



# County of Fairfax, Virginia

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October 22, 2015

**2015 Planning  
Commission**

**Peter F. Murphy, Jr.**  
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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**Ellen "Nell" Hurley**  
*Braddock District*

**John C. Ulfelder**  
*Dranesville District*

**James T. Migliaccio**  
*Lee District*

**Julie Strandlie**  
*Mason District*

**Earl L. Flanagan**  
*Mount Vernon District*

**Kenneth A. Lawrence**  
*Providence District*

**John L. Litzenberger**  
*Sully District*

**Janyce N. Hedetniemi**  
*At-Large*

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**Jill G. Cooper**  
*Executive Director*

**Kim A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Inda Stagg  
Walsh, Colucci, Lubeley & Walsh, PC  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201

**Re: CSPA-B-846-02 – KBSIII RESTON SQUARE, LLC  
Hunter Mill District**

Dear Ms. Stagg:

At its October 21, 2015 meeting, the Planning Commission voted 10-0 (Commissioners Lawrence and Flanagan were absent from the meeting) to **APPROVE** of the above-referenced application, subject to the development conditions dated September 29, 2015, as attached.

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

John W. Cooper  
Clerk,  
Planning Commission

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  
Sharon Williams, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
October 21, 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  
October 21, 2015  
Verbatim Excerpt

CSPA-B-846-02 – KBSIII RESTON SQUARE, LLC (Hunter Mill District)

After Close of the Public Hearing

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

Commissioner de la Fe: Yes. Could I ask the applicant's representative to step forward for two things? The first one is do you agree with the conditions that were distributed – I believe last – well, we received them at least a week ago and – with a new Condition 7, which I am told by the grammarians – there is no such word as “irregardless.” So it should be regardless. Do you agree with – with those conditions?

Inda Stagg, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, PC: For the record, my name is Inda Stagg with Walsh Colucci. Yes, we do agree to these conditions. And we do understand that if this is approved, it will require any new signage approved with this to go back to the Reston DRB for approval.

Commissioner de la Fe: Okay, I just wanted to make – I'm glad you put that into the record because I was going to ask you if you understand that you are subject to private covenants.

Ms. Stagg: Yes. Yes.

Commissioner de la Fe: That you would – regardless of what we do –

Ms. Stagg: I'm a resident of Reston myself and I can't even change my door color without that so I'm –

Commissioner de la Fe: Okay. You do understand that. Thank you. Mr. Chairman – Mr. Chairman –

Chairman Murphy: Mr. de la Fe.

Commissioner de la Fe: I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA B-846-02, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS NOW DATED SEPTEMBER 29<sup>TH</sup>, as grammatically corrected tonight.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion – irregardless of all that? It seems like irregardless – irrespective of that – okay. All those in favor of the motion to approve CSPA B-846-02, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Commissioner de la Fe: Thank you very much.

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(The motion carried by a vote of 10-0. Commissioners Flanagan and Lawrence were absent from the meeting.)

JLC



# County of Fairfax, Virginia

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January 30, 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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**Julie Strandlie**  
*Mason District*

**John Ulfelder**  
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**Ellen J. "Nell" Hurley**  
*Braddock District*

**John L. Litzenberger**  
*Sully District*

**Kenneth A. Lawrence**  
*Providence District*

**James Migliaccio**  
*Lee District*

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**Jill G. Cooper**  
*Executive Director*

**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Kate Humphrey  
Cooley, LLP  
11951 Freedom Drive  
Reston, VA 20190

**Re: CSPA B-846-02 – RSQ9 OWNER, LLC  
Hunter Mill District**

Dear Ms. Humphrey:

At its January 29, 2015 meeting, the Planning Commission voted 7-0 (Commissioner de la Fe, Hedetniemi, Hurley, Lawrence, and Strandlie were absent from the meeting) to **DEFER THE PUBLIC HEARING** of the above referenced application to an indefinite date. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

Attachments (a/s)

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  
Sharon Williams, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
January 29, 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  
January 29, 2015  
Verbatim Excerpt

CSPA B-846-02 – RSQ9 OWNER, LLC

During Commission Matters

Chairman Murphy: And in Mr. de la Fe's absence, there is a deferral – also a deferral indefinitely in the Hunter Mill District. And now I ENTERTAIN A MOTION TO DEFER INDEFINITELY CSPA B-846-02.

Commissioner Hart: SO MOVED.

Chairman Murphy: So moved by Mr. Hart. Is there a second to the motion?

Commissioner Ulfelder: Second.

Chairman Murphy: Mr. Ulfelder – all those in favor of the motion to defer indefinitely CSPA B-846-02, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries.

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(The motion carried by a vote of 7-0. Commissioners de la Fe, Hedetniemi, Hurley, Lawrence, and Strandlie were absent from the meeting.)

JLC



# County of Fairfax, Virginia

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December 12, 2014

**2014 Planning  
Commission**

**Peter F. Murphy**  
Chairman  
*Springfield District*

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**Janet R. Hall**  
Secretary  
*Mason District*

**James R. Hart**  
Parliamentarian  
*At-Large*

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**John Ulfelder**  
*Dranesville District*

**Earl L. Flanagan**  
*Mount Vernon District*

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**Jill G. Cooper**  
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**Kimberly A. Bassarab**  
*Assistant Director*

**John W. Cooper**  
*Clerk to the Commission*

Kate Humphrey  
Land Use Planner  
Cooley, LLP  
11951 Freedom Drive  
Reston, Virginia, 20190

Re: **CSPA-B-846-02 – RSQ9 OWNER, LLC**  
**Hunter Mill District**

Dear Ms. Humphrey:

At its December 11, 2014 meeting, the Planning Commission voted 12-0 to **DEFER THE PUBLIC HEARING** on the above referenced application to a date certain of January 29, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

Attachments (a/s)

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  
Sharon Williams, Staff Coordinator, ZED, DPZ  
Robert Harrison, ZED, DPZ  
December 11, 2014 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  
December 11, 2014  
Verbatim Excerpt

CSPA-B-846-02 – RSQ9 OWNER, LLC

During Commission Matters

Commissioner de la Fe: I have a deferral for a public hearing which I would - - it's for CSPA-B-846-02, in the name of RSQ9 Owner, LLC, and that public hearing will be held on January 14<sup>th</sup>, 2015 [*sic*].

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. 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: I was checking my notes here that I received and, although on the agenda the deferral for CSPA-B-846-02 said 1/14/15, when I checked further, it really should have been 1/29/15. And therefore, Mr. Chairman, I would like to correct my motion, please, from before and MOVE THAT THE PUBLIC HEARING FOR CSPA-B-846-02 BE MOVED TO 1/29/15.

Commissioner Lawrence: Third, Mr. Chairman. It's a corrected "second."

Chairman Murphy: Seconded by Mr. Lawrence. All those in favor of the motion to amend the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 12-0.)

JN