



County of Fairfax, Virginia

February 26, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

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At-Large

Ellen J. "Nell" Hurley
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James Migliaccio
Lee District

Julie Strandlie
Mason District

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

David S. Houston, Esquire
Reed Smith LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

**Re: SE 2013-HM-016 – JBG/RESTON EXECUTIVE CENTER
Hunter Mill District**

Dear Mr. Houston:

At its February 25, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Hurley and Sargeant were absent from the meeting) to **RECOMMEND APPROVAL** on the above-referenced application. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Jill G. Cooper, AICP
Executive Director

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Brent Krasner, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
February 25, 2015 date file

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



Planning Commission Meeting
February 25, 2015
Verbatim Excerpt

SE 2013-HM-016 – JBG/RESTON EXECUTIVE CENTER

Decision Only During Commission Matters
(Public Hearing held on February 4, 2015)

Commissioner de la Fe: Thank you very much, Mr. Chairman. Tonight, I have a decision only. We were supposed to have done it last week. However, the weather prevented us from doing it so we will do it now. And we do have – we held a public hearing on SE 2013-HM-016, JBG/Reston Executive Center – to tonight – we had deferred, as I said, to last week. But we're doing it tonight because we didn't meet last week. Could I have a representative of the applicant please step forward, identify yourself for the record, and answer my question.

David Houston, Esquire, Agent's Applicant, Reed Smith, LLP: Sure. For the record, I'm David Houston with Reed Smith on behalf of the applicant.

Commissioner de la Fe: Thank you, Mr. Houston. Do you agree with the development conditions now dated February 18th, 2015 on this case?

Mr. Houston: Yes, we do.

Commissioner de la Fe: Thank you very much. We had – had the public hearing. And, although there were no major – there was no major opposition to this, there were a couple of items that needed to be taken care of and – through tinkering with the development conditions and – Mr. Krasner and the applicant worked very diligently to have it done by last week. But we will do it tonight. And this is a – what I would call – an interim development for the development of this site. Because in the future, I am sure, we will be seeing it again with a major redevelopment under the new Reston Master Plan that was approved recently. But this, I believe, made sure that what is being done here in the interim meets the current needs of the developer and the marketplace without negatively affecting the requirements that we envision in the new Reston Master Plan for this site and – particularly, as far as transportation is concerned – and the crossing of the Dulles Toll Road in – on – in front of this site. We have been assured that nothing that we're doing tonight will interfere with what we assume will happen regarding those transportation needs. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2013-HM-016, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED FEBRUARY 18TH, 2015.

Commissioners Hart and Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger and Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2013-HM-016, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE ADDITIONAL STANDARDS TO ALLOW RETAIL SALES ESTABLISHMENTS, DISPLAY AREA, OR ACCESSORY OFFICE TO OCCUPY 100 PERCENT OF THE GROSS FLOOR AREA OF AN ESTABLISHMENT IN AN I-5 DISTRICT.

Commissioners Hart and Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion – and Mr. Litzenberger – is there a discussion of that motion? All those in favor of the motion, 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 APPROVAL OF A MODIFICATION OF THE ADDITIONAL STANDARDS TO ALLOW OUTDOOR RESTAURANT SEATING IN AN I-5 DISTRICT AS CONDITIONED AND DEPICTED ON THE SE PLAT.

Commissioners Hart and Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. Litzenberger. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE FRONTAGE IMPROVEMENTS ALONG SUNSET HILLS ROAD IN FAVOR OF THE EXISTING AND PROPOSED CONDITIONS DEPICTED ON THE SE PLAT.

Commissioners Hart and Litzenberger: Second.

Chairman Murphy: Same seconds. Is there a discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: An finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE MINIMUM

PLANTING AREA REQUIREMENT IN THE PUBLIC FACILITIES MANUAL WIDTH TO PERMIT A WIDTH OF FOUR FEET ALONG TOWN CENTER PARKWAY.

Commissioners Hart and Litzenberger: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Thank you very much, Mr. Chairman. That completes this case and I look forward to seeing these interim improvements, as well as what will come in the future.

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(Each motion carried by a vote of 10-0. Commissioners Hurley and Sargeant were absent from the meeting.)

JLC



County of Fairfax, Virginia

February 5, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
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3110 Fairview Park Drive, Suite 1400
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**Re: SE 2013-HM-016 – JBG/RESTON EXECUTIVE CENTER
Hunter Mill District**

Dear Mr. Houston:

At its February 4, 2015 meeting, the Planning Commission voted 10-0 (Commissioner Sargeant was not present for the vote; Commissioner Hurley was absent from the meeting) to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of February 18, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP
Executive Director

cc: Catherine Hudgins, Supervisor, Hunter Mill District
Frank de la Fe, Planning Commissioner, Hunter Mill District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Brent Krasner, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
February 4, 2015 date file

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Planning Commission Meeting
February 4, 2015
Verbatim Excerpt

SE 2013-HM-016 – JBG/RESTON EXECUTIVE CENTER

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. As I stated, and as requested by staff, there are still a few details that need to be worked with the development conditions; therefore, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY WITH THE RECORD REMAINING OPEN FOR SE 2013-HM-016 TO A DATE CERTAIN OF FEBRUARY 18TH, 2015.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to defer the decision only on SE 2013-HM-016 to a date certain of February 18th with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 10-0. Commissioner Sargeant was not present for the vote. Commissioner Hurley was absent from the meeting.)

JN