



County of Fairfax, Virginia

July 17, 2015

**2015 Planning
Commission**

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Assistant Director

John W. Cooper
Clerk to the Commission

Sara Mariska, Esquire
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

**Re: PCA 1998-LE-064-03/PCA 2008-LE-015-02 concurrent with PCA/CDPA/
FDPA 2011-LE-022 – SPRINGFIELD PARCEL C LLC AND SPRINGFIELD
6601 LLC
Lee District**

Dear Ms. Mariska:

At its July 15, 2015 meeting, the Planning Commission voted 11-0 (Commissioner Lawrence was absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced applications to the Board of Supervisors. 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 the 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 for obtaining the necessary permits.

Sincerely,



John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Jeffrey McKay, Supervisor, Lee District
James Migliaccio, Planning Commissioner, Lee District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
Kelly Atkinson, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
July 15, 2015 date file

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Planning Commission Meeting
July 15, 2015
Verbatim Excerpt

PCA 1998-LE-064-03/PCA 2008-LE-015-02 & PCA/CDPA/FDPA 2011-LE-022 –
SPRINGFIELD PARCEL C LLC AND SPRINGFIELD 6601 LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. I have quite a few waivers and modifications and motions and motions to make tonight, but this, as we heard, is a fairly simple case. We're simply moving about 127,000 square feet from Phase 2 to Phase 1 and providing an option in Phase 1 of combining two buildings into one building to allow the applicant to chase after a federal tenant. And if that doesn't happen they can go back to their original plan of 127,000 square feet additionally in Phase 2 and Phase 1 as is. Before I make my motions, can I get Ms. Mariska to please stand up and agree to these conditions?

Sara Mariska, Esquire, Applicant's Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: We do agree to the single proposed development condition.

Commissioner Migliaccio: That was a tough one. Okay, thank you, Mr. Chairman. This application, as we heard tonight, has the support of our professional planning staff, has the Lee District Land Use Committee's support, and it also has my support. Therefore, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 1998-LE-064-3 AND PCA 2008-LE-015-2, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JULY 14, 2015.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to the Board of Supervisors that it approve PCA 2008-LE-015-2 and PCA 1998-LE-064-3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Migliaccio.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND MODIFICATIONS PROVIDED UNDER A SEPARATE ATTACHMENT DATED JULY 15TH, 2015, AND AS NOTED IN THE STAFF REPORT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2011-LE-022, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED JULY 14, 2015.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE THE WAIVERS AND MODIFICATIONS PROVIDED UNDER A SEPARATE ATTACHMENT AND DATED JULY 15TH, 2015, AND AS NOTED IN THE STAFF REPORT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE CDPA/FDPA 2011-LE-022, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 1, 2015.

Commissioner Sargeant: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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Planning Commission Meeting

Page 3

July 15, 2015

PCA 1998-LE-064-03/PCA 2008-LE-015-02
& PCA/CDPA/FDPA 2011-LE-022

(Each motion carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.)

JN

FINAL DEVELOPMENT PLAN CONDITIONS

PCA/FDPA 2011-LE-022

July 1, 2015

If it is the intent of the Planning Commission to approve FDPA 2011-LE-022 for an office development located at Tax Maps 90-2 ((1)) 15C pt. and 58D, and 90-4 ((1)) 11B pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions:

1. Development of the property shall be in substantial conformance with the CDPA/FDPA entitled "Metro Center II Phase II", consisting of twenty-nine sheets prepared by Urban Engineering dated February 2011 as revised through June 17, 2015.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

Commissioner James Migliaccio, Lee District
Planning Commission Hearing
July 15, 2015

PCA 1998-LE-064-3/PCA 2008-LE-015-2
PCA/CDPA/FDPA 2011-LE-022
Springfield Metro Center II, LLC, Springfield Parcel C LLC,
and Springfield 6601, LLC

MOTION TO APPROVE

I move that the Planning Commission recommend that the Board of Supervisors approve PCA 1998-LE-064-3 and PCA 2008-LE-015-2, subject to the proffers consistent with those dated July 14, 2015.

I move that the Planning Commission recommend that the Board of Supervisors approve the following waivers and modifications:

Reaffirmation of the previously approved waiver of the rear yard requirement in accordance with Section 2-418 of the Zoning Ordinance in favor of that depicted on the Generalized Development Plan (GDP).

Reaffirmation of a waiver of the barrier requirement and modification of the transitional screening yard requirement to the west in accordance with Paragraphs 3 and 5 of Section 13-305 of the Zoning Ordinance as depicted on the GDP.

Approval of a waiver of the maximum height of a fence in a front yard per Paragraph 3B of Sect. 10-104 of the Zoning Ordinance to permit an 8-foot high security fence in the front yard as depicted on the GDP and in the proffers.

Directive to the Director of DPWES for a deviation from the tree preservation target requirement identified in Section 12-0508 of the Public Facilities Manual in favor of what is shown on the GDP.

I move that the Planning Commission recommend that the Board of Supervisors approve PCA 2011-LE-022, subject to the proffers consistent with those dated July 14, 2015.

I move that the Planning Commission recommend that the Board of Supervisors approve the following waivers and modifications:

Reaffirmation of the previously approved modification of the loading space requirement to allow four spaces instead of the required five spaces by Paragraph 15 of Section 11-202 of the Zoning Ordinance as depicted on the CDPA/FDPA.

Reaffirmation of an increase in the maximum floor area ratio from 1.5 to 1.89 for the previously approved Option 1 to be retained, in accordance with Section 6-208 of the Zoning Ordinance as depicted on the CDPA/FDPA.

Reaffirmation of a previously approved waiver of the barrier requirement and modification of the transitional screening yard requirement for the eastern portion of the site in accordance with Paragraph 11 of Section 13-305 of the Zoning Ordinance as depicted on the CDPA/FDPA.

Directive to the Director of DPWES for a deviation from the tree preservation target requirement identified in Section 12-0508 of the Public Facilities Manual in favor of what is shown on the CDPA/FDPA.

Mr. Chairman, I request that the applicant confirm for the record their agreement to the proposed development conditions dated July 1, 2015.

I move that the Planning Commission recommend that the Board of Supervisors approve CDPA/FDPA 2011-LE-022, subject to the development conditions dated July 1, 2015.