

2/23/87

4:30 p.m. Items - RZ-85-C-088 - RESTON LAND CORPORATION
RZ-86-C-118 - RESTON LAND CORPORATION
RZ-86-C-119 - RESTON LAND CORPORATION AND RESTON TOWN
CENTER OFFICE PARK PHASE ONE LIMITED
PARTNERSHIP
RZ-86-C-121 - RESTON LAND CORPORATION

On Wednesday, February 11, 1987, the Planning Commission voted 8-0-1 (Commissioner Lockwood abstaining; Commissioners Sell and Sparks absent from the meeting) to make the following recommendations to the Board of Supervisors pertinent to the subject applications:

- 1) Approval of RZ-85-C-088, subject to the revised proffers as of 2-11-87;
- 2) Denial of RZ-86-C-118 to the I-5 District and approval to the I-3 District, subject to the revised proffers as of 2-11-87;
- 3) Approval of RZ-86-C-119 from the I-5 District to the PRC District, subject to the proffers contained in the staff report;
- 4) Approval of RZ-86-C-121, subject to the proffers revised as of 2-11-87.

Planning Commission Meeting
February 11, 1987
Verbatim Excerpts

RZ-85-C-088 - RESTON LAND CORPORATION

RZ-86-C-118 - RESTON LAND CORPORATION

RZ-86-C-119 - RESTON LAND CORPORATION AND RESTON TOWN CENTER OFFICE PARK
PHASE ONE LIMITED PARTNERSHIP

RZ-86-C-121 - RESTON LAND CORPORATION

After Close of the Joint Public Hearing

Chairman Lilly: The public hearing is closed. We turn to Mr. Thillmann.

Commissioner Thillmann: Thank you, Mr. Chairman, I made some notes here as people were speaking tonight and I will use a prop tonight. First of all, I think one of the things that is readily apparent is when you look at the audience tonight, you'll find that we had really no speakers in opposition. In fact, we had four speakers, three were in favor---all of them from the community---and the fourth speaker raised the issue of perhaps even providing more improvements than everyone has deemed necessary. But everybody is in favor of this application. That's the result of exhaustive community involvement in this application, over at least two and a half years. I started counting meetings the other night on my calendar and other meetings I knew of that I didn't go to and I came up with almost 50 meetings. There might have been more that I don't know about and that represents an awful lot of citizen involvement. I think the applicant has done a tremendous job of reaching out to the community. And I think that accolade goes specifically to Hunter Richardson, who has spearheaded this effort. I think at least three citizens have made most of those meetings, if not all, and that's Joe Stowers, who spoke a minute ago; Linda Singer, who was up here before us, also; and Ridge Loux, who isn't here tonight. And I think those citizens also deserve a lot of credit and respect for the time and effort they put into this application. This case represents the implementation of the final chapter in Reston's land use plan. Not only the final chapter, but I also believe, the best chapter. The heart of the new town is before us, and I share Joe Stowers' view that it represents the best planned component of Reston and I equally share his view that it may be the best new town core in the country. The design of the urban core is superb. The surrounding office and residential support enhance the urban core and complement the business center of Reston. We heard from Charles Smith, who bemoans the fact that we don't have a downtown; well now we are going to get one. It's a place we can all be---this plan is a plan we can all be proud of. Not only is it well designed, but it also brings with it the significant set of proffers we have all heard about tonight, mitigating every conceivable transportation impact that I can think of. We have proffers that have the applicant providing both local, community, and regional transportation improvements. We also have a guarantee that the traffic projections are correct. There are also many other proffers. I'll just mention a couple of them---23 pages worth to be exact. A significant one; the Planning Commission gets site plan approval. We have an architectural review. There's a donation of land for community uses, or at least provision of space for community uses up to 10,000 square feet.

There's going to be a real mix of housing through a variety of styles, price, and ownership forms. I think we have made a significant breakthrough and the community at large should be congratulated for this one, vis a vis the kind of pedestrian orientation and a combination of access to the WO&D trail. Day Care facilities. We have an art and cultural center as a portion, a portion of which will be available to Fairfax County at cost, exclusive of land costs, for a history on cultural center for us. All in all this applicant is making significant contributions to the public interest. Let me also say for the record that Clare Poupard and Bob Moore, with their diligence and hard work, have both achieved, and I say this with a lot of confidence, new respect by me, Supervisor Pennino, and the citizens in Reston. Finally, a personal note, I followed Reston while I was in college, I followed it as Reston coordinator when I worked for Fairfax County staff, I was doing what Clare does and now as Planning Commissioner. This final land use decision or recommendation we are going to make tonight on Reston is therefore, to me, a personal highlight of my planning career and it is with great pride and great pleasure that I will now move approval of all four zoning applications.

Ms. Poupard: Mr. Thillmann. Could I just clarify the request for I-5?

Commissioner Thillmann: You may clarify anything you want.

Ms. Poupard: Staff had recommended that the I-5 district be denied.

Commissioner Thillmann: Be denied and given to I-3.

Ms. Poupard: That an alternative district of I-3. Correct.

Commissioner Byers: Second.

Commissioner Thillmann: Haven't made it yet. I have so much paper up here, Clare, which one is that? I'm trying to find my sheet.

Ms. Poupard: RZ-86-C-118.

Commissioner Thillmann: It's in this mess somewhere. Ah, yes. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF 86-C-088, SUBJECT TO THE PROFFERS CONTAINED IN THE STAFF REPORT.

Ms. Poupard: Mr. Thillmann, excuse me, that's 85-C-088?

Commissioner Thillmann: Right.

Commissioner Thomas: Second.

Chairman Lilly: Seconded by Mr. Thomas. Discussion of the motion?

Commissioner Harsel: Mr. Chairman?

Chairman Lilly: Mrs. Harsel.

Commissioner Harsel: Mr. Thillmann, you want the proffers in the staff report or the proffers, the new ones?

Commissioner Thillmann: Well, let's say all the proffers will be revised as of February 11, 1987. My assumption is that those are the proffers we are talking about---the ones we received this evening. Okay? February 11.

Chairman Lilly: Any further discussion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Thillmann.

Commissioner Thillmann: Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF RZ-86-C-118 TO THE I-3 DISTRICT, SUBJECT TO THE PROFFERS WE HAVE BEFORE US THIS EVENING DATED FEBRUARY 11, 1987.

Chairman Lilly: Do you have to deny it first?

Commissioner Thillmann: I don't know, do we have to deny it first?

Ms. Poupard: Yes, recommend denial as submitted and the alternate district.

Commissioner Thillmann: For the record, Mr. Chairman, I would like Mr. Prichard to come up and say, is it acceptable to you the---

Mr. Prichard: It is acceptable to the applicant to zone it---

Commissioner Thillmann: I-3.

Mr. Prichard: ---I-3 and we have given a letter to the staff so that---

Commissioner Thillmann: Thank you. I don't know if we need to deny it based on that so---I MOVE WHAT I JUST MOVED.

Commissioner Thomas: Second.

Chairman Lilly: What did you move?

Commissioner Thillmann: Move I-3.

Chairman Lilly: That's out of order. I want the motion to deny that application.

Commissioner Thillmann: All right. I MOVE, I'LL MOVE THAT THE PLANNING COMMISSION RECOMMEND DENIAL OF RZ-86-C-118 TO THE I-5 DISTRICT AND SUBSTITUTE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-86-C-118 TO THE I-3 DISTRICT, SUBJECT TO THE PROFFERS DATED FEBRUARY 11, 1987.

Chairman Lilly: You can chase each other all night on this.

Commissioner Thillmann: God.

Chairman Lilly: That'll be all right. Was there a second?

Commissioner Thomas: Second.

Chairman Lilly: Mr. Thomas seconded. Any discussion? Mrs. Harsel?

Commissioner Harsel: Mr. Thillmann, the proffers that we got tonight do not cover the C-118---those are only in the staff report. The C-118.

Ms. Poupard: Excuse me, Mrs. Harsel. It's C-119, that are---

Commissioner Harsel: Oh, that's, so he, wait a minute then.

Ms. Poupard: He said this proffer is dated February 11, which are the ones distributed this evening, which are associated with---

Commissioner Harsel: But 118 is for, what, I-5?

Ms. Poupard: Correct.

Commissioner Harsel: Now, I'm confused.

Commissioner Thillmann: I want to go with the staff on this one.

Commissioner Harsel: Okay.

Commissioner Thillmann: 119 is I-5 to PRC.

Commissioner Harsel: Yeah, and I'm not getting into that. I've got a question there, but I'm not going to bring that up.

Chairman Lilly: All those in favor of the motion say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Thillmann.

Commissioner Thillmann: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-86-C-119 FROM I-5 TO PRC TO THE BOARD OF SUPERVISORS.

Commissioner Thomas: Second.

Chairman Lilly: Seconded by Mr. Thomas. Discussion?

Ms. Poupard: Excuse me, Mr. Thillmann, was that subject to the proffers contained in the staff report?

Commissioner Thillmann: Once again, I'm sorry, SUBJECT TO THE PROFFERS CONTAINED IN THE STAFF REPORT.

Chairman Lilly: Is there discussion of the motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Mr. Thillmann.

Commissioner Thillmann: You see we didn't rehearse this.

Chairman Lilly: I was going to say I thought I heard it went all right in rehaarsal.

Commissioner Thillmann: Negotiations up until the last minute. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ-86-C-121, SUBJECT TO THE PROFFERS DATED FEBRUARY 11, 1987 TO THE BOARD OF SUPERVISORS.

Commissioner Thomas: Second

Chairman Lilly: Seconded by Mr. Thomas. Is there discussion of that motion? I think at this point I'm going to get in front of this avalanche of good will and fine feeling and just simply mention that there is in the packet tonight addressed to the Planning Commission a letter from the Mayor of the Town of Herndon and this may represent a parochial interest on my part, but raising certain concerns about, particularly the use of grade separated interchanges at the by---Springfield By Pass, Cameron Avenue and Sunset Hills Road location. Those points have been discussed in the---by Mr. Prichard on behalf of the applicant, and responded to by Mr. Moore on behalf of the Office of Transportation. I'm not prepared then---I'm also told by Mr. Thillmann that the proffers take care of some of these concerns, but I---on the record in the verbatim, I would like for the letter to be mentioned and that those concerns may need to be dealt with down the road. All those in favor of the motion say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Anything else? Anyone else? Our newest member, the At-Large appointee, Mr. Lockwood has joined us. Bill, we welcome you back to your, I think your first love and we look forward to a continued pleasant and profitable association for both of us.

Commissioner Lockwood: Thank you, Mr. Chairman. I apologize for being late tonight. I had a commitment tonight and also one for tomorrow night, so I'll be more active starting next week. I hope the record will show that I was not here, or that I abstained from all those previous motions that Mr. Thillmann made.

Commissioner Thillmann: Don't you have to get sworn in first, Bill.

Commissioner Lockwood: I was sworn in this afternoon.

Commissioner Thillmann: Is that right? Congratulations. Nice seeing you again.

Commissioner Lockwood: Thank you. It's a pleasure to be back.

Chairman Lilly: Mr. Thillmann. You don't think I'd a welcomed him if I hadn't known he had been sworn in.

Commissioner Thillmann: We welcomed Mr. Hanlon when he wasn't sworn in.

Commissioner Hanlon: I'm a stickler for form.

Commissioner Thillmann: All right.

Commissioner Harsel: I know we have to deny before---

Chairman Lilly: Don't forget to respond to Ms. Lipa about this, that affidavit memorandum. We are adjourned as of 10:10.

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(The motions passed by a vote of 8-0-1 with Commissioner Lockwood abstaining; Commissioners Sell and Sparks absent.)

FAH/GLW