



County of Fairfax, Virginia

April 21, 2016

**2016 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

Ellen J. "Nell" Hurley
Braddock District

John Ulfelder
Dranesville District

James Migliaccio
Lee District

Julie Strandlie
Mason District

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Kenneth A. Lawrence
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Janyce N. Hedetniemi
At-Large

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Antonio Calabrese, Esquire
Cooley LLP
11951 Freedom Drive
Reston, VA 20190

**Re: PCA 84-L-020-25/CDPA 84-L-020-06/FDPA 84-L-020-02-14 – KINGSTOWNE M&N,
LP AND KINGSTOWNE TOWNE CENTER, LP
Lee District**

Dear Mr. Calabrese:

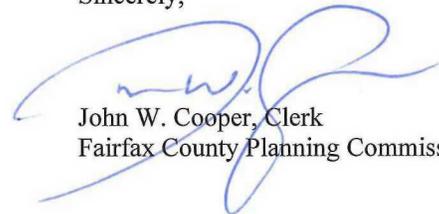
At its April 20, 2016 meeting, the Planning Commission voted 11-0 (Commissioner Flanagan was absent from the meeting) to **RECOMMEND APPROVAL** of the above-referenced Proffered Condition Amendment and Conceptual Development Plan Amendment, subject to the execution of proffers dated April 19, 2016. A 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.

Concurrently, the Planning Commission voted 11-0 (Commissioner Flanagan was absent from the meeting) to **APPROVE** the above referenced Final Development Plan Amendment, subject to the approval of the concurrent Proffered Condition Amendment. As noted above, a copy of the verbatim is attached.

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 C. McKay, Supervisor, Lee District
James T. Migliaccio, Planning Commissioner, Lee District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
Casey Gresham, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
April 20, 2016 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
April 20, 2016
Verbatim Excerpt

PCA 84-L-020-25/CDPA 84-L-020-06/FDPA 84-L-020-02-14 – KINGSTOWNE M&N, LP
AND KINGSTOWNE TOWNE CENTER, LP

Decision Only During Commission Matters
(Public Hearing held on April 13, 2016)

Commissioner Migliaccio: Thank you, Mr. Chairman. Last week, we had a public hearing on a PCA case in the Kingstowne area of Lee District. Tonight, you – or this morning – you should have gotten a copy of the new set of proffers dated April 20th – or, sorry, April 19th – and a set of the modifications and waivers. And if you have any questions, now is the time. Otherwise, I'm ready to move on it this evening. Looks like no one has any questions so I will just dive right into it. As I mentioned, last week we had a public hearing on the case for the last vacant five-acre parcel in Kingstowne. We're taking away four yet-to-be-built office buildings and replacing them with four residential buildings that will have up to 800 units and 64,000 square feet of retail space on the ground floor. The community is excited for this parcel to be built – to give us the last piece of the Towne Center to be actually built in the feel of a town center. The major amenity that the community was focused on – and I know County staff has been focused on – was the urban plaza. And that urban plaza has moveable tables, but most importantly, it has a seasonal ice skating rink and a – interactive water feature, which everyone seems to be very excited about and I'm hoping that this will get built in the very near future. The other item with the parks – there was discussion at the Lee District Land Use Committee about funding. I just want to point out that this applicant has agreed to the full part – full fair share contribution with parks, which will – if they build all 800 units will be \$1.25 million for off-site improvements. That's in addition to what they're going to do with the urban plaza on-site. Other discussions that we had at the Lee District Land Use Committee and at the Commission dealt with traffic. The applicant is doing what FCDOT has asked about the turn lanes by changing some of those in different intersections, which will hopefully help with the traffic. And the residential buildings will have a lot less traffic than the 1.2 million square feet of office would. Therefore, Mr. Chairman, I have a few motions to make this evening. This application does have the support of the Kingstowne – the Residential Owners Corporation – KROC – and the Lee District Land Use Committee and it has the support of our Fairfax County planning staff. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING: APPROVAL OF PCA 84-L-020-25, SUBJECT TO THE EXECUTION OF proffers – of proffered conditions – PROFFERS, CONSISTENT WITH THOSE DATED APRIL 19TH, 2016.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 84-L-020-25, say aye.

Commissioners: Aye

Chairman Murphy: Opposed? Motion carries.

April 20, 2016

PCA 84-L-020-25/CDPA 84-L-020-06/FDPA 84-L-020-02-14

Commissioner Migliaccio: Thank you. I move – I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING: APPROVAL OF CDPA 84-L-020-06, subject – AND APPROVAL OF FDPA 84-L-020-02-14, SUBJECT TO THE APPROVAL OF THE PCA – CONCURRENT PCA.

Chairman Murphy: I think you want to AMEND THAT MOTION TO RECOMMEND THE PLANNING COMMISSION TO APPROVE.

Commissioner Migliaccio: Oh, I'm sorry – APPROVE, yes.

Chairman Murphy: Yes.

Commissioner Sargeant: Second.

Commissioner Hart: And is there a development condition for either?

Chairman Murphy: Is there a development conditions?

Commissioner Migliaccio: No.

Chairman Murphy: Okay. Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to approve FDPA 84-L-020-02-14, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. All those in favor of the motion to recommend to the Board of Supervisors that it approve CDPA 84-L-020-06, subject to the Board's approval – to approve FDPA, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: And one last item, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE WAIVERS AND MODIFICATIONS, AS LISTED IN THE HANDOUT DATED APRIL 20TH, 2016, THAT WAS PROVIDED TO YOU TODAY AND WHICH SHALL BE MADE A PART OF THE RECORD OF THIS CASE.

Commissioner Sargeant: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

April 20, 2016

PCA 84-L-020-25/CDPA 84-L-020-06/FDPA 84-L-020-02-14

Commissioner Migliaccio: Thank you, Mr. Chairman.

Chairman Murphy: Thank you very much.

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

JLC



County of Fairfax, Virginia

April 14, 2016

**2016 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

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Vice Chairman
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**Re: PCA 84-L-020-25/CDPA 84-L-020-06/FDPA 84-L-020-02-14 –
KINGSTOWNE M&N, LP AND KINGSTOWNE TOWNE CENTER, LP
Lee District**

Dear Mr. Calabrese:

At its April 13, 2016 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** of the above-referenced applications to a date certain of April 20, 2016. A copy of the verbatim transcript is attached.

Sincerely,

John W. Cooper, Clerk
Fairfax County Planning Commission

Attachments (a/s)

cc: Jeffrey C. McKay, Supervisor, Lee District
James T. Migliaccio, Planning Commissioner, Lee District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
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Casey Gresham, Staff Coordinator, ZED, DPZ
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April 13, 2016 date file

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Planning Commission Meeting
April 13, 2016
Verbatim Excerpt

PCA 84-L-020-25/CDPA 84-L-020-06/FDPA 84-L-020-02-14 – KINGSTOWNE M&N, LP
AND KINGSTOWNE TOWNE CENTER, LP

After Close of the Public Hearing

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

Commissioner Migliaccio: Thank you, Mr. Chairman. As I noted earlier and – we need a little more time with the proffers to get them right before we send it up to the Board. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR PCA 84-L-020-25, CDB – CDPA 84-L-020-06/FDPA 84-L-020-02-14 TO A DATE CERTAIN OF APRIL 20TH, 2016, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Discussion of the motion? All those in favor of the motion to defer decision only on these Lee District applications, with the record remaining open for written comment, do a date certain of April 20th, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed, say nay? The motion carries.

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

JLC