

Planning Commission Meeting
January 18, 2012
Verbatim Excerpt

2232-H11-18/PRC 74-2-113-02/DPA-74-2-113-08/PCA 74-2-113-04 – FAIRFAX COUNTY
BOARD OF SUPERVISORS

After the Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed; recognize Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. The process for getting this case to us tonight, as we've discussed, began more than five years ago when the voters approved funding for a renovation replacement of the Reston Police Station and Governmental Center. Over the years, it became clear that a new facility was required. The design and configuration before us tonight is – and explained the result of significant adjustments to the original concepts and reflect extensive community input. The Reston Planning and Zoning Committee, after very vigorous discussion, moved to recommend approval on a highly divided vote. Much of the opposition came from a perspective that replacing the Governmental Center at its current location did not make the best use of a highly valuable piece of real estate in Reston's urban core. Though one may debate the philosophical underpinnings of this point of view, the fact is that since Reston's early days, this site and the acreage around it has been planned and developed as a center for public institutions. A regional library, a homeless shelter, housing for the elderly, low-income populations, a park, numerous human services facilities both governmental and institutional, are located in this area. When the funds for this project were approved, the voters knew that this is where the facility would be located. A number of concerns were also raised concerning the specific location of the facility within the site. As described by the applicant, the facility location and its design reflect a variety of factors including being able to continue to use the existing facility until the new one is complete and to accommodate the anticipated redevelopment of the overall Governmental Center and North Reston Town Center, currently envisioned by the Reston Master Plan Task Force. Changes to the plans have also been made to reflect comments regarding the visibility of the secure parking areas to pedestrians while acknowledging the need for security. The location of the fueling station was also an issue. The current fueling station is located within a secure area and has presented operational issues. The need to have a fueling station made accessible to non-Police County vehicles, which is Fire and EMS equipment, and school buses, limited the possible locations for it. The location we seek tonight represents the best available one. The applicant recognized that future development might require changes and Proffer Number 7, which you received tonight, recognizes that fact. I believe that the plans we have tonight represent the best that can be achieved while recognizing that this area will change in the future. On a personal note, I might add that there is no question in anyone's mind that the current facility needs to be replaced as we were reminded vividly last night at the Hunter Mill Land Use Committee Meeting when the men's room was out of commission.

Chairman Murphy: Whoa, that'll get you every time.

Commissioner de la Fe: Mr. Chairman, I move – I CONCUR WITH STAFF'S CONCLUSIONS THAT THE PROPOSAL BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS

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AND ENVIRONMENTAL SERVICES TO CONSTRUCT A NEW RESTON DISTRICT POLICE STATION AND HUNTER MILL GOVERNMENTAL CENTER, LOCATED AT 1200 BOWMAN TOWNE DRIVE, RESTON, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232 AS AMENDMENTED AND I MOVE THAT THE PLANNING COMMISSION APPROVE THAT 2232.

Commissioners Alcorn and Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence and Mr. Alcorn. Is there a discussion of the motion? All those in favor of the motion to approve 2232-H11-18, say aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I further move that the Planning Commission find that the subject application – I'm sorry. I – well, we just did that one. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA 74-2-113-4, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 18TH, 2012.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 74-2-113-4, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF DPA 74-2-113-8.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve DPA 74-2-113-8, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PRC 74-2-113-2, SUBJECT TO THE DEVELOPMENT CONDITIONS NOW DATED JANUARY 17TH, 2012.

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Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PRC 74-2-113-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT TO PERMIT THE LANDSCAPING DEPICTED ON THE PRC PLAN PER SECTION 13-305 OF THE ZONING ORDINANCE AND MODIFICATION OF THE TREE PRESERVATION TARGET TO 28 PERCENT INSTEAD OF 32 PERCENT ON THE DEVELOPMENT SITE PER SECTION 12.0513 OF THE PUBLIC FACILITIES MANUAL.

Commissioner Lawrence: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motions carried unanimously with Commissioner Hart having recused himself; Commissioner Hall absent from the meeting.)

JLC