

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 2, 2022**

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
Phillip A. Niedzielski-Eichner, Providence District

ABSENT: Walter C. Clarke, Mount Vernon District
Evelyn S. Spain, Sully District
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

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The meeting was called to order at 7:30 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

FDP 2018-MV-005 (RZPA 2021-MV-00043) – IDI HUNTINGTON, L.C.

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON FDP 2018-MV-005 TO A DATE CERTAIN OF NOVEMBER 16, 2022.

Commissioner Lagana seconded the motion, which carried by a vote of 7-0-1. Commissioners Spain, Jimenez, Clarke, and Bennett were absent from the meeting. Commissioner Strandlie abstained from the vote.

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RZ 2021-PR-00030 – FAIRFAX COUNTY SCHOOL BOARD, A BODY CORPORATE

Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2021-PR-00030 TO A DATE CERTAIN OF NOVEMBER 16, 2022.

Commissioner Sargeant seconded the motion, which carried by a vote of 8-0. Commissioners Spain, Jimenez, Clarke, and Bennett were absent from the meeting.

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SE 2022-HM-00022 – MARIA G. JIMENEZ

Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2022-HM-00022 TO A DATE CERTAIN OF NOVEMBER 30, 2022.

Commissioner Sargeant seconded the motion, which carried by a vote of 8-0. Commissioners Spain, Jimenez, Clarke, and Bennett were absent from the meeting.

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Commissioner Sargeant announced his intent to move approval of the September 2022 meeting minutes at the November 16, 2022 Planning Commission meeting. He stated that all edits should be forwarded to staff. Commissioner Sargeant added that Planning Commissioners also received meeting minutes for the September 29, 2022, Reston Comprehensive Plan Amendment Workshop. He added that approval of those minutes would be reviewed and approved at a later date.

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Commissioner Strandlie announced that she, Commissioner Spain, and Tom Fleetwood, Director of Housing and Community Development, toured the various Fairfax County affordable housing properties. Commissioner Strandlie encouraged Planning Commissioners to visit the County's affordable housing sites. She commended the County on their ongoing work in providing affordable housing. Commissioner Strandlie added that the Residences at Government Center was a great place to live, and that the community provided a variety of housing, which included options for assisted living.

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ORDER OF THE AGENDA

Secretary Sargeant established the following order of the agenda:

1. FDPA C-696-06 (RZPA 2022-DR-00028) – DSVO DULLES, LP
2. PCA A-502-04 (RZPA 2022-HM-00016)/DPA A-502-10 (RZPA 2022-HM-00016)/PRC A-502-06 (RZPA 2022-HM-00016) – CM VANTAGE LLC
3. RZ/FDP 2021-PR-012 – PULTE HOME COMPANY, LLC

This order was accepted without objection.

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FDPA C-696-06 (RZPA 2022-DR-00028) - DSVO DULLES, LP –
Appl. to amend the final development plans for RZ C-696 to permit mixed use development and associated changes to development conditions. Located on the W. side of Dulles Station Blvd., and E. side of Carta Wy., S. of Sunrise Valley Dr., on approx. 2.91 ac. of land

zoned PDC. Tax Map 16-1 ((25)) 6D1. DRANESVILLE DISTRICT.
PUBLIC HEARING.

There were no disclosures by Commission members.

Michael D. Van Atta, Applicant's Agent, McGuireWoods, LLP, reaffirmed the affidavit dated September 20, 2022.

Sharon Williams, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the date file. She stated that staff recommended approval of FDPA C-696-06.

Mr. Van Atta gave a presentation on the subject application.

There was a discussion between Ms. Williams; Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Development; Mr. Van Atta; and multiple Commissioners regarding the following:

- Clarification on whether there was a system in place that tracked potential student yield generated from the proposed development;
- Clarification on whether there was a proffer on a previously approved application where the intent was to help balance the student capacity for Coates Elementary School;
- The applicant's plan to meet the tree canopy requirements throughout the subject property;
- Clarification on whether the development of an additional 510 multi-family dwelling units met the Transportation Demand Management (TDM) goals;
- Clarification on the use of the makerspace and how it was incorporated into the proposed development;
- The differences between the street and lane widths at the site; and
- Concerns regarding pedestrian safety as a result of the proposed single ramping system.

The discussion resulted in no changes to the subject application.

There were no listed speakers, no speakers from the public, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for actions on this application.

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Commissioner Ulfelder MOVED THAT THE PLANNING COMMISSION APPROVE FDPA C-696-06, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 18, 2022.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 8-0. Commissioners Spain, Jimenez, Clarke, and Bennett were absent from the meeting.

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PCA A-502-04 (RZPA 2022-HM-00016) - CM VANTAGE LLC – Appl. to amend the proffers for RZ -A-502 previously approved for medium density residential to permit the addition of 28 single family attached dwellings to an existing multi-family development at an overall density of 12.3 dwelling units per acre (du/ac) with associated modifications to site design. Located along Vantage Hill Rd., E. side of Wainwright Dr. and S. side of Baron Cameron Ave. on approx. 14.59 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((38)) all parcels. (Concurrent with DPA A-502-10 and PRC-A-502-06 (RZPA 2022-HM-00016). HUNTER MILL DISTRICT. PUBLIC HEARING.

DPA A-502-10 (RZPA 2022-HM-00016) - CM VANTAGE LLC – Appl. to permit the 10th amendment of the Development Plan for RZ A-502 to permit the addition of 28 single family attached dwellings to an existing multi-family development at an overall density of 12.3 dwelling units per acre (du/ac) and associated modifications to site design. Located along Vantage Hill Rd., E. side of Wainwright Dr. and S. side of Baron Cameron Ave. on approx. 14.59 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((38)) all parcels. (Concurrent with PCA A-502-04 and PRC A-502-06 (RZPA 2022-HM-00016). HUNTER MILL DISTRICT. PUBLIC HEARING.

PRC A-502-06 (RZPA 2022-HM-00016) - CM VANTAGE LLC – Appl. to approve the PRC plan associated with RZ-A-502 to permit the addition of 28 single family attached dwellings to an existing multi-family development and associated site modifications. Located along Vantage Hill Rd., E. side of Wainwright Dr. and S. side of Baron Cameron Ave. on approx. 14.59 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Tax Map 17-2 ((38)) all parcels. (Concurrent with PCA A-502-04 and DPA A-502-10 (RZPA 2022-HM-00016). HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated October 24, 2022.

Lauren Hall, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the date file. She stated that staff recommended approval of PCA A-502-04, DPA A-502-10, and PRC A-502-06.

Ms. Strobel gave a presentation on the proposed applications.

There was a discussion between Joseph Gorney, Planning Department, Department of Planning and Development; Robert Schumann, Vantage Hill Condominium Unit Owners Association, Inc.; Aaron M. Vinson, Walter L. Phillips, Incorporated; and multiple Commissioners regarding the following:

- Clarification on whether the width of the private alleys were accessible to emergency vehicles and supported vehicle turnarounds at the site;
- Proposed Development Condition Number 7, that outlined the Fire Marshal's evaluation of the site and whether there were potential challenges or variations that would impact the site plan;
- The applicant's agreement to provide proffer language that would address the Landscape Plan for the proposed site;
- The applicant's response to staff's recommendation for a proffer that would include provisions for electric vehicle charging stations or provisions for infrastructure that supported electric vehicles;
- The applicant's agreement to provide electric vehicle charging stations in the garages of the existing Vantage Hill Condominium units;
- Staff's recommendation for the installation of conduit raceways for future installation of electric vehicle charging stations;
- Clarification that the current electric infrastructure for the Vantage Hill Condominium property did not support electric vehicle charging stations;
- The current Vantage Hill Condominium shared a common electric infrastructure and was not individually metered;
- Clarification on whether the proposed Landscape Plan included the revegetation of the resource protection area and included the removal invasive plant species;
- The applicant's agreement to work with staff during site plan review on the type of seating to be installed at the proposed site, and the parties responsible for ongoing maintenance of the seating area; and

- Concerns regarding increased public parking along the street on Vantage Hill Road and Wainwright Drive, and the applicant's plan to mitigate those concerns.

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 were no listed speakers, no speakers from the public, no rebuttal from the applicant, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Ulfelder for actions on these applications.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA A-502-04, DPA A-502-10, AND PRC A-502-06 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 8-0. Commissioners Spain, Jimenez, Clarke, and Bennett were absent from the meeting.

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RZ/FDP 2021-PR-012 – PULTE HOME COMPANY, LLC – Appls. to rezone from C-3, HC, SC to PTC, HC, and SC to permit a mixed-use multi-family residential development with up to 1.80 Floor Area Ratio (FAR) and approval of the conceptual and final development plan. Located at 1953 Gallows Rd., Vienna, 22182 on approx. 5.42 ac. of land. Comp. Plan Rec: Residential Mixed-Use. Tax Map 39-2 ((2)) 114 and 114A. PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Antonio J. Calabrese, Applicant's Agent, DLP Piper LLP, reaffirmed the affidavit dated October 11, 2022.

Mary Ann Tsai, Zoning Evaluation Division, Department of Planning and Development presented the staff report, a copy is in the date file. She stated that staff recommended denial of RZ 2021-PR-012 and FDP 2021-PR-012.

Mr. Calabrese gave a presentation on the proposed mixed-use multi-family residential development.

Without objection, the public hearing was held. Chairman Murphy call for speakers before the Commission began discussion on the subject applications.

Chairman Murphy called for speakers and recited rules for testimony.

Janet Bradley, 8250 Trailwood Court, Vienna, opposed the rezoning applications. A copy of Ms. Bradley's statement is in the date file.

Commissioner Niedzielski-Eichner confirmed the Planning Commission received correspondence from Ms. Bradley.

Gabrielle M. Duvall, 1950 Old Gallows Road, Suite 600, Vienna, supported the rezoning applications submitted by TMG Gallows Road LLC and Pulte Home Company, LLC. Ms. Duvall also stated the following:

- Southern Management Companies was the managing agent of the 1950 and 1954 Old Gallows Road properties;
- Southern Management Companies were the continuous parcel owners of the proposed development;
- The proposed site was a surface parking lot;
- Southern Management Companies saw an influx of trespassing at the 1953 Gallows Road site on evenings and weekends;
- An activated residential community would further maintain Southern Management Companies' commercial assets;
- The proposed development would activate the space and would provide a feeling of community and a sense of place;
- The proposed development supported density planning that provided spaces where communities could live, work, play, and stay; and
- The proposed development would elevate the value of the surrounding office buildings.

Masood Nourdaksh, 8150 Madrillon Road, Vienna, opposed the proposed development because of the increased traffic in the area. Mr. Nourdaksh added that he supported staff's recommendation for denial of the application.

There being no further speakers, Chairman Murphy called for comments or questions from the Commission, staff, and the applicant on the subject applications.

There was a discussion between Ms. Tsai; Mr. Calabrese; Marc Dreyfuss, Fairfax County Department of Transportation (FCDOT); and multiple Commissioners regarding the following:

- Clarification on the staff's recommendation for the consolidation of the proposed parcel for redevelopment with the surrounding parcels;
- Objectives within the Comprehensive Plan for a coordinated development if consolidation options was not feasible;

- Staff’s recommendation that the on-street parking be removed and loading space for trash collection be provided withing the subject buildings;
- Visuals presented to the Commission on the options for trash collection, which included options for storage areas that would accommodate the Tysons Corner Design Guidelines for urban environments;
- Staff’s recommendation of raising the height of the proposed building if the surrounding parcels were consolidated with portions of Tax Map 39-2((2))106 – 112;
- Discussion of visuals presented regarding the location of the loading spaces for the residents of Buildings A and B, and how those spaces were impacted by the turnover of move in/out activities;
- Staff’s concerns regarding public on-street loading spaces and the applicant’s plan to mitigate those concerns;
- A suggestion to include proffer language that would address options for loading spaces that would accommodate delivery trucks;
- Support for staff’s recommendation for an accelerated reimbursement policy for developers that implement meaningful off-site sanitary sewer improvements;
- Discussions between the Board of Supervisors and the Department of Public Works and Environmental Services regarding the considerations for the accelerated reimbursement policy for sanitary sewer, and whether a determination would occur before July of 2023;
- Staff’s recommendations for modifications to components of the streetscape design along Gallows Road;
- Suggested amendments to language in an existing proffer that addressed the construction of a sidewalk with a price cap at \$10,000;
- Revised Proffer Number 42B, that outlined staff’s recommendation for immediate access to the Urban Park from Building A prior to the issuance of the first Residential Use Permit;
- The applicant’s plan to comply with staff’s recommendation for revised Proffer Number 42B;
- Concerns regarding the traffic impact caused by the proposed development;
- Clarification on the obligations made by the applicant for Transportation Demand Management, as amended in revised proffers dated October 31, 2022;

- The Tysons Design Guidelines that addressed the topography and building transition zones;
- Clarification on whether parking was located on the ground floor of the proposed building;
- A concern that there were no amenities on the first floor of the proposed building;
- The location of the loading space for Building A once the new road became a public street;
- Clarification on whether staff was satisfied with the park located in the future right-of-way of Boone Boulevard;
- The applicant's agreement to provide a one-time monetary contribution in lieu of construction of the half-section of the Boone Boulevard extension of the site;
- Concerns that the width of the proposed loading space was below the minimum requirement in the Zoning Ordinance and the Public Facilities Manual;
- Concerns that the proposed bicycle parking located on Gallows Road did not align with the Fairfax County Bicycle Parking Guidelines and was a potential safety hazard;
- FCDOT's plan to redesign Gallows Road in a manner that would widen the current lanes to six, with three travel lanes in each direction, and a recommended study that would identify the travel lane needs of that corridor;
- FCDOT's agreement to the proposed interim streetscape condition for the construction of two lanes, with a bike lane accommodation along the office portion of Gallows Road;
- A suggestion was made that the bike lanes be located in a safe area behind the landscaping and trees, and not on the proposed roadway;
- A suggestion was made that the applicant work with ArtsFairfax in order to enhance the artwork on the proposed building located on Gallows Road;
- Concerns with proffer language that addressed the Tysons wide wayfinding program put forth by the Tysons Partnership;
- The Commission discussed the many challenges of the proposed development, the Comprehensive Plan's requirements for the site, compatibility with the Tysons Urban Design Guidelines, the Public Facilities Manual requirements, and whether the applicant was able to address all staff's concerns during the deferral process; and
- A suggestion that a portion of the Pop-Up Plaza park be used as a loading space.

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

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Commissioner Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP 2021-PR-012 TO A DATE CERTAIN OF NOVEMBER 16, 2022, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Ulfelder seconded the motion, which carried by a vote of 8-0. Commissioners Spain, Jimenez, Clarke, and Bennett were absent from the meeting.

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CLOSING

November 2, 2022

The meeting was adjourned at 9:49 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: February 1, 2023

Jacob Caporaletti

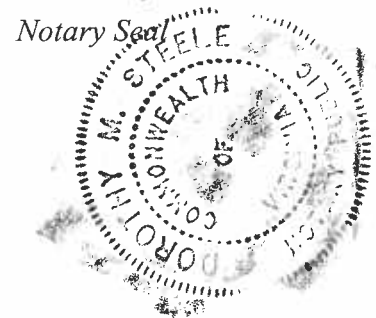
Jacob L. Caporaletti, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 9 day of February 2023, by

Dorey M. Steele

Signature of Notary



Notary registration number: 7114113

Commission expiration: January 31, 2024