

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 14, 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
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Franconia District
Candice Bennett, Commissioner At-Large
Andres Jimenez, Commissioner At-Large

ABSENT: Peter F. Murphy, Springfield District
Walter C. Clarke, Mount Vernon District

OTHERS: St. Clair Williams, Urban Centers Section,
Department of Planning and Development (DPD)
Joseph Gorney, Planning Division, DPD;
William Mayland, Zoning Administration Division, DPD,
John King, Fairfax County Department of Transportation (FCDOT),
Michael W. Garcia, FCDOT
Satabdi Samaddar, Deputy Clerk, Planning Commission
Danielle George, Department of Clerk Services

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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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COMMISSION MATTERS

Commissioner Spain announced that on May 14, 2023, Planning Commissioners had received electronic copies of the April 2023 meeting minutes. Commissioner Spain stated that she intended to move approval of these minutes at the June 28, 2023, Planning Commission meeting. She encouraged Commissioners to review the minutes and send any edits or corrections to staff no later than June 26, 2023.

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ORDER OF THE AGENDA

Chairman Niedzielski-Eichner established the following order of the agenda:

1. PA 2020-III-UP1-RESTON COMPREHENSIVE PLAN STUDY

This order was accepted without objection.

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PA 2020-III-UP1 – RESTON COMPREHENSIVE PLAN STUDY

– 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 all the area within the planned community of Reston (approximately 8,400 acres inclusive of roads), generally located approximately 20 miles west of Washington DC, seven miles west of Tysons and six miles east of Washington Dulles International Airport. The study area is within the Hunter Mill Supervisor District and is bisected by the Dulles Airport Access Road (DAAR) and extends as far as Route 7 on the north, Fox Mill Road to the south, Hunter Mill Road to the east, and Centreville Road to the west. concerns all the area within the planned community of Reston (approximately 8,400 acres inclusive of roads), generally located approximately 20 miles west of Washington DC, seven miles west of Tysons and six miles east of Washington Dulles International Airport. The study area is within the Hunter Mill Supervisor District and is bisected by the Dulles Airport Access Road (DAAR) and extends as far as Route 7 on the north, Fox Mill Road to the south, Hunter Mill Road to the east, and Centreville Road to the west. HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures from the Commission.

Commissioner Carter made opening remarks wherein he gave a brief overview of the development of Reston Comprehensive Plan (RCP). He noted that the RCP had been reviewed and amended several times to meet current needs. Commissioner Carter stated the proposed plan amendment incorporated a pluralistic approach, which consisted of numerous meetings with residents, landowners, businesses, and community organizations. The Reston Land-Use Committee met twice with the Board of Supervisors and twice with the Planning Commission. Commissioner Carter also noted that an outreach meeting was held for the purpose of obtaining additional public feedback. He went on to note that these pluralistic efforts resulted in the Plan Amendment and subsequent addendum that would be further discussed at tonight's public hearing. Commissioner Carter also noted that the Reston Land Use Committee would meet on June 28, 2023, to discuss the next stages of the proposed plan.

Chairman Niedzielski-Eichner gave a brief outline of tonight's hearing, which included a staff presentation, time for questions from the Commission, public testimony, and staff responses and comments.

St. Clair Williams, Urban Centers Section, Department of Planning and Development, presented the staff report, a copy of which is in the electronic date file. He noted that staff recommended adoption of PA 2020-III-UPI.

Commissioner Cortina made comments on the following issues:

- The changes reflected in the Heritage Resource Section of the staff report;
- Concern that the resources identified in the Heritage Resource were not adequately reflected in other sections;

Chairman Niedzielski-Eichner called the first listed speaker and recited the rules for public testimony.

Mike Jennings, 2117 S Bay Lane, Reston, representing the Reston Chamber of Commerce, spoke in support of the proposed plan amendment because he felt that it incorporated new elements and modernized outdated components without interference to the Non-Transit Station Areas and Non-Transit Oriented Development Districts. A copy of Mr. Jennings's written statement is in the date file.

Emily Cline-Gibson, 2980 District Avenue, Fairfax, representing the Sierra Club Great Falls Group, voiced concerns related to the stormwater management, green building, and electric vehicle infrastructure standards in the Environmental Stewardship and Land Use sections of the of the proposed plan amendment. She noted the following recommendations:

- Adoption of the Reston Task Force recommendations on capturing the first inch of stormwater runoff regardless of the floor area ratio and limiting runoff from a ten-year storm to 25% or 40% of the total 24-hour volume and peak runoff;
- Incorporating Leadership in Energy and Environmental Design (LEED) Gold or Platinum standards in green building practices to meet the Community-Wide Energy and Climate Action Plan (CECAP) goals for the reduction of greenhouse gas emissions;
- Installation of electric vehicle charging stations sufficient to serve 50% of residential parking spaces and 20% of commercial parking spaces; and
- Establish minimum densities for developments in the residential mixed-use areas.

A copy of Sierra Club Great Falls Group written comments are in the date file.

Commissioner Cortina asked Ms. Cline-Gibson to reiterate the stormwater runoff reduction percentages that the Sierra Club supported for the proposed amendment.

William Penniman, 2007 Upper Lake Drive, Reston, commented on the Environmental Stewardship section of the proposed plan amendment. He echoed the key points made by the previous speaker regarding inadequate commitments for green buildings, green energy standards, stormwater management, and density recommendations for development within transit station

areas. He went on to share recommendations from the Reston Comprehensive Plan Task Force. A copy of Mr. Penniman's written statement is in the date file.

Gray Wells, 11763 N Shore Drive, Reston, representing Charter Oak Homeowners Association, spoke in opposition of the proposed plan amendment wherein he voiced the follow concerns:

- Increased vehicular traffic on a residential road;
- Inadequate parking for residents along North Shore Drive;
- Pedestrian and bicyclist safety;
- Traffic noise impacts on residential communities;
- Inadequate access to outdoor recreation by residents; and
- Impact on existing mature trees.

A copy of Ms. Well's written statement is in the date file.

Gary Maupin, 1830 Fountain Drive, Unit 1002, Reston, spoke in support of the proposed plan amendment. Mr. Maupin emphasized the quality and extensive review the proposed plan amendment went through. A copy of Mr. Maupin's written statement in the date file.

Michele Hane, 12001 Sunrise Valley Drive, Reston, representing Reston Association, voiced concerns of the proposed plan amendment and offered the following recommendations:

- Clarification that the Lake House, which was referred to as the Lake Newport Convenience Center on pages 60-61 of the staff report, would not operate as a convenience center or used for office space;
- Revise the language on page 100 of the staff report, which suggested that the Fairfax County Park Authority (FCPA) be a significant provider of park and recreational opportunities in Reston;
- Removal of language on pages 101 and 106 of the staff report that referenced FCPA facilities outside the boundaries of the Reston Master Plan Area,; and
- Removal of language on page 105 of the staff report, which suggested that FCPA has control over the decisions of the Association membership regarding Reston Association's facilities.

A copy of Ms. Hane's written statement is in the date file.

Commissioner Carter stated that Ms. Hane's had sent him the written comments and requested that she also send them to staff.

Chairman Niedzielski-Eichner stated that Commissioner Carter would seek a deferral on this case and requested that all written comments be submitted to the Planning Commission, which would also be distributed to staff.

Commissioner Ulfelder noted familiarity with the Reston Museum and asked Ms. Hane if she knew of any Reston historical associations outside of the Reston Museum. In Ms. Hane's response, she noted that there were additional historical associations in Reston and indicated that she would send that information in writing to the Commission.

Jan DeLucien, 1789 Ivy Oak Square, Reston, testified via telephone and voiced the following concerns related to the proposed plan amendment:

- Inadequate language for the preservation of Difficult Run;
- Inadequate language for density calculations,
- Inadequate language to discourage development within established environmental quality control areas;
- The impact of the height of multi-family housing developments; and
- Inadequate language to maintain affordable housing opportunities for seniors in Reston.

A copy of Ms. DeLucien's written statement is in the date file.

Chairman Niedzielski-Eichner reiterated that any recommended changes to the language of the Comprehensive Plan be submitted to the Commission and staff in writing.

Lynne M. Mulston, 11472 Links Drive, Reston, representing Reston Citizen Association, spoke in opposition of the proposed plan amendment and offered the following recommendations:

- Removal of the Reston Area-Wide Land Use Calculation section of the task force's adopted draft plan from the staff report;
- Retain staff's commendation of a vehicular roadway connection between Sunset Hills Road and North Shore Drive via American Dream Way;
- Clarify conflicting recommendations between staff and Task Force pertaining to the provision for twelve athletic fields;
- Clarify inconsistency between staff report and the Task Force draft plan for recommendations on Roland Clark Place;
- Removal of minimum square-footage requirements from the adopted text pertaining to libraries, shelters, and recreation facilities;

- Development guidelines for repurposed buildings located within transit station areas; and
- Inclusion of language in the Environmental Stewardship section that provided guidance for noise mitigation efforts and noise mitigation studies.

Additionally, Ms. Mulston requested that decision on this plan amendment be deferred to allow for sufficient time for the Reston Community to evaluate and provide feedback to the proposed changes stated in the plan amendment addendum dated June 13, 2023. A copy of Ms. Mulston's written statement is in the date file.

Perry Neal, 1791 Ivy Oak Square, Reston, was joined by his daughter, spoke in opposition of the proposed plan amendment. Mr. Neal emphasized the importance of preservation of natural features and existing mature tree canopy. He also expressed concern regarding guidelines for recreational facilities, pedestrian safety, and traffic impact mitigation.

Mark Malcolm, 2824 Tournament Drive, Reston, voiced concerns to the proposed plan amendment and offered the following recommendations:

- Incorporate Grade-Separated Interchange improvements along Fairfax County Parkway and Sunrise Valley Drive to include noise barriers;
- Add grid-of-street networks to provide greater flexibility for intersection designs;
- Perseveration and maintenance of the man-made wetland; and
- Update Table 6 under the Parks, Recreation, and Open Space section of the staff report to include the Sunset Hills Road corridor linear park.

A copy of Mr. Malcolm's written statement is in the date file.

Mark Looney, 11951 Freedom Drive Suite 1400, Reston, provided the following comments on the proposed plan amendment:

- The proposed amendment included guidelines for providing bonus density;
- Explanation of the advantages of the affordable housing expectations and sliding scale approach to accruing bonus density based on the Floor Ration Area percentage; and
- Explanation of the standards for mitigating the impact of 100-year storm events and downstream flooding throughout the Reston area.

Robert M. Whitfield, 1587 Inlet Court, Reston, representing Fairfax County Taxpayers Alliance, voiced concerns related to the clarity of language relating to provisions for educational facilities, the proposed transportation improvements, limiting the impact of high-density development on existing residential communities, and providing housing opportunities for senior citizens. In

addition, he expressed concern that the details of the proposed amendment had not been adequately communicated to the public.

Sonya Breehey, 2902 Marshall Street, Falls Church, representing Coalition for Smarter Growth, testified via telephone and shared the comments with the focus on the Environmental Stewardship and Land Use sections of the draft plan. Ms. Breehey voiced concerns regarding stormwater management, green buildings and energy efficiency, electrical vehicle charging stations, and the level of density permitted in the Transit Station Area. She also supported additional language that encouraged features to accommodate bicycle traffic. A copy of Ms. Breehey's written statement is in the date file.

John Mooney, 1400 Church Hill Place, Reston, spoke in opposition to the proposed plan amendment and offered the following recommendations:

- Revise language regarding the proposed street grid through the Association Drive area to minimize the impact on the environmental features and the existing buildings;
- Remove the proposed connection between Sunset Hills Road and North Shore Drive via American Dream Way to mitigate disruptive traffic; and
- Remove American Dream Way from the grid of streets and retain the option to preserve this road as a private street.

A copy of Mr. Mooney's written statement is in the date file.

Christopher Bean, 1818 Golf View Court, Reston, spoke in opposition of the proposed plan amendment for the following reasons:

- The proposed Wiehle Grid of Streets, which would connect Sunset Hills Road and North Shore Drive via American Dream Way, would create safety hazards for pedestrians and negatively impact the stability of North Shore Drive neighborhoods;
- The potential use of American Dream Way by cut-through traffic would create additional vehicular traffic in residential areas; and
- The language was inadequate to ensure the preservation of green space in Reston.

A copy of Mr. Bean's written statement is in the date file.

Chairman Niedzielski-Eichner called for speakers from the audience.

Jim Reid, Reston, expressed concern that the proposed amendment did not include adequate language to promote walkability and accessibility to public transportation. Mr. Reid then recommended increasing the pedestrian and bicycle access to the Town Center Metro Station by improving the crosswalks, increasing the width of sidewalks, reducing the width of travel lanes, and extending the hours of operation for the Metro.

Gregory Akerman, 103 North 29th Street, Richmond, representing DC-Metro Building Trades Unions, voiced concerns related to equity and inclusion principles of the Reston Comprehensive Plan. He noted that private developers and construction contractors utilized practices that did not provide adequate labor and housing opportunities for locals. Mr. Akerman recommended adding workforce development criteria in the Reston Comprehensive Plan to ensure high-quality workforce development opportunities for residents.

Lou Spencer, echoed the previous speaker's testimony regarding opportunities for workforce and development housing. He then offered the following recommendations to the Reston Comprehensive Plan:

- Adding language promoting responsible contract language to combat wage theft and worker misclassification; and
- Considerations for registered apprenticeships and grilling wage language to promote local hiring and work-force development.

Tammi Petrine, 2503 Foxcroft Way, Reston, testified via telephone spoke in opposition to the proposed plan amendment. She expressed her disapproval of the last-minute changes proposed in the staff addendum dated June 13, 2023. Ms. Petrine then noted the following concerns:

- Removal of table of contents from the Reston Master Plan;
- Removal of photographs depicting existing conditions throughout Reston;
- Denial of the request to revise the text font to improve readability by the public;
- Inadequate language identify the 30 existing affordable housing townhomes on Block 9; and
- Inadequate time for the public to review the staff report addendum.

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There being no more speakers, Chairman Niedzielski-Eichner thanked the public for their testimony. The Commission then went into recess at 9:44 p.m. and reconvened in the Board Auditorium at 9:58 p.m.

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Chairman Niedzielski-Eichner called for final comments from Mr. Williams, who stated that he and the rest of the staff were taking in all the comments stated by the speakers and will be working on responding appropriately.

Chairman Niedzielski-Eichner opened the floor to the Commission for comments and questions.

Commissioner Jimenez thanked all the speakers who had testified tonight. He then recognized Ms. Emily Cline-Gibson, who spoke on behalf Sierra Club Great Falls Group on the need to exceed the minimum requirements on environmental protection and energy efficiency efforts to achieve the County's climate goals. Commissioner Jimenez made remarks echoing the sentiment made by Mr. Akerman and Mr. Spencer regarding promoting workforce development. He noted the importance of encouraging and including language in all Comprehensive Plans, which would encourage developers to facilitate strong workforce and training programs to benefit the community.

Commissioner Carter noted that he would be reviewing the public comments and questions with staff, which would be used present a table summary of the testimonies and responses. He went on to share that in the past the Reston community had implemented workforce development opportunities in the Hospitality industry but encountered barriers to the approach. He noted this type of approach was beyond the scope of the proposed amendment.

Commissioner Cortina aligned herself with Jimenez's remarks and commended staff for their work on addressing environmental concerns in the proposed Plan Amendment Addendum.

There was a discussion between Mr. Williams; Joseph Gorney, Planning Division, Department of Planning and Development (DPD); William Mayland, Zoning Administration Division, DPD; and multiple Commissioners on the following:

- Potential efforts to adjustment LEED certification expectations specific to the subject area;
- Clarification that regulations pertaining to LEED expectations and green building policies fall under the scope of Fairfax County's Policy Plan;
- Clarification that environmental policies would be further addressed in future Policy Plan Amendments, as authorized by the Board of Supervisors;
- Request for improved visual clarity of the proposed Bicycle Map;
- Clarification on the Parking Management section found on page 86 of the staff report;
- Clarification on the language used on page 139 of the staff report regarding further access to central Reston and parking provisions;
- Explanation of the proposed density of the subject area under the existing Comprehensive Plan compared to that of the proposed plan amendment;
- Clarification on the existing density of developments in Lake Anne;
- Explanation of the extent to which proposed plan amendment was in harmony with the task force's recommendations;

- Clarification on the scope of the task force's responsibility;
- Request for further clarity of the language related to urban spaces; and
- Clarification that adaptive reuse of affordable housing extended beyond TSAs.

Commissioner Cortina stated that she would provide a written statement of the questions and concerns to staff for further review and response.

Commissioner Ulfelder expressed appreciation of public comment on the subject plan proposal and noted that there was more work to be done before the final recommendation by the Planning Commission. He requested that staff provided a detail summary of all requests, questions, and concerns brought forward by the Commission and residents, along with a plan of action or justification as needed by staff.

Commissioner Sargeant commended staff on their efforts on the proposed plan amendment. He requested a response from staff on the following:

- Identification of who was responsible for the maintenance of the parcels of lands within the subject area;
- How maintenance responsibilities would be authorized and regulated;
- Explanation of the aforementioned authorization process; and
- Explanation of policies which regulated obtaining density credits for exceeding stormwater management standards.

Mr. Williams stated Commissioner's Sargent's questions would need to be discussed in further detail internally and staff would provide a response to the Commission prior to the final recommendation on the proposed plan amendment.

Commissioner Spain aligned herself with the concerns raised by Mr. Perry Neal regarding the impact of the proposed road connectivity plan on pedestrian safety and access to green space. She then expressed concerns on the protentional issues that road connectivity would have on persons with disabilities.

There was a discussion between Mr. Williams; John King, Fairfax County Department of Transportation (FCDOT); Michael W. Garcia, FCDOT; and multiple Commissioners on the following:

- Clarification on staff's analysis of the impact of a vehicular roadway connection between Sunset Hills Road and North Shore Drive via American Dream Way;

- Explanation on how the impact of future transportation improvements would be addressed for individuals with disabilities;
- Explanation of the current approved roadway connectivity between Sunset Hills Road and North Shore Drive via American Dream Way; and
- Explanation on how proposed road widening efforts would accommodate further road connectivity.

Chairman Niedzielski-Eichner recognized the value of the public engagement in the development of RCP. He supported further efforts to address the concern's raised by Commissioners and the public.

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 Commissioner Carter for action on this case.

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Commissioner Carter MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PA 2020-III-UP1 TO A DATE CERTAIN OF JUNE 28, 2023, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Lagana seconded the motion, which carried by a vote of 10-0. Commissioners Murphy and Clarke were absent from the meeting.

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The meeting was adjourned at 10:45 p.m.
Phillip A. 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: October 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 26 day of October 2023, by

[Signature]
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024

