

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, FEBRUARY 27, 2019**

PRESENT: Peter F. Murphy, Chairman, Springfield District
James R. Hart, Commissioner At-Large
James T. Migliaccio, Lee District
Timothy J. Sargeant, Commissioner At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
John A. Carter, Hunter Mill District
Julie M. Strandlie, Mason District
Walter C. Clarke, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Donté Tanner, Sully District
Mary D. Cortina, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 7:47 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

RZ/FDP 2017-DR-012/ PCA C-637-05 – POMEROY COMPANIES, INC./POMEROY INVESTMENTS INC., TR

(Decision Only) (Public Hearing on this application was held on January 30, 2019)

(Start Verbatim Transcript)

Commissioner Ulfelder: Thank you, Mr. Chairman. We had scheduled for this evening a decision only in a case out near Dulles that occurred on January 30th. And there's still some more work going on in connection with response to some of the issues and questions that were raised at the hearing. So, I'm gonna make a motion. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR RZ/CDP 2017-DR-012 (SIC), FDP 2017-DR-012, AND PCA C-637-05 TO A DATE CERTAIN OF APRIL 3RD, 2019, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer decision only again on Pomeroy Investments Incorporated to a date certain of April 4th...

Commissioner Hart: 3rd.

Chairman Murphy: The 3rd, I'm sorry, 2019, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. And, of course, the record remains open for comment.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

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Commissioner Sargeant announced the Capital Improvement Program (CIP) Committee would meet on Thursday, February 28, 2019, at 6:30 p.m., in the Board Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035 to review the process for considering CIPs from various County departments and agencies and the County's schools system.

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Commissioner Sargeant announced the Schools Committee would meet on Thursday, February 28, 2019, at 7:30 p.m., in the Board Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035 to consider draft recommendations regarding land use planning and location for future school and educational facilities.

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GREEN BUILDING – ENERGY POLICY PLAN UPDATE (2017-CW-2CP)

(Start Verbatim Transcript)

Commissioner Ulfelder: Thank you, Mr. Chairman. We're finally getting around to considering an amendment to the Green Building Policy that the Planning Commission's Environment Committee has been working on for some time. And it was sent out by email to the Commissioners yesterday and I think there's a hard copy here that was distributed to all this evening. We have before us this evening a relatively minor but important change to the Green Building Policy, adding an emphasis on energy efficiency and conservation to the section dealing specifically with green building certification for non-residential and multi-family projects. This change was developed in response to a recommendation from the Planning Commission and a follow-on motion by the Board of Supervisors at its June 20th, 2017 meeting, authorizing the consideration of such an amendment. Consistent with the Board's request, this is only a minor

change to a specific component of the policy and not a revisitation of the entirety of the Green Building Policy. The only change is to Policy b. of Objective 13 with the addition of the phrase “encourage an emphasis on energy efficiency and conservation”. In its review of Policy b. however, the Environment Committee concluded that it would be appropriate to reorder the existing text. As a result, the blacklined version, which you received, includes substantial strike throughs and underlining. It appears a bit confusing and as if substantial changes were made. Be assured, however, the only wording change involves the addition of the language encouraging and emphasis on energy conservation. Are there any questions or – okay. Then, I’m gonna go ahead and make a motion, Mr. Chairman.

Chairman Murphy: Please.

Commissioner Ulfelder: I move, first – it’s a three-part motion and I’m gonna make all three parts fit into one motion.

- I MOVE, FIRST, THAT THE PLANNING COMMISSION APPROVE THE FEBRUARY 1ST, 2019 ENVIRONMENT COMMITTEE’S PROPOSED REVISION TO POLICY B. OF OBJECTIVE 13 OF THE GREEN BUILDING POLICY IN THE ENVIRONMENT SECTION OF FAIRFAX COUNTY’S POLICY PLAN;
- SECOND, THAT THE PROPOSED REVISION BE TRANSMITTED TO THE BOARD OF SUPERVISORS AS THE PLANNING COMMISSION’S RECOMMENDATION IN RESPONSE TO THE BOARD’S JUNE 20TH, 2017 REQUEST; AND
- THIRD, THAT THE PLANNING COMMISSION REQUEST THAT THE BOARD AUTHORIZE THE PREPARATION AND ADVERTISEMENT OF AN AMENDMENT TO THE GREEN BUILDING POLICY IN THE POLICY PLAN VOLUME OF THE COMPREHENSIVE PLAN, CONSISTENT WITH THE COMMISSION’S RECOMMENDATION.

Commissioners Hart and Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. Niedzielski-Eichner. Is there a discussion of the motion? Ms. Corton – Ms. Cortina.

Commissioner Cortina: Yes. I would just like to say that this item is really a small step on a journey. And the destination is that, by 2050, we have to drastically reduce our greenhouse gases, per the Metropolitan Council of Governments agreement, regionally. And so, this action is just really a first step and it has been considered weak by some of the stakeholders but – but every great leap requires those first steps. So, with that, I would support this application – or this change.

Chairman Murphy: Thank you very much. Further discussion of the motion? All those in favor of the motion, as articulated – or motions as articulated by Mr. Ulfelder, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motions carry.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

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Commissioner Migliaccio announced the Land Use Process Review Committee would meet on Thursday, March 7, 2019, at 7:30 p.m., in the Board Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035. The topics of discussion would be the Zoning Modernization Project update and the review of a draft Community Garden and Farmers Market amendment.

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Commissioner Strandlie announced the Housing Committee would meet on Wednesday, March 6, 2019, at 6:30 p.m., in the Board Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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ORDER OF THE AGENDA

Commissioner Migliaccio established the following order of the agenda:

1. CSPA 2009-HM-019 – COMSTOCK RESTON STATION HOLDINGS, LLC
2. SE 2018-MA-008 – TRUSTEES OF LINCOLNIA UNITED METHODIST CHURCH AND FLORA D. BREA/D/B/A LUCA'S RAINBOW BILINGUAL DAYCARE CENTER
3. SEA 91-S-031-02 – VA ELECTRIC AND POWER COMPANY D/B/A DOMINION ENERGY
4. SEA 88-D-008/2232-P18-20 – VA ELECTRIC & POWER COMPANY D/B/A DOMINION ENERGY VIRGINIA
5. PA 2018-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J)

The order was accepted without objection.

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CSPA 2009-HM-019 – COMSTOCK STATION RESTON HOLDINGS, LC – Appl. to amend the comprehensive sign plan for CSP 2009-HM-019. Located at 1860 Wiehle Ave. 1886 and 1893 Metro Center Dr., Reston, 20190 on approx. 12.47 ac. of land zoned PDC. Comp. Plan Rec: Transit Station and Mixed Use. Tax Map 017-4-

((1)) 17A, 17L1, 17L2, 17L3 and 17-4 ((24)) 3. HUNTER MILL DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Harold Ellis, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He stated that staff recommended approval of CSPA 2009-HM-019.

There was a discussion between Danielle Stephens, Applicant's Agent, Cooley, LLP and multiple Commissioners regarding the absence of way-finding signs for pedestrians in Building 1 and Building 4. The applicant planned an all-inclusive comprehensive amendment for Reston Station, installation of wayfinding signs, and construction of a bicycle trail for pedestrians would be addressed.

There being no listed speakers, further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Carter for action on this application.

(Start Verbatim Transcript)

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Commissioner Carter: Okay. As you remember this – this is an amendment where the original signs were approved before. This is an amendment to accommodate a recently – a recent new tenant, which we could use. It's actually fewer signs than before. The signs facing the Dulles access road are small – a sign facing the Reston Station Boulevard and then there are limited retail signs. And with that, Mr. Chairman, I request that the applicant confirm for the record their agreement to the proposed Development Conditions dating February 13th, 2019.

Danielle Stephens, Applicant's Agent, Cooley, LLP: Danielle Stephens, on behalf of the applicant, and we agree to the conditions.

Commissioner Carter: Okay. I move that the Planning Commission recommend (sic) to the Board of Supervisors approval (sic) of SEA 91-S (sic)...

Chairman Murphy: It doesn't go to the Board. Does it?

Commissioner Hart: No.

Chairman Murphy: It doesn't go to the Board. We approve it.

Commissioner Carter: That's right. So, I RECOMMEND THE COMMISSION RECOMMEND APPROVAL (SIC) – BY THE PLANNING COMMISSION, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 13TH, 2019.

Commissioner Hart: Move approval. Don't recommend.

Chairman Murphy: Okay. Move approval. You wanna move approval.

Commissioner Carter: MOVE APPROVAL.

Chairman Murphy: Is there a second?

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. All those in favor of the motion to approve CSPA 2009-HM-019, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

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SE 2018-MA-008 – TRUSTEES OF LINCOLNIA UNITED METHODIST CHURCH AND FLOR D. BREA D/B/A LUCA'S RAINBOW BILINGUAL DAYCARE CENTER – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a place of worship with a child care center with a maximum of 25 children. Located at 6335 Little River Tnpk., Alexandria, 22312, on approx. 2.37ac. of land zoned R-2 and HC. Tax Map 72-3 ((1)) 60. MASON DISTRICT. PUBLIC HEARING.

Flora D. Brea, Applicant, reaffirmed the affidavit dated November 26, 2018.

There were no disclosures by Commission members.

Zachary Fountain, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He stated that staff recommended approval of SE 2018-MA-008.

Ms. Brea gave a presentation on the subject application.

There being no listed speakers, further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Strandlie for action on this application.

Start Verbatim Transcript)

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Commissioner Strandlie: Thank you, Mr. Chairman. The applicant has done a fantastic job with this application. And we appreciate your – your comments and the – the staff presentation to explain it. The Mason District Land Use Committee gave its recommendation for approval. And with that, Mr. Chairman, I request that the applicant state on the record their acceptance of the Special Exception Conditions dated February 12th, 2019.

Chairman Murphy: Ms. Brea, come on up and reaffirm that, please.

Flora D. Brea, Applicant: Yes – Yes, I accept the development condition that are dated February 12th, 2019.

Chairman Murphy: Thank you very much.

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2018-MA-008, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 12TH, 2019.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2018-MA-008, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF PARAGRAPH 1 OF SECTION 13-202 OF THE ZONING ORDINANCE FOR THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT, IN FAVOR OF THE EXISTING CONDITIONS.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Strandlie: Finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF SECTION 13-302 OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING

AND BARRIER REQUIREMENTS ALONG THE EASTERN, SOUTHERN, AND WESTERN
BOUNDARIES, IN FAVOR OF THE EXISTING CONDITIONS AS SHOWN ON THE SE
PLAT.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion of that motion? Is there a
discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Each motion carried by a vote of 12-0.

(End Verbatim Transcript)

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SEA 91-S-031-02 VIRGINIA ELECTRIC AND POWER COMPANY D/B/A
DOMINION ENERGY – Appl. under Sect(s). 3-C04 of the Zoning Ordinance to
amend SE 91-S-031 previously approved for an electric substation and
telecommunications facility to permit modifications to site design and
development conditions. Located at 12895 Clifton Creek Dr., Clifton, 20124, on
approx. 95.11 ac. of land zoned R-C and WS. Tax Map 75-3 ((1)) 10.
SPRINGFIELD DISTRICT. PUBLIC HEARING.

This application was located in the Springfield District therefore, Chairman Murphy relinquished
the Chair to Vice Chairman Hart.

Commissioner Sargeant disclosed he was employed by Dominion Energy and recused himself
from the vote.

Laura A. Crowder, Applicant's Agent, Burns & McDonnell, reaffirmed the affidavit dated
January 16, 2019.

Commissioner Murphy asked that Vice Chairman Hart 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, Vice Chairman
Hart closed the public hearing and recognized Commissioner Murphy for action on this case.

(Start Verbatim Transcript)

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Commissioner Murphy: Thank you very much, Mr. Chairman. Following the recommendations of the Federal Government, the applicant, Virginia Electric and Power Company, or known as Dominion Energy, seeks a special exception to permit a security enhancement project to an existing electric power sub – power substation, located in – on Clifton – in the vicinity of Clifton Creek Drive in Clifton. The applicant proposes to construct a new security fence enclosure ranging in height from 15 to 20 feet tall around the perimeter of the existing electric substation and an anti-ram barrier, 25-foot-tall super poles, upgrades to monitoring the site, and emergency lighting. And this has to meet federal guidance to protect and give security to our – our public utilities. So, this is in conformance with the Comprehensive Plan and with the standards set by special exception process. It – I agree with the staff's recommendation for approval. So, I would like the applicant to please come down or please come forward. I request that the applicant confirm, for the record, their agreement to the proposed Development Conditions dated February 13th, 2009 (sic).

Laura A. Crowder, Applicant's Agent, Burns & McDonnell: Yes, sir.

Chairman Murphy: Thank you very much. Before I make the motion, I would also like so say I received a letter from David Smith who is with Protect the Occoquan Watershed and they support this application. Also, the applicant appeared before the Springfield Land Use Committee and received unanimous recommendation to approve this application. And I would also like to thank the applicant for their outreach program to the Town of Clifton, the homeowners associations, and to all those people that you addressed prior to the public hearing. I appreciate it. So therefore, Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 91-S-031-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 13TH, 2019.

Commissioners Migliaccio and Ulfelder: Second.

Vice Chairman Hart: Seconded by Commissioner Migliaccio and Commissioner Ulfelder. Any discussion on the motion? Seeing none, we'll move to a vote. All in favor, please say aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? That motion carries unanimously.

Commissioner Murphy: Mr. Chairman, I also MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR TRANSITIONAL SCREENING, PERMIT THE EXISTING VEGETATION TO MEET THE REQUIREMENT, AND WAIVER OF THE SECTION – OF SECTION 13-304 OF THE ZONING ORDINANCE FOR A BARRIER REQUIREMENT.

Commissioners Migliaccio and Ulfelder: Second.

Vice Chairman Hart: Seconded again by Commissioner Migliaccio and Commissioner Ulfelder. Any discussion on that motion? Seeing none, we'll move to a vote. All in favor, please say aye.

Commissioners: Aye.

Vice Chairman Hart: Those opposed? That motion carries.

Each motion carried by a vote of 11-0. Commissioner Sargeant recused himself from the vote.

(End Verbatim Transcript)

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Chairman Murphy resumed duties of the Chair.

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SEA 88-D-008 – VA. ELECTRIC & POWER CO., D/B/A DOMINION ENERGY VIRGINIA – Appl. under Sects. 3-104, 5-402, 9-014, 9-101 and 10-104 of the Zoning Ordinance to amend SE 88-D-008 previously approved for an electrical substation to allow site modifications and an increase in fence height. Located at 8440 Tyco Rd., Tysons, 22182 on approx. 3.29 ac. of land zoned R-1 and I-4. Providence District. Tax Map 29-1 ((1)) 50C. (Concurrent with 2232-P18-20). PROVIDENCE DISTRICT. PUBLIC HEARING.

2232-P18-20 – VA. ELECTRIC & POWER CO., D/B/A DOMINION ENERGY VIRGINIA – 2232 Appl. under Sect(s). 15.2-2204 and 15.2-2232 of the Code of Virginia to permit the redevelopment of an existing electric substation. Located at 8440 Tyco Rd., Tysons, 22182 on approx. 3.29 ac. of land zoned R-1 and I-4. Providence District. Tax Map 29-1 ((1)) 50C. (Concurrent with SEA 88-D-008). PROVIDENCE DISTRICT. PUBLIC HEARING.

Sheri L. Akin, Applicant's Agent, McGuire Woods LLP, reaffirmed the affidavit dated February 6, 2019.

Commissioner Sargeant disclosed he was employed by Dominion Energy and recused himself from the vote.

Kelly Posusney, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She stated that staff recommended approval of SEA 88-D-008 and 2232-P18-20.

There was a discussion between Ms. Posusney, and multiple Commissioners regarding the following:

- Easements required for the Greensboro Drive road/ramp connection to the Dulles Toll Road;

- Streetlights required at the time of site plan review to accommodate the 12-foot wall as portrayed on the Special Exception amendment Plat;
- Review and revision of language in Development Condition Number 9 to rephrase the words “design”, “collaboration”, and the “need for a Special Exception (SE) amendment”;
- Review and revision of language in Development Condition Number 10, first sentence, “will not result in the need for a SE amendment”;
- Change wording in Development Condition Number 10, second sentence, “require” to either “requires” or “causes”;
- A designated location for new equipment, identified original equipment that would remain, and removal of unwanted equipment; and
- Design alternatives and location of the proposed Greensboro Drive road/ramp in proximity to the Electric Substation.

The discussion resulted in no changes to the subject applications. However, staff would revise language to Development Conditions Numbers 9 and 10.

Ms. Akin gave a presentation on the subject applications.

Chairman Murphy called for speakers from the audience.

Name of speaker could not be recognized via audio, address of speaker not provided, representing Tysons Dulles Plaza, did not oppose the development, but expressed concerns regarding the landscaping plan, new vegetation on all four sides of the substation, and the impact of the development on either side of the neighboring properties. The speaker also requested the texture tone of the 12-foot wall be the same on four sides of the substation.

Ms. Akin, in her rebuttal testimony, addressed the striping for the 12-foot wall and color variation. She confirmed the texturing of the wall would be on all four sides. Ms. Akin added the landscaping was proposed on all four sides of the substation as depicted on the SE Plat. At the time of site plan review, the applicant would work on the appropriate landscaping locations; quality mature vegetation would remain.

A discussion followed between Ms. Akin and Commissioner Niedzielski-Eichner striping options on all four sides of the 12-foot wall.

The discussion resulted in no changes to the subject applications. However, due to topography issues of the site, the applicant would evaluate whether striping on all four sides of the 12-foot wall was feasible.

There being no additional speakers, further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Niedzielski-Eichner for action on these applications.

(Start Verbatim Transcript)

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Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. This is a – this station is critical to the future of Tysons and to the effort put forward by Dominion to – Dominion Energy to – to work with SCC for the undergrounding of – of the line from the Idylwood Stations valued and will make a huge difference. But some questions have been raised. I wanted to also have an opportunity to look at the – Condition Number 8, as well. So, 8, 9 and 10. And possibly this – perhaps some language on the wall would be something to – it's worth having a deferral. So, I'm gonna move to defer, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR APPLICATION 2232-P18-20 AND SEA 88-D-008 TO A DATE CERTAIN OF MARCH 13TH, 19 – 2019, WITH THE RECORD REMAINING OPEN FOR WRITTEN OR ELECTRONIC COMMENTS.

Commissioner Tanner: Second.

Chairman Murphy: Seconded by Mr. Tanner. Is there a discussion of the motion? All those in favor of the motion to defer these decisions only on these two applications to a date certain of March 13th, with the record remaining open for written comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 11-0. Commissioner Sargeant recused himself from the vote.

(End Verbatim Transcript)

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PA 2018-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2018-III-DS1 concerns approx. 1156 ac. generally located to the east and west of Route 28, bounded to the northwest by Old Lee Road, to the northeast by Walney Road and to the southwest by Braddock Road, to the south by Stonecroft Boulevard and to the southeast by Poplar Tree Road. The subject area is located in Tax Maps 43-2, 43-4, 44-1, 44-2, 44-3, and 44-4 in the Sully Supervisor District. The area is identified as Land Unit J of the Dulles Suburban Center in the Comprehensive

Plan and is planned at the baseline for office, conference center/hotel, industrial flex and industrial use at an average intensity of 0.50 FAR, with options. The amendment will consider new land uses within the overall baseline intensity of 0.50 FAR, including new residential use (the addition of approximately 4250 units) and the addition of approximately 200,000 SF of retail use. Conditions relating to consolidation, impact mitigation, design and the flexibility to allow residential uses currently not envisioned by Comprehensive Plan policies related to airport noise may be recommended. Recommendations relating to the transportation network may also be modified. SULLY DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Leanna O'Donnell, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She stated that staff recommended adoption of PA 2018-III-DS1.

There was a discussion between Ms. O'Donnell; Joe Gorney PD, DPZ; Marianne Gardner, Director, PD, DPZ; and multiple Commissioners regarding the following:

- Letter of support received from the Dulles Suburban Center, Land Unit J Study Task Force;
- Projected and current noise contours levels in the Comprehensive Plan for buildout and use at the Dulles airport;
- Release of draft noise contours, which included revised assumptions by Metropolitan Washington Airports Authority's (MWAA) working group;
- Extension of the 65 decibels A-weighted draft noise contour lines on the east side of the airport that would minimize noise impact levels;
- The recently reviewed and updated guidelines for the Dulles Suburban Center;
- Parcel consolidation in coordinated in future development plans;
- Motives for updating current noise contour lines and the methodology used for the new process;
- The task force's recommendation for the construction of additional schools to accommodate future development;
- The formula used to calculate capacity projections for schools and ratios used for student generation;
- Clarification of the term "fair share contribution" for schools;

- The Comprehensive Plan's recommendation for designation of specific sites for the construction of new schools; and
- Proposed noise mitigation efforts for Land Unit J.

The discussion resulted in no changes to the subject amendment.

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

Bill Keech, Jr., 10111 Tate Court, Oakton, representing Westfields Business Owners Association, spoke in support of the subject amendment because of the need and benefits of repositioning Westfields. The proposed amendment would meet the current needs of the business park, would become a walkable, bikeable, an amenity-rich environment, and development of a future mixed-use environment.

Michael Cooper, 1 Aviation Circle, Washington, representing MWAA, gave a presentation to the Commission regarding updates to the aircraft noise contour map for Land Unit J. (A copy of Mr. Cooper's presentation is in the date file.)

There was a discussion between Mr. Cooper and multiple Commissioners regarding the following:

- The proposed amendment's flexibility and MWAA's recommendation for new residential developments between Day-Night Level (DNL) with noise contour levels of 60-65 dBA;
- Available disclosures for residential units between 60-65 dBA that specified which residential properties were located within an area impacted by aircraft noise;
- Clarification of the arrival flight paths for aircrafts;
- A comparison of Loudoun County's proposal versus that of Land Unit J;
- The Comprehensive Plan's guidance for noise contours; and
- The Federal Aviation Administration's recommendation for development of residential units within noise contour levels of 65+ dBA.

The discussion resulted in no changes to the subject amendment.

Karen Campblin, 12415 Washington Brice Road, Fairfax, representing the Dulles Suburban Center, Land Unit J Task Force, spoke in support of the subject amendment because of the synergy the Plan would create between the proposed residential uses, as well as the existing and planned commercial and retail uses. The task force reviewed the Plan and submitted recommendations for noise mitigation. The task force also recommended sites suitable for

educational facilities. Ms. Campblin added the Plan had a unique opportunity to create a vibrant mixed-use community in the Sully District. (A copy of Ms. Campblin's presentation is in the date file.)

There was a discussion between Ms. Campblin, Ms. O'Donnell, and multiple Commissioners regarding the following:

- The task force's noise mitigation strategies and conclusions on what sites were suitable for residential units and educational facilities;
- The task force's consideration for innovative noise mitigation for children playing outside; and
- Considerations given to affordable dwelling unit residents who may be required to occupy those properties.

The discussion resulted in no changes to the subject amendment.

Frank McDermott, 8405 Greensboro Drive, Tysons, spoke in support of the subject amendment because of the high vacancy rate in the Westfields business park area. The proposed amendment would bring a change in demographics, interests, preferences, and several mixed-use developments. The residential part of the Plan would reduce average daily trips by 13,000 vehicles a day; 2,000 in the evening and 3,000 in the morning peak hours. Walkable and bikeable options would be an added benefit to the working community. Mr. McDermott stated that approximately four of the office buildings in Fair Lakes would be repurposed for residential, institutional, medical and higher educational uses. He suggested the complaints regarding the noise levels resulted from the County's efforts at environmental preservation, which down-zoned 40,000 acres of land in the Occoquan Reservoir to a five-acre development in 1984.

There was a discussion between Mr. McDermott and multiple Commissioners regarding assurances the school sites would be available as the demand increased and property owners sharing the responsibility through proffers.

Gregory Riegle, 1750 Tysons Boulevard, Suite 1800, Tysons, spoke in support of the subject amendment and suggested ways to mitigate airport noise levels. Mr. Riegle offered comparisons between highway and airport noise, the processes involved, and the different ways those were mitigated.

David Gill, 1750 Tysons Boulevard, Tysons, Suite 1500, Tysons, spoke in support of the subject amendment because the Plan provided policy tools that would address some concerns. Mr. Gill appreciated MWAA's efforts in providing additional policy guidance to the Planning Commission and the Board of Supervisors. Mr. Gill suggested that Westfield had more than 30,000 employees, a number that surpassed the number of employees at the Dulles International Airport. Both Westfield and Dulles were economic drivers for how the County could be successful. Mr. Gill added additional sites have been identified for future educational facilities.

John Boylan, 3901 Centerview Drive, Chantilly, spoke in support of the subject amendment. He suggested the Plan was an economic driver for the County and the region. Mr. Boylan addressed concerns for the commercial areas with high vacancy rates. He added the Plan should mirror Herndon and Reston and transform into a workable, livable, walkable, and bikeable area.

There was a discussion between Ms. O'Donnell and multiple Commissioners regarding the following:

- Noise studies conducted prior to submission of new applications;
- Changing marketing conditions to include amenities that would be appealing to commercial business; and
- Revisions to the staff report and edits to the aerial view to mirror that of MWAA's shape of Land Unit J to better determine the flight paths.

The discussion resulted in editing the aerial view of the subject property to mirror that of MWAA's map of Land Unit J.

There being no additional speakers, further comments or questions from the Commission, Chairman Murphy closed the public hearing and recognized Commissioner Tanner for action on this amendment.

(Start Verbatim Transcript)

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Commissioner Tanner: Thank you, Mr. Chairman. As you just mentioned, we have a little homework to do this week and to give you some time to digest all the information received. So, with that Mr. Chairman, I move that the Planning Commission recommend that the Board – sorry. I MOVE THAT THE PLANNING DEFER DECISION ONLY FOR PLAN AMENDMENT 2018-III-DS1, TO A DATE CERTAIN OF MARCH 6TH, 2019 WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion?

Commissioner Ulfelder: You don't want it to move to fast, do you?

Chairman Murphy: All those in favor of the motion to defer decision only on PA 2018-III-DS1, to a date certain of March 6th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

(End Verbatim Transcript)

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The meeting was adjourned at 10:59 p.m.

Peter F. Murphy, Chairman

James T. Migliaccio, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035.

Minutes by: Samantha Lawrence

Approved on: July 31, 2019



Teresa Marie Wang

Jacob Caporaletti

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