOSPITAL CENTER, LLC – Appl. under Sect. 6-205 of the Zoning Ordinance to permit a medical care facility. Located at 8240 Leesburg Pike, Vienna, 22182 on approx. 24,299 sq. ft. of land zoned PDC, HC and SC. Tax Map 29-3 ((1)) 80. PROVIDENCE DISTRICT. PUBLIC HEARING.

Ben Wales, Applicant's Agent, Cooley, LLP, reaffirmed the affidavit dated August 28, 2019.

Commissioner Hart disclosed that after the staff report was published, the law firm of Hart & Horan, P.C. had one case where the firm's client hired an engineer from Urban Engineering Associates, Inc. (t/a Urban, Ltd.), listed on the affidavit as one of the applicant's agents. Commissioner Hart stated he had no business nor financial relationship with the engineering firm, however, because this was an ongoing relationship, he recused himself from the vote.

Commissioner Niedzielski-Eichner asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived, and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this case.

*(Start Verbatim Transcript)*

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Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. I'd ask that the applicant confirm for the record your agreement on the proposed development conditions dated April 29<sup>th</sup>, 2019.

Ben Wales, Applicant's Agent, Cooley, LLP: Again, Ben Wales with Cooley. On behalf of the applicant, we agree with the – the proposed zoning conditions.

Commissioner Niedzielski-Eichner: Okay. Thank you, Mr. Wales. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2019-PR-011, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED AUGUST 29<sup>TH</sup>, 2019. Finally, I move that Planning Commission recommend to the Board of Supervisors approval of the modification – let me – let me do one at a time.

Chairman Murphy: Motion entered.

Commissioner Niedzielski-Eichner: And so, the first motion please.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2019-PR-011, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATIONS AND WAIVERS LISTED IN THE HANDOUT DATED SEPTEMBER 11<sup>TH</sup>, 2019, THAT WAS PROVIDED TO YOU TODAY AND WHICH SHALL BE MADE PART OF THE RECORD FOR THIS CASE.

Commissioner Sargeant: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Each motion carried by a vote of 9-0-1. Commissioners Migliaccio and Tanner were absent from the meeting. Commissioner Hart recused himself from the vote.

*(End Verbatim Transcript)*

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RZ/FDP 2016-PR-023 – ROBERT H. PEARSON, JR., R.H. PEARSON, INC. AND HOWARD WALLACH, TRUSTEE FOR THE WALLACH LIVING TRUST – Appls. to rezone from R-1 to PDH-4 to permit residential use with an overall density of 3.21 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located on the N. side of Haney Ln., 400 ft. N. of its intersection with Wolfrap Rd. on approx. 3.42 ac. of land. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-2 ((1)) 28, 28A, 28B, 29, and 32. PROVIDENCE DISTRICT. PUBLIC HEARING.

David Gill, Applicant's Agent, Wire Gill, LLP, reaffirmed the affidavit dated August 8, 2019.

There were no disclosures by Commission members.

Katelyn Antonucci, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. She stated that staff recommended approval of RZ 2016-PR-023 and FDP 2016-PR-023.

Mr. Gill gave a presentation on the subject applications.

There was a discussion between Ms. Antonucci, Mr. Gill, and multiple Commissioners regarding the following:

- The increased building elevation to 6 feet from its core base;
- The reasons for the reduction in size of some parcels;
- Traffic concerns on Gallows Road and neighboring private streets, and the mitigation efforts in place to address those concerns;
- Possible opportunities with the adjacent PDH-4 community for sharing the annual cost with the homeowners association for maintenance of the site and the Pearson family cemetery;
- The definition of additions under the Zoning Ordinance for Lots 1, 5, 7, and 8 of Proffer 9;
- A recommendation to add a conservation easement provision to the proffers;
- The setback requirement from the stormwater management pipe located in the area between Lots 7 and 8;
- The Pearson family's plans for future development of the remaining parcel; and
- A monetary obligation that requires the developer to have available funds of 40 percent of the stormwater placement costs.

The discussion resulted in the reconfiguration of some parcels and adding a conservation easement provision to the proffers.

Commissioner Niedzielski-Eichner announced his intent to defer the decision only of the applications.

Chairman Murphy called the first listed speaker and recited the rules for testimony.

Richard Pierce, 2021 Madrillon Creek Court, Vienna, representing Madrillon Springs II HOA, addressed the association's concerns regarding the subject applications as follows: (A copy of Mr. Pierce's statement is in the date file.)

- Madrillon Creek Court was too narrow to accommodate two-way traffic when cars were parked on both sides of the street;
- The impact of cut-through traffic reentering Gallows Road via Wolfrap Road;
- Increased future traffic on Madrillon Creek would pose added safety hazards;

- The additional traffic from cut-through vehicles would place an undue financial burden on future homeowners in the Pearson Family Reserve for maintenance on Haney Lane; and
- There was unanimity that the connection to Haney Lane was undesirable.

Roya Rashidmanafi, 2107 Arrowleaf Drive, Vienna, addressed concerns regarding the extension of Haney Lane, drainage and flooding issues caused by the proposed development, safety and privacy, and the existing traffic issues. (A copy of Ms. Rashidmanafi's statement is in the date file.)

A discussion followed between Ms. Antonucci, Ms. Rashidmanafi, and multiple Commissioners regarding the following:

- The change in the direction of the sheet flow due to the increased elevation and stormwater impact; and
- The width of Haney Lane versus that of Madrillon Creek Court.

The discussion resulted in no changes to the subject applications.

Hadi Alsegaf, 2100 Arrowleaf Drive, Vienna, did not oppose the development, however, he addressed concerns regarding the stormwater run-off and the increased potential for flooding as a result of the proposed development. Mr. Alsegaf also addressed concerns with the current modeling standards and whether the applicant considered possible increased flooding intensity from severe weather events. Mr. Alsegaf added that cutting the road through Haney Lane into Madrillon Creek Court was also a concern.

Robert Cox, 2025 Madrillon Creek Court, Vienna, addressed concerns regarding the following:

- Stormwater management and run-off down Madrillon Creek Court to the west;
- Concerns regarding an inverse condemnation claim that proceeded to trial based on allegations that a municipality caused subdivisions to serve as retention pond areas that forced water overflowing in nearby creeks and ponds; and
- Application procedures for decks and other accessory structures added to rear yards.

A discussion followed between Mr. Cox and Commissioner Niedzielski-Eichner regarding the clarification of Mr. Cox's statement, where he referenced a condemnation claim. Mr. Cox clarified his statement.

Michael Mancino, 2077 Madrillon Road, Vienna, representing Madrillon Estates II HOA, addressed concerns regarding the following. (A copy of Mr. Mancino's statement is in the date file.)

- The proposed elevation of the site;
- The additional maintenance burden posed on the Fox Creek Homeowners Association as a result of the proposed private walkway, increased traffic, and wear to Haney Lane;
- Unresolved staff recommendations regarding the home's footprint;
- Addressing the required tree preservation target period;
- The Madrillon Estates II adjoining conservation easement was not completely outlined on Drawings 3,4,5,7,12, 13, and Sheet 1 of 1;
- A suggestion that the applicant's proposal be adjusted to match the original ground elevation;
- A request that the private road connection to Madrillon Springs Court be eliminated;
- The staff's recommendation that a reduction in the building footprint sizes for Lots 1, 2,7, and 8 be incorporated as a prior condition of the application approval to accommodate decks and accessory structures;
- A recommendation that the applicant meets the tree preservation requirement as a condition of the approval.

A discussion followed between Ms. Antonucci and Commissioner Ulfelder regarding the location of the conservation easement. Ms. Antonucci provided visuals of the site to the Commission. She also stated the conservation area satisfied the stormwater requirements for the proposed development.

Afi Ghadi, 2101 Arrowlease Drive, Vienna, expressed concerns regarding drainage issues ranging from 3 to 6 feet at the side and front of her home after heavy rainfall, landscaping constraints as a result of stormwater issues, damaging and affected tree roots due to flooding, and damage to her property from run-off from the Pearson's site. Ms. Ghadi also addressed privacy concerns, safety, financial constraints placed on the homeowners association, increased noise levels, and traffic impact from Haney Lane as a result of the proposed development. Ms. Ghadi provided visuals regarding these issues. (A copy of Ms. Ghadi's visuals is in the date file.) A discussion followed between Ms. Ghadi and multiple Commissioners regarding the location of Ms. Ghadi's property, the origination of the flow of water to her property, and Ms. Ghadi's thoughts regarding the applicant's mitigating option to reduce the water flow.

Ben Cooper, 8108 Meadow Springs Court, Vienna, expressed concerns regarding the Haney Lane and Madrillon Creek Court connection. Mr. Cooper echoed concerns regarding the increase in traffic. He addressed the Comprehensive Plan's guidelines regarding transportation and calming measures to slow the passage of cut-through traffic. Mr. Cooper referred to the staff report and stated the word "cut-through" did not appear in the staff's analysis of the proposed rezoning plan. Mr. Cooper suggested that mitigation measures be implemented to address cut-through and reduce traffic speeds around the proposed development. Mr. Cooper also suggested the better option for the community would be to eliminate the Haney Lane and Madrillon Creek Court connection.

Marcia O'Toole, 8157 Silverberry Way, Falls Church, echoed concerns regarding the cut-through traffic and impacts on the community, suggested mitigation measures to decrease the flow of neighborhood traffic except for emergency vehicles. Ms. O'Toole also addressed concerns regarding stormwater issues on Silverberry Way.

Kathryn Alsegaf, 2100 Arrowleaf Drive, Vienna, echoed concerns regarding drainage and cut-through traffic on Haney Lane.

There being no additional speakers, Chairman Murphy called for a rebuttal statement from Mr. Gill emphasized the importance of stormwater maintenance and welcomed the County's efforts to produce accurate stormwater calculations for the proposed site. He added the applicant could explore adding another storm tech chamber, an area designated for a stormwater wall facility, that would increase stormwater detention. The applicant was amenable to whatever solutions staff deemed appropriate to mitigate the cut-through traffic providing there were pedestrian and bicycle connections.

A discussion followed between Mr. Gill and multiple Commissioners regarding disclosures and costs associated with stormwater issues. In reference to stormwater disclosures and fees, Commissioner Strandlie brought to the Commission's attention the language in a bill passed by the General Assembly, HB2019, Section 55-519 B. 7, which noted "the owner makes no representations with respect to...the existence or recordation of any maintenance agreement...of any stormwater detention facilities on the property...", and HB2019, Section 55-509.5, which notated "common interest communities generally that may affect a prospective purchaser's decision to purchase a lot or unit located in a common interest community...shall include information.(i) the obligation on the part of an owner to pay regular annual or special assessments to the association...including for the construction or maintenance of stormwater management facilities..." Commissioner Strandlie added that this information would be provided in a form in the association's disclosure packet required to be delivered to all prospective purchasers. Mr. Gill stated the applicant would review said language.

There being no additional speakers, further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on the amendment.

*(Start Verbatim Transcript)*

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Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. As I indicated at the front end of the hearing, it is my intent to ask for a deferral on this from my colleagues. So, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ 2016-PR-023 AND FDP 2016-PR-023, TO A DATE CERTAIN OF SEPTEMBER 19TH, 2019.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor the motion to defer decision only on RZ/FDP 2016-PR-023, to a date certain of September 19th, with the record remaining open for written comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Tanner were absent from the meeting.

*(End Verbatim Transcript)*

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SSPA 2018-I-1MS – MERRIFIELD SUBURBAN CENTER STUDY – Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on **WEDNESDAY, SEPTEMBER 11, 2019 at 7:30 PM** in the Board Auditorium of the Government Center, 12000 Government Center Pkwy, Fairfax, VA, to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.

**Site Specific Plan Amendment 2018-I-1MS** concerns approx. 203 ac. generally located at 2900 and 2941 Fairview Park Drive, Falls Church, VA 22042 and four non-addressed parcels (Tax Map #49-4 ((1)) 71, 73, 73A1, 73A2, 74A and 74B) within Fairview Park; 3225 Gallows Road, Fairfax, VA, 22037 and 8100 Innovation Park Drive, Fairfax, VA 22031 (Tax Map #49-4 ((1)) 57) – Inova Center for Personalized Health (ICPH) in the Providence Supervisor District. Fairview Park subject area (86 ac.) is planned for office, accessory retail and public park uses. The amendment originally proposed mixed-use office, hotel, residential, and other uses between 3 million square feet and 3.7 million square feet of total development on Tax Map Parcels 71, 73, 73A1, 73A2, 74A and 74B. The revised proposal considers office, multifamily residential use with a

maximum of 1,060 units, ground floor retail and other uses and new publicly accessible parks and pedestrian and bicycle facilities up to 2.1 million square feet on Tax Map Parcels 73, 73A1, 73A2, 74A and 74B. While the revised option intensity of 2.1 million square feet does not apply to Tax Map Parcel 71, new ground floor retail use is proposed for TMP 71 in the revised option. The ICPH site (117 ac.) is planned for office use up to 0.35 FAR. The amendment considers office, research, institutional, multifamily residential use with a maximum of 705 units, hotel and other uses up to 1.0 FAR, phasing of development with transportation improvements and public facilities, new publicly accessible parks; pedestrian and bicycle facilities, preserved green space and stream evaluation. Additional recommendations for both sites include urban design, parking, stormwater management and tree preservation. Related modifications to the Merrifield Suburban Center Areawide recommendations incl. such elements as areawide planning objectives and guidance pertaining to affordable housing, open space and transportation are proposed. Recommendations relating to the transportation network may also be modified. PA 2018-I-1MS is concurrently under review with Proffer Condition Amendment application PCA #74-7-047-02-02. Consult <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentInProgressBOS.aspx> for a description and information on the status of the PCA.

Copies of the staff report, which includes this proposed Plan amendment, are available for examination and may be obtained from the Dept. of Planning & Development, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at [www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports](http://www.fairfaxcounty.gov/planning-development/plan-amendments/staff-reports), three weeks prior to the public hearing. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-2865 to have their names placed on the speakers' list. Any questions may be directed to the Planning Div. at 703-324-1380. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711. (Virginia Relay Center). PROVIDENCE DISTRICT. PUBLIC HEARING.

Chairman Murphy announced the order of presentations for Site Specific Plan Amendment 2018-I-1MS public hearing.

Graham Owen, Planning Division, Department of Planning and Development, presented the staff report, a copy of which is in the date file. He stated that staff recommended the adoption of SSPA 2018-I-1MS.

Charlie Hall, Task Force Chair, gave a presentation on the subject amendment.

Fran Wallingford, Task Force Vice Chair, gave a presentation on the subject amendment.

Timothy Sampson, Nominator, Inova Healthcare Services, gave a presentation on the subject amendment.

Elizabeth Baker, Nominator, Fairview Property Investments LLC, gave a presentation on the subject amendment.

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The Commission went into recess at 10:14 p.m. and reconvened in the Board Auditorium at 10:35 p.m.

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Commissioner Niedzielski-Eichner announced his intent to defer the decision on the proposed amendment to September 19, 2019.

There was a discussion between Megan Van Dam, Branch Chief, Planning Department, Department of Planning and Development; Tom Biesiadny, Director, Fairfax County Department of Transportation (FCDOT); Barbara Byron, Director, Department of Planning and Development; and multiple Commissioners regarding the following:

- The number of units recommended by the task force versus staff's recommendation;
- Fairview Property Investments, LLC's request for additional gross floor area beyond staff's recommendation; and
- Options for broader mandates on transportation provisions that would address impacts as a result of the proposed developments increased density, to include the broader Merrifield/Tysons corridor and surrounding areas.

The discussion resulted in no changes to the subject application.

Chairman Murphy called the first listed speaker and recited the rules for testimony.

Margaret Irish, 2910 Yarling Court, Falls Church, representing Carr at New Providence Condo Homeowners Association, addressed the homeowner's concerns regarding the increased density, increased traffic, overcapacity of schools, and overflow of the 16-acre stormwater collection pond. Ms. Irish suggested the Planning Commission adopt the less dense alternative of 840 residential units and that the building density baseline should be kept at 1.4 million square feet. Ms. Irish also suggested that by doing so, the environment would be preserved, the traffic would be reduced, and the office park would be able to continue as an essential employment center in Fairfax County. (A copy of Ms. Irish's statement is in the date file.)

Billy Thompson, 905 Frederick Street, South West, Vienna, a member of the Board of Directors for Greater Merrifield Business Association (GMBA), supported the proposed amendment because of future opportunities for small and large businesses and the opportunity for lifestyle changes for residents.

Ann Bennett, 3901 Sandalwood Court, Fairfax, representing Great Falls Group of Sierra Club, supported the proposed amendment because it would provide jobs, healthcare, and education and research opportunities to Fairfax County. The Sierra Club supported a transit-first approach that would maximize the number of people utilizing the INOVA campuses, Merrifield, Dunn Loring and Fairview Park. The Sierra Club also supported the formation of a Transportation Management Association to develop a comprehensive transit circulator system that connected those areas. Ms. Bennett addressed the challenges surrounding the Gallows Road corridor and its intersections that were under stress due to traffic issues, safety issues for pedestrians and cyclists around the Route 50 and Gallows Road interchange, and stacking and flooding concerns on secondary roads south of Gallows Road, Woodburn Road, and Prosperity Avenue. (A copy of Ms. Bennett's statement is in the date file.)

A discussion followed between Mr. Biesiadny and multiple Commissioners regarding transportation, traffic, and safety challenges addressed by Ms. Bennett. The Commission also echoed Ms. Bennett's comments on the rising need for the area to become more transit focused.

Andrew Sessions, 2918 Montauk Court, Falls Church, echoed previous concerns regarding the increased traffic and its associated impact on Fairview Park during and after construction, an increase in noise levels, and stormwater drainage issues due to changes in climate. Mr. Sessions also addressed concerns with impacts on education at Luther Jackson Middle School.

Allison Sutherland, 2984 Yarling Court, Falls Church, addressed concerns regarding the proposed development and stressed her opposition to the 1,060-unit option. Ms. Sutherland suggested the task force's recommendation of 840 units was already an enormous sacrifice for the Fairview Park community and would drastically alter the character of the community. Ms. Sutherland suggested the recommendations made were dismissed by Fairfax County. Ms. Sutherland also suggested the developers were pushing aggressively for the higher number of units and retail without regarding the concerns repeatedly expressed by many residents. Ms. Sutherland also addressed traffic impact and noise as a result of the proposed development. (A copy of Ms. Sutherland's statement is in the date file.)

Whitney Redding, 7419 Add Drive, Falls Church, representing Raymondale Civic Association and Broyhill Park Civic Association, addressed the association's concerns regarding the cumulative environment and traffic impacts on the existing neighborhood as a result of the proposed development. Ms. Redding added that the proposals would add over five million square feet of mixed-use development to the Merrifield Suburban Center, which was more substantial than the future anticipated Amazon headquarters. The impact on the roads and the Holmes Run Stream Valley resource protective area would be significant. Ms. Redding requested that the Planning Commission protect downstream sites from worsening runoff, flooding and pollution, support the last remaining wildlife habitat in the Merrifield Suburban Center, consider the traffic impacts outside the immediate Merrifield area, and preserve the convenience of Fairview Park Drive as a legitimate and vital connector between Route 50 and Route 29. (A copy of Redding's statement is in the date file.)

Sonya Breehey, 2902 Marshall Street, Falls Church, representing Coalition for Smarter Growth, stated the proposed redevelopment and changes to uses at Fairview Park were an exciting

opportunity to bring jobs, health care, education, and new housing to Fairfax County, and would continue making Merrifield a vibrant, livable community. Ms. Breehey, however, addressed the association's concerns about the recommended transportation provisions. She added that increased traffic quickly overwhelmed new road capacity and urged the County to take a different approach that would reduce the growth of additional cars on the road and provide higher capacity transit. Ms. Breehey acknowledged the plan's transportation package included some good recommendations for bicycling, pedestrian infrastructure, transit circulators and transportation demand management; however, the proposed project still failed to encourage mass transit, bicycle, pedestrian, and other demand traffic reduction measures. (A copy of Breehey's statements are in the date file.)

Kevin Warhurst, 8220 Crestwood Heights Drive, McLean, representing Greater Merrifield Business Association, supported the Fairview Park nomination because the option for a mixed-use development was an essential and necessary alternative to the approved suburban office campus, which had struggled for many years due to higher-than-average vacancy rates and lower-than-average rents. The plan mixed-use development was walkable and would include many amenities, attract employers who were looking to attract workers. Mr. Warhurst suggested the plan's transportation improvements would mitigate some of those concerns. (A copy of Mr. Warhurst's statement is in the date file.)

Ed Feige, 3723 King Arthur Road, Annandale, representing Camelot Civic Association, addressed the association's primary concern of the increased traffic on Gallows Road, specifically the half-mile stretch between the 495 interchange on Gallows Road to Route 50. The community's northern exit was located on to Gallows Road, and many of the residents depended on Gallows Road for access towards Annandale, Tysons Corner, and the beltway. Mr. Feige added traffic congestion was common and existed before the growth of the INOVA Fairfax Hospital complex, which was located on the west side of Gallows Road. The development of the Mosaic District had caused Gallows Road to become congested during peak rush hours. With the anticipated growth of population density at the proposed development, thousands of additional vehicles would be added to Gallows Road. Mr. Feige stated the proposed plan would accommodate 10,600 parking spaces. That amount equated to 2,000 more than what currently existed at the Pentagon. There has been an increase in traffic through the community on King Arthur Road for cut-through traffic to Little River Turn Pike and onto Gallows Road. Commuters also utilized King Arthur Road and Woodburn Road as secondary roads to avoid local traffic congestion. King Arthur Road was designated an emergency access road. During the past year, FCDOT in concert the Inova Center for Personalized Health, conducted a traffic analysis study and measured the current and future choke points on Gallows Road and the beltway access points. Mr. Feige stated the hope was the recommendations from the traffic study would mitigate and improve the future traffic flows, particularly at Woodburn Road and Gallows Road.

Barry Christopher, 7721 Inversham Drive, Falls Church, representing New Providence Village Condominium Association, addressed the request for the increased density of 1,040 units versus the task forces' recommendation, which called for no development on the Fairview Lake peninsula. Many of the residents asked that no construction of any kind occur on the land unit between Fairview Park Drive and Interstate 495. Mr. Christopher addressed the cut-through on

private streets and traffic congestion on Route 29, Route 50, and Interstate 66. Mr. Christopher encouraged the Planning Commission to vote to approve the amended staff report that recommended 840 residential units and not development on the Fairview Park peninsula. (A copy of Mr. Christopher's statement is in the date file.)

Howard Albers, 3210 Wynford Drive, Fairfax, representing the Fairfax Alliance for Better Bicycling (FABB), was pleased that the proposed amendment for the Merrifield Suburban Center included many bicycle and pedestrian improvements. Those improvements included the provisions for the two bicycle crossings over Interstate 495, construction of a 10-foot, bi-directional cycle track on the east side of Gallows Road, bicycle parking, and provisions for public share stations. FABB was also pleased the applicant agreed to contribute a fair share commitment to the construction of the bicycle crossing and recommended that FCDOT expedite seeking funds to construct the I-495 junction. Mr. Albers added that both government and traffic planners made recommendations and assurances that numerous lanes, bridge, ramp, and intersection improvements would be needed to accommodate the additional traffic generated by the proposed developments and FABB welcomed those improvements. FABB recommended that the Planning Commission and the Board of Supervisors direct FCDOT to expedite seeking funds for the planning, design and construction of an Interstate 495 pedestrian crossing. FABB also recommended that in order for Merrifield Suburban Center and Inova Center for Personalized Health to be pedestrian-friendly communities, suggested the County amend Line 866 of the Comprehensive Plan to read, "Provision of refuge areas, walk-wait lights, streetlights, painted crosswalks, separated surfaces, directional and warning signs, in-road flashing lights, rapid flashing beacons, and clear markings, where appropriate, at bicycle and pedestrian crossings." Finally, FABB recommended that Lines 835 to Lines 844 of the Comprehensive Plan Amendment be revised to state when the County expected the coordinated pedestrian and bicycle circulation system plan would be completed. (A copy of Mr. Albers' statement is in the date file.)

Kris Unger, 2907 Charing Cross Road, Falls Church, representing Friends of Holmes Run, requested his testimony read by Flint Webb. Friends of Holmes Run supported approaches that respected and restored the Holmes Run Watershed. Holmes Run was one of the main tributaries in the 44-square mile Cameron Run Watershed, which was one of the most densely developed and urbanized watersheds of Fairfax County. Mr. Webb suggested that decisions made by the Planning Commission affected areas close to the headwaters of the Holmes Run Watershed and would have lasting impacts on the communities, the natural regions, and downstream. Friends of Holmes Run strongly supported actions and commitments that would benefit the watershed and surrounding communities.

Chris Day, 2940 Bridgehampton Court, Falls Church, supported the task force's recommendations; however, he addressed concerns of increased noise levels from an amphitheater on the lake would send across to the residential side. He added 2941 Restaurant at 2941 Fairview Park Drive, Falls Church had private wedding events on the lake and the noise levels occasionally created disturbances to the Fairview Park community. The proposed extensions to the lake would create a negative externality to the surrounding area. Mr. Day suggested removing the buildings located on the peninsula.

Flint Webb, 8308 Westchester Drive, Vienna, recommended that invitations to future task force meetings include non-homeowner stakeholders, such as park and stream friends groups. Mr. Webb endorsed the task force's recommendations. Mr. Webb suggested there have been no changes to the infrastructure that justified changes to the increase in density. Very few transportation improvements identified in the previous Comprehensive Plan have been made. Mr. Webb stated he took the approach that the benefits of the project would have to outweigh the social cost of the project and, therefore, could accept the task force's recommendations for both sites, but not the staff's recommendations for Fairview Park. The items that would benefit the project for both sites were the goal of retaining the rainfall from a maximum 1-hour, 1-year storm in addition to the 1-inch minimum stormwater retention goal. Mr. Webb suggested the current intensity duration frequency curves were inadequate for projecting future stormwater events. Mr. Webb was pleased the revised staff report made it clear the new construction would include bird-friendly design elements. These design elements were critical for Fairview Park since the Fairview Lake was an attraction to aquatic bird species. Mr. Webb concluded that the Inova Center for Personalized Health would be a significant benefit for the community.

A discussion followed between Mr. Webb and multiple Commissioners asked Mr. Webb his thoughts on the differences between the task force's recommendation of 840 units versus staff's recommendation of 1,060 units, how the task force calculated the number of recommended units, and the impact the differences would have on traffic flow. Commissioner Niedzielski-Eichner noted the nominators' response to a question regarding the traffic impact with a reduction of 840 units. Based on the nominators' response, the reduction in residential units resulted in 81 fewer morning peak hour trips and 99 fewer afternoon peak hour trips. The nominators also suggested the reduction would leave no impact on the levels of service associated with the Fairview Park nor the ability of New Providence drivers to enter or exit their communities. Mr. Webb stated the current residents would be leaving the same time as the residents of the future development. The current residents find it difficult to enter or exist the intersection with no signal. Mr. Webb suggested that the situation would be exacerbated by additional residential traffic going straight through on Fairview Park Drive. Regarding the taskforces recommended number of units, Mr. Webb stated the number of units came from the same amount of square footage allowed.

Heather Phythyon, 7703 Lafayette Forest Drive, Annandale, had concerns about the constant decrease in wildlife habitat. Ms. Phythyon added she enjoyed all the current amenities however, stated every tree that was part of the landscape was precious to her, the current residents and future residents of Fairfax County. Ms. Phythyon also recollected past views of the Washington & Old Dominion trail and prior natural habitat versus the current view, which was replaced with various developments.

Karen Hammond, 8191 Strawberry Lane, Falls Church, supported the staff's recommendation with the increased number of residential units. Ms. Hammond suggested there was a housing shortage in the County, and the plan would remedy the deficit. Ms. Hammond pointed to the overcapacity of the surrounding schools and indicated overcapacity indicated that the area was in high demand. Ms. Hammond added the overcrowded schools, traffic issues, and individuals going over the speed limit on Fairview Parkway should not be laid at the feet of the nominator.

Jeff Agnew, 2311 Pimmit Drive, Falls Church, representing Providence District Council (PDC), neither rejected nor endorsed the plan. Mr. Agnew stated that while the process looked at site-specific issues, PDC needed to ensure the surrounding area could still function. PDC examined the impact on their district and presented several concerns and offered recommendations to the Planning Commission. (A copy of Mr. Agnew's statement is in the date file.)

Commissioner Niedzielski-Eichner stated he was a strong proponent of the PDC and their influence on policy for the Providence District. He commended the organization's contributions to the proposed plan.

Chairman Murphy called for speakers from the audience, but received no response; therefore, he called for closing remarks from Mr. Sampson, who stated Inova Center for Personalized Health made their presentation, shared the concern, and addressed the traffic impacts on the nominator's behalf. Ms. Baker, in her rebuttal, stated she appreciated all the testimony and work that occurred. She reiterated Fairview Property Investments, LLC's commitment to the natural setting and beauty of Fairview Park, and how it should be enhanced through the process.

Chairman Murphy stated he received a blog link from a citizen that berated the County, its staff, and the Planning Commission. The blog suggested that the County no longer promoted citizen participation and transparency. Chairman Murphy rejected that notion.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Niedzielski-Eichner for actions on this application.

*(Start Verbatim Transcript)*

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Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. As I indicated, I would like to defer action on this to a later date. So, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR SSPA 2018-1 OR -I-1MS, MERRIFIELD SUBURBAN CENTER STUDY, TO A DATE CERTAIN OF SEPTEMBER 19TH, 2019.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to defer SSPA 2018-I-1MS to a date certain of September 19th, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Migliaccio and Tanner were absent from the meeting.

(End Verbatim Transcript)

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The meeting was adjourned at 1:03 a.m.  
Peter F. Murphy, Chairman  
James T. Migliaccio, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, VA 22035.

Minutes by: Samantha Lawrence

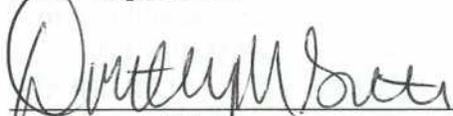
Approved on: March 4, 2020



Jacob L. Caporaletti, Clerk to the  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 9 day of March 2020, by  
Jacob Caporaletti.

  
\_\_\_\_\_  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024