

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 23, 2021**

PRESENT: Peter F. Murphy, Chairman, Springfield District
John C. Ulfelder, Vice Chairman, Dranesville District
Timothy J. Sargeant, Secretary, Commission 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
Evelyn S. Spain, Sully District
Andres Jimenez, Commissioner At-Large

ABSENT: Candice Bennett, Commissioner At-Large

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The meeting was called to order at 7:40 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

Chairman Murphy announced current County COVID-19 safety protocols wherein he stated masks are optional for those who have received two doses of the vaccine at least two weeks prior to this meeting. He added that, although the Board Auditorium does not have social distancing markings, it was still recommended that anyone attending the meeting practice appropriate social distancing.

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Commissioner Cortina announced that the Planning Commission's Environment Committee would meet Thursday, June 24, 2021, at 7:30 p.m., in the Board Auditorium. She added that the meeting would not be televised as the meeting would be held in person. She then encouraged members of the community are encouraged to attend. The two topics on the agenda included Fairfax County's environmental initiatives and issues regarding watershed health with staff from Department of Public Works and Environmental Services.

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Chairman Murphy recognized Jacob Caporaletti, Clerk to the Planning Commission, 10-year anniversary and thanked him for his hard work throughout the years.

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Chairman Murphy announced that Commissioner Bennett was not in attendance at this meeting due to the passing of her Father-in-law. Then, on behalf of the Planning Commission, he extended condolences to her and her family.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

- 1. CSPA B-846-02-02 – RESTON HOTEL, LLC
- 2. PA 2021-00009 - 4312 & 4316 RAVENSWORTH ROAD
- 3. PA 2021-00007- 2550 HUNTINGTON AVENUE
- 4. PA 2021-00006 -2806 POPKINS LANE
- 5. RZ/FDP 2020-BR-001 – CHRISTOPHER LAND, LLC

This order was accepted without objection.

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CSPA B-846-02-02 - RESTON HOTEL, LLC – Appl. under Sect. 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP-B-846-02 to permit sign modifications. Located on the S. of Dulles Airport Access and Toll Rd., E. of Reston Pkwy. and N. of Sunrise Valley Dr. on approx. 2.69 ac. of land zoned PRC. Tax Map 17-3 ((3)) 1E2. HUNTER MILL DISTRICT. PUBLIC HEARING.

Samantha R. Steketee, Applicant’s Agent, Cooley, LLP, agreed to development conditions dated June 9, 2021.

There were no disclosures from the Commission.

Commissioner Carter 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 Carter for action on this application.

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Commissioner Carter MOVED THAT PLANNING COMMISSION APPROVE CSPA B-846-02-02, RESTON HOTEL, LLC, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 9, 2021.

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

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PA 2021-00009 - 4312 & 4316 RAVENSWORTH ROAD –
Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This amendment concerns approximately 2.2 acres located at 4312 & 4316 Ravensworth Road (Tax Map Parcel 71-1 ((1)) 20 & 20A) in the Mason District. The area is located within the Annandale Community Business Center and is planned for mixed-use development up to six stories in height with ground floor retail. The amendment will consider adding an option to the Comprehensive Plan for a mixed-use, multi-story self-storage facility. Recommendations relating to parcel consolidation and mid-block inter-parcel access are also proposed. MASON DISTRICT. PUBLIC HEARING.

Bryan Botello, Planning Division, Department of Planning and Development presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of PA 2021-00009.

Marty Machowsky, Mason District Task Force, gave a presentation wherein he stated the task force voted 8-1-3 in support of staff's recommendation of PA 2021-00009. He noted that the task force was also in strong favor of the pedestrian and retail access along Ravensworth Road.

Mark Viani, Nominator, Bean, Kinney & Korman, PC, gave a presentation on the proposed plan amendment, wherein he supported staff's recommendation for the proposed amendment, but requested additional flexibility in designing the redevelopment for the subject property.

Commissioner Cortina voiced concerns about the impact of the consolidation of parcel on small businesses.

There being no listed speakers, Chairman Murphy called for virtual speakers and speakers from the audience but received no response. 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 Strandlie for action on this case.

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Commissioner Strandlie MOVED THAT PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF PLAN AMENDMENT 2021-00009, 4312 AND 4316 RAVENSWORTH ROAD, SUBJECT TO THE PLAN TEXT ON PAGE 19 OF THE STAFF REPORT, DATED JUNE 2, 2021.

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

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PA 2021-00007- 2550 HUNTINGTON AVENUE – Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This amendment concerns approx. 6.04 ac. generally located at 2550 Huntington Avenue, Alexandria, VA, 22303 located on the north side of Huntington Avenue, south of Cameron Run, west of Metroview Parkway and east of Robinson Way, Tax Map #s 83-1 ((1)) 34D, 34E and 34F in the Mount Vernon Supervisor District. The area is planned for a mixture of residential, office, retail and restaurant uses at 2.0 to 3.0 floor area ratio (FAR) and a maximum height of 165 feet. The residential component should be limited to approximately one-half of the total development. The amendment will consider an option to modify or remove the limitation on residential development. Recommendations relating to the transportation network may also be modified. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Aaron Klibaner, Planning Division (PD), Department of Planning and Development (DPD) presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of PA 2021-00007.

Kathrine Ward, Mount Vernon District Task Force, gave a brief presentation wherein she stated the task force voted 9-4-2, in support of the residential use of the site, but opposed the inclusion of the option for independent and assisted living facilities, as referenced in the staff report. She noted that the task force recommended the removal of the second-floor retail and office space due to the ample amount available off Eisenhower Avenue, which was accessible via pedestrian walk-way from Huntington Metro.

Lynn Stroble, Nominator, Walsh, Colucci, Lubeley & Walsh, P.C. gave a presentation on the proposed plan amendment in which she concurred with Ms. Ward and the task force's recommendation to remove the second-floor retail office development option and references to independent living and assisted living.

There was a discussion between Mr. Klibaner; Meghan Van Dam, PD, DPD; Stephen Bannister, 3201 Sarah Joan Court, Oakton; Ms. Strobel; and multiple Commissioners on the following:

- Clarification on the design of the of 210 dwelling units proposed by the nominator;
- Clarification on how the existing development options for the site compared to the revised options within the proposed amendment;

- Clarification that staff’s recommendation of the maximum number of units was based on a maximum 3.0 FAR, which would allow up to 360 additional multi-family units;
- Clarification on the mix of office and residential use of development on the site under the options articulated in the proposed amendment;
- The need for a higher density of residential units due to the public sector’s investment in the site;
- Clarification that staff’s conclusion that the intensification would not have any impact on local school districts, based on the inclusion of senior living units;
- Clarification on Ms. Strobel’s agreement with the task force recommendation of to eliminate second-floor retail and office space;
- Clarification on language regarding accessibility for senior living;
- Clarification on pedestrian connections from subject site and Huntington Metro to the Eisenhower Avenue;
- Clarification on the changing usage of office space within commercial districts; and
- Concerns about delaying site development due to potential limitations due to requirements for office and retail space for this site.

The discussion resulted in no changes to the proposed amendment.

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

Mr. Bannister stated that he would be available for questions from the Commission.

There was a discussion between Mr. Bannister, Mr. Klibaner, and multiple Commissioners on the following:

- Confirmation of Mr. Bannister’s intentions for working with the Mount Vernon Council;
- County and staff’s outlook regarding the future of commercial and residential developments throughout the area;
- Projected demand for office space within the Huntington/North Gateway area over the next 10 years; and
- Inclusion of community serving bases office space uses.

The discussion resulted in no changes to the proposed amendment.

Chairman Murphy called for virtual speakers and speakers from the audience but received no response. There being no more speakers, Chairman Murphy called for closing remarks from staff and the Nominator, who declined.

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 this case.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATIONS FOR PLAN AMENDMENT 2021-00007, SUBJECT TO THE MODIFICATION SHOWN IN THE HANDOUT DATED JUNE 23, 2021.

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

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PA 2021-00006 -2806 POPKINS LANE – Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This amendment concerns approximately 5.5 acres located at 2806 Popkins Lane (Tax Map Parcel 93-1 ((1)) 7) in the Mount Vernon District. The area is planned for residential use at a density of 2-3 du/ac on the Plan Map and 3-4 du/ac if part of adjacent Memorial Heights neighborhood. The amendment will consider a up to 5-8 du/ac, with specific considerations for workforce housing, a review of the watershed management plan for the area, an evaluation of the optimal points of site access, and analysis of potential impacts to the local transportation network. Recommendations relating to tree preservation and stormwater management are also proposed. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Cedric Suzuki, Planning Division (PD), Department of Planning and Development (DPD) presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of PA 2021-00006.

Kathrine Ward, Mount Vernon District Task Force, gave a brief presentation wherein she stated the task force voted 7-1-2 to oppose the proposed plan amendment due to concerns with tree canopy loss, increased traffic flow in neighboring communities, and environmental concerns related to flooding and stormwater runoff. In addition, she stated that the task force recommended that the study be moved into the Site-Specific Plan Amendment standard track to allow for potential discussions between the property owner, Verizon Corporation, and the Northern Virginia Conservation Trust for placing a conservation easement placed on the property. Ms. Ward noted that the justification for the recommendations made by the task force was due to the loss of 20 acers of mature tree canopy from to the development of the nearby North Hill community.

Sheri Akin, Nominator, McGuire Woods, LLC, gave a presentation on the proposed plan amendment wherein she supported staff's recommendation for the proposed amendment. She addressed the task force and staff's concerns as follows:

- The total acreage of the subject property was sufficient to accommodate the proposed development option;

- The existing tree canopy did not address storm drainage concerns and suggested that implementation of modern stormwater management controls on the site;
- Clearing out woods behind residential communities would deter illegal activity;
- Sidewalk connection on the front of the property would improve stormwater management; and
- Appropriate measures addressing the concerns of the task force could be finalized during a subsequent rezoning of the site.

There was a discussion between Mr. Suzuki; Graham Owen, PD, DPD; Meghan Van Dam, PD, DPD; Ms. Akin; and multiple Commissioners on the following:

- Clarification on the acreage of the subject property and the amount of density it could accommodate;
- Clarification on the calculation of density, which excluded the Verizon parcel;
- The impact of increased density on the preservation of tree canopy;
- The relevance of including a conservation easement at the plan amendment stage;
- Concerns for the impact of installing secondary access points;
- Clarification on the scope of the proposed amendment in terms of what development options could be considered for redeveloping the site;
- Clarification on the types of residential dwelling units and the number of vehicles that could be accommodated in the driveways of a residential development under the proposed amendment;
- Clarification on the issues that could be addressed during a rezoning of the subject property;
- Clarification on the size and topographical constraints of the site
- Clarification on the amount of affordable housing that would be included in a redevelopment of the site; and
- Clarification on rezoning of P-Districts and adjusted density.

The discussion resulted in no changes to the subject application.

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

Eddy Pinedo, 8462 Wasdale Head Drive, Lorton, VA, spoke in opposition of the proposed plan amendments due to concerns regarding potential flooding from stormwater runoff passing through the back and side of his property. Mr. Pinedo's son, Brian Pinedo stated that his family's home is located at 2731 Groveton Street and identified it as Lot 17 on the locator map.

There was a brief discussion between Commissioner Lagana and Mr. Pinedo, about the topography of the land, the areas where stormwater runoff pooled, and the prevalence of flooding issues in the surrounding area.

There was a discussion between Commissioner Sargeant and Mr. Pinedo on whether other residents around experienced frequent flooding.

The discussion resulted in no changes to the proposed amendment.

Chairman Murphy called for virtual speakers and speakers from the audience but received no response.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Akin, wherein she stated that there are no plans to redevelop the site at this stage and the proposed amendment was limited to updating the Plan language. She added that that future site development plans would have consideration for stormwater management.

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 this case.

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Commissioner Clarke MOVED THAT PLANNING COMMISSION DEFER DECISION TO PLAN AMENDMENT 2021-00006, 2806 POPKINS LANE, TO A DATE CERTAIN OF JULY 14, 2021, ALLOWING THE RECORD TO REMAIN OPEN FOR PUBLIC COMMENTS TO CONTINUE TO BE RECEIVED.

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

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RZ/FDP 2020-BR-001 - CHRISTOPHER LAND, LLC – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.71 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located in the N. terminus of Banting Dr. and W. terminus of Caprino Ct. approx. 400 ft. W. of Braddock Rd. on approx. 4.43 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 69-1 ((1)) 31A and 31B. BRADDOCK DISTRICT. PUBLIC HEARING.

E. John Regan, Jr., Applicant’s Agent, Christopher Land, LLC, reaffirmed the affidavit dated March 15, 2021.

There were no disclosures from the Commission.

Sunny Yang, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications RZ/FDP 2020-BR-001.

Clark L. Massie, Real Estate Agent for Applicant, Tetra Corporation, gave a presentation on the subject application.

There was a discussion between Mr. Massie; Mr. Regan; David McElhaney, Engineer, Urban Engineering & Associates, Inc.; Jay Banks, Forest Conservation Branch, Department of Public Works and Environmental Services; and Brent Krasner, ZED, DPD; and multiple Commissioners on the following:

- The applicant's justification for not building a sidewalk on the subject property at this time in an effort to avoid additional encroachments on parcel 31A;
- Clarification on widening the road to accommodate a parking bay area, at the request of the community;
- Clarification on the applicant's efforts to coordinate with the neighboring residential communities to address their concerns regarding traffic, parking, and environmental preservation;
- Clarification on the spacing between the proposed dwelling units;
- Clarification on the different options for road connectivity due to the presence of wetlands within the site;
- Clarification on the impact the maintenance of the tree-save areas;
- Clarification on the applicant's reforestation efforts that were not part of the tree preservation commitments;
- Confirmation that the tree preservation requirements met the appropriate targets;
- Clarification that the allocation of recreational facility funds would be determined at the time of the subdivision plan;
- Clarification on the on the language regarding stormwater management plan as stated on page 10 of the staff report;
- Clarification on road maintenance in and around the site;
- Clarification that a Homeowners Associations and the Fairfax County Park Authority would be involved in allocating recreation funds in a manner that was fully documented before the subdivision plan approval;
- Clarification on the timeline for developing the subject property and the neighboring property, which had been subject to a similar redevelopment process; and
- Clarification on the applicant's process for funding and implementing the necessary stormwater management facilities for the site.

The discussion resulted in the following changes to the subject applications:

- A commitment by the applicant to revise the proffered commitments for recreation facilities to clarify how the funds would be allocated and the process for determining the appropriate implementation of such facilities.

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

Ryan Merrell, 9704 Banting Drive, Fairfax, VA, representing the Penns Crossing Homeowners Association, spoke in opposition of the subject applications due to potential impact of the location of the proposed street layout, property lines, wetlands. A copy of Mr. Merrell's written statement is in the date file.

Maria Rink, 9705 Banting Drive, Fairfax, VA, spoke in opposition of the subject applications due to the potential of increased traffic flow in neighborhoods brought upon by connecting Banting Drive to Caprino Court. A copy of Ms. Rink's written statement is in the date file.

Daniel Vlacich, 9700 Banting Drive, Fairfax Virginia, submitted a YouTube video testimony, in which he voiced his opposition to the subject applications. A copy of the testimony is in the date file.

Courtney Merrell, 9704 Banting Drive, Fairfax, VA, submitted YouTube video testimony, in which she voiced her opposition to the subject applications. A copy of the testimony is in the date file.

Chad Rink, 9705 Banting Drive, Fairfax, VA, submitted a YouTube video testimony wherein he voiced his opposition of the subject application due to safety concerns with connecting Banting Road to Braddock Road, and the impact of development on the wetlands located on the property. A copy of the testimony is in the date file.

Caroline Lemire, 9703 Banting Drive, Fairfax, VA, spoke in opposition of the subject applications for the following reasons:

- Potential safety hazard for children;
- Increased traffic flow due to additional street connectivity; and
- The impact of busy streets on community connectiveness.

Carolyn Bridges, 9707 Banting Drive, Fairfax, VA, submitted a YouTube video testimony in which she voiced her opposition to the subject applications. She stated that connectivity of Banting Drive would have negative impacts on pedestrian safety due to increased traffic flow with the community. A copy of Ms. Bridges' testimony is in the date file.

Chairman Murphy called for virtual speakers and speakers from the audience but received no response.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Massie, who responded to the testimony from the speakers as follows:

- Acknowledgement of concerns about road connection and the importance of child safety;
- There would be subsequent meetings involving the applicant, the Virginia Department of Transpiratoin, and the surrounding neighborhoods to address traffic safety concerns; and
- Implementing a "T" intersection along with a three-way stop sign would minimize traffic volume and decrease vehicular speeds throughout the area.

Commissioner Lagana recognized connectivity to be an area of interest. He stated that the tension between vehicle-oriented development was a common issue in many applications. He added that the reason for connecting neighborhoods was considered a measure of equity.

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Evelyn S. Spain, Sully District
Andres Jimenez, Commissioner At-Large

ABSENT: Candice Bennett, Commissioner At-Large

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The meeting was called to order at 7:40 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

Chairman Murphy announced current County COVID-19 safety protocols wherein he stated masks are optional for those who have received two doses of the vaccine at least two weeks prior to this meeting. He added that, although the Board Auditorium does not have social distancing markings, it was still recommended that anyone attending the meeting practice appropriate social distancing.

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ORDER OF THE AGENDA

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- 1. CSPA B-846-02-02 – RESTON HOTEL, LLC
- 2. PA 2021-00009 - 4312 & 4316 RAVENSWORTH ROAD
- 3. PA 2021-00007- 2550 HUNTINGTON AVENUE
- 4. PA 2021-00006 -2806 POPKINS LANE
- 5. RZ/FDP 2020-BR-001 – CHRISTOPHER LAND, LLC

This order was accepted without objection.

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CSPA B-846-02-02 - RESTON HOTEL, LLC – Appl. under Sect. 12-304 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with CSP-B-846-02 to permit sign modifications. Located on the S. of Dulles Airport Access and Toll Rd., E. of Reston Pkwy. and N. of Sunrise Valley Dr. on approx. 2.69 ac. of land zoned PRC. Tax Map 17-3 ((3)) 1E2. HUNTER MILL DISTRICT. PUBLIC HEARING.

Samantha R. Steketee, Applicant’s Agent, Cooley, LLP, agreed to development conditions dated June 9, 2021.

There were no disclosures from the Commission.

Commissioner Carter 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 Carter for action on this application.

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Commissioner Carter MOVED THAT PLANNING COMMISSION APPROVE CSPA B-846-02-02, RESTON HOTEL, LLC, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 9, 2021.

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

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PA 2021-00009 - 4312 & 4316 RAVENSWORTH ROAD –

Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. This amendment concerns approximately 2.2 acres located at 4312 & 4316 Ravensworth Road (Tax Map Parcel 71-1 ((1)) 20 & 20A) in the Mason District. The area is located within the Annandale Community Business Center and is planned for mixed-use development up to six stories in height with ground floor retail. The amendment will consider adding an option to the Comprehensive Plan for a mixed-use, multi-story self-storage facility. Recommendations relating to parcel consolidation and mid-block inter-parcel access are also proposed. MASON DISTRICT. PUBLIC HEARING.

Bryan Botello, Planning Division, Department of Planning and Development presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of PA 2021-00009.

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Mark Viani, Nominator, Bean, Kinney & Korman, PC, gave a presentation on the proposed plan amendment, wherein he supported staff's recommendation for the proposed amendment, but requested additional flexibility in designing the redevelopment for the subject property.

Commissioner Cortina voiced concerns about the impact of the consolidation of parcel on small businesses.

There being no listed speakers, Chairman Murphy called for virtual speakers and speakers from the audience but received no response. 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 Strandlie for action on this case.

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Commissioner Strandlie MOVED THAT PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF PLAN AMENDMENT 2021-00009, 4312 AND 4316 RAVENSWORTH ROAD, SUBJECT TO THE PLAN TEXT ON PAGE 19 OF THE STAFF REPORT, DATED JUNE 2, 2021.

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

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PA 2021-00007- 2550 HUNTINGTON AVENUE – Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This amendment concerns approx. 6.04 ac. generally located at 2550 Huntington Avenue, Alexandria, VA, 22303 located on the north side of Huntington Avenue, south of Cameron Run, west of Metroview Parkway and east of Robinson Way, Tax Map #s 83-1 ((1)) 34D, 34E and 34F in the Mount Vernon Supervisor District. The area is planned for a mixture of residential, office, retail and restaurant uses at 2.0 to 3.0 floor area ratio (FAR) and a maximum height of 165 feet. The residential component should be limited to approximately one-half of the total development. The amendment will consider an option to modify or remove the limitation on residential development. Recommendations relating to the transportation network may also be modified. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Aaron Klibaner, Planning Division (PD), Department of Planning and Development (DPD) presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of PA 2021-00007.

Kathrine Ward, Mount Vernon District Task Force, gave a brief presentation wherein she stated the task force voted 9-4-2, in support of the residential use of the site, but opposed the inclusion of the option for independent and assisted living facilities, as referenced in the staff report. She noted that the task force recommended the removal of the second-floor retail and office space due to the ample amount available off Eisenhower Avenue, which was accessible via pedestrian walk-way from Huntington Metro.

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- Clarification that staff's recommendation of the maximum number of units was based on a maximum 3.0 FAR, which would allow up to 360 additional multi-family units;
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- Clarification on pedestrian connections from subject site and Huntington Metro to the Eisenhower Avenue;
- Clarification on the changing usage of office space within commercial districts; and
- Concerns about delaying site development due to potential limitations due to requirements for office and retail space for this site.

The discussion resulted in no changes to the proposed amendment.

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

Mr. Bannister stated that he would be available for questions from the Commission.

There was a discussion between Mr. Bannister, Mr. Klibaner, and multiple Commissioners on the following:

- Confirmation of Mr. Bannister's intentions for working with the Mount Vernon Council;
- County and staff's outlook regarding the future of commercial and residential developments throughout the area;
- Projected demand for office space within the Huntington/North Gateway area over the next 10 years; and
- Inclusion of community serving bases office space uses.

The discussion resulted in no changes to the proposed amendment.

Chairman Murphy called for virtual speakers and speakers from the audience but received no response. There being no more speakers, Chairman Murphy called for closing remarks from staff and the Nominator, who declined.

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 this case.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATIONS FOR PLAN AMENDMENT 2021-00007, SUBJECT TO THE MODIFICATION SHOWN IN THE HANDOUT DATED JUNE 23, 2021.

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

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PA 2021-00006 -2806 POPKINS LANE – Amendment to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This amendment concerns approximately 5.5 acres located at 2806 Popkins Lane (Tax Map Parcel 93-1 ((1)) 7) in the Mount Vernon District. The area is planned for residential use at a density of 2-3 du/ac on the Plan Map and 3-4 du/ac if part of adjacent Memorial Heights neighborhood. The amendment will consider a up to 5-8 du/ac, with specific considerations for workforce housing, a review of the watershed management plan for the area, an evaluation of the optimal points of site access, and analysis of potential impacts to the local transportation network. Recommendations relating to tree preservation and stormwater management are also proposed. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Cedric Suzuki, Planning Division (PD), Department of Planning and Development (DPD) presented the staff report, a copy of which is in the date file. He noted that staff recommended adoption of PA 2021-00006.

Kathrine Ward, Mount Vernon District Task Force, gave a brief presentation wherein she stated the task force voted 7-1-2 to oppose the proposed plan amendment due to concerns with tree canopy loss, increased traffic flow in neighboring communities, and environmental concerns related to flooding and stormwater runoff. In addition, she stated that the task force recommended that the study be moved into the Site-Specific Plan Amendment standard track to allow for potential discussions between the property owner, Verizon Corporation, and the Northern Virginia Conservation Trust for placing a conservation easement placed on the property. Ms. Ward noted that the justification for the recommendations made by the task force was due to the loss of 20 acers of mature tree canopy from to the development of the nearby North Hill community.

Sheri Akin, Nominator, McGuire Woods, LLC, gave a presentation on the proposed plan amendment wherein she supported staff's recommendation for the proposed amendment. She addressed the task force and staff's concerns as follows:

- The total acreage of the subject property was sufficient to accommodate the proposed development option;

- The existing tree canopy did not address storm drainage concerns and suggested that implementation of modern stormwater management controls on the site;
- Clearing out woods behind residential communities would deter illegal activity;
- Sidewalk connection on the front of the property would improve stormwater management; and
- Appropriate measures addressing the concerns of the task force could be finalized during a subsequent rezoning of the site.

There was a discussion between Mr. Suzuki; Graham Owen, PD, DPD; Meghan Van Dam, PD, DPD; Ms. Akin; and multiple Commissioners on the following:

- Clarification on the acreage of the subject property and the amount of density it could accommodate;
- Clarification on the calculation of density, which excluded the Verizon parcel;
- The impact of increased density on the preservation of tree canopy;
- The relevance of including a conservation easement at the plan amendment stage;
- Concerns for the impact of installing secondary access points;
- Clarification on the scope of the proposed amendment in terms of what development options could be considered for redeveloping the site;
- Clarification on the types of residential dwelling units and the number of vehicles that could be accommodated in the driveways of a residential development under the proposed amendment;
- Clarification on the issues that could be addressed during a rezoning of the subject property;
- Clarification on the size and topographical constraints of the site
- Clarification on the amount of affordable housing that would be included in a redevelopment of the site; and
- Clarification on rezoning of P-Districts and adjusted density.

The discussion resulted in no changes to the subject application.

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

Eddy Pinedo, 8462 Wasdale Head Drive, Lorton, VA, spoke in opposition of the proposed plan amendments due to concerns regarding potential flooding from stormwater runoff passing through the back and side of his property. Mr. Pinedo's son, Brian Pinedo stated that his family's home is located at 2731 Groveton Street and identified it as Lot 17 on the locator map.

There was a brief discussion between Commissioner Lagana and Mr. Pinedo, about the topography of the land, the areas where stormwater runoff pooled, and the prevalence of flooding issues in the surrounding area.

There was a discussion between Commissioner Sargeant and Mr. Pinedo on whether other residents around experienced frequent flooding.

The discussion resulted in no changes to the proposed amendment.

Chairman Murphy called for virtual speakers and speakers from the audience but received no response.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Ms. Akin, wherein she stated that there are no plans to redevelop the site at this stage and the proposed amendment was limited to updating the Plan language. She added that that future site development plans would have consideration for stormwater management.

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 this case.

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Commissioner Clarke MOVED THAT PLANNING COMMISSION DEFER DECISION TO PLAN AMENDMENT 2021-00006, 2806 POPKINS LANE, TO A DATE CERTAIN OF JULY 14, 2021, ALLOWING THE RECORD TO REMAIN OPEN FOR PUBLIC COMMENTS TO CONTINUE TO BE RECEIVED.

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

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RZ/FDP 2020-BR-001 - CHRISTOPHER LAND, LLC – Appls. to rezone from R-1 to PDH-3 to permit residential development with an overall density of 2.71 dwelling units per acre (du/ac) and approval of the conceptual and final development plan. Located in the N. terminus of Banting Dr. and W. terminus of Caprino Ct. approx. 400 ft. W. of Braddock Rd. on approx. 4.43 ac. of land. Comp. Plan Rec: Residential 2-3 du/ac. Tax Map 69-1 ((1)) 31A and 31B. BRADDOCK DISTRICT. PUBLIC HEARING.

E. John Regan, Jr., Applicant’s Agent, Christopher Land, LLC, reaffirmed the affidavit dated March 15, 2021.

There were no disclosures from the Commission.

Sunny Yang, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of applications RZ/FDP 2020-BR-001.

Clark L. Massie, Real Estate Agent for Applicant, Tetra Corporation, gave a presentation on the subject application.

There was a discussion between Mr. Massie; Mr. Regan; David McElhaney, Engineer, Urban Engineering & Associates, Inc.; Jay Banks, Forest Conservation Branch, Department of Public Works and Environmental Services; and Brent Krasner, ZED, DPD; and multiple Commissioners on the following:

- The applicant's justification for not building a sidewalk on the subject property at this time in an effort to avoid additional encroachments on parcel 31A;
- Clarification on widening the road to accommodate a parking bay area, at the request of the community;
- Clarification on the applicant's efforts to coordinate with the neighboring residential communities to address their concerns regarding traffic, parking, and environmental preservation;
- Clarification on the spacing between the proposed dwelling units;
- Clarification on the different options for road connectivity due to the presence of wetlands within the site;
- Clarification on the impact the maintenance of the tree-save areas;
- Clarification on the applicant's reforestation efforts that were not part of the tree preservation commitments;
- Confirmation that the tree preservation requirements met the appropriate targets;
- Clarification that the allocation of recreational facility funds would be determined at the time of the subdivision plan;
- Clarification on the on the language regarding stormwater management plan as stated on page 10 of the staff report;
- Clarification on road maintenance in and around the site;
- Clarification that a Homeowners Associations and the Fairfax County Park Authority would be involved in allocating recreation funds in a manner that was fully documented before the subdivision plan approval;
- Clarification on the timeline for developing the subject property and the neighboring property, which had been subject to a similar redevelopment process; and
- Clarification on the applicant's process for funding and implementing the necessary stormwater management facilities for the site.

The discussion resulted in the following changes to the subject applications:

- A commitment by the applicant to revise the proffered commitments for recreation facilities to clarify how the funds would be allocated and the process for determining the appropriate implementation of such facilities.

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

Ryan Merrell, 9704 Banting Drive, Fairfax, VA, representing the Penns Crossing Homeowners Association, spoke in opposition of the subject applications due to potential impact of the location of the proposed street layout, property lines, wetlands. A copy of Mr. Merrell's written statement is in the date file.

Maria Rink, 9705 Banting Drive, Fairfax, VA, spoke in opposition of the subject applications due to the potential of increased traffic flow in neighborhoods brought upon by connecting Banting Drive to Caprino Court. A copy of Ms. Rink's written statement is in the date file.

Daniel Vlacich, 9700 Banting Drive, Fairfax Virginia, submitted a YouTube video testimony, in which he voiced his opposition to the subject applications. A copy of the testimony is in the date file.

Courtney Merrell, 9704 Banting Drive, Fairfax, VA, submitted YouTube video testimony, in which she voiced her opposition to the subject applications. A copy of the testimony is in the date file.

Chad Rink, 9705 Banting Drive, Fairfax, VA, submitted a YouTube video testimony wherein he voiced his opposition of the subject application due to safety concerns with connecting Banting Road to Braddock Road, and the impact of development on the wetlands located on the property. A copy of the testimony is in the date file.

Caroline Lemire, 9703 Banting Drive, Fairfax, VA, spoke in opposition of the subject applications for the following reasons:

- Potential safety hazard for children;
- Increased traffic flow due to additional street connectivity; and
- The impact of busy streets on community connectiveness.

Carolyn Bridges, 9707 Banting Drive, Fairfax, VA, submitted a YouTube video testimony in which she voiced her opposition to the subject applications. She stated that connectivity of Banting Drive would have negative impacts on pedestrian safety due to increased traffic flow with the community. A copy of Ms. Bridges' testimony is in the date file.

Chairman Murphy called for virtual speakers and speakers from the audience but received no response.

There being no more speakers, Chairman Murphy called for a rebuttal statement from Mr. Massie, who responded to the testimony from the speakers as follows:

- Acknowledgement of concerns about road connection and the importance of child safety;
- There would be subsequent meetings involving the applicant, the Virginia Department of Transportation, and the surrounding neighborhoods to address traffic safety concerns; and
- Implementing a "T" intersection along with a three-way stop sign would minimize traffic volume and decrease vehicular speeds throughout the area.

Commissioner Lagana recognized connectivity to be an area of interest. He stated that the tension between vehicle-oriented development was a common issue in many applications. He added that the reason for connecting neighborhoods was considered a measure of equity.

Commissioner Lagan recognized the importance of addressing pedestrian and child safety concerns related to connectivity.

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 THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS FOR RZ 2020-BR-001 AND FDP 2020-BR-001, CHRISTOPHER LAND, LLC, TO A DATE CERTAIN OF JUNE 30, 2021.

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

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The meeting was adjourned at 11:30 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.

By Satabdi Samaddar
Approved on: November 3, 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 5 day of November 2021 by
Jacob Caporaletti.

Timothy M. Sargeant
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

