

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 19, 2022**

PRESENT: 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
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

ABSENT: Peter F. Murphy, Chairman, Springfield District

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The meeting was called to order at 7:30 p.m., by Vice Chairman John C. Ulfelder, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Vice Chairman Ulfelder announced the Midterm Elections would be held on November 8, 2022 and encouraged everyone to cast their ballots. He stated that in the State of Virginia, the only ballots cast for this election was for the United States House of Representatives. Vice Chairman Ulfelder added there might be changes to the ballots due to redistricting. Those changes were based on the 2020 Census data collected by the United States Census Bureau.

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Commissioner Sargeant announced his intent to move approval of the July 2022 meeting minutes at the October 26, 2022 Planning Commission meeting; any edits should be forwarded to staff.

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FDPA 82-P-069-13-11 (RZPA 2021-SP-00011) CONCURRENT WITH
CSPA 82-P-069-06 (RZPA 2021-SP-00011) – FAIR LAKES DEV, LLC

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON FDPA 82-P-069-13-11 AND CSPA 82-P-069-06 TO A DATE CERTAIN OF NOVEMBER 16, 2022.

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

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PA 2021-IV-S2 – VILLA PARK ROAD

Commissioner Lagana MOVED THAT THE PLANNING COMMISSION INDEFINITELY DEFER THE PUBLIC HEARING FOR PA 2021-IV-S2.

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

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SE 2021-MA-032 – MCDONALD'S CORPORATION

(Decision Only) (Planning Commission hearing on this application was held on September 28, 2022; Decision Only from October 12, 2022)

Commissioner Strandlie MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING ACTIONS:

- APPROVAL OF SE 2021-MA-032, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 18, 2022; AND
- APPROVAL OF THE WAIVER AND MODIFICATIONS INCLUDED IN THE WAIVERS AND MODIFICATIONS STATEMENT DATED OCTOBER 19, 2022.

Commissioners Sargeant and Cortina seconded the first motion, which carried by a vote of 11-0. Chairman Murphy was absent from the meeting.

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

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SE 2022-PR-00001– PETROLEUM MARKETING GROUP, INC.

(Decision Only) (Planning Commission hearing on this application was held on October 12, 2022)

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING ACTIONS:

- APPROVAL OF SE 2022-PR-00001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 18, 2022; AND
- APPROVAL OF A WAIVER OF THE LOADING SPACE REQUIREMENT IN SUBSECTION 6101.3 OF THE ZONING ORDINANCE.

Commissioner Cortina seconded the motions, which carried by a vote of 10-0-1. Chairman Murphy was absent from the meeting. Commissioner Bennett abstained from the vote.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. PCA 2003-PR-022-03 (RZPA 2022-PR-00017) – V METRO, LLC; V METRO W, LLC AND METRO W, LLC
2. SSPA 2021-IV-3MV – HUNTINGTON METRO STATION

This order was accepted without objection.

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PCA 2003-PR-022-03 (RZPA 2022-PR-00017) - V METRO, LLC; V METRO W, LLC and METRO W, LLC – Appl. to amend the proffers for RZ 2003-PR-022 previously approved for mixed use development to permit associated modifications to proffers with an overall Floor Area Ratio (FAR) of 2.25 on the total 23.25-acre PRM zoned site. Located on the S. side of Saintsbury Dr., approx. 400 ft. E. of its intersection with Vaden Dr. on approx. 9.76 ac. of land zoned PRM. Comp. Plan Rec: 4-5 du/ac with an option for mixed use development. Tax Map 48-2 ((24)) B1. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Commissioner Niedzielski-Eichner announced his intent to defer the decision only on the subject application to a date certain of October 26, 2022.

Gregory A. Riegle, Applicant's Agent, McGuireWoods, LLP, reaffirmed the affidavit dated October 6, 2022.

Zachary Fountain, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the date file. He stated that staff recommended approval of PCA 2003-PR-022-03.

Mr. Riegle gave a presentation, followed by H. Edward Coates III, V. Metro LLC, Applicant, who presented additional information on the subject application.

There was a discussion between Mr. Fountain; William O'Donnell, Zoning Evaluation Division, Department of Planning and Development; Mr. Coates; and multiple Commissioners regarding the following:

- The applicant's commitment to improve the pedestrian and vehicular environment at the intersection of Vaden Drive and Royal Victoria Drive;
- Concerns regarding the fencing along the pathway that led to the Metro station and the applicant's plan to mitigate that issue;
- Proffer Number 32, Metro Connection. Clarification on the type of screening that would replace the fencing option along the trail connection to the Metro station;
- The applicant's plan to provide alternative screening/planting options for the area along the trail connection to the Metro station;
- Staff's support for the applicant's solution for the installation of a buffer versus a fence along the trail connection to the Metro station;
- The absence of retail development options in the application and the applicant's plan to incorporate the need for future use at the proposed location;
- Clarification on whether staff would seek this option first with this application as opposed to when the application was originally approved;
- Clarification of the types of retail uses and the location of those uses to be included in Buildings 6 and 10 of the town center plaza;
- The amount of square footage the applicant envisioned for retail use in Buildings 6 and 10;
- Clarification on the types of retail uses needed by residential users versus that of day/night time office users;
- Clarification on whether configuration of the utilities would change as a result of the proposed building modifications in the town center area;
- The floor area ratio (FAR) for the area within ¼ mile of the station platform (the Core Area);
- Whether there was sufficient FAR in the Core Area to attract a Class A (premier, high quality updated systems, and technology) office tenant;
- The applicant's plan for the use of the interim open space on the northwest quadrant of the site; and
- Support for the live-work units that would be incorporated into the office component of the mixed-use development.

The discussion resulted in a request for additional time to mitigate the aforementioned issues of concern that would result in a consensus on a favorable recommendation.

There being no listed speakers, Vice Chairman Ulfelder called for speakers from the audience.

Reese Fawn, 2911 Deer Hollow Way, Fairfax, requested clarification on the location of parking that supported the proposed site.

In response to Ms. Fawn's inquiry, Mr. Coates confirmed there was a parking garage that supported the site. He added parking was available for retail, residents, and visitors. Dedicated parking was assigned to two buildings at the site.

There being no further speakers, no rebuttal from the applicant, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on this application.

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA 2003-PR-022-03 TO A DATE CERTAIN OF OCTOBER 26, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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SSPA 2021-IV-3MV – HUNTINGTON METRO STATION - The proposed Plan Amendment concerns approximately 29 acres of land [2501 Huntington Avenue; 5801 and 5745 North Kings Highway, Alexandria, Virginia, 22303; Tax Map Parcel #s 83-1 ((1)) 17E and 88D1, and 83-1((7))1A]. The area is planned for Public Facilities, 257,000 square feet office use, and 30,000 square feet retail use, and requests an amendment to the Comprehensive Plan for Public Facilities, 1,500 residential units, and 382,000 square feet of nonresidential use. Recommendations relating to the transportation network may also be modified. MOUNT VERNON. PUBLIC HEARING.

There were no disclosures by Commission members.

Graham Owen, Planning Division, Department of Planning and Development presented the staff report, a copy is in the date file. He stated that staff recommended approval of SSPA 2021-IV-3MV.

Ellen Young, 1409 Belle View Boulevard, Alexandria, Mount Vernon SSPA Task Force representative, gave a presentation on the proposed plan amendment.

Mark Viani, 2311 Wilson Boulevard, Arlington, Nominator, gave the first part of a presentation on the proposed plan amendment.

Steve Segerlin, 2311 Wilson Boulevard, Arlington, Nominator, gave the second part of a presentation on the proposed plan amendment.

There was a discussion between Mr. Owen; Meghan Van Dam, Planning Department, Department of Planning and Development; Joanne Fiebe, Office of the Deputy Director, Department of Planning and Development; Ms. Young; Mr. Viani; Mr. Segerlin; and multiple Commissioners regarding the following:

- The Mount Vernon SSPA Task Force’s recommendation for a row of duplexes fronting on Biscayne Drive, and staff’s recommendation for those homes;
- Concerns regarding interparcel access and pedestrian connectivity to the Huntington Metrorail Station from the site;
- Discussion surrounding the Transit Development Area (TDA) Pedestrian Circulation development in the area;
- Clarification on the pedestrian connectivity to the Huntington Metro Station area and throughout the various neighboring developments;
- The Urban Design Framework of the site and recommended modifications submitted by the county’s consulting urban designer, Dover Kohl Associates for the broader TDA;
- The Washington Metropolitan Area Transit Authority’s (WMATA) concerns regarding language in the staff report that referenced pedestrian connectivity to the Metro station and bus rapid transit stations;
- The Mount Vernon SSPA Task Force’s opposition to the proposed interparcel walkway in the southern portion of the site;
- Language in the Comprehensive Plan that addressed the protection and preservation of established neighborhoods;
- Discussion of visuals presented for the location of the townhomes to better understand the concerns surrounding those homes;
- A suggestion that stormwater management improvements be integrated with the new development;
- A suggestion that Capital Bikeshare Stations be integrated into the site;

- Staff's thought process on the way pages of the plan amendment's staff report was organized for presentation;
- A broader explanation of Figure 11 of the staff report, the Huntington Transit Development Area Pedestrian Circulation map, and what the upper case letters in red represented;
- Visuals provided to the Commission for the location of the townhomes on Figure 11 of the Huntington Transit Development Area Pedestrian Circulation (Adopted Plan) map;
- Visuals provided for the location of the interparcel connection at the site;
- Calculations for the elevation grade drop across the site; and
- Ongoing efforts between WMATA and the Huntington Club community to address their concerns regarding the challenges with grading and pedestrian connectivity between the parcels.

The discussion resulted in a request for additional time to mitigate the aforementioned issues of concern that would result in a consensus on a favorable recommendation.

Vice Chairman Ulfelder called the first listed speaker.

Sonya Breehey, 2902 Marshall Street, representing Coalition for Smarter Growth, addressed concerns with the proposed plan amendment. A copy of Ms. Breehey's statement is in the date file.

Larry Huffman, 7618 Range Road, Alexandria, addressed concerns regarding the proposed plan amendment. A copy of Mr. Breehey's statement is in the date file.

Shane Wescott, 5758 Biscayne Drive, Alexandria, addressed the following concerns:

- Acknowledgement of the concerns raised by the Mount Vernon SSPA Task Force;
- The location of Mr. Wescott's home in relation to the building as depicted on Figure 22, Page 40 of the staff report;
- A request that the building height, referenced as the death star, be taken into consideration; and
- The buffer area for the townhomes should be preserved.

Katelyn Repetto, 5758 Biscayne Drive, Alexandria, echoed Mr. Wescott's testimony and addressed concerns regarding the site's grading, the privacy of their home, and the protection and preservation of the neighboring forest. Ms. Repetto requested clarification on the proposed height of the building along the Huntington Avenue frontage, in comparison to the current

parking garage. Ms. Repetto encouraged that the Commissioners organize a visit to the proposed site.

Staff responded to Ms. Repetto's question regarding the proposed height of the building along the Huntington Avenue frontage, in comparison to the current parking garage. In relation to the height of the building, visuals were provided by staff to the Commission.

Michael Perez, 2451 Midtown Avenue, Alexandria, supported the proposed amendment, but also addressed concerns regarding the height of the building, and voiced support for the protections and preservation of the forest area. A copy of Mr. Perez's statement is in the date file.

Ruth Metzel, 2728 Farnsworth Drive, Alexandria, amplified her support for the protections and preservation of the woodlands area. Ms. Metzel addressed concerns regarding the noise levels, air quality, and aesthetics of the site. She noted the importance of accessibility for bikes and pedestrians across the site. Ms. Metzel also supported considerations for bike and electric vehicle charging stations, and the limited amount of retail space provided in the plan compared to the amount of office space.

Leigh Butler, 5832 Biscayne Drive, Alexandria, echoed Ms. Repetto and Mr. Wescott's concerns. She also addressed Commissioner Cortina's question as to the reason why some of the trees at the site were less matured than the others. Ms. Butler also encouraged the Commission to visit the site.

Jason Zaragoza, Riverview Terrace, Alexandria, stated he attended the task force meetings. Mr. Zaragoza echoed support for the preservation of the trees in the woodlands area. He added that those trees functioned as a buffer for the townhomes.

There being no further speakers, Vice Chairman Ulfelder called for a rebuttal from Ms. Young.

In a rebuttal testimony, Ms. Young thanked the community for their testimony. She added there was an agreement between the task force, community, and WMATA for the preservation of the trees.

There being no further comments or questions from the Commission, and staff had no closing remarks; therefore, Vice Chairman Ulfelder closed the public hearing and recognized Commissioner Clarke for action on this site-specific plan amendment.

Commissioner Clarke commended staff on their work on the plan amendment, the Commission for their input, and the citizens for their testimony. He added a site visit would be scheduled at a later date.

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Commissioner Clarke MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SSPA 2021-IV-3MV TO A DATE CERTAIN OF NOVEMBER 16, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

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

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The meeting was adjourned at 9:26 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: January 11, 2023

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 21 day of January 2024, by

[Handwritten Signature]

Signature of Notary

Notary Seal



Notary registration number: 2114113

Commission expiration: January 31, 2024