

AMENDMENT TO THE RESTON MASTER PLAN  
77-C-005 - GULF RESTON, INC.  
DP-117 - GULF RESTON, INC.

After close of public hearing.

Mr. Gurski: I will close the public hearing and I'll turn to Commissioner Merrell.

Mr. Merrell: Mr. Chairman, I have one question for staff.

Mr. Gurski: Please.

Mr. Merrell: Among the proffers which you've requested on Parcel A, rezoning case 77-C-005, you suggested the retention of the west side Bowman House, period. And Mr. Ralston's letter indicates seven years. I don't really want to get into the year game, but would you care to comment on that.

Mr. Reid: It was our feeling in evaluating that application that the intent was and we considered it a very good intent goal was to preserve the Bowman House. And that's what we'd like to see happen. I guess we would really like to see that preserved, and we were not convinced, we're not sure that we think a time limit is the appropriate way to do it. I understand what he's saying in terms of his financing; I just--we think it should be preserved. That's the intent of the application. The use would do that and we think that should be part of the proffers.

Mr. Merrell: Thank you. As I read the statement from the RCA, I was a little confused which is why I raised the question. Because their support for this rezoning to town center, says it is solely out of our concern to preserve the Bowman House. And I'm taking them at their word on that. Mr. Chairman, I will, as you have advised and to our secretary on my right's delight, I hope, try to make an omnibus motion. No great mystery here, I do plan to move to support the applications as presented. But for the language, I'd like to also thank Mr. Reid for presenting this viewgraph for us tonight, after we discussed it, it was obvious to me that I wasn't sure what I was doing, and I wasn't going to be able lead the Commission very well. So this is very helpful. I would MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IN THE CASE OF THE SUBJECT

APPLICATION TONIGHT AND IN THE CASE OF PARCEL A; WE RECOMMEND THE APPROVAL OF THE RESTON MASTER PLAN; WE RECOMMEND THE CHANGE IN THE ZONING ORDINANCE THAT WOULD BE APPLICABLE TO 77-C-005 TO THE RPC CATEGORY INCLUDING THE DEVELOPMENT PLAN AND PROFFERED AS INDICATED BY STAFF WITH PARTICULAR ATTENTION TO THE DESIGN CONSIDERATIONS RELATIVE TO HYDROLOGY; IN THE CASE OF PARCEL B, APPROVAL OF THE RESTON PLAN AMENDMENT AND THE APPROVAL OF DP-117 FOR OFFICE AND COMMERCIAL USE; IN THE CASE OF PARCEL C, APPROVAL OF A CHANGE IN THE ZONING ORDINANCE TO RPC ALSO INCLUDING THE PROFFERS OUTLINED BY STAFF; AND FINALLY APPROVAL OF DP-117 FOR OFFICE USES.

Mr. Gurski: Is there a second to that motion?

Mrs. Fasteau: Second.

Mr. Sell: Mr. Chairman.

Mr. Gurski: Mr. Sell.

Mr. Sell: Mr. Merrell, do you, I'm probably lost too, but I believe that it was Parcel C which starts on page 15 to the top of 16 it goes to Hydrology. The paragraph cites because of critical water quantity/quality concerns for the downstream Lake Fairfax Park, and so on. Your motion would include that as part of the staff recommendation, the recommendation on Parcel C which would be on page 18 of the staff....

Mr. Merrell: Yeah, that's in reference to the actual zoning case before us, 77-C-005. I may not have included that, but I meant to. The language particularly on page 16.

Mr. Sell: Okay, thank you.

Mr. Merrell: As it relates to Parcel C.

Mr. Gurski: Mr. Maxwell, did you second that motion?

Mr. Maxwell: No.

Mrs. Fasteau: No, I did.

Mr. Gurski: Mrs. Wright did. No, Mrs. Fasteau did. Discussion on the motion? If there is none, you've heard the omnibus motion by Mr. Merrell. All those in favor of that motion, please respond by saying aye. Opposed? Motion passes unanimously.