

**County of Fairfax, Virginia  
Planning Commission Meeting  
June 28, 2018  
Verbatim Excerpt**

SITE-SPECIFIC PLAN AMENDMENTS – 2017 NORTH COUNTY – To consider nominations that propose to revise the Comprehensive Plan Amendment Work Program for Fairfax County, VA. At these public hearings, the PC will screen the following proposed nominations submitted as part of the 2017 North County Site-Specific Plan Amendment (SSPA) process. (Note: AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre, FAR = floor area ratio; ac = acres; sf = square feet.): (Dranesville, Hunter Mill, Providence and Sully Districts)

**DRANESVILLE:**

PC17-DR-001 – West Falls Church Metro Station: S of I-66, N of Falls Church Dr, W of Haycock Rd on 24 ac. AP: Public facilities, governmental, and institution/mixed-use; option for res. use at a density of 30 du/ac. NP: Mixed-use with office, retail, multifamily, and townhouses up to an intensity of 0.96 FAR.

**PROVIDENCE:**

PC17-PR-001 – INOVA/Exxon-Mobil: S of Rt 50, E of Gallows Rd, W of I-495 on 116.78 ac. AP: Office use, planned for up to an intensity of 0.35 FAR. NP: Two options for an office/institution/res. mixed-use development up to 1.0 FAR (Option 1) and up to 3.0 FAR (Option 2).

PC17-PR-002 – Fairview Park: S of Rt 29, E of I-495, N and S of Rt 50 on 86.5 ac. AP: Planned for high quality office park. Area N of Rt 50 – majority planned for office, accessory retail, and public park. Area south of Rt 50 – planned for office uses. NP: Mixed-use office, hotel, res., retail, and other uses with an intensity range of 0.80 FAR to 1.0 FAR.

PC17-PR-005 – Merrifield at Dunn Loring Station: S of I-66, W of I-495, E of Gallows Rd, N of Harte Pl on 38.24 ac. AP: Res. use at a density of 16-20 du/ac. Option for res. use at 30-40 du/ac with supporting retail and service uses and limited office use. NP: Res./Mixed-use res up to 1.9 FAR.

PC17-PR-006 – 2817 & 2832 Dorr Avenue: N of Hilltop Rd, E and W of Dorr Av on 2.53 ac. AP: Warehouse and industrial use at current intensities. NP: Mixed-use or res. use up to 1.35 FAR. - (Withdrawn)

PC17-PR-007 – Valo Park: S of Rt 267, N of Jones Branch Dr, W of I-495 on 16.74 ac. AP: Office use up to 1.0 FAR and potential supporting retail and service uses. NP: Office/res. mixed-use with ground-floor retail use up to 1.75 FAR.

**SULLY:**

PC17-SU-001 – S of Stonecroft BV, E of Westfields BV, N of Sequoia Farms Dr on 17.43 ac. AP: Retail use up to 0.25 FAR. NP: Incorporate into the Dulles Suburban Center, and add an option for mixed-use retail, office, hotel, assisted living, and private recreation uses up to 0.75 FAR.

Decision Only During Commission Matters  
(Public Hearing held on June 21, 2018)

Commissioner Migliaccio: Thank you, Mr. Chairman. Last week, we held the public hearing for the five remaining North County Site-Specific Plan Amendment nominations. Tonight, we will be using the staff report recommendation to mark up the amendments and move it forward to the Board of Supervisors.

Chairman Murphy: Ulfelder wants to make a statement at some time.

Commissioner Migliaccio: Oh, yeah. This will be very – very brief and then the three North County nominator district Commissioners...

Chairman Murphy: Okay.

Commissioner Migliaccio: This all started one year ago when the Board adopted this new Site-Specific Plan Amendment process with the expectation that it would provide an easy-to-track, predictable process for stakeholders and would increase public participation compared to previous methods. Hopefully, this has proven to be true. Planning staff and the three district task force worked together to analyze the 10 nominations and came to the same conclusions on all but one item. They differed on PC17-PR-005. Tonight, I will be advancing the staff's position in my motion because the adopted Comprehensive Plan provides a sufficient alternative and I think that the proposed nomination does not raise – rise to the level of being added to the work program. Before I proceed to the motion, I do have one question of staff for clarification. Last week, we focused on the five remaining nominations. Attachment 2, starting on page 137, indicates that there will be some items removed from the work program, including some that are not in North County. Can you briefly just tell me the staff process that went into that – any outreach that happened with either the Planning Commission or a district office or citizens in South County?

Bernard Suchicital, Planning Division, Department of Planning and Zoning: Yes. Thank you, Commissioner. Bernie Suchicital with the Department of Planning and Zoning. Staff did reach out with the district Supervisors and some of the Planning Commissioners to – as well as other County staff and department agencies to review and identify a number of Plan Amendments that have gone inactive due to either the incorporation or review of other subsequent studies or due to shifting priorities in the County.

Commissioner Migliaccio: Okay, so there were no active nominations that you're stopping and taking off the board?

Mr. Suchicital: That is correct.

Commissioner Migliaccio: Okay, thank you. Okay, Mr. Chairman, I do have one motion to start this. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE REVISED COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM, AS FOUND ON PAGES 137 TO 141 OF THE STAFF REPORT DATED JUNE 7<sup>TH</sup>, 2018. THIS WOULD FORWARD FOR FURTHER CONSIDERATION FOUR SITE-SPECIFIC PLAN AMENDMENT NOMINATIONS SUBMITTED IN THE 2017 NORTH COUNTY SSPA PROCESS:

- PC17-DR-001;
- PC17-PR-001;
- PC17-PR-002; AND
- PC17-SU-001, WITH PC17-PR-001 AND 002 GROUPED INTO A STUDY OF THE MERRIFIELD SUBURBAN CENTER.

Commissioners Hart and Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. Niedzielski. Is there a – Eichner – is there a discussion of the motion? Mr. Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. Last week, just prior to our public hearing on these nominations, we received a letter from Virginia Tech asking us to consider including in the Comprehensive Plan Work Program a nine-plus-acre site adjacent to the WMATA West Falls Church Metro Station proposal, PA17-DR-001, the Virginia Tech and the University of Virginia jointly own in part and lease in part. At the time, it was noted that we had not heard from the University of Virginia, the joint owner and leasee. Well, this week, the University of Virginia submitted a letter indicating its agreement with Virginia Tech's request. Since the joint request was submitted very late in the SSPA process, we are still considering it and how to appropriately respond. In the meantime, I support Commissioner Migliaccio's motion recommending the inclusion of WMATA's nomination in the Comprehensive Work Plan Program.

Chairman Murphy: Thank you very much. Is there further discussion of the motion? Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. Three Providence District sites are nominated to be added to the Comprehensive Plan Amendment Work Program under this process. The Commission convened a public hearing last week to hear from the community about whether or not these sites should be added the Work Program. I want to thank those who nominated their sites for consideration, the Providence District Task Force members who took the time to develop their recommendations, the staffs for – the staff for its diligent efforts, and to those members of the community who shared their perspectives and concerns with us last week. You may recall, Mr. Chairman, we had some confusion as to the Providence Task Force recommendation regarding the Merrifield at Dunn Loring Station nomination. At the public hearing, I asked staff to explain the task force recommendation for PC17-PR-005, as it relates to the redevelopment option in the adopted Plan. As I understand it, a redevelopment proposal on the subject area may seek an intensity in excess of the adopted Plan option, based on bonus density associated with provisions of affordable units, and that it may include some limited non-residential supporting uses. The intensity could approach the task force recommended intensity. However, the proposal would not be relieved of the championing the other Plan recommendations, such as those about building heights, open space, buffering, and noise mitigation. Mr. Chairman, I will be supporting Commissioner Migliaccio's motion. Specific to the Providence site, I support not adding the Merrifield at Dunn Loring Station to the Amendment Work Program at this time. I believe the adopted Plan remains viable and is in line with the community's vision and prefer the consideration for changing the designation from an area adjacent to the core area of the Dunn Loring Transit Station Area, thereby permitting a higher-density mixed-use development – redevelopment be considered more comprehensively, along with the overall TSA. My view is that there will be a time when such a study will be

needed to be undertaken. Regarding the INOVA and Fairview Park nominations, I do support adding both sites to the 2018 Comprehensive Plan Amendment Work Program and conducting an area-wide study of the Merrifield Suburban Center that considers both sites in tandem. This study will need to first include an existing conditions analysis inclusive of the transportation network, the schools, human services, parks, recreation, and other public facility and service needs. And with regard to the transportation network, once the existing conditions analysis is completed, we need to consider options that will reduce the Beltway as a barrier to achieving the synergies I believe are possible to further strengthening – excuse me – Merrifield as one of our premier activity centers. We know the traffic is the key barrier to success in this regard and I hope that the study, if added by the Board, will include the same detailed analysis, as was achieved for the award-winning EMBARK process, to include possible mass transit, the vehicle, bicycle, and pedestrian options, and connections over the Beltway. Finally, Mr. Chairman, a successful study must include inviting participation from the community. I know that there will be an open invitation to participate through the work of a task force that will be set up specific to the Merrifield Suburban Center Study, which will be chaired by Tom Flurry, who I believe is in the audience. Tom, thanks. And I intend to stay active and engaged as the study progresses – and invite any interested or concerned parties to reach out to me and/or Supervisor Smyth for assistance, if necessary. Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much. Is there further discussion of the motion? All those in favor of the motion, as articulated by Commissioner Migliaccio, say aye.

Commissioners: Aye.

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

Vice Chairman Hart: Mr. Chairman.

Commissioner Strandlie: Mr. Chairman, if I can be recorded as – abstain.

Chairman Murphy: Abstain. Ms. Strandlie abstains.

The motion carried by a vote of 11-0-1. Commissioner Strandlie abstained from the vote.

JLC