

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, NOVEMBER 19, 2020**

PRESENT: Peter F. Murphy, Chairman, Springfield District  
John C. Ulfelder, Vice Chairman, Dranesville District  
Timothy J. Sargeant, Secretary, Commissioner At-Large  
Julie M. Strandlie, Parliamentarian, Mason District  
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  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

ABSENT: Evelyn S. Spain, Sully District

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The Planning Commission conducted a wholly electronic meeting using Fairfax County's videoconferencing system because the COVID-19 pandemic made it unsafe to physically assemble a quorum in one location or to have the public present. The meeting was accessible to the public via Channel 16, live online video stream, and live audio. Testimony from the public could be provided through a phone call, recorded video, or submission of written testimony by mail or electronic means.

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The meeting was called to order at 7:30 p.m., by Chairman Peter F. Murphy.

The attending Commissioners attended the meeting from the following locations:

- Murphy Peter F. Murphy participated from Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035;
- John C. Ulfelder participated from the Dranesville District office, 397 Herndon Pkwy, Suite 110, Herndon, VA 20170;
- Timothy J. Sargeant participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306;
- Julie M. Strandlie participated from her residence, Alexandria, VA;
- Mary D. Cortina participated from the Braddock District office, 9002 Burke Lake Road Burke, VA 22015;

- John A. Carter participated from the Hunter Mill District office, 1801 Cameron Glen Drive, Reston, VA 20190;
- Walter C. Clarke participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306;
- Phillip A. Niedzielski-Eichner participated from the Providence District office, 3001 Vaden Drive, 2<sup>nd</sup> Floor, Fairfax, VA 22031; and
- Andres Jimenez participated from the Mason District office, 6507 Columbia Pike, Annandale, VA 22003.

Upon verifying the attendance of each Commissioner from their respective location, the meeting proceeded with Commission matters.

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COMMISSION MATTERS

Chairman Murphy relinquished duties of the virtual Chair and the virtual gavel to Vice Chairman Ulfelder.

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PRELIMINARY MOTIONS FOR CONDUCTING ELECTRONIC MEETING

Commissioner Murphy MOVED THE FOLLOWING:

- THE PLANNING COMMISSION CERTIFY FOR THE RECORD THAT EACH MEMBER'S VOICE MAY BE ADEQUATELY HEARD BY EACH OTHER MEMBER OF THIS COMMISSION AND THAT A QUORUM HAS BEEN REACHED;
- THE PLANNING COMMISSION CERTIFY THAT THE STATE OF EMERGENCY CAUSED THE COVID-19 PANDEMIC MAKES IT UNSAFE FOR THE PLANNING COMMISSION TO PHYSICALLY ASSEMBLE AND UNSAFE FOR APPLICANTS, STAFF, AND THE PUBLIC TO PHYSICAL ATTEND ANY SUCH MEETING IN PERSON. AND THAT AS SUCH, AN IN-PERSON MEETING CANNOT BE IMPLEMENTED SAFELY OR PRACTICALLY. FURTHER MOVE THAT THE PLANNING COMMISSION CONDUCT THIS MEETING ELECTRONICALLY THROUGH THE COUNTY'S VIDEO CONFERENCE SYSTEM, AND THAT THE PUBLIC MAY ACCESS THIS MEETING BY WATCHING CHANNEL 16 OR ITS LIVE STREAMING, MAY LISTEN TO LIVE AUDIO OF THIS MEETING AT 703-324-5300, AND MAY PARTICIPATE IN PUBLIC HEARINGS BY TELEPHONE, BY YOUTUBE VIDEO SUBMISSION, OR BY WRITTEN TESTIMONY; AND

- THE PLANNING COMMISSION CERTIFY THAT ALL MATTERS ADDRESSED ON THE AGENDA CONCERN THE EMERGENCY AND ARE NECESSARY FOR CONTINUITY IN FAIRFAX COUNTY GOVERNMENT, AND THE ORDINANCE ADOPTED BY THE BOARD OF SUPERVISORS ON MAY 12, 2020. AND/OR ARE WITHIN THE PURVIEW OF AMENDMENT 28 OF HOUSE BILL 29, AS APPROVED BY GOVERNOR RALPH NORTHAM ON APRIL 24, 2020.

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

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Chairman Murphy resumed duties of the virtual Chair and the virtual gavel.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY:

- PC19-MV-005 – Huntington Metro Station
- PC19-MV-006 – 10208 Old Colchester Road
- PC19-MV-011 – 2550 Huntington Avenue
- PC19-LE-001 – Beacon Hill Apartments
- PC19-LE-004 – Potomac Steel
- PC19-LE-006 – 5605 Oakwood Road
- PC19-LE-009 – 5400-5604 Oakwood Road
- PC19-LE-008 – Brandon Avenue

The order was accepted without objection.

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Chairman Murphy called the first case.

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*SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY – Proposals to change the Comprehensive Plan for 22 sites in southern Fairfax County, including residential, office, retail, and mixed-use properties near places like downtown Annandale, the Huntington and Franconia-Springfield Metro Stations and Richmond Highway: (Mount Vernon and Lee Districts)*

*MOUNT VERNON:*

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 19, 2020  
PC19-MV-005 – HUNTINGTON METRO STATION; PC19-MV-006 – 10208 OLD  
COLCHESTER ROAD; PC19-MV-011 – 2550 HUNTINGTON AVENUE; PC19-LE-001 –  
BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

PC19-MV-005 – HUNTINGTON METRO STATION: Located at 5801 N. Kings Highway, Alexandria, VA, TMP#s 83-3 ((1)) 88D and 83-1 ((1)) 17E. Current Plan: Public facilities on Huntington Metrorail Station area (Parcel 17E) and office, residential, retail, and/or hotel mixed-use on Parcel 88D, planned as part of a larger development with areas to the south and east. Air rights over the Metrorail station are recognized as having long-term development potential. Nominated Change: Mixed-use up to 1.5 FAR [1.8 million square feet (sf)], including: residential, office, and retail uses, and public facilities for Huntington Metrorail Station. \*\*\*Recommendation to consider expanded area for study to include TMP 83-1 ((7)) 1A).

PC19-MV-006 – 10208 OLD COLCHESTER ROAD: located at 10208 Old Colchester Road, Lorton, VA, TMP# 113-2 ((1)) 53. Current Plan: Residential uses at 0.2 – 0.5 du/ac. Nominated Change: Modify boundaries between LP2 Lorton-South Route 1 (LP2) Community Planning Sector Sub-units F2 and H4 to move a 1.21-acre portion of Sub-unit H4 to Sub-unit F2; amend the plan recommendation of the site from low-density residential use to industrial use to accommodate a septic field for the adjoining property at 10125 Giles Run Road.

PC19-MV-011 – 2550 HUNTINGTON AVENUE: Located at 2550 Huntington Avenue, Alexandria, VA, TMP#s 83-1 ((1)) 34D, 34E, and 34F. Current Plan: Mix of residential, office, and restaurant/retail uses at an intensity of 2.0 - 3.0 FAR and a maximum height of 165 feet. Residential use component limited to one-half of the total development. Nominated Change: Option to remove the limitation on residential development and recommend up to 100% residential development. Potential for senior housing or assisted living facilities. Proposed to potentially develop in coordination with office use on adjacent Parcel 83-1 ((1)) 33, located to the west of the nomination site.

LEE:

PC19-LE-001 – BEACON HILL APARTMENTS: Located at 3100 Southgate Drive, Alexandria, VA, TMP#s 92-2 ((1)) 16A, 16D and 16E. Current Plan: Residential use at 16 to 20 du/ac. Nominated Change: Incorporate the subject area into the Beacon/Groveton Community Business Center (CBC) in anticipation of the planned Bus Rapid Transit station and a potential expansion of Metrorail to the CBC. The nomination proposes residential use at 65-75 du/ac with maximum building heights of three to seven stories.

PC19-LE-003 – INOVA MEDICAL CENTER: Located on Springfield Center Drive southeast of the NVCC/Inova Medical Center (no address assigned), Springfield, VA 22150, TMP# 90-4 ((1)) 11C. Current Plan: Baseline recommendation for industrial use up to 0.35 FAR, with option for biotech and research uses at an intensity of 0.50 FAR in support of the Northern Virginia Community College (NVCC) / INOVA Medical Education Campus, which adjoins the subject parcel. Nominated Change: Mixed-use, allowing for a combination of office, research,

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BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

*education, institutional and residential uses with supporting retail up to 1.5 FAR (up to 326,700 sf).*

PC19-LE-004 – POTOMAC STEEL: *Located at 7801 Loisdale Road, Springfield, VA, TMP# 99-2 ((1)) 3. Current Plan: Industrial use up to an intensity of 0.35 FAR. Nominated Change: Add option for a mix of uses including industrial, office, and institutional uses up an intensity of 1.0 FAR, or up to 283,350 sf to include a potential law enforcement training facility.*

PC19-LE-005 – HILLTOP VILLAGE: *Located at 7915, 7920, 7880 Heneska Loop and 7905 Hilltop Village Center Drive, Alexandria, VA, TMPs 100-1((1))9C, 9D, 9E, 9F, 9G, 9H. Current Plan: Baseline: Private Recreation and residential use at 3-4 du/ac; option for retail and office uses up to an intensity of 0.30 FAR. Nominated Change: Add residential use to adopted mixed-use option; increase intensity up to 0.45 FAR to provide for 342,000 square feet (sf) of residential use, or approximately 300 units.*

PC19-LE-006 – 5605 OAKWOOD ROAD: *Located at 5605 Oakwood Road, Alexandria, VA, TMP#s 81-2 ((3)) 12A. Current Plan: Office use at an intensity up to 0.50 FAR; Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions. Nominated Change: Residential mixed-use with office and self-storage as secondary uses, up to 850,000 sf, and removal of the phasing limitation for residential use. \*\*\*Recommendation to consider expanded area for study to include TMP 82-1 ((1)) 2A).*

PC19-LE-009 – 5400-5604 OAKWOOD ROAD: *Located at 5400, 5403, 5404, 5408, 5411, 5412, 5416, 5419, 5420, 5504, 5505, 5511, 5512, 5516, 5519, 5520 and 5604 Oakwood Road TMP#s 81-2 ((3)) 24, 26, 26A, 27, 28, 29, 30, 31, 32, 32B, 33, 34, 34B, 35, 36A, 36B, 37, 37A. Current Plan: Office/industrial use of 0.25 - 0.50 FAR; Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions. Nominated Change: Residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, and removal of the phasing limitation for residential use. \*\*\*Recommendation to consider expanded area for study to include TMP 82-1 ((1)) 2A).*

PC19-LE-008 – BRANDON AVENUE: *Located at 6235 Brandon Avenue, Springfield, VA, TMP#s 80-4 ((1)) 5C2. Current Plan: Baseline for Land Unit A: Mixed-use hotel/retail/civic/arts and residential uses up to an intensity of 0.40 FAR; Overlay for Land Unit A: Mixed-use residential, office, hotel, retail and civic uses up to 1.6 overall FAR; Site-specific option: Office use up to 125,000 sf with ground-floor retail. Nominated Change: Add option for self-storage use up to an intensity of 3.0 FAR (175,000 sf), with ancillary ground-floor retail/restaurant use.*

Graham Owen, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the date file. He stated that staff recommend adoption of the 2019 South County Site-Specific Plan Amendments.

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 19, 2020  
PC19-MV-005 – HUNTINGTON METRO STATION; PC19-MV-006 – 10208 OLD  
COLCHESTER ROAD; PC19-MV-011 – 2550 HUNTINGTON AVENUE; PC19-LE-001 –  
BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

PC19-MV-005 – HUNTINGTON METRO STATION

Mr. Owen presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended acceptance of the nomination PC19-MV-005.

Evan Kaufman, Mount Vernon District Task Force, gave a presentation wherein he stated the task force from the Huntington Metro Station nomination voted 11-0 to add the nomination to the Comprehensive Plan Amendment Work Program, as submitted by the nominator.

Mark Viani, Nominator, Bean Kinney, and Korman P.C. gave a presentation on the subject nomination.

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Chairman Murphy announced the arrival of Commissioners Bennett and Lagana. He added that, considering this development, and for electronic meeting procedural purposes, reverification of the attendance of each Commissioner from their respective location would be conducted.

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The attending Commissioners attended the meeting from the following locations:

- Murphy Peter F. Murphy participated from Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035;
- John C. Ulfelder participated from the Dranesville District office, 397 Herndon Pkwy, Suite 110, Herndon, VA 20170;
- Timothy J. Sargeant participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306;
- Julie M. Strandlie participated from her residence, Alexandria, VA;
- Mary D. Cortina participated from the Braddock District office, 9002 Burke Lake Road Burke, VA 22015;
- John A. Carter participated from the Hunter Mill District office, 1801 Cameron Glen Drive, Reston, VA 20190;
- Daniel G. Lagana participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310;

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COLCHESTER ROAD; PC19-MV-011 – 2550 HUNTINGTON AVENUE; PC19-LE-001 –  
BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

- Walter C. Clarke participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306;
- Phillip A. Niedzielski-Eichner participated from the Providence District office, 3001 Vaden Drive, 2<sup>nd</sup> Floor, Fairfax, VA 22031;
- Candice Bennett participated from the Lee District office, 6121 Franconia Road, Alexandria, VA 22310; and
- Andres Jimenez participated from the Mason District office, 6507 Columbia Pike, Annandale, VA 22003.

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Chairman Murphy relinquished duties of the virtual Chair and the virtual gavel to Vice Chairman Ulfelder.

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PRELIMINARY MOTIONS FOR CONDUCTING ELECTRONIC MEETING

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CERTIFY FOR THE RECORD THAT EACH MEMBER’S VOICE MAY BE ADEQUATELY HEARD BY EACH OTHER MEMBER OF THIS COMMISSION AND THAT A QUORUM HAS BEEN REACHED.

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

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Chairman Murphy resumed duties of the virtual Chair, and the virtual gavel, and continued the public hearing for PC19-MV-005.

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

Catherine Ledec, 2440 Huntington Park Drive, Alexandria, representing Pavilions at Huntington Metro Community Association, supported the nomination and stated the following:

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PC19-MV-005 – HUNTINGTON METRO STATION; PC19-MV-006 – 10208 OLD  
COLCHESTER ROAD; PC19-MV-011 – 2550 HUNTINGTON AVENUE; PC19-LE-001 –  
BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

- The transportation and environmental benefits of this nomination to the Pavilions at Huntington Metro Community;
- A request that Washington Metropolitan Area Transit Authority work with neighboring communities and honor any commitments made to citizens;
- Retail within walking distance to the metro stations should be included as part of the development to support future residents;
- Environmental conditions at the metro station should be addressed to improve the conditions in the surrounding area;
- Adequate landscaping commitments that include large, shaded trees;
- A commitment from the developer that landscaping include 100 percent native plants and trees for the site;
- Provisions for innovative planning techniques and technologies that would promote the goals of the stormwater and tree preservation policies;
- A commitment to avoid the use of pesticides, herbicides, and fertilizers on native plants and trees;
- The need for large, shaded trees for the bus stop area and sidewalk on the northeast side of the highway to provide shelter from harsh summer weather conditions;
- Provisions for an innovative stormwater management system that would protect the impacts of climate change and affected wildlife habitat;
- Environmental protections for the open green space area on site;
- The need for bird-friendly structural designs that would protect the flyway for migratory birds and offer safeguards to mitigate bird strike collisions;
- A commitment to mitigate bus rapid transit service inequities, traffic backup along the northeast highway of the metro station to School Street, and provisions for pedestrian safety zones; and
- Restoration of a historic marker at the south entrance to the Huntington Metro Station and inclusion of additional historic signage.



SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 19, 2020  
PC19-MV-005 – HUNTINGTON METRO STATION; PC19-MV-006 – 10208 OLD  
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BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

Commissioners Murphy and Cortina thanked Ms. Ledec for her testimony and congratulated her on receiving the Park Authority's Sally Ormsby Environmental Stewardship Award.

Commissioner Lagana made the following comments:

- The southern end of the Huntington Metro Station was a critical feature, which added to the success of the flow of Embark Richmond Highway and the bus rapid transit system;
- The proposed site that connected the garage, and would ultimately connect to the Huntington Metro Station, provided opportunities for pedestrian friendly improvements and access to the station; and
- The inclusion of non-residential office uses was admirable, however might never materialize.

There being no additional speakers, further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

#### PC19-MV-006 – 10208 OLD COLCHESTER ROAD

Cedric Suzuki, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended denial of nomination PC19-MV-006.

Evan Kaufman, Mount Vernon District Task Force, gave a presentation wherein he stated the task force from the Huntington Metro Station nomination voted 8-2 not to add the nomination to the Comprehensive Plan Amendment Work Program, as submitted by the nominator.

Gifford R. Hampshire, Nominator, Blankenship & Keith, PC, gave a presentation on the subject nomination.

There was a discussion between Mr. Hampshire and multiple Commissioners regarding the following:

- Whether Mr. Hampshire's presentation before the Planning Commission was also made before the Mount Vernon District Task Force; and
- The events that transpired between September 1, 2020 and September 15, 2020 that changed the task force's vote to oppose the nomination.

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 19, 2020  
PC19-MV-005 – HUNTINGTON METRO STATION; PC19-MV-006 – 10208 OLD  
COLCHESTER ROAD; PC19-MV-011 – 2550 HUNTINGTON AVENUE; PC19-LE-001 –  
BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

The discussion resulted in no changes to the nomination.

There being no listed speakers, Chairman Murphy called for virtual speakers, but received no response; there were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

#### PC19-MV-011 – 2550 HUNTINGTON AVENUE

Graham Owen, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended acceptance of nomination PC19-MV-011.

Evan Kaufman, Mount Vernon District Task Force, gave a presentation wherein he stated the task force from the Huntington Metro Station nomination voted 7-3 to add the nomination to the Comprehensive Plan Amendment Work Program, as submitted by the nominator.

Lynne Strobel, Nominator, Walsh, Colucci, Lubeley & Walsh, gave a presentation on the subject nomination.

There was a discussion between Mr. Kaufman; Meghan Van Dam, Planning Division, Department of Planning and Development; and Ms. Strobel regarding the task force's final vote count wherein Ms. Van Dam confirmed the final vote tally of 7-3.

There being no listed speakers, Chairman Murphy called for virtual speakers, but received no response; there were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

#### PC19-LE-001 – BEACON HILL APARTMENTS

Aaron Klibaner, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended acceptance of nomination PC19-LE-001.

Evan Pritchard, Nominator, Venable, LLP, gave a presentation on the subject nomination.

There being no listed speakers, Chairman Murphy called for virtual speakers, but received no response; there were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

Commissioner Lagana stated the following nominations were withdrawn by the nominator:

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 19, 2020  
PC19-MV-005 – HUNTINGTON METRO STATION; PC19-MV-006 – 10208 OLD  
COLCHESTER ROAD; PC19-MV-011 – 2550 HUNTINGTON AVENUE; PC19-LE-001 –  
BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

- PC19-LE-003 – INOVA MEDICAL CENTER; and
- PC19-LE-005 – HILLTOP VILLAGE.

#### PC19-LE-004 – POTOMAC STEEL

Steve Waller, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended acceptance of nomination PC19-LE-004.

Bernard S. Suchicital, Nominator, Walsh, Colucci, Lubeley, and Walsh, PC, gave a presentation on the subject nomination.

There was a discussion between Mr. Waller, Ms. Van Dam, and Commissioner Cortina regarding staff's rational on the nomination in which they favored a more industrial uses versus office use.

The discussion resulted in no changes to the nomination.

There being no listed speakers, Chairman Murphy called for virtual speakers, but received no response; there were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

#### PC19-LE-006 – 5605 OAKWOOD ROAD

Michael Lynskey, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended acceptance of nomination PC19-LE-006 to run concurrent with PC19-LE-009.

Ed Joseph, Lee District Task Force, gave a presentation wherein he stated the task force voted 8-5-3 to add both PC19-LE-006, 5605 Oakwood Road and PC19-LE-009, 5400-5604 Oakwood Road nominations to the Comprehensive Plan Amendment Work Program and as part of a concurrent study, to recommend that a connector bridge from Oakwood Road to Vine Street, as referenced in the 2021-2025 Fairfax County Capital Improvement Program, page 213, that should also include the undeveloped northern portion of Land Unit E. He added that the main concern with the nomination was that the proposed area had not been sufficiently studied to justify whether this bridge could adequately serve as a connector and would mitigate the traffic impact to the Van Dorn Street Metro Station. Mr. Joseph added there was concern about the impact on traffic on Van Dorn Street, if the development favored residential over office use.

David Gill, Nominator, Wire Gill LP, gave a presentation on the subject nomination.

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COLCHESTER ROAD; PC19-MV-011 – 2550 HUNTINGTON AVENUE; PC19-LE-001 –  
BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

Chairman Murphy called the first listed speaker.

Michael Cerha, 5558 La Vista Drive, Alexandria, voiced concerns to the proposed developments. A copy of Mr. Cerha's statement is in the date file.

Carol Alim, 5418 Waycross Drive, Alexandria, Gunnell Estates Homeowner Association, voiced the association's opposition to the proposed developments. A copy of Ms. Aim's statement is in the date file.

Anne Blas, 5556 La Vista Drive, Alexandria, representing Brookland-Bush Hill Civic Association, voiced the association's opposition to the proposed developments. A copy of Ms. Blas' statement and YouTube video is in the date file.

There being no further speakers, Chairman Murphy called for virtual speakers, but received no response; there were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

#### PC19-LE-009 – 5400-5604 OAKWOOD ROAD

Michael Lynskey, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended acceptance of nomination PC19-LE-009 to run concurrent with PC19-LE-006.

Lynne Strobel, Nominator, Walsh, Colucci, Lubeley, and Walsh, PC, gave a presentation on the subject nomination.

There was a discussion between Mr. Lynskey, Ms. Strobel, and Commissioner Ulfelder on whether staff endorsed every detail articulated in both nominations and various suggestions proposed for the removal of the phasing limitation for residential use. Mr. Lynskey confirmed that keeping the phasing language would determine a much higher percentage of residential use and possibly different types of residential uses could include townhomes, as opposed to multi-family homes within different divisions of the area. Ms. Strobel added that removal of phasing limitation for residential use required a comprehensive review.

The discussion resulted in no changes to the nomination.

Chairman Murphy called the first listed speaker.

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COLCHESTER ROAD; PC19-MV-011 – 2550 HUNTINGTON AVENUE; PC19-LE-001 –  
BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

Michael Cerha, 5558 La Vista Drive, Alexandria, voiced concerns to the proposed developments. A copy of Mr. Cerha's statement is in the date file.

Carol Alim, 5418 Waycross Drive, Alexandria, Gunnell Estates Homeowner Association, voiced the association's opposition to the proposed developments. A copy of Ms. Aim's statement is in the date file.

There being no further speakers, Chairman Murphy called for virtual speakers, but received no response; there were no further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized the subsequent nomination scheduled for the public hearing.

#### PC19-LE-008 – BRANDON AVENUE

Michael Lynskey, PD, DPD, presented an overview of the nomination, a copy of which is in the date file. He stated that staff recommended denial of nomination PC19-LE-008.

Ed Joseph, Lee District Task Force, gave a presentation wherein he stated the task force voted 14-6 to add the nomination to the Comprehensive Plan Amendment Work Program. The focus of the discussion was on the need for the site to contribute to the vitality of the central business area of Springfield. The site had been vacant for the past 20 years and no development had occurred under the current plan. Self-storage was not the first use of choice for the parcel. Given the challenges with developing the property under the current plan language, the task force reached the conclusion that self-storage would be acceptable if it did not look like a typical self-storage facility, but rather an upscale office building. The nominator agreed to add retail on the first floor if that plan was favored by the community.

Lynne Strobel, Nominator, Walsh, Colucci, Lubeley & Walsh, gave a presentation on the subject nomination.

CJ Rogers, Nominator's Agent, P.B. Brown, gave a presentation on the subject nomination.

Ms. Stroble resumed her presentation on the subject nomination.

Chairman Murphy called the first listed speaker.

Gail Nittle, 7520 Havelock Street, Springfield, Springfield Civic Association, opposed the proposed development. A copy of Ms. Nittle's statement is in the date file.

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 19, 2020  
PC19-MV-005 – HUNTINGTON METRO STATION; PC19-MV-006 – 10208 OLD  
COLCHESTER ROAD; PC19-MV-011 – 2550 HUNTINGTON AVENUE; PC19-LE-001 –  
BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

Diane Boughton, 6214 Hibbling Avenue, Springfield, opposed the proposed development. Ms. Boughton's statement was part of a collective list of comments submitted by the citizens of the Springfield Civic Association. A copy of the list of comments and concerns is in the date file.

Albert McAloon, 7416 Highland Street, Springfield, opposed the proposed developments. Mr. McAloon's statement was part of a collective list of comments submitted by the citizens of the Springfield Civic Association. A copy of the list of comments and concerns is in the date file.

Marta Morrissey, 6903 Highland Street, Springfield, opposed the proposed developments. Ms. Morrissey's statement was part of a collective list of comments submitted by the citizens of the Springfield Civic Association. A copy of the list of comments and concerns is in the date file.

Bruce Waggoner, 6944 Essex Avenue, Springfield, opposed the proposed developments. Mr. Waggoner's statement was part of a collective list of comments submitted by the citizens of the Springfield Civic Association. A copy of the list of comments and concerns is in the date file.

There being no further speakers, Chairman Murphy called for a rebuttal statement from Ms. Strobel who, in response to the speakers' comments, clarified to the Commission that the nominator proposed first floor active uses to include retail, art studios, or any use that would activate the first floor. In addition, she apologized for any misunderstanding.

Chairman Murphy complemented staff, the nominators, and Commission on the SSPA Nomination proceeds for the public hearings held on November 18, 2020 and November 19, 2020.

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 Sargeant for action on the nomination heard at tonight's meeting.

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Commissioner Sargeant MOVED THE PLANNING COMMISSION DEFER THE DECISIONS ON SSPA NOMINATIONS:

- PC19-MV-005, HUNTINGTON METRO STATION; PC19-MV-006, 10208 OLD COLCHESTER ROAD; PC19-MV-011, 2550 HUNTINGTON AVENUE; PC19-LE-001, BEACON HILL APARTMENTS; PC19-LE-004, POTOMAC STEEL; PC19-LE-006, 5605 OAKWOOD ROAD; PC19-LE-009, 5400 TO 5604 OAKWOOD ROAD; PC19-LE-008, BRANDON AVENUE; AND THE CHANGES TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, TO A MARK-UP SESSION,

SITE-SPECIFIC PLAN AMENDMENTS – 2019 SOUTH COUNTY November 19, 2020  
PC19-MV-005 – HUNTINGTON METRO STATION; PC19-MV-006 – 10208 OLD  
COLCHESTER ROAD; PC19-MV-011 – 2550 HUNTINGTON AVENUE; PC19-LE-001 –  
BEACON HILL APARTMENTS; PC19-LE-004 – POTOMAC STEEL; PC19-LE-006 – 5605  
OAKWOOD ROAD; PC19-LE-009 – 5400-5604 OAKWOOD ROAD;  
PC19-LE-008 – BRANDON AVENUE

SCHEDULED FOR THE PLANNING COMMISSION MEETING ON DECEMBER 2,  
2020.

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

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The meeting was adjourned at 10:57 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, VA 22035.

Minutes by: Samantha Lawrence

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.

*Timothy J. Sargeant*  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

