

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 29, 2017**

PRESENT: Frank A. de la Fe, Hunter Mill District
James R. Hart, Commissioner At-Large
Timothy J. Sargeant, Commission At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Julie M. Strandlie, Mason District
Earl L. Flanagan, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Karen A. Keys-Gamarra, Sully District
Janyce N. Hedetniemi, Commissioner At-Large

ABSENT: Peter F. Murphy, Springfield District

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The meeting was called to order at 8:15 p.m., by Vice Chairman Frank A. de la Fe, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner de la Fe announced that the Planning Commission hearing for the case, PCA/FDPA 94-Y-020, ARDEN COURTS OF CENTREVILLE VA, LLC was rescheduled to September 28, 2017.

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RZ 2014-MA-023 – COLUMBIA CROSSROADS L.P.

(Start Verbatim Transcript)

Commissioner Strandlie: Thank you, Mr. Chairman. Before I go to that case, I have a deferral.

Vice Chairman de la Fe: Okay.

Commissioner Strandlie: If I may. This case was – it's Columbia Crossroads L.P., RZ 2014-MA-023. This case was originally scheduled to come before the Planning Commission tonight. However, the applicant needs more time to continue to work with the staff to refine the application and they did present to the Land Use Committee this past Tuesday and I think things are well on track. I therefore MOVE THAT THE PLANNING COMMISSION DEFER THIS CASE TO JULY 13TH, 2017.

Commissioners Hedetniemi and Flanagan: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi and Commissioner Flanagan. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

The motion carried by a vote of 11-0. Commissioner Murphy was absent from the public hearing.

(End Verbatim Transcript)

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SEA 99-P-046-02 FLINT HILL SCHOOL

(Start Verbatim Transcript)

Commissioner Niedzielski-Eichner: Mr. Chairman, I have a quick deferral.

Vice Chairman de la Fe: Okay.

Commissioner Niedzielski-Eichner: I move that the Planning Commission defer the public hearing...

Vice Chairman de la Fe: Your mic.

Commissioner Niedzielski-Eichner: I MOVE THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR APPLICATION SEA 99-P-046-02 TO A DATE CERTAIN OF JULY 27TH, 2017.

Commissioner Flanagan: Second.

Vice Chairman de la Fe: Seconded by Commissioner Flanagan. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

The motion carried by a vote of 11-0. Commissioner Murphy was absent from the public hearing.

(End Verbatim Transcript)

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PCA 86-L-056-04/SP 2017-MA-004 – SPA FOREST, INC.

(Start Verbatim Transcript)

Commissioner Strandlie: Great. Thank you, Mr. Chairman. Tonight we have a decision in the matter of Spa Forest, Inc., PCA 86-L-056-04, to amend the proffers to allow a health club/spa in an area previously approved for an office warehouse use. Concurrently, the Board of Zoning Appeals considered the Special Permit 2017-MA-044, which included the development conditions. The Planning Commission held a hearing on June 15th, 2017 and I deferred the decision until tonight, as we resolved outstanding issues. While community members did not raise concerns during the Land Use Committee process, or the – Planning Commission public hearing, I along with several of Planning Commission colleagues, questioned the proposed 24/7 hours of operation, outdoor uses, and noise. Following the hearing and report in the local blog, several residence contacted us with questions regarding these same issues. I believe that the revised conditions, which were adopted by the BZA on June 28th, 2017, addressed those matters. In addition, the Mason District Land Use Committee recommended approval of this case. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA 86-L-056-04, AND THE ASSOCIATED GENERALIZED DEVELOPMENT PLAN SPECIAL PERMIT PLAT, SUBJECT TO THE PROFFERS DATED MAY 23RD, 2017.

Commissioners Hedetniemi and Sargeant: Second.

Vice Chairman de la Fe: It's been vote then seconded. Commissioners Hedetniemi and Sargeant. Any discussion? Yes.

Commissioner Keys-Gamarra: I will abstain. I wasn't here for that hearing.

Vice Chairman de la Fe: Okay, one abstention. Any other discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? Motion carries.

The motion carried by a vote of 10-0-1. Commissioner Keys-Gamarra abstained from the vote. Chairman Murphy was absent from the public hearing.

(End Verbatim Transcript)

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PCA/FDPA/CDPA 2010-PR-021-02 – Capital One Bank (USA) National Association

(Start Verbatim Transcript)

Commissioner Niedzielski-Eichner: Okay, Thank you, Mr. Chairman. I would ask that the Capital One representative step forward, identify yourself, and confirm for the record the Applicant's agreement with the Final Development Conditions dated June 8, 2017.

Antonio Calabrese, Cooley LLP: Good evening, Mr. de la Fe, members of the Commission. Tony Calabrese, with Cooley on behalf of Capital One, I confirm that, that condition is acceptable.

Commissioner Niedzielski-Eichner: Ok, Thank you, Mr. Calabrese. Mr. Chairman, the matter before us is an application from Capital One, seeking approval of changes to its previously approved development plans to include site modifications, additional uses, and increased density to permit mixed-use development in other portions of their site. After a few remarks, I will offer a set of motions to recommend approval of this application. The increase in density requested by the Applicant is driven significantly by the planned addition of a performing arts center and the expansion of retail uses to include a Wegmans. In lieu of a previously-approved community center, Capital One proposes to substitute the performing arts center to satisfy its public facility commitment. A community center or a cultural center are both called for in the Tysons Plan. Additionally, Capital One proposes to reconfigure its public parks and open space designs and, consistent with the Tysons Urban Center vision, a skypark is created that will have both public and private uses. While concern has been expressed about a modest shortfall, in the amount of dedicated open space and parkland, staff believes that the urban parkland being provided contains sufficient amenities and is of a quality to offset the deficiencies in this area – deficiency in this area. Finally, Wegmans is projected to be a catalyst for attracting retail and residential interest to the proposed mixed use development. Now, Google the factors that make a city great, and culture and the arts will show up on every list, often at the top of key characteristics. We aspire to have Tysons become America's next great city. To ultimately achieve this bold vision, a performing arts center is one prerequisite. Now, we have a rare opportunity tonight to consider a land use proposal by Capital One to build such a center. While the Capital One Center, or the "Center," will have a functional corporate benefit, it will also be a regional venue for world-class entertainment, and – as importantly for our community – the Center will be a venue for our local performing artists to showcase their talents and artistry in either a large performance hall or a more intimate black box setting. The community will also have the use of two classrooms, which can be combined into a larger single room. As a public/private partnership, this arrangement offers the additional benefit of Capital One absorbing the predominant portion of the Center's operating and maintenance expenses. Further, the County will incur no cost for construction and no facility operating costs for at least for the first 30 years beyond construction. Subsequent to last week's June 21st public hearing, Capital One addressed in a letter dated June 27th, a copy of which Commissioners received that same day, the issues that were raised by the Commission and the public. Among other matters, the letter provides Capital One's rationale for a 30-year term for the Center Use Agreement and further clarifies that multiple five-year terms are possible. Its estimate of the financial benefit realized by the Center's public facility users beyond the cap on the base fees, clarifies that Fairfax public schools will be eligible users of the performance center, and asserts that nothing in the proffers precludes the use of its property for a private child care facility. Additionally, Capital One conveyed to the Commission revised proffers and a renegotiated set of terms in the use agreement, which will guide the County's working relationship with the Center. In addition to their previous provisions, the proffers and the agreement now also specify that Capital One will schedule athletic field use through the County system, clarify when and how electric charging stations may be taken out of service, assure that the Park Authority will be able to schedule the use of amphitheaters for programming, incorporate flexibility in the use of the recreational fields for either U-7 or U-9 play, add, interestingly, a dog-washing station to the dog park, more clearly distinguish calendar years from season years, establish terms for more than one user of the Black Box on a County-allotted day, and commit to providing professional and technical expert support to public facility users to

devise and execute plans for public facility users to efficiently set-up for shows and conduct rehearsals. Before closing, Mr. Chairman, I want to commend Capital One for putting forward a proposal that, particularly with its commitment to building and operating a world-class performing arts center, aligns so creatively with Fairfax County's vision for Tysons as an urban center and will surely make a key contribution to Tysons becoming the next great American city. I want to thank the community for its active engagement with this effort, particularly those in the performing arts who have committed their time to help define a credible and exciting vision for a Capital One and Fairfax County working relationship. In this regard, I also commend the McLean Citizen Association for its always thorough, thoughtful, and conscientious analysis. And finally, I want to thank staff for their diligent efforts in working with Capital One to bring about this complex undertaking in a manner that captures the vision, goals, and guidance of the County's Tysons Plan and related documents. Of note in this regard are Stephen Gardner, Cathy Lewis, Laura Gori, Emily Smith, Andi Dorlester, and Michael Liberman. And finally, Mr. Chairman, this application has once again demonstrated the challenges before us in accomplishing the public facilities plan for Tysons. On one hand, if approved, Capital One's plans for a performing arts center will help the County realize a, perhaps otherwise, unreachable goal. On the other hand, community concern has been voiced regarding the loss of a community center and a deficit in athletic fields. As we assess each upcoming application for the further development of Tysons, the land use opportunities to realize public facilities related proffer commitments becomes that much more difficult. I believe that the Planning Commission's Tysons Committee should be convened to begin looking at options for how we can better assure that the range of public facility needs for this evolving city can be fully realized. With that final word, Mr. Chairman, I make the following three – I will make the following three motions starting with I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA/CDPA 2010-PR-021-02, CAPITAL ONE BANK, USA, NA, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE NOW DATED JUNE 29, 2017.

Commissioner Hedetniemi and Flanagan: Second.

Vice Chairman de la Fe: It's been moved and seconded by Commissioners Hedetniemi and Flanagan. Any discussion? Okay, we have a number of folks. Let's start with, yes, Commissioner Hurley.

Commissioner Hurley: Thank you Mr. Chairman.

Commissioner Hart: Mic.

Vice Chairman de la Fe: Your mic.

Commissioner Hurley: It should be on. It says it's on?

Commissioner Hart: Yes.

Commissioner Hurley: Okay.

Vice Chairman de la Fe: Now speak into it.

Commissioner Hurley: Overall, I think this is a good project and I will support it, but I do have three main concerns...concerns that were mentioned at the public hearing. The applicant is planning more density and it is reasonable to expect more not less than what was proffered before, especially when it comes to recreational space. My first concern is still space for child care. This is certainly not meant to imply that Capital One must go into the child care business, but rather that the developer should, in my opinion, ensure that at least one space that is suitable for child care be created somewhere in this five million plus square-foot project. Later, if no one wants to open a child care facility, that space could instead be used for a restaurant or some other business. My second concern tonight is field space. A U-7 field is for children under the age of seven. That is kindergarteners. If there is no need for child care anywhere in this huge project, then why would there be a need for two kindergarten fields? If I remember correctly, the previously-approved application was for a field 100 by 140 square feet. Larger would be better. Even if this rooftop field is not full size, then it should at least be large enough to be usable for adult practices and scrimmages. If such a field won't fit on the five-story building, then perhaps the applicant can move it to the roof of the ten-story building, trading spaces with some of the other uses up there, such as the dog park and the dog wash. My third concern is the amount of County and non-profit time in the performing arts center. From my brief look into this topic, it appears that many such venues scheduled by time block, such as four, or six, or eight hours, rather than by day. If this were done at Capital One, the applicant could use the center during the day for training and conferences and still rent it out in the evenings to public, non-profit, and for profit users. Ten percent of the time for County and non-profits could then be an average of sixteen hours for something – four, four hour blocks, per week including the summer months. As an aside, I would recommend that users who need the type of space for sets and rehearsals might pay half the price for these non-conformance blocks, but that is the sort of detail that can be worked out later. Again, I do support the project overall, but I still have concerns. Thank you.

Vice Chairman de la Fe: Thank you. Mr. Hart.

Commissioner Hart: Yes, thank you Mr. Chairman. I first just have a housekeeping matter. I believe that the set of proffers we got at four o'clock this afternoon. For the – the table of contents, the pagination is off and the page numbers don't go with the proffers that follow. If that could be cleared up before the – the Board – maybe there's something – if we got something after four o'clock, I didn't see it.

Shane Murphy, Reed Smith LLP: Commissioner Hart, Shane Murphy, Reed Smith. I just checked on the master document on the master proffers and pagination is correct there. I believe the issue is that on the redline, it doesn't change the – the table of contents numbers to count for the fact the redline is there.

Commissioner Hart: Okay, fair enough. I want to make sure that's...

Mr. Murphy: We did just confirm it is.

Commissioner Hart: Secondly, I too am going to support the application. I think this is a fine case with a lot of advantages to the County. I think, in a nutshell, the Board has the flexibility to evaluate under the Comprehensive Plan various tradeoffs. There may be some interesting tradeoffs presented there, but I think overall this is a strong case and the Board is within its discretion to approve it. I have one little asterisk I would put at the end of this – and I will say

also, I appreciate the applicant's wiliness to continue to work on some of the loose ends, subsequent to the public hearing, and maybe even before it goes to the Board. The County's need for a community center or similar facility does not expire at the end of the term of this agreement. So when we do something like this where we are getting a public facility for a period of time, rather than a permanent facility, we have to anticipate that when the term runs out, we are going to have to meet that need in some other way. The need for a community center or meeting space of some sort of facility may evolve over that thirty-year period. But we still have, I think, a public facility need that this, I think is the first one that I recall were we are – we're meeting the need for now, but we're going to have to anticipate that we are going to have to meet that need some other way down the road. With that caveat, if we bear that in mind, whether it's the Tyson's Committee or whatever else the Board is going to do, we've got to keep that thought in the back of our mind. Thank you, Mr. Chairman.

Chairman de la Fe: Any other comments? Mr. Flanagan.

Commissioner Flanagan: Oh, thank you. Yes, I too will support this motion. And – but I did want to take the opportunity to congratulate the applicant on, in particular Shane Murphy, for responding to a question, which I raised about the affordable housing provisions that this application raises. And, in particular, I'm pleased that – that I have been and that the Commission has been assured that the – there will be no difference between the market rate and the affordable housing design units in the first residential building that's going to be built at this particular site. And, in that regard, so there will be no – any employees that from Bank – Capital One that want to take advantage of being able to live near their jobs, but couldn't afford the market rate would be able to have affordable workforce units as – available to them at this time. So, I would just like to commend the applicant for taking that position.

Chairman de la Fe: Okay, thank you. Commissioner Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. I plan on supporting Commissioner Niedzielski-Eichner's motion to recommend approval of these applications, but I'd like to make two brief points. One is along the lines of what Commissioner Hart was discussing. I believe that it is critical to the future of Tysons that a new location be found for a community center as soon as possible. As residential growth continues, a well-located, County-operated community center will be in my opinion, one of the most important public facilities within Tysons. It will provide the current and future residents with a place for art classes, recreational activities, a wide range of meetings for various groups, and other activities. After all, the future TCA, Tysons Citizens Association, will need a place to hold its meetings to hear about and comment on future plans for the continued development of Tysons, including perhaps, presentations by Capital One, when it is ready to proceed with the next phase of its development. Second, while some concerns were expressed about – and have continued to be expressed about the shared use agreement for the operation of the proposed Capital One center, I believe that we really won't know how well the public/private uses will work together until the center is built and we have some experience with its operation. Therefore, I urge Capital One and the County, to be as flexible as possible and open to adjusting their arrangement when appropriate and necessary. I'm happy to see that the agreement includes a provision for an annual report, reviewing the previous year's operation of the center and an annual meeting to discuss that review, including both County and Capital One representatives along with the party responsible for the operation of the center. If there are problems, this approach should provide a basis for the parties to take a look at them and address

them, and hopefully work together within – under the agreement, but with the understanding that experience is going to be the important teacher here in terms of how this particular arrangement will work. After all, thirty years...it's not as long as sixty years, but it's still a long time. If you think back about where Tysons was thirty years ago and where it is today, as a comparison, it's totally – totally different and we think about it totally different. On the whole though, I think this is a terrific application. I think Capital One has been a wonderful neighbor and a wonderful member of our community and has been a good corporate citizen overall. And, I think with some of these new buildings and the new center, I think it's going to add to – with the new retail, including the Wegmans, I think we are going to see continued – continued rapid growth and development Tysons and I give Capital One a lot of credit for putting together a terrific application.

Vice Chairman de la Fe: Commissioner Sargeant.

Commissioner Sargeant: Thank you, Mr. Chairman. I thought I'd just pile on a little bit too. I think as – just to commend Capital One and County staff who worked with you on this, for the creativity and the flexibility and the design here, that's what we anticipate and look for in high-density development of this sort. So congratulations on achieving that. Thank you.

Vice Chairman de la Fe: Anything further? Okay. All those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? Okay. We have one abstention, Commissioner Keys-Gamarra. Everybody else votes in favor. The motion passes. Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. Second of three. I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 2010-PR-021-02, CAPITAL ONE BANK, USA, NA, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT, DATED JUNE 8TH, 2017, AND SUBJECT TO THE BOARD'S APPROVAL OF PCA/CDPA 2010-PR-021-02.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. And Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. Finally, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS REAFFIRM THE WAIVERS AND MODIFICATIONS AS OUTLINED ON PAGE 40 OF THE STAFF REPORT.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Same abstention. Okay, the motion passes. And that's it. Thank you very much.

The motion carried by a vote of 10-0-1. Commissioner Keys-Gamarra abstained from the vote. Commissioner Murphy was absent from the public hearing.

(End Verbatim Transcript)

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SE 2017-MA-005/2232-M17-10 – FAIRFAX COUNTY BOARD OF SUPERVISORS

(Start Verbatim Transcript)

Commissioner Strandlie: Thank you, Mr. Chairman. We will now consider the decision only on the Board of Supervisors' application for the relocation of Bailey's Crossroads Homeless Shelter. Kris, do you all have any updates for us, for the – for the case or am I ready to proceed.

David Stinson, Planning Division, Department of Planning and Zoning: I have no updates. I think...we have no updates at this point.

Kris Abrahamson, Branch Chief, Department of Planning and Zoning, Zoning Evaluation: And, unless you have questions, we don't either.

Commissioner Strandlie: Thank you. Back in January, the Planning Commission and the Board of Supervisors considered a Comprehensive Plan change which added language in support of the relocation of the shelter and there was overwhelming support. In fact, the business owner who attended was thrilled that supportive housing would be added as he was looking to hire workers. It was literally a kumbaya moment, if you will. Following that, on June 22nd the Planning Commission held a hearing on the 2232 public use relocation application of the shelter and a special exception to increase a FAR to facilitate the addition of the supportive housing, which is a best practice. During that hearing we heard from several citizens who raised concerns about the behavior of homeless individuals, which they attributed to the shelter. We have looked into those matters, talking to local businesses, the shelter, the police, and also the manager of Trader Joe's, who had submitted the letter. There is...been – there are homeless individuals in the neighborhood who are not associated with the shelter and, sadly, their circumstances need to be addressed on a separate track, but there is no evidence that the residents of the shelter had been causing problems in the neighborhood. And if that were the case, then the shelter director and the community would be ready, willing, and able to address those matters. In addition, this is a problem that is not located specifically to the Bailey's area, but there are issues in other parts of the County as well, nowhere near located next to a shelter. So I just wanted to dispel that. Since the hearing, we also received several letters in support of the shelter from United Baptist Church, St. Catherine's Greek Orthodox Church, William Lecos of Lake Barcroft, and several others. I also received a letter from the manager of Trader Joe's and I want to read this for the record

because we discussed this at the hearing. “Dear Julie Strandlie, with respect to the Bailey’s Crossroads Community Shelter and to the Fairfax County Police, I’d like to extend my apologies for unfair statements made against both in the letter, which was drafted by someone acting as an official representative of the Fairfax County Land Use Planning Commission, signed by me without scrutiny. I also want to thank you for taking the time to call me personally and for clarifying my concerns about services offered to the community through Northern Virginia Family Services.” And I think there is much more to do on this effort. The revitalization of the shelter and revitalization of the area will have a significant improvement on the quality of life for everyone who lives in that area. And with that, I am ready to make a motion.

Vice Chairman de la Fe: Okay.

Commissioner Strandlie: The – on January 24th, the Board of Supervisors adopted Plan Amendment 2017-I-B1, which added language to the Comprehensive Plan in support of the relocation of the of the Bailey’s Crossroads Community Shelter from 3525 Moncure Avenue to 5914 Seminary Road. The proposed community shelter and supportive housing will replace the existing Bailey’s Crossroads Community Shelter with a new facility, less than a quarter of a mile or approximately 1,050 feet away from the existing community shelter. The proposed new facility will provide emergency beds and permanent supportive housing units in accordance with the County’s housing first strategy at a location near the existing facility, ensuring uninterrupted service and access of the clients served by the existing community shelter. I MOVE THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF’S DETERMINATION FOR APPLICATION 2232-M17-10, THAT THE PROPOSAL THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, TO CONSTRUCT A NEW FACILITY FOR THE BAILEY’S CROSSROADS COMMUNITY SHELTER AND SUPPORTIVE HOUSING AT 5914 SEMINARY ROAD, FALLS CHURCH, VIRGINIA, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A FEATURE SHOWN, PURSUANT TO VIRGINIA CODE SECTION 15.2-2232, AS AMENDED.

Commissioners Hedetniemi and Hart: Second

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Strandlie: Thank you, I now have the second part of this. If Ms. Beacham could come up. I request that the applicant confirm, for the record, their agreement with the development conditions now dated June 27th, 2017. And this applies to the addition of the supportive housing.

Joan Beacham, Building Design & Construction Division, Department of Public Work & Environmental Services: Good evening members of the Commission, Joan Beacham representing Fairfax County Department of Public Works. I confirm that we accept the development conditions dated June 27th.

Commissioner Strandlie: Thank you. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2017-MA-005, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 27TH, 2017.

Commissioners Hedetniemi and Hart: Second

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Hart. Any discussion? Yes, Mr. Flanagan.

Commissioner Flanagan: Yes. Thank you, Mr. Chairman. During the course of the testimony is the director of the shelter indicated that he would be willing to work with those people who are in the area, but are not residents of the shelter, that seem to be the source of the negative testimony that we had from some of the surrounding neighbors. I presume hearing nothing to the contrary to that that still exists? That...

Commissioner Strandlie: I have a follow on motion to come.

Commissioner Flanagan: Oh really?

Commissioner Strandlie: So, yes.

Commissioner Flanagan: Okay, thank you.

Vice Chairman de la Fe: Okay, all – any further discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A DEVIATION OF THE TREE PRESERVATION TARGET, IN FAVOR OF THE PROPOSED LANDSCAPE PLAN, DEPICTED ON SE PLAT – ON THE SE PLAT.

Commissioners Hedetniemi and Hart: Second

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Hart. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Strandlie: I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER THE PERIPHERAL PARKING LOT LANDSCAPING IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioners Hedetniemi and Hart: Second

Vice Chairman de la Fe: Seconded by Commissioners Hart and Hedetniemi. Any discussion? All those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motions carries.

Commissioner Strandlie: Great. Thank you. I have a follow-on motion. One of the main objectives, we've been through this process last summer on the issue of the temporary relocation of the shelter and out of that process, the community voiced their concerns and adjustments were made in the operation of the shelter, which everyone has been very much in agreement with, including allowing the residents to stay in the shelter during the day to address certain issues and other matters. So this process has created a very good community dialogue and community input. One of the things I really wanted to see happen was the formation of an advisory council, consisting of local community members and businesses and other concern parties in the neighborhood to both provide input and dialogue for the shelter. And to also act as an advocate for the shelter when that is necessary. And, often times, it is because things are attributed to the shelter, in many cases that are not accurate. So, hopefully, I'm looking forward to that and if – I think that will be a very big part of the success going forward. Therefore, Mr. Chairman, I MOVE THAT THAT PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF FROM THE OFFICE TO PREVENT AND END HOMELESSNESS BE DIRECTED TO WORK WITH THE MASON SUPERVISOR'S OFFICE AND THE BAILEY'S COMMUNITY SHELTER TO CREATE A FORMAL COMMUNITY ADVISORY COMMITTEE CONSISTING OF LOCAL COMMUNITY RESIDENTS AND BUSINESS OWNERS TO SERVE AS LIAISONS BETWEEN THE SHELTER STAFF, AND THE COMMUNITY AND AS ADVISORS ON COMMUNITY CONCERNS.

Commissioners Flanagan and Keys-Gamarra: Second

Vice Chairman de la Fe: Seconded by Commissioners Flanagan and Keys-Gamarra. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you very much. Is that it? Thank you very much.

Commissioner Strandlie: Yes.

The motion carried by a vote of 11-0. Commissioner Murphy was absent from the public hearing.

(End Verbatim Transcript)

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(Start Verbatim Transcript)

Commissioner Keys-Gamarra: Thank you, Mr. Chair. I MOVE THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF'S DETERMINATION THAT FS-Y17-14, VERIZON WIRELESS, 6335 MULTIPLEX DRIVE, CENTREVILLE, VIRGINIA IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A FEATURE SHOWN, PURSUANT TO THE *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioners Ulfelder and Hart: Second.

Vice Chairman de la Fe: Seconded by Commissioners Ulfelder and Hart. All those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you very much.

The motion carried by a vote of 11-0. Commissioner Murphy was absent from the public hearing.

(End Verbatim Transcript)

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Secretary Hart announced that the four sets of minutes were received for Planning Commission's review from John W. Cooper, Clerk, Planning Commission, for the month of February. Commissioner Hart stated he intended to move on the minutes during the Planning Commission hearing scheduled for July 13, 2017.

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ORDER OF THE AGENDA

Secretary Hart established the following order of the agenda:

1. CODE AMENDMENT – Proposed Amendments to the Code of the County of Fairfax, Virginia (County Code) Re: Reorganization of the Department of Public Works and Environmental Services to Create the Department of Land Development Services Assign Administration of Chapters of the County Code to the Director of the New Department and Administration of Chapter 119 of the County Code to the Director of the Department of Code Compliance.
2. FDPA 87-C-060 – ANTHONY J. DEGREGORIO TR AND & CLAUDIA M. DEGREGORIO TR
3. PCA 2012-SU-010 – NVHI I, LLC AND CHANTILLY AL INVESTORS, LLC
4. SEA 79-M-121-02 – ANNANDALE CHRISTIAN COMMUNITY FOR ACTION INC. (ACCA, INC.)
5. SE 2017-DR-003 – SUNTRUST BANK

This order was accepted without objection.

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CODE AMENDMENT – Proposed Amendments to the Code of the County of Fairfax, Virginia (County Code) Re: Reorganization of the Department of Public Works and Environmental Services to Create the Department of Land Development Services and Assign Administration of Chapters of the County Code to the Director of the New Department and Administration of Chapter 119 of the County Code to the Director of the Department of Code Compliance. COUNTYWIDE. PUBLIC HEARING.

Commissioner Sargeant asked that Vice Chairman de la Fe 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 de la Fe closed the public hearing and recognized Commissioner Sargeant.

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(Start Verbatim Transcript)

Commissioner Sargeant: Thank you, Mr. Chairman. Let me begin by thanking John Friedman for his diligent and detailed work on this particular code amendment. This is a very straight forward amendment here. As a result of the Board of Supervisors' adoption of the Fiscal Year 2018 budget on May 2nd of this year, the functions of the Department of Public Works and Environment Services, directly related to the land development process will be transferred to a new department created from the Land Development Services operational unit of DPWES. The proposed amendments will implement the reorganization and transfer administration of chapters of the County Code to the Director of the new Department of Land Development Services and the Director of the Department of Code Compliance. With that Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD ADOPT THE PROPOSED AMENDMENTS TO CHAPTERS 1, 2, 4, 30, 61, 63, 68.1, 71, 101, 103, 104, 107, 112, 117, 118, DO I HEAR 119, 122, 124 AND APPENDICES A AND Q OF THE COUNTY CODE, AS SET FORTH IN THE STAFF REPORT DATED JUNE 6TH, 2017, WITH THE CLARIFICATION THAT IN THE PROPOSED AMENDMENTS TO CHAPTER 1, PARAGRAPH (A)5, IN SECTION 1-1-16, WHICH WAS INADVERTENTLY UNDERLINED INSTEAD OF STRUCK THROUGH, IS TO BE DELETED.

Commissioners Ulfelder and Flanagan: Second.

Vice Chairman de la Fe: Seconded by Commissioner, is it Ulfelder and someone on this side...

Commissioner Flanagan: Yes.

Vice Chairman de la Fe: Commissioner Flanagan. Any discussion? Yes Mr. Hart.

Commissioner Hart: I managed to abbreviate all that in such an understandable way.

Vice Chairman de la Fe: Okay.

Commissioner Flanagan: As I seconded the motion because I read every word.

Vice Chairman de la Fe: I listed to every word. Okay. Any further discussion? Hearing and seeing none, all those in favor of the motion please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you very much.

Commissioner Sargeant: Thank you Mr. Chairman. There will be a quiz for the audience afterward.

The motion carried by a vote of 11-0. Commissioner Murphy was absent from the public hearing.

(End Verbatim Transcript)

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FDPA 87-C-060-19 – ANTHONY J. DEGREGORIO TR & CLAUDIA M. DEGREGORIO TR. – Appl. to amend the final development plans for FDP 87-D-060 to permit an addition 12.7 ft. from rear lot line and 3.9 ft. from side lot line and associated changes to development conditions. Located on the S. side of Stable Brook Way approx. 0.04 mile from Iron Forge Rd. on approx. 8,949 sq. ft. of land zoned. Tax Map 25-1 ((14)) (6) 35. HUNTER MILL DISTRICT PUBLIC HEARING.

Anthony J. DeGregorio TR and Claudia M. DeGregorio TR, Applicants, reaffirmed the affidavit dated March 17, 2017.

Commissioner de la Fe asked that Secretary 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, Secretary Hart closed the public hearing and recognized Commissioner de la Fe for action on this application.

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(Start Verbatim Transcript)

Commissioner de la Fe: Thank you very much. Mr. Chairman, I just want to – this is a simple application, which became rather complicated because of, primarily, affidavit issues. But we have worked those out and I would ask the DeGregorios to – whether – to confirm, for the record, your agreement to the proposed development conditions dated May 10th, 2017.

Anthony J. DeGregorio, TR: Yes, we do.

Commissioner de la Fe: Thank you very much. Mr. Chairman, as I said, this is a relatively simple application as it is stated at a – in fact, enclosed sunroom over an existing deck. And unfortunately we have to go through this process in order to do this in P-Districts that have not been approved. I think we are looking at the possibility of changing that so that it becomes a simpler process. But I thank the DeGregorios and staff for everything that they have had to go through to get to this point and, therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA 87-C-060-19, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 10TH, 2017.

Commissioner Sargeant: Second.

Secretary Hart: Motion's been made by Commissioner de la Fe, seconded by Commissioner Sargeant. Is there any discussion? Seeing none, we'll move to a vote. All in favor please say aye.

Commissioners: Aye.

Secretary Hart: Those opposed? That motion carries.

Commissioner de la Fe: Thank you very much. It's over for you.

Anthony J. DeGregorio, TR: Yes, thank you.

Commissioner de la Fe: At least as far as...thank you.

The motion carried by a vote of 11-0. Commissioner Murphy was absent from the public hearing.

(End Verbatim Transcript)

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PCA 2012-SU-010 – NVHI I, LLC AND CHANTILLY AL INVESTORS, LLC – PCA Appl. to amend the proffers for RZ 2012-SU-010 previously approved for residential and medical care to permit residential and medical care and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.67. Located on the W. side of Centreville Rd. approx. 150 ft. N. of its intersection with McLearen Rd. on approx. 8.36 ac. of land zoned PRM. Comp. Plan Rec: office. Sully District. Tax Map. 24-4 ((1)) 11C and 11D. SULLY DISTRICT PUBLIC HEARING.

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC, reaffirmed the affidavit dated June 15, 2017.

Secretary Hart disclosed the law firm of Hart & Horan, P.C. had two cases where the attorneys in Ms. Strobel's firm represented an adverse party or adverse parties. He stated that matter and those parties were unrelated to the subject application. Commissioner Hart said the law firm of Hart & Horan, P.C. had no business or financial relationship and did not think this matter would affect his ability to participate in the case.

Commissioner Keys-Gamarra asked that Vice Chairman de la Fe 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 de la Fe closed the public hearing and recognized Commissioner Keys-Gamarra for action on this item.

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(Start Verbatim Transcript)

Commissioner Keys-Gamarra: Do we need the applicant to do anything before I make my motion?

Vice Chairman de la Fe: If there are development conditions...

Commissioner Keys-Gamarra: No.

Vice Chairman de la Fe: There are no development conditions.

Commissioner Keys-Gamarra: Okay.

Vice Chairman de la Fe: Okay. There are proffers, but no development conditions.

Commissioner Keys-Gamarra: Alright, then I MOVE THAT THAT PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE PCA 2012-SU-010, SUBJECT TO PROFFERS DATED MAY 4, 2017.

Commissioners Sargeant and Ulfelder: Second.

Vice Chairman de la Fe: Okay, seconded by Commissioner Sargeant and Commissioner Ulfelder. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you.

Commissioner Keys-Gamarra: Three more paragraphs. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE A REAFFIRMATION OF A PREVIOUSLY-APPROVED WAIVER OF PARAGRAPH 6 OF SECTION 6-406, OF THE ZONING ORDINANCE TO ALLOW A SECONDARY PERMITTED USE TO COMPRISE MORE THAN 50 PERCENT, OF THE TOTAL GROSS FLOOR AREA OF A PROPOSED PRM DISTRICT WHERE THE MAXIMUM ALLOWED IS 50 PERCENT.

Commissioner Ulfelder: Second.

Vice Chairman de la Fe: Been moved and seconded by Mr. Ulfelder. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Keys-Gamarra: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE A REAFFIRMATION OF A PREVIOUSLY-APPROVED MODIFICATION OF THE PFM REQUIREMENTS AT THE TIME OF SITE PLAN APPROVAL TO LOCATE UNDERGROUND STORMWATER MANAGEMENT FACILITIES IN A RESIDENTIAL AREA (PFM SECTION 6-0303.8), SUBJECT TO THE WAIVER CONDITIONS CONTAINED IN ATTACHMENT A OF THE DEVELOPMENT CONDITIONS WAIVER NUMBER 9329-WPFM-001-1.

Commissioners Hedetniemi and Ulfelder: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Ulfelder. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

Commissioner Keys-Gamarra: Almost done. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS TO APPROVE A REAFFIRMATION OF A PREVIOUSLY-APPROVED MODIFICATION OF THE PFM REQUIREMENTS FOR TREE PRESERVATION TARGET AREA AT THE TIME OF SITE PLAN APPROVAL TO ALLOW 25,125 SQUARE FEET IN LIEU OF THE 27,824 SQUARE FEET REQUIRED, SUBJECT TO THE CDP/FDP AND AS CONDITIONED.

Commissioners Hedetniemi and Ulfelder: Second.

Vice Chairman de la Fe: Seconded by Commissioners Hedetniemi and Ulfelder. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. That's it. Thank you very much.

Commissioner Keys-Gamarra: Thank you.

The motion carried by a vote of 11-0. Commissioner Murphy was absent from the public hearing.

(End Verbatim Transcript)

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SEA 79-M-121-02 – ANNANDALE CHRISTIAN COMMUNITY
FOR ACTION INC. (ACCA, INC.) – SEA Appl. under Sects. 3-
404, 4-604, 9-301 and 9-622 of the Zoning Ordinance to amend SE
79-M-121 previously approved for an alternate use of public
facilities to modify development conditions and associated
modifications to site design and to permit waivers and
modifications in the CRD. Located at 7200 Columbia Pike,
Annandale, 22003 on approx. 3.66 ac. of land zoned R-4, C-6, SC,
HC and CRD. Tax Map 71-1 ((4)) 109A1. MASON DISTRICT
PUBLIC HEARING.

Maria Isabel Ballivian, Applicant's Agent, Annandale Christian Community for Action, Inc. (ACCA, Inc.), reaffirmed the affidavit dated May 26, 2017.

Kelly Posusney, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. Ms. Posusney said that staff recommended approval of SEA 79-M-121-02.

Ms. Maria Isabel Ballivian gave a presentation wherein she stated the following:

- ACCA, Inc. had been providing services to the community since 1967 and recently celebrated their 50th anniversary;
- Absent from the Child Development Center (CDC), ACCA, Inc. provided services in the community, such as delivering furniture, food and special assistance to families in need;
- Since 1977 the Child Development Center had been the occupant of the former Annandale Elementary School and shared the space with the former senior center;
- 1,5 years ago, the senior center closed its doors and ACCA, Inc. saw an opportunity to serve the needs of additional families; and
- ACCA, Inc. had always provided high quality affordable care for children.

Commissioner Strandlie thanked Ms. Ballivian for her presentation and noted that several members of the Commission were concerned about the availability of safe and reliable child care.

Erin Jones, 5915 Grayson Street, Springfield, spoke in support of the application. Ms. Jones gave a brief statement regarding her employment history as a special education teacher and the services provided to school-age children in that role. She also gave a statement of her spouse's employment history with the Fire and Rescue Department. In reference to ACCA, Inc., Ms. Jones stated the following:

- ACCA's CDC provided affordable, high quality educational opportunities to children at risk within the community;
- The long-term effects the program would have on the community closed the achievement gap for children at risk which in turn, benefited the community by having less incarcerations, more people eligible for employment, and more money being put back into the local economy;
- Due to ACCA, Inc.'s limited space, only a small amount of children could be served, and the waitlist was extensive. This made the need for increase in space more valuable;
- Without ACCA Inc.'s program, families would not be able to give back to the community; and
- Extra space increased ACCA's enrollment in new programs and additional space to host the highly sort-out parenting seminars.

Kathleen M. McDermott, 4936 Sunset Lane, Annandale, spoke in support of the application. Ms. McDermott stated the following:

- Since 1997, the CDC had provided a much needed and affordable childhood education day care. The focus were children receiving care from lower income families;
- The enrollment was limited to 188 children and there was an extensive waiting list; and
- With the vacating adult day care center, there was a tremendous opportunity for ACCA, Inc. to serve 102 additional children.

Gabby Chavez, 7200 Columbia Pike, Annandale, spoke in support of the application. Ms. Chavez read the testimony on behalf of Ms. Patricia Gomez, a mother of the child enrolled in the center. Ms. Chavez stated that Gabriel, was born a premature baby and weighed only three pounds at birth. By the time he was one and a half years old, his father was removed from the home, which caused Gabriel to be withdrawn, angry and frustrated. When Gabriel was three years old, he was referred to ACCA, Inc. Within the first fifteen days of being at the center, Gabriel's mother noticed a positive change. Gabriel became more social and verbal.

Gabriel's mother became very emotional and Ms. Ballivian took over the presentation. She stated that over her years at ACCA, Inc., she had the pleasure of seeing families strive. ACCA, Inc. produced a labor of love. The families being cared for needed much more than a place to drop off children. The families needed guidance, support and opportunities to find within

themselves avenues to continue to provide for their families and children. ACCA, Inc. had met the needs of many, but could also meet the needs of many more within the community.

Commissioner Ulfelder noted that ACCA, Inc. served the needs of 188 children and they were asking for up to 290 children. In statement of justification it mentioned that ACCA, Inc. was approved by the state for up to 230 children and the development conditions included some of the usual language that was added which indicated the need was also contingent on the state approving the additional numbers, in this case a difference between 290 and 230 children.

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(Start Verbatim Transcript)

Commissioner Strandlie: Thank you very much. This is an excellent application and with the addition of the suggestion by Commissioner Ulfelder, which can be addressed before it goes to the Board. I commend the staff and thank you for everyone coming out. If you want to attend the Taste of Annandale in the fall, ACCA provides some space and you can have an opportunity to visit the facility then or at another time. With that Mr. Chairman, I move that the Planning Commission recommend to the Board of...

Vice Chairman de la Fe: Could you have...

Commissioner Strandlie: Oops.

Vice Chairman de la Fe: The development conditions, could we...

Commissioner Strandlie: Oh, I'm sorry. Would you affirm the development conditions, please, for the record?

Maria Isabel Ballivian, Executive Director, Annandale Christian Community for Action, Inc. (ACCA, INC.): I would like to affirm the development conditions cited in the staff report. Thanks.

Commissioner Strandlie: Thank you. Very excited to move this along. There's great support for this. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 79-M-121-02 [sic], SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JUNE 14TH, 2017.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you very much.

Commissioner Strandlie: I also MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT.

Commissioner Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Commissioner Hedetniemi. Any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you very much.

Commissioner Strandlie: Thank you.

The motion carried by a vote of 11-0. Commissioner Murphy was absent from the public hearing.

(End Verbatim Transcript)

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SE 2017-DR-003 – SUNTRUST BANK – SE Appl. under Sects. 4-604, 9-501, 9-502 and 9-610 of the Zoning Ordinance to permit a drive-in financial institution and wavier of minimum lot size. Located at 778 Walker Rd., Great Falls, 22066 on approx. 38,466 sq. ft. of land zoned C-6. Tax Map 13-1 ((9)) 6B.
DRANESVILLE DISTRICT PUBLIC HEARING.

Lynne J. Strobel, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC, reaffirmed the affidavit dated May 8, 2017.

Commissioner Hart disclosed the law firm of Hart & Horan, P.C. had two cases where the attorneys in Ms. Strobel's firm represented an adverse party or adverse parties. He stated that matter and those parties were unrelated to the above referenced case. Commissioner Hart said the law firm of Hart & Horan, P.C. had no business or financial relationship and did not think this matter would affect his ability to participate in the case.

Kelly Posusney, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the electronic date file. Ms. Posusney said that staff recommended approval of SE 2017-DR-003.

Ms. Strobel gave a presentation wherein she stated the following:

- The application proffered a parcel zoned C-6 which was located at the intersection of Walker Road and Columbine Street in Great Falls;
- The property had a separate tax parcel from the Village Center;

- The applicant proposed to develop the eastern portion of the property which was used as a parking lot with a drive-through financial institution, to be operated as a Sun Trust Bank;
- The parking lot on the western portion of the property would remain and would continue to serve as parking for uses within Village Center;
- The proposal allowed Sun Trust Bank to move its existing Great Falls branch on Georgetown Pike, which did not have a drive-through;
- The drive-through implemented new technology. No teller physically present on site, and user may interact directly with a remote banking employee. This service was referred to as tele-connect;
- The applicant made several attempts to work with the community and tried to ensure that the proposed bank would fit in with the fabric of the area, consistent with the character of Great Falls;
- Very early in the application process, the applicant took the opportunity, along with its architect to meet with a local architect who had been actively involved for years with Great Falls community development;
- The applicant walked the property to get a better understanding of the architectural character of the buildings in the area. And, based on the feedback, the applicant's design team, headed by Gensler Architects, sought to achieve a design that would be compatible in appearance with the already existing buildings;
- Throughout the process, the applicant continued to work closely with the Great Falls Citizens Association on the actual building design and the site layout;
- A number of revisions were made to the proposal. The building was modified and reduced by 267 feet. This reduction allowed a greater setback along several of the property lines with an increase in the green area. The preservation of an oak tree located along Walker Road was necessary and the parking layout was revised to accommodate. In response to a request for additional plantings, a significant number of shrubs and evergreens were located on the northern and southern boundaries of the property. The applicant met the transitional screening requirements and there would be an appropriate buffer between the proposed bank and adjacent uses;
- The proposed elevations of the building undergone a number of revisions; and
- Regarding the display windows, the applicant planned to display local images and or objects behind those windows.

Commissioner Ulfelder stated the applicant had been working on the finishing touches of the development conditions. The proposed project would be housed within a major entrance into the

Village Center commercial area off of Walker Road. Commissioner Ulfelder noted most of the other issues in the development conditions had been addressed.

Secretary Hart and Ms. Strobel had a discussion regarding the drive-through bank and how it would function without a drive-through window, with the access being only to a remote teller. Ms. Strobel stated that her understanding of this model mirrored the new version of a drive-through facility. There were no pneumatic tubes, but rather a kiosk whereby one could interact with an automated teller machine or one could speak with a remote attendant. Secretary Hart asked to explain the removal of the human element from the proposed model. John August, SunTrust Bank, stated the teller lines would still exist. Customers would have the opportunity during off hours to either drive up twenty-four-seven or come into a twenty-four-seven vestibule inside the front doors within a secured facility. There was a strong desire to do face-to-face business transaction during the normal business hours.

Mark Eric Knudsen, Great Falls Citizens Association, 808 Golden Arrow Street, Great Falls, spoke in support of the application. Mr. Knudsen pointed out that in the year 2003 the community received a new Walker Road “diet” plan and since that time the community worked to improve the look of Walker Road. A walkway was constructed from the Safeway store area to the Village Center. Trees were being planted along the diet plan and the applicant worked with the community to assure the trees were protected.

Bill Canis, Great Falls Citizens Association, 10205 Forest Lake Drive, Great Falls, spoke in support of the application. He recognized the Village Center as not only being a strip mall and that it was based on a reconfiguration of the Sturbridge Village in Massachusetts. A gazebo was housed in the center of the community and served as a focal point of the community. Free concerts were held on every major holiday and during the summer, from June to September. Commissioner Ulfelder and Mr. Canis discussed the final issue of windows along the northeast corner. The discussions echoed Ms. Strobel’s presentation.

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(Start Verbatim Transcript)

Commissioner Ulfelder: Thank you, Mr. Chairman. As I mentioned, I’m going to move to defer. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR APPLICATION SE 2017-DR-003 TO A DATE CERTAIN OF JULY 20TH, 2017, WITH THE RECORD REMAINING OPEN FOR THE – FOR WRITTEN COMMENTS.

Commissioners Hart and Hedetniemi: Second.

Vice Chairman de la Fe: Moved and seconded by Mr. Hart and Ms. Hedetniemi. Any discussion? All those in...

Commissioner Ulfelder: Yes, I just want to make one point. I want to thank Bill and Eric for coming out this evening. I think it helps underscore the fact that there has been an effort by the GFCA to work with the applicant and that they...about the importance of the issues, including the remaining issue that still needs to be resolved. And again, thank you for coming and I appreciate that very much.

Vice Chairman de la Fe: Okay. Is there any other business before the commission? If not...

Commissioner Hart: We never voted, we just all...

Vice Chairman de la Fe: Oh we haven't...oh, I'm sorry, I thought we had voted. All those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

The motion carried by a vote of 11-0. Commissioner Murphy was absent from the public hearing.

(End Verbatim Transcript)

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The meeting was adjourned at 9:44 p.m.

Frank A. de la Fe, Vice Chairman

James R. Hart, Secretary

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

Minutes by: Samantha Lawrence

Approved on: October 5, 2017



John W. Cooper, Clerk to the
Fairfax County Planning Commission