

Planning Commission Meeting
April 21, 1988
Verbatim Excerpts

PCA-84-L-020-2 - KINGSTOWNE COMMERCIAL LIMITED PARTNERSHIP
CDPA-84-L-020-2 - KINGSTOWNE COMMERCIAL LIMITED PARTNERSHIP
FDP-84-L-020-2 - KINGSTOWNE COMMERCIAL LIMITED PARTNERSHIP
PCA-C-448-2 - KINGSTOWNE COMMERCIAL LIMITED PARTNERSHIP
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After Close of Public Hearing

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

Commissioner Sell: Thank you, Mr. Chairman and thanks to the Commission for bearing with us on some of these issues, particularly as it pertains to stormwater management. It's, it's not that -- that stormwater management in the Dogue Creek watershed is the overriding issue in this case but it's awful close to it. First off, I want to commend the applicant, Kingstowne Limited Partnership, for coming back with a much improved conceptual development plan amendment and final development plan that we saw in early 1985 as part of the approval of the overall zoning case. And, I want to thank the -- particularly pay thanks to Peter Braham and the County staff for their in-depth analysis of this particular application. There's such a thing mentioned in the staff report that I found interesting, is a shadow study, as to how the shadows are going to fall on the plaza and the associated uses through part of the year. The staff raised that issue. The staff did that analysis -- I mean the applicant did that analysis and provided it, and -- maybe I've missed it. But that's the first one I've seen. And I probably have but in a large group of buildings like this it turns out to be important. And I'm glad they thought of it because I wouldn't have, probably. As I said, this is a vast -- vast improvement. It moves some of the density up into a plaza area that looks out onto the lake and gives a gateway affect from the Franconia Road/Van Dorn Corridor down into Kingstowne and yet with the green area along Kingstowne Village Parkway, there is sort of a nice looking back door affect if you're coming in from Springfield to visit us rather than coming from Alexandria, or Arlington, or 95. So, overall, I'm pleased with it and I'm pleased with the amount of effort that everybody put into it. The issue of the stormwater, and I -- we spent quite a bit of time with Mr. Thompson on that, and as I understand it, the lake compensates for the amount of stormwater. If we didn't have the water running from the Towne Center back into Dogue Creek and essentially a lot of times we have no Dogue Creek, as I understand it, and the lake is big enough to withstand considerable storm. The dam -- D-A-M -- breach analysis shows that it is safe and I can't find any reason to question that analysis. I would say that some of my thinking in this particular case has done a major turnaround in the last couple of months because we have been able to get to the situation where we are removing 80 per cent of the silt or better that goes down from Kingstowne and beyond, into Huntley Meadows Park through the monitoring system. And I might add that they are not only collecting the silt from their site, but they're collecting it from all

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site areas which has run uncontrolled into that area for a long time. There has been an awful lot of work -- I also would pay thanks to the Land Use Advisory Committee which has voted unanimously to support this application, subject to the staff recommendations, as they usually say; and the Kingstowne Monitoring Committee, which is out and walks this site with the developer, with the staff, on numerous occasions to make sure that all these things are working. I have a series of motions, Mr. Chairman. I would say before hand, I'm going to make some changes in the development conditions and I'd like to discuss those with you. I'm also going to make some bookkeeping changes in the proffers which will just really change the date on some plans that are more current. But in Attachment 7, there are the proposed development conditions for FDP -- the FDP's and the CDPA. And the first one the change is going to have to do with -- instead of the proffered conceptual landscape plan we're going to make it the landscape plan submitted as part of the site plan, in the first thing. I'm going to have a new #2. In conversations with the staff, rather than the parapet plantings along the edges of the top two levels of the parking garage located between building B and Section 37, which is the shopping center, we're going to opt for facades of all of the parking garages within the Towne Center shall be treated architecturally with materials similar to buildings adjacent thereto. And that landscaping shall be provided on the exposed top decks in accordance with the landscape plan reference in this case. I think given all concerned, we get -- rather than deal with that one garage and plantings on it, we want to try to deal with all the structured parking within Kingstowne, make sure the facades match the buildings that they're near; and, the landscape plan is adhered to. Number 3, I'm going to change some wording in that. It basically has to do with the signalization at the intersection shown on the final development plan. And the trouble with -- well, troubles a -- the problem with the wordage that's here in the staff report, as far as the applicant is concerned, it's never ending. And I suppose we could build a Kingstowne Towne Center and in fifteen years down the road somebody says we ought to change the signals, and they'd have to do it. And they don't think that that's quite fair. And I don't think that is what staff had in mind, so we changed some language. At least get them some relief at this point, but it is my understanding that -- that they're on the hook for those traffic signals in the Towne Center. So, if I could get back to my long list of motions, Mr. Chairman, I'll get on with it. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-C-448-2 BE APPROVED, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS CONTAINED IN ATTACHMENT 1 OF THIS REPORT, AND I WILL BE MAKING SOME BOOKKEEPING CHANGES TO THOSE. IN ATTACHMENT 1, THE THIRD PAGE, THE SECOND LINE AT THE TOP, SEPTEMBER 15, 1987, AS REVISED THROUGH APRIL 18, 1988, TO MAKE IT CURRENT. ON 82a, IN THE LAST LINE, WE CHANGE THE DATE FROM APRIL 6TH TO 18TH. THE LAST LINE OF

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PAGE 3 OF 91a WOULD GO FROM APRIL 6TH TO 18TH. ON PAGE 4 OF THE PROFFERS, 92a MIDWAY DOWN, WOULD BE CHANGED AS OF APRIL 18TH, RATHER THAN THE 6TH. AND THEN FINALLY, ON THE FIFTH PAGE OF THE PROFFERS, THE SECOND LINE REVISED AS OF APRIL 18, 1988.

Chairman Lilly: Is there a second?

Commissioner Byers: Second.

Commissioner Thomas: Second.

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

Commissioner Thillmann: Mr. Chairman?

Chairman Lilly: Mr. Thillmann.

Commissioner Thillmann: I'll be abstaining since I was out of the room for most of the hearing.

Chairman Lilly: PCA-C-448-2, all those in favor of the motion say aye.

Commissioners: Aye..

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

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT CDPA-C-448-6 BE APPROVED WITH THE EXECUTION OF THE DRAFT PROFFERS IN ATTACHMENT 1, AS AMENDED.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

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

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-C-448-10, SUBJECT TO THE RECOMMENDED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 7 OF THIS ADDENDUM. AND I'M GOING TO RECOMMEND SOME CHANGES IN THOSE, AND SUBSEQUENT APPROVAL OF THE BOARD OF SUPERVISORS BY CDPA-C-448-6.

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BRIEFLY THOSE CHANGES IN ATTACHMENT 7, IN NUMBER 1 WE WOULD -- THE FIRST SENTENCE WOULD READ: "THE LANDSCAPE PLAN, SUBMITTED AS PART OF THE SITE PLAN, SHALL PROVIDE A LANDSCAPE ISLAND EVERY 12 TO 18 PARKING SPACES" AND PICK UP THE REST OF THE WAY DOWN. A NEW CONDITION #2, WHICH SHALL SAY "THE FACADES OF THE PARKING GARAGES WITHIN THE TOWNE CENTER -- AND IF FACADES AND GARAGES IS PLURAL -- SHALL BE TREATED ARCHITECTURALLY WITH THE MATERIALS SIMILAR TO BUILDINGS ADJACENT THERETO. LANDSCAPING SHALL BE PROVIDED ON THE EXPOSED TOP DECKS IN ACCORDANCE WITH THE LANDSCAPE PLAN REFERENCE HEREIN." AND A NEW #3, WHICH WOULD READ: "SIGNALIZATION SHALL BE PROVIDED AT INTERSECTIONS SHOWN ON THE FINAL DEVELOPMENT PLANS AND GENERALIZED DEVELOPMENT PLAN REFERENCED HEREIN, WHEN WARRANTED BY THE THEN CURRENT STANDARDS OF VDOT. DEVELOPERS FINAL OBLIGATIONS WITH RESPECT TO PROVISION OF SIGNALIZATION SHALL BE DETERMINED BY A FINAL VDOT WARRANT ANALYSIS CONDUCTED AT SUCH TIME AS NON-RESIDENTIAL USE PERMITS FOR ALL OF THE NON-RESIDENTIAL USES ARE APPROVED IN THE TOWNE CENTER."

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

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

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDP-C-448-11, SUBJECT TO THE RECOMMENDED DEVELOPMENT -- THE DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 7, AS AMENDED, AND APPROVAL OF THE BOARD OF SUPERVISORS OF CDPA-C-448-6.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

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

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-84-L-020-2 BE APPROVED, SUBJECT TO THE PROFFERS IN ATTACHMENT 1 OF THIS ADDENDUM, AS AMENDED.

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Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

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

Commissioner Sell: Moving right along, Mr. Chairman.

Chairman Lilly: Mr. Thillmann abstains.

Commissioner Sell: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT CDPA-84-L-020-2 BE APPROVED, SUBJECT TO THE PROFFERS AS AMENDED IN ATTACHMENT 1 OF THE REPORT.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Any discussion? All those in favor say aye.

Commissioners: Aye.

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

Commissioner Sell: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FINAL DEVELOPMENT PLAN 84-L-020-2, SUBJECT TO THE PROFFERS CONTAINED IN ATTACHMENT 1 (sic) OF THE ADDENDUM, AS AMENDED, AND APPROVAL OF THE BOARD OF SUPERVISORS OF CDPA-84-L-020-2.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries. Anything else?

Commissioner Sell: Mr. Chairman?

Chairman Lilly: Mr. Sell?

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Commissioner Sell: There's two more motions, I think.

Chairman Lilly: All right.

Commissioner Sell: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE TRANSITIONAL SCREENING AND BARRIERS, WHICH ARE REQUIRED INTERNALLY TO THE KINGSTOWNE TOWNE CENTER, BE MODIFIED IN FAVOR OF THE LANDSCAPE PLAN DEPICTED ON THE CONCEPTUAL LANDSCAPE PLAN DATED SEPTEMBER 15, 1987, AND REVISED THROUGH APRIL -- IS THAT CORRECT? APRIL 8TH OR 18TH?

Mr. Braham: It should be April 18th.

Commissioner Sell: Thank you, APRIL 18, 1988.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

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

Commissioner Sell: And finally Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BARRIER REQUIREMENTS BE WAIVED ON ALL EDGES OF THE APPLICATION PROPERTY.

Commissioner Byers: Second.

Chairman Lilly: Seconded by Mr. Byers. Discussion of that motion? If not, all those in favor say aye.

Commissioners: Aye.

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

Commissioner Sell: Does that do it, Mr. Braham?

Mr. Braham: Mr. Sell, it's my understanding that the final development plan 84-L-020-2, should be subject to the development conditions contained in attachment 7 of the addendum, as amended.

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Commissioner Sell: Okay, maybe I read it wrong. FDP-84-L-020-2 IS SUBJECT TO THE DEVELOPMENT CONDITIONS, AS AMENDED. If I didn't say that, that's what I meant to say.

Chairman Lilly: Which development conditions? Is that what you're saying? It's a different --

Mr. Braham: The development conditions contained in attachment 7, as opposed to the draft proffers, has --

Commissioner Sell: Right.

Commissioner Byers: Second.

Chairman Lilly: All right, seconded by Mr. Byers. With that correction, all those in favor say aye.

Commissioners: Aye.

Chairman Lilly: Opposed? The motion carries? Is that it?

Commissioner Sell: Thank you, Mr. --

Chairman Lilly: You're not going to have any age limitation on this man that's going to run out and manually operate this valve?

Commissioner Sell: Why, you looking for a job Mr. Chairman?

Chairman Lilly: You know, you could get a retired senior there, he could run out there and --

Commissioner Sell: We -- We've got one near by.

Chairman Lilly: All right. Thank you very much.

Commissioner Sell: By the time Kingstowne gets in, I may be a retired senior.

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(The motions passed by a vote of 8-0-1 with Commissioner Thillmann abstaining; Commissioners Murphy and Sparks absent from the meeting.)

SLS