

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 4, 2020**

PRESENT: Peter F. Murphy, Chairman, Springfield District
John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, Commission At-Large
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Lee District
Walter C. Clarke, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

ABSENT: Julie M. Strandlie, Parliamentarian, Mason District

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The meeting was called to order at 7:31 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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COMMISSION MATTERS

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MINUTES APPROVAL – MAY AND JUNE 2020

Commissioner Sargeant MOVED APPROVAL OF THE PLANNING COMMISSION MEETING MINUTES FOR THE FOLLOWING DATES:

- MAY 6, 2020;
- MAY 14, 2020;
- MAY 20, 2020;
- JUNE 10, 2020;
- JUNE 11, 2020;
- JUNE 17, 2020; AND
- JUNE 24, 2020.

Commissioner Ulfelder seconded the motion, which carried by a vote of 11-0. Commissioner Strandlie was absent from the meeting.

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Commissioner Ulfelder announced that the Planning Commission's Tysons Committee would meet on November 5, 2020 at 7:30 p.m. in Conference Room 11 at the Fairfax County Government Center, located at 12000 Government Center Parkway, Fairfax, Virginia, 22035. He noted that the public was invited to attend and that the room would be set up to maintain proper social distancing among the Commissioners and public. Commissioner Ulfelder added that this would be the first Tysons Committee meeting of the year; therefore, they would elect officers prior to reviewing the Planning Commission's Annual Tyson's Report prepared by the Department of Planning and Development. He also stated that the meeting would not be televised; therefore, if citizens wanted to attend, they would be required to do so in person.

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CSP 2017-DR-028 – SIMPSON WOODFIELD PASSPORT, LLC

Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR CSP 2017-DR-028, SIMPSON WOODFIELD PASSPORT, LLC, TO A DATE OF DECEMBER 2, 2020.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 11-0. Commissioner Strandlie was absent from the meeting.

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PCA-C-448-35/CDPA-C-448-08/FDPA-C-448-05-05/SEA 94-L-004-03 – KINGSTOWNE SHOPPING CENTER I, LIMITED PARTNERSHIP

(Decisions Only) (The public hearing on these applications was held on October 21, 2020.)

Commissioner Lagana MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND TO BOARD OF SUPERVISORS APPROVAL OF PCA-C-448-35 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, CDPA-C-448-08, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED OCTOBER 29, 2020;
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 94-L-004-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED OCTOBER 29, 2020;
- THAT THE PLANNING COMMISSION APPROVE FDPA-C-448-05-05, SUBJECT TO THE BOARD'S APPROVAL OF PCA-C-448-35 AND CDPA-C-448-08; AND
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS LISTED IN THE HANDOUT DATED NOVEMBER 4, 2020.

Commissioner Bennett seconded each of the motions, which carried by a vote of 11-0. Commissioner Strandlie was absent from the meeting.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. PA 2018-IV-T1 – COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON AVENUE/RICHMOND HIGHWAY INTERSECTION STUDY)/PA 2018-IV-MV5 – COMPREHENSIVE PLAN AMENDMENT (NORTH GATEWAY COMMUNITY BUSINESS CENTER (CBC) SUB-UNITS A-1, A-2, A-3)
2. PCA 74-2-112-04/SE 2020-SP-007 – ARCLAND PROPERTY COMPANY, LLC
3. PCA 86-W-001-13/CDPA 86-W-001-04/ FDPA 86-W-001-08/PCA 87-S-039-07/ CDPA 87-S-039-02/FDPA 87-S-039-11/2232-B19-1 – BOARD OF SUPERVISORS OF FAIRFAX COUNTY

This order was accepted without objection.

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PA 2018-IV-MV5 – COMPREHENSIVE PLAN AMENDMENT (NORTH GATEWAY COMMUNITY BUSINESS CENTER (CBC) SUB-UNITS A-1, A-2, A-3) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment 2018-IV-MV5 involves proposed changes to the land use and transportation recommendations for Sub-units A-1 and A-2, and potential options for parcel consolidation with Sub-unit A-3 of the North Gateway Community Business Center (CBC), as well as the urban design and area-wide recommendations for the entire CBC. The North Gateway CBC is approx. 59 ac. and generally located on the east and west sides of Richmond Highway between Interstate-495 and Huntington Avenue and includes portion of Tax Maps 83-1, 83-2, 83-3, and 83-4 in the Mount Vernon Supervisor District. The area is planned for a mix of land uses and a redevelopment option up to 1.65 FAR on Sub-units A-1 and A-2. The amendment will consider revising the redevelopment option up to 2.0 FAR for Sub-units A-1 and A-2. Recommendations relating to the transportation network may also be modified.

PA 2018-IV-T1 – COMPREHENSIVE PLAN AMENDMENT (HUNTINGTON AVENUE/RICHMOND HIGHWAY INTERSECTION STUDY) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. Plan Amendment

2018-IV-T1 concerns the proposed removal of a planned grade-separated interchange located at the intersection of Huntington Ave. and Richmond Highway. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Sophia Fisher, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the date file. She noted that staff recommended adoption of Comprehensive Plan Amendments, PA 2018-IV-T1 and PA 2018-IV-MV5.

There was a discussion between Ms. Fisher; Meghan Van Dam, PD, DPD; Tomas Burke, Fairfax County Department of Transportation, and multiple Commissioners on the following:

- Justification for the removal of language pertaining to environmental and stormwater areas from the proposed amendment;
- Discussion of Figure 3 on page 159, in the staff report and the criteria used to determine the need for office space;
- Discussion of impacts of a raised intersection, which prohibited left turns from Richmond Highway to Fort Hunt Road, on the traffic flow in the surrounding area;
- Discussion of the potential for development on the site to function as a gateway from the City of Alexandria for vehicles traveling southbound into Fairfax County;
- Clarification of what constitutes a gateway, as defined by the Urban Design Guidance;
- Clarification on the character and visual impact of any development on the site;
- Clarification on the types of office and residential uses that would be permitted under the proposed amendments;
- Discussion of trail connectivity between Cameron Run and other existing trail networks in the Mount Vernon area; and
- Justifications for the proposed development in lieu changing market forces.

The discussion resulted in no changes to the proposed amendments.

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

Justin Grill, 1903 Duffield Lane, Alexandria, VA, representing the Belle Haven on the Green Homeowners Association, gave a phone testimony in which he spoke in opposition of the subject application because of concerns pertaining to the impact of the Hybrid Plus Option on an area

that was already subject to heavy traffic congestion. He also expressed concerns regarding the potential safety hazards and visual impacts incurred by increased traffic in the area. A copy of Mr. Grill's statement is in the date file.

There was a discussion between Mr. Gill, Mr. Burke, and Commissioner Niedzielski-Eichner on possible revisions to the amendments to mitigate concerns brought forward by Mr. Gill, during which Mr. Burke clarified that the Hybrid Plus Option changes would only impact southbound traffic on Richmond Highway.

The discussion resulted in no changes to the proposed amendments.

Katherine Ward, 1029 Gladstone Place, Alexandria, VA, representing the Mount Vernon Council of Citizens Association, gave a phone testimony in which she spoke in support for the adoption of the plan amendments, as it would provide opportunities for economic growth for the area and was consistent with the guidelines prescribed by EMBARK Richmond Highway. She also expressed her support for the Hybrid Plus Option. A copy of Ms. Ward's statement is in the date file.

Alexis Glenn, 5929 Williamsburg Road, Alexandria, VA, representing the Jefferson Manor Citizens Association, provided a video testimony to express concerns on the following:

- Concerns regarding the overall traffic impacts of the proposed development options;
- Concerns regarding the expansion of travel lanes on Fort Hunt Road and Richmond Highway, as stated in the North Gateway Transportation Study;
- Concerns for with the Hybrid Plus Option, due to an absence of mitigation efforts to address pedestrian, bicycle access, and public safety; and
- Concerns regarding the final designs of the transportation improvements and pedestrian safety provisions for the area.

A copy of Ms. Ward's video is available from the Channel 16 website.

There being no more listed speakers, Chairman Murphy called for speakers from the audience, but received no response; therefore he called on the Commissioner for questions and comments.

There was a final discussion between Mr. Burke and multiple Commissioners on the following:

- The possibility for conducting additional studies to improve the Hybrid Plus Option;
- The process for reviewing, evaluating, and finalizing the transportation improvements associated with a redevelopment on the subject property;
- The efforts of staff and prospective applicants to address the concerns of the existing residential communities in the area; and
- The relationship between Urban Design Guidance and the Comprehensive Plan as it pertained to the proposal.

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 Clarke for action on these cases.

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Commissioner Clarke MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENTS 2018-IV-MV5 AND 2018-IV-T1, AS ARTICULATED ON PAGES 21 THROUGH 49 IN THE STAFF REPORT DATED OCTOBER 2, 2020; AND
- THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO MODIFY VOLUME TWO, DISTRICT DESIGN GUIDELINES FOR RICHMOND HIGHWAY, LEE DISTRICT AND THE MOUNT VERNON DISTRICTS, AS ENDORSED ON MARCH 18, 2020, TO UPDATE THE URBAN DESIGN GUIDANCE FOR THE NORTH GATEWAY COMMUNITY BUSINESS CENTER, AS RECOMMENDED IN PA 2018-IV-MV5.

Commissioner Lagana seconded each motion, which carried by a vote of 11-0. Commissioner Strandlie was absent from the meeting.

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Since the next case was located in the Springfield District, Chairman Murphy relinquished duties of the Chair and passed the gavel to Vice Chairman Ulfelder.

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PCA 74-2-112-04 – ARCLAND PROPERTY COMPANY, LLC –
Appl. to amend the proffers for RZ 74-2-112 previously approved for a restaurant with a drive-through to permit a mini-warehousing establishment and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.0. Located on the E. side of West Ox Rd. approx. 180 ft. N. of the intersection with Piney Branch Rd. on approx. 1.13 ac. of land zoned I-5 and WS. Comp. Plan Rec: Industrial. Tax Map 56-1 ((13)) 2.
(Concurrent with SE 2020-SP-007).

SE 2020-SP-007 – ARCLAND PROPERTY COMPANY, LLC –
Appl. under Sect. 9-618 of the Zoning Ordinance to permit an increase in Floor Area Ratio (FAR). Located on the E. side of

West Ox Rd. approx. 180 ft. N. of the intersection with Piney Branch Rd. on approx. 1.13 ac. of land zoned I-5 and WS. Tax Map 56-1 ((13)) 2. (Concurrent with PCA 74-2-112-04).
SPRINGFIELD DISTRICT. PUBLIC HEARING.

Andrew A. Painter, Applicant's Agent, Walsh, Calucci, Lubeley & Walsh, PC, reaffirmed the affidavit dated September 11, 2020.

There were no disclosures by Commission members.

Commissioner Murphy asked that Vice-Chairman Ulfelder ascertain whether there were any speakers currently in the audience or on the phone 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, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Murphy for action on this case.

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Commissioner Murphy made the following preliminary comments about the application:

- The applicant sought a special exception approval to permit an increase in floor-area ratio from 0.50 to 1.0 to accommodate a proposed 48,663 square-foot self-storage facility;
- A self-storage facility was defined as a mini-warehouse establishment, under the Zoning Ordinance;
- staff found the application to be in harmony with the Comprehensive Plan and in conformance with the applicable provisions of the Zoning Ordinance; and
- The application had unanimous support from the Springfield Land Use Committee.

Commissioner Murphy MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 74-2-112-04 TO THE BOARD OF SUPERVISORS, SUBJECT TO THE EXECUTION THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 16, 2020; AND
- THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2020-SP-007 TO THE BOARD OF SUPERVISORS, SUBJECT TO DEVELOPMENT CONDITIONS DATED OCTOBER 20, 2020.

Commissioner Sargeant seconded each of the motions, which carried by a vote of 11-0. Commissioner Strandlie was absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF SECTION 2-423, OF THE ZONING ORDINANCE, TO PERMIT A 13.2-FOOT SETBACK FROM AN ACCESS EASEMENT IN LIEU OF THE REQUIRED 25-FOOT SETBACK.

Commissioner Sargeant seconded the motion, which carried by a vote of 11-0. Commissioner Strandlie was absent from the meeting.

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At the conclusion of the case, Chairman Murphy resumed duties of the Chair.

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PCA 86-W-001-13/ CDPA 86-W-001-04/ FDPA 86-W-001-08 - BOARD OF SUPERVISORS OF FAIRFAX COUNTY – PCA, CDPA and FDPA Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 86-W-001, previously approved for governmental center, office, commercial, and residential, to permit a public facility and associated modifications to proffers and site design at a Floor Area Ratio (FAR) of 0.078. Located on the S. side of Random Hills Rd. and N. side of Monument Dr., on approx. 0.99 ac. of land zoned PDC. Comp. Plan Rec: Baseline – Office use up to 0.25 (FAR) or Public Facilities; Overlay – Office mixed use up to 0.35 (FAR) or Public Facilities. Braddock District. Tax Map 56-1 ((15)) 4. (Concurrent with PCA 87-S-039-07, CDPA 87-S-039-02, FDPA 87-S-039-011).

PCA 87-S-039-07/ CDPA 87-S-039-02 / FDPA 87-S-039-11 - BOARD OF SUPERVISORS OF FAIRFAX COUNTY – PCA, CDPA and FDPA - Appl(s). to amend the proffers, conceptual development plan, and final development plan for RZ 87-S-039, previously approved for a mixed-use development, to permit a public facility and associated modifications to proffers and site design at Floor Area Ratio (FAR) of 0.078. Located on the S. side of Random Hills Rd., W. side of Government Center Pkwy. and N. side of Monument Dr. on approx. 2.83 ac. of land zoned PDC. Comp. Plan Rec: Baseline – Office use up to 0.25 (FAR); Overlay – Office mixed-use up to 0.35 (FAR) or 300-room hotel use. Braddock District. Tax Map 56-1 ((1)) 47C. (Concurrent with PCA 86-W-001-13, CDPA 86-W-001-04 and FDPA 86-W-001-08).

2232-B19-9-FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES O/B/O THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY –2232

Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit the Monument Drive Commuter Garage and Bus Transit Center. Located on approx. 3.79 ac. of land zoned PDC District. Tax Map 56-1 ((15)) 4 and 56-1 ((1)) 47C. (Concurrent with PCA 86-W-001-13, CDPA 86-W-001-04, FDPA 86-W-001-08, PCA 87-S-039-07, CDPA 87-S-039-02, and FDPA 87-S-039-011). BRADDOCK DISTRICT. PUBLIC HEARING.

Ipek Aktuglu, Applicant's Agent, Department of Public Works and Environmental Services reaffirmed the affidavit dated August 11, 2020.

There were no disclosures by Commission members.

Zachary Fountain, Planning Division, Department of Planning and Development (DPD) presented the staff report; a copy is in the date file. He stated that staff recommended approval of applications PCA 86-W-001-13/CDPA 86-W-001-04/FDPA 86-W-001-08/PCA 87-S-039-07/CDPA 87-S-039-02/FDPA 87-S-039-11. In addition, he noted that staff recommended that the Planning Commission find 2232-B19-9 substantially in accord with the recommendations of the adopted Comprehensive Plan pursuant to *Virginia Code* Section 15.2-2232, as amended.

There was a discussion between Mr. Fountain; William O'Donnell, Zoning Evaluation Division, DPD; and multiple Commissioners on the following issues:

- Concern for existing traffic patterns from the one-way loop, which was presented in the site plan;
- Clarification on the provisions for electric vehicle charging;
- Clarification on garage lighting provisions; and
- Clarification on the type of development in the areas around the subject property.

The discussion resulted in no changes to the subject applications.

Ms. Aktuglu gave a presentation on the subject applications. A copy of the presentation is in the date file.

There was a discussion between Ms. Aktuglu; Mr. Fountain; Mr. O'Donnell; Jim Polhamus, Hammel Green & Abrahamson, Inc.; Michael Guarino, Capital Projects Section, Fairfax County Department of Transportation; and multiple Commissioners on the following:

- The provisions for vehicle charging structures in the commuter garage;

- Discussion on the usage of solar panels on the roof of the garage and how these features would reduce overall emissions from the facility;
- The extent to which the solar panels on the garage would integrate into the existing electrical grid;
- Discussion on traffic circulation withing the garage and around emergency exits;
- Discussion on commuter accessibility to public transit;
- Discussion on the types of bus services that the bus transit facility would accommodate;
- Discussion on pedestrian connectivity provisions between the facility and the adjacent Fairfax Corner development; and
- Clarification on nighttime lighting provisions, as referenced in Proffer Number 7.

The discussion resulted in no changes to the subject applications.

There being no listed speakers, Chairman Murphy called for speakers from the audience, but received no response; therefore, he noted that a rebuttal statement was not necessary. 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 Cortina for action on these cases.

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Commissioner Cortina MOVED THE FOLLOWING:

- THAT THE PLANNING COMMISSION FIND THAT THE TRANSIT CENTER PROPOSED UNDER 2232-B19-9 SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT, AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AS AMENDED, AND, THEREFORE, IS SUBSTANTIALLY IN ACCORD WITH THE COMPREHENSIVE PLAN;
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 86-W-001-13 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, CDPA 86-W-001-04, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 29, 2020;

PCA 87-S-039-07/CDPA 87-S-039-02/FDPA 87-S-039-11/2232-B19-9 –
BOARD OF SUPERVISORS OF FAIRFAX COUNTY & FAIRFAX COUNTY
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
(DPWES) o/b/o BOARD OF SUPERVISORS OF FAIRFAX COUNTY

- THAT THE PLANNING COMMISSION APPROVE FDPA 86-W-001-08, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED AUGUST 28, 2020, AND SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCURRENT PCA APPLICATION;
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 87-S-039-07 AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN, CDPA 87-S-039-02, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 29, 2020;
- THAT THE PLANNING COMMISSION APPROVE FDPA 87-S-039-11, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED AUGUST 28, 2020 AND THE BOARD OF SUPERVISORS' APPROVAL OF THE CONCURRENT PCA APPLICATION; AND
- THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS CONTAINED IN THE HANDOUT DATED NOVEMBER 4, 2020, WHICH WILL BE MADE PART OF THE RECORD.

Commissioners Clarke and Sargeant seconded each of the motions, which carried by a vote of 11-0. Commissioner Strandlie was absent from the meeting.

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The meeting was adjourned at 9:40 p.m.
Peter F. Murphy, Chairman
Timothy J. Sargeant, Secretary

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

Minutes by: Satabdi Samaddar

Approved on: September 22, 2021

Jacob Caporaletti

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

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 12 day of October 2021, by
Jacob Caporaletti.

[Handwritten Signature]
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

