

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
SITE-SPECIFIC PLAN AMENDMENT WORKSHOP  
THURSDAY, MARCH 23, 2023**

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

ABSENT: Mary D. Cortina, Braddock District

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The meeting was called to order at 7:30 p.m., by Chairman Phillip A Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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INTRODUCTORY REMARKS FOR THE 2022/2023 COUNTYWIDE SITE-SPECIFIC PLAN AMENDMENT PROCESS

Chairman Niedzielski-Eichner provided an overview of the Site-Specific Plan Amendment Process (SSPA) and noted that the process provided an opportunity for landowners and members of the public to nominate sites for changes to the land use recommendations within the Comprehensive Plan.

Chairman Niedzielski-Eichner stated that tonight's meeting was the third and final workshop to discuss the nomination submitted for consideration through the SSPA process and decide whether to add these nominations to a work program for further study by staff, the community, and nominators. He noted that the Commission would not recommend approval or denial of any amendments to the Comprehensive Plan during this process. In addition, he said the workshop tonight would discuss nominations in the Hunter Mill and Providence Districts.

Chairman recognized staff for a presentation to provide an overview of the SSPA process.

Graham Owen, Planning Division (PD), Department of Planning and Development (DPD), was joined by Leanna O' Donnell, Division Director, DPD; Lia Niebauer, PD, DPD; Salem Bush, PD, DPD; David Stinson, PD, DPD; and Stephen Waller. Mr. Owen gave the staff presentation which included the following:

- A general overview of the SSPA nomination process;
- A review of the Planning Commission Workshop dates and agenda;
- Staff recommendations for the Work Program contained in the White Papers on the SSPA nomination tracking website;
- An outline of the screening phase and stages of planning review;
- A general overview of SSPA nomination trends;
- A review of the County's SSPA prioritization criteria and justifications;
- Explanation of the next steps in the SSPA process review;
- Overview of nominations in the consent agenda located in the Hunter Mill and Providence District; and
- Overview of the process for discussion each nomination located in the Hunter Mill and Providence District that were not included in the consent agenda package.

There was a brief discussion between staff and Commissioner Ulfelder regarding nominations in the consent package, which were historically or architecturally significant.

Chairman Niedzielski-Eichner stated that the density allotted in the Hunter Mill District nomination were minor under the current Comprehensive Plan and staff confirmed that it was taken into consideration for nominations on the content package.

Chairman Niedzielski-Eichner inquired as to whether there was anyone from the public who would like to discuss an item listed in the draft consent package.

One speaker from the audience expressed interest in providing testimony on CPN22-PR-004, AT&T. He was informed that the nomination would be discussed and open for public testimony later.

There were no listed speakers on the consent agenda package, no speakers from the audience, no rebuttal from the nominators, and staff had no closing remarks.

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Chairman Niedzielski-Eichner relinquished the Chair to Vice Chairman Sargeant.

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#### CONSENT AGENDA SITE-SPECIFIC PLAN AMENDMENT (SSPA) NOMINATIONS

Chairman Niedzielski-Eichner MOVED THAT THE PLANNING COMMISSION TAKE A PRELIMINARY VOTE TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER, FOR THE FOLLOWING NOMINATIONS:

- CPN22-HM-002 - MICHAEL FARADAY COURT;
- CPN22-HM-003 - COMMERCE METRO CENTER;

- CPN22-HM-004 - 12120 SUNRISE VALLEY DRIVE;
- CPN22-HM-005 - RESTON CORNER;
- CPN22-HM-006 - ROLAND CLARKE PLACE;
- CPN22-HM-007 - PRESTON WHITE DRIVE;
- CPN22-HM-009 - ASSOCIATION DRIVE;
- CPN22-HM-010 - SAMUEL MORSE DRIVE; AND
- CPN22-HM-014 - LAKE FAIRFAX BUSINESS PARK.

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Commissioner Clarke arrived.

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- CPN22-PR-005 - ICF BUILDING;
- CPN22-PR-006 - ALLIANCE CENTER; AND
- CPN22-PR-009 – FALLFAX CENTER.

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

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Chairman Niedzielski-Eichner resumed duties of the Chair.

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Commissioner Niedzielski-Eichner announced the order in which the Commission would review the remaining SSPA nominations.

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR HUNTER  
MILL DISTRICT

CPN22-HM-001 - 1760 RESTON PARKWAY – Located at 1760 Reston Parkway. Tax Map Parcels 17-1 (1)) 2C. Nomination: Multifamily residential and retail uses at an intensity of 4.08 FAR.

Andrew A. Painter, Nominator’s Agent, Walsh Colucci, Lubeley and Walsh P.C., gave a presentation on the subject nomination.

There was a brief discussion between Mr. Painter and multiple Commissioners regarding the increase in density under the proposed nomination and confirmation that the nomination was consistent with staff’s recommendation that this item be included in Tier 3.

Chairman Niedzielski-Eichner called the first listed speaker.

Sonya Breehey, 2902 Marshall Street, Falls Church, provided a YouTube testimony on behalf of Coalition for Smarter Growth in which she supported the proposed nomination. Ms. Breehey's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

There were no additional speakers, no further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized the next nomination.

CPN22-HM-013 – BROOKFIELD — Located 1620, 1621, 1624, 1627, 1628, 1630 Hunter Mill Road, 1623, 1627, 1631 Crowell Road, and 10700, 10718, 10728, 10736, 10800 Sunset Hills Road. Tax Map Parcels 18-3 ((1)) 4, 5; 18-3 ((2)) 1, 2A, 4, 4A, 6; 18-3 ((3)) 2A, 3A; 18-4 ((1)) 22, 26B1; 18-4 ((8)) 1A, 2, 3. Nomination: Detached and attached residential use and potential retail use.

Mark Looney, Nominator's Agent, Cooley, LLP, gave a presentation on the subject nomination.

Chairman Niedzielski-Eichner called the first listed speaker.

Steve Whittaker, 1839 Satinwood Court, Vienna, spoke in opposition to the proposal. A copy of Mr. Whittaker's statement is in the date file.

Commissioner Carter explained that the recommendation of a Tier 3 item did not entail automatic approval of a subsequent application. He noted that the nominations would be subject to a full review process prior to the Planning Commission making any decision on the matter. He also noted the importance of assessing the cumulative effect of proposed developments on the surrounding infrastructure and the factors to consider when determining appropriate amendments to the Comprehensive Plan.

Jason Stanford, 8260 Greensboro Drive, A50, McLean, representing Northern Virginia Transportation Alliance spoke in support of the proposal. A copy of Mr. Stanford's statement is in the date file.

There being no more listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience.

Beau Bennett, 1459 Hunter View Farms, Reston, spoke in opposition to the proposal. Mr. Bennett argued that the proposed development of the subject area would destabilize the community, negatively impact land values, and was not compatible with the character of the surrounding development.

Lynne Mulston 11472 Links Drive, Reston, stated that she was under the impression that SSPA nomination would not be considered until the Reston Comprehensive Plan was reviewed and approved by the Planning Commission and the Board of Supervisors.

Mr. Owen stated that staff intended to place all SSPA nomination located in the Reston area as Tier 3 items on the work program, which would provide adequate time for the action on the Reston Comprehensive Plan.

Jody Bennett, 1459 Hunter View Farms, Reston, voiced concerns about the number of sites proposed in this one nomination. Ms. Bennett requested that each site be addressed separately.

Michelle Kimmel, 1937 Upper Lake Drive, Reston, spoke in opposition to the current proposal, stating that she favored pursuing a consolidated study of the Reston transit station area to determine appropriate recommendations for future development. She also expressed concern regarding inadequate public input on developments within the Reston area.

Commissioner Ulfelder asked about the timeframe and public input process for which Tier 3 items on the work program would be considered. Mr. Owen explained the process, but noted that the proposed nomination was not located in the Reston area.

There were no further comments or questions from the Commission, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Carter for a motion on these nominations.

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Commissioner Carter MOVED TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER, FOR THE FOLLOWING NOMINATIONS:

- HM-001 – 1760 RESTON PARKWAY; AND
- HM-013 – BROOKFIELD.

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

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SITE-SPECIFIC PLAN AMENDMENTS UNDER REVIEW FOR  
PROVIDENCE DISTRICT

CPN22-PR-001 – BRIARWOOD FARM – Located at 2903, 2904, 2905, 2906, 2907, 2910 and 2911 Swanee Lane. Tax Map Parcels 48-2 ((7)) 4, 5, 6, 11, 12, 13 and 14.  
Nomination: Residential uses at up to 4-5 du/ac.

James D. Clark, Nominator, gave a presentation on the subject nomination.

There was a discussion between Mr. Clarke, Mr. Owen, and multiple Commissioners on the following:

- Justification for staff's recommendation for this nomination to move to the Work Program as a Tier 3, item;

- Confirmation that the nomination had conducted subsequent public outreach since the initial submission of the nomination;
- Explanation of criteria for Tier 1 and Tier 3 considerations; and
- Confirmation that the nomination in its current phase did not need a developer to move to the Work Program.

There being no listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience, but received no response; therefore, he noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized the next nomination.

CPN22- PR-004 – AT&T OAKTON– Located at 3033 Chain Bridge Road. Tax Map Parcel 47-2((1)) 58. Nomination: Residential mixed-use up to 1.0 FAR, consisting of single-family attached dwellings, multifamily dwellings, office use, and community serving retail uses.

Mark Looney, Nominator’s Agent, Cooley, LLP, gave a presentation on the subject nomination.

There was a discussion between Mr. Looney, Mr. Owen, and multiple Commissioners on the following:

- Explanation of staff’s justification for recommending inclusion of the proposed nomination in Tier 1;
- Clarification on the density of the recommendations for the site prior to the approval of the Reston Comprehensive Plan;
- Confirmation that the proposed nomination was located within the Flint Hill Suburban Center;
- Concerns regarding the density of development under the proposed nomination; and
- Clarification on the percentage of impervious land on the subject property.

Chairman Niedzielski-Eichner called the first listed speaker.

Lauren Crum and Shelley Deutch, 10506 Adel Road, Oakton, representing Greater Oakton Community Association voiced concerns for pedestrian safety, character compatibility, environmental impact, and the impact the increased density would have on vehicular traffic.

Philip Latasa, 5584 Cavalier Woods Lane, Clifton, representing Friends of Accotink Creek, opposed the proposal. A copy of Mr. Latasa’s statement is in the date file.

Chris French, 3172 Stratford Court, Oakton, spoke in support to further study of the proposal, but voiced concerns related to pedestrian and bicyclist safety and stated his skepticism on how greater connectivity with multi-modal transportation would be achieved on the proposed site.

John O. Wilson, 11186 Tattersall Trail, Oakton, voiced concerns related to traffic, parking, pedestrian safety, school crowding, the lack of affordable housing, and the loss of trees and open space. A copy of Mr. Wilson’s statement is in the date file.

Edith Orsini, 3015 Barden Oaks Court, Oakton, representing Options for Oakton voiced concerns related to the proposed nomination. A copy of Ms. Orsini's statement is in the date file.

Michelle Murdoch, 3202 Gemstone Court, Oakton, representing Arrowood Community Association spoke in opposition to the proposal. Ms. Murdoch voiced concerns related to the impact of increased density on vehicular traffic, character compatibility, and pedestrian walkability throughout the area.

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The Commission went into recess at 9:28 p.m. and reconvened in the Board Auditorium at 9:42 p.m.

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Chairman Niedzielski-Eichner called the next speaker.

Gretchen DePasquale, 10300 Cherry Blossom Court, Oakton, voiced concerns on increased density, traffic congestion, pedestrian safety, and the potential impact on the character of Oakton.

Kristin Tennyson, 2828 Jermantown Road, Oakton, spoke in opposition to the proposal, voicing concerns related to the impact of increased density on local resources such as fire and rescue, libraries, schools, traffic, mass transportation services, and pedestrian safety. She also expressed concern regarding a possible increase in crime associated with high-density housing.

George Lehnigk, 10629 Marbury Road, Oakton, spoke in support of the proposed nomination. A copy of Mr. Lehnigk's statement is in the date file.

Andrea Falkenhagen, 2991 Cashel Lane, Vienna VA spoke in opposition to the proposal. Ms. Falkenhagen voiced concerns regarding increased traffic, the need for childcare in the area, and ongoing issues regarding overcrowding of schools. She also voiced her opposition to the claim that affordable housing proposed in this development would attract young professionals to the area, stating that this type of development would likely attract young families because young families could not afford single-family homes in the Oakton area.

There being no more listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience.

Laura de Otalvaro, 1042 Graystone Court, Oakton, spoke in support of the proposed nomination,, but voiced her concerns regarding the preservation of green spaces, ensuring pedestrian access to parks, public safety provisions, and the ongoing need for vehicular speed mitigation throughout the area.

Nicholas Jacoby, 3175 Summit Square Drive, Unit C-9, Oakton, spoke in opposition to the proposal. Mr. Jacoby echoed the concerns made by previous speakers regarding character compatibility and environmental impacts. He also voiced concerns about the impact this

development would have on existing structures that that had potential architectural and historic value.

Anne Fanadorz, 3176 Summit Square Drive, Unit A-1, Oakton, spoke in opposition to the proposal. She and her daughter voiced concerns about the impact the proposed development would have on the local parks and recreation. Ms. Fanadorz also stated that the proposed development would cause crime to increase in the area. She also echoed concerns from previous speakers regarding the density and character compatibility of the development.

There be no additional speakers, Chairman Niedzielski-Eichner called for a rebuttal statement from Mr. Looney, who responded to the question on impervious space and confirmed that there was approximately 40 to 50 percent of the site that was covered by impervious surfaces. Mr. Looney also responded to Mr. Jacoby's inquiry about the architecture of the building on-site. He stated that the architecture was done by Kohn Pedersen Fox Associates and that it would be investigated further for historic or architectural value as the nomination proceeds. Mr. Looney also noted that further studies would be conducted in later phases of the process to address concerns related to environmental impact, density, traffic, and pedestrian safety.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized the next nomination.

CPN22-PR-007 – SEQUOIA CAPITAL– Located at 2690, 2700, 2701, 2711, 2720, 2721, 2730, 2731, 2740, 2741, 2750, and 2751 Prosperity Avenue. Tax Map 49-1 ((19)) - Parcels: A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3 and 4. Nomination: Residential mixed-use up to 1.35 FAR (with bonus density potential of up to 1.51 FAR) on Sub-Unit D1.

Bernard S. Suchicital, Walsh Colucci Lubeley & Walsh PC, Authorized Agent of B9 Sequoia Prosperity Owner LLC, gave a presentation on the subject nomination.

There was a discussion between Mr. Suchicital; Steven Waller, Planning Division, Department of Planning and Development; and multiple Commissioners on the following:

- Clarification on the estimated number of dwelling units that would be included with a development under the proposed nomination;
- Clarification on the building heights of the development;
- The types of residential development that could potentially be implemented;
- Clarification on the extent to which tiered design could be incorporated with a development;
- An overview of the existing development on the site;
- The existing redevelopment options for the site and whether the proposed nomination would complement such options;
- Clarification on the density of the development and whether the inclusion of workforce housing commitments impacted the permitted density; and
- Clarification of staff's justification for including the proposed nomination in Tier 1.

Chairman Niedzielski-Eichner called the first listed speaker.



Aaron Wilkowitz, 6800 Walnut Street, Falls Church, representing YIMBYs of Northern Virginia, spoke in support of the proposal. Mr. Wilkowitz's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Sonya Breehey, 2902 Marshall Street, Falls Church, representing Coalition for Smarter Growth, spoke in support for the proposal. Ms. Breehey's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Brooks Stephens, 8621 Dellway Lane, Vienna, spoke in support of the nomination due to its unique design to aid Fairfax County in reaching its carbon emission goals under One Fairfax.

There being no more listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience.

Bryan Zelley, resident of Dunn Loring Village, spoke in support of the subject proposal. Mr. Zelley stated his interest in further consideration for stormwater management of the subject site.

Commissioner Bennett echoed remarks from the speakers regarding the benefits of the proposed nomination. She also noted the importance of implementing appropriate accessibility provisions with the development.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized the next nomination.

CPN22-PR-008 – MERRIFIELD AT DUNN LORING STATION APARTMENTS–  
Located at 2700 Pleasantdale Road, 2701 Livingstone Land, 8130 Prescott Drive, and 2740 Hartland Road. Tax Map 49-2 ((1)) 39, 40, 48 and 53. Nomination: Option for residential mixed-use up to 1.9 Floor Area Ratio (FAR), with office use or hotel, and ground floor convenience retail uses.

Tony Calaberse, Nominator's Agent, DLA Piper, LLP, gave a presentation on the subject nomination.

Stephen Waller, Planning Division, Department of Planning and Development, provided an overview of the subject nomination. Staff supported including the nomination in the Comprehensive Plan Work Program as a Tier 1 item.

Chairman Niedzielski-Eichner called the first listed speaker.

Aaron Wilkowitz, 6800 Walnut Street, Falls Church, representing YIMBYs of Northern Virginia, spoke in support of the proposal and offered. A copy of Mr. Wilkowitz's written statement is in the date file. Mr. Wilkowitz's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Sonya Breehey, 2902 Marshall Street, Falls Church, representing Coalition for Smarter Growth, spoke in support of the proposal and offered suggestions on affordable housing and pedestrian connectivity. Ms. Breehey's YouTube testimony can be viewed by contacting the Fairfax County Cable and Consumer Services, Channel 16.

Brooks Stephens, 8621 Dellway Lane, Vienna, spoke in support of the nomination, echoing the comments made by the first two speakers.

There being no more listed speakers, Chairman Niedzielski-Eichner called for speakers from the audience.

Ryan Watkins, 2703 Manhattan Place, Vienna, representing the Vienna Crossings Homeowners Association, spoke in support of the proposal. Mr. Watkins stated that the association has been in contact with the nominator and intended to coordinate with them on this project. He also expressed concern regarding the ownership and maintenance of the existing private road that accessed the existing residential development. In addition, he requested further coordination between the nomination and the existing residents to ensure their concerns were addressed and the proposal would not negatively impact their property.

Virginia Smart, 2701 Manhattan Place, Vienna, spoke in opposition to the proposed nomination due to concerns regarding the size and character compatibility of the proposal.

There were no additional speakers. Chairman Niedzielski-Eichner called on staff and the nominator for final comments.

Mr. Waller noted that he spoke with one of the adjacent neighbors and addressed concerns of their property being land-locked by the proposed development. He went on to state that staff recommended that the nominator continue community outreach efforts. Mr. Calabrese agreed to continue working with adjacent neighbors to address their concerns as the proposal continued through the Comprehensive Plan Amendment review process.

There were no further comments or questions from the Commission. Chairman Niedzielski-Eichner closed the public hearing and asked for closing remarks from the Commission.

Commissioner Carter noted that several proposed developments were remarkably similar and encouraged efforts to provide greater variety for potential development. He expressed concern about the large volume of housing being proposed. He also emphasized the importance of placemaking in areas of higher density. Commissioner Carter recognized that the County had difficulties with preserving existing market rate housing. Lastly, he stressed the importance of community outreach to the land development process.

Commissioner Ulfelder urged the Commission to consider future implications and economic trends when considering the proposed projects, as cycles and trends changed over time.

Commissioner Sargeant noted the importance of maintaining and preserving walkability throughout our communities.

Commissioner Lagana noted that the SSPA nomination process, as a form of market research, offered a better understanding of where the market was trending. He aligned himself with Commissioner Ulfelder and Carter's remarks on future implication of the development currently under consideration.


Chairman Niedzielski-Eichner provided closing remarks on the SSPA workshop and the SSPA process in which aligned himself with the comments made his fellow colleagues.

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Chairman Niedzielski-Eichner relinquished the Chair to Vice Chairman Sargeant.

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Commissioner Niedzielski-Eichner MOVED TO RECOMMEND THE STAFF RECOMMENDATION, AS DESCRIBED IN THE SSPA WHITE PAPER, FOR THE FOLLOWING NOMINATIONS:

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- ADD CRN22-PR-001 - BRIARWOOD FARM, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER TWO PRIORITY ITEM;
  - ADD CPN22-PR-004 - AT&T OAKTON, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER ONE ITEM;
  - ADD CPN22-PR-007 - SEQUOIA CAPITAL, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER ONE ITEM; AND
  - ADD CPN22-PR-008 - MERRIFIELD AT DUNN LORING STATION, TO THE COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM AS A TIER ONE ITEM.

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

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The meeting was adjourned at 11:13 p.m.  
Niedzielski-Eichner, Chairman  
Evelyn S. Spain, 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: June 7, 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 14<sup>th</sup> day of June 2023 by

*Kevin Jackson*

Signature of Notary

Notary registration number: 8018276

Commission expiration: January 31, 2026

Notary Seal

