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Mount Vernon District Site-Specific Plan Amendment Process

Richmond Highway Community Meeting

January 10, 2023 at 7:00 p.m.

In-person Meeting at Whitman Middle School

Attendees: ~130

MV-001 Cityside Exchange

- Number of new school children generated by proposal?
- Will existing bicycle lane be removed?
- Who will maintain new buildings in 10 years?
- Anticipates demand for new housing with Amazon expansion.
- Are there only rental units or will there be owner occupied units for sale?
- There needs to be retail uses added to proposal, otherwise residents have to get in cars and drive somewhere else.
- The vehicular circulation along Richmond Highway is congested now, needs to be redesigned to accommodate more cars in future.
- There needs to be additional green space added to design.

MV-006 West Ford Manor

- There are too many townhomes in Gum Springs now, this should for single-family detached homes.
- Proposed units will not be affordable to current Gum Springs residents.
- This proposal does not have support from the Civic Association despite what nomination says.
- The proposed entrance to the site from Richmond Highway will cause traffic conflicts and should be relocated to Sherwood Hall Lane.

Mount Vernon District Site-Specific Plan Amendment Process

Huntington Community Meeting

February 7, 2023, 7:00 pm

Virtual Meeting

Attendees: 42

Recording: <https://youtu.be/v6FSRDqDXBo>

MV-007 – Days Inn

- Any chance these will be for sale instead of rental?
 - At this point its only rental
- Embedded in the Days Inn is a wonderful pastry place, are your clients intending to do anything that might be accessible to the public?
 - This is planned for 100% residential.
- Can you speak to the green space that might be left when you do almost 400 units?
 - The goal is to not clear cut the existing trees, but need to work with Urban Forestry to determine if there are any invasive species.
- Does this developer have any other properties where they have retail incorporated in there?
- We know we're going to have more people but nowhere for them to shop and eat since retail isn't being proposed around here. It just seems that every proposal is pushing that off and hopes that someone else will be the one that brings retail.
- Live off North Kings Highway, huge concern is the amount of traffic. With an estimated 600 added parking spots, how are you going to deal with the influx of traffic, noise, and speeding?
- What are the advantages for the people who are already living in this area when retail isn't being provided?
- Hight limit – surprised to hear it's so low since the neighboring apartments are higher. Should be a higher intensity since it's near a higher transit; why are you suggesting a lower intensity?
- Neighborhood behind the Days Inn, supportive of the redevelopment and happy to be part of the process. One concern would be raising the height of the Days Inn.

MV-001 – Cityside Exchange

- Explain more about the housing amendment and if that goes through?
- Question from Chat: Does that mean that Cityside and possibly Days Inn could be moving forward at the same time?
- These buildings front on an access road which is a Virginia State highway and based on the earlier plans, they come right up to the edge. The issue we wonder about is whether pickup and drop offs to these buildings will in effect permanently block the access lane. One lane is the egress from Montebello to a light to get to Richmond Highway. If we go the other direction out of Montebello, we do get to an access. But it's risky. There's no light. So you have to fight to cross traffic. If you want to go north. The daily school busses to Cityside usually takes up 10 minutes to load and unload and they usually do that on the access road.

- The entrance to Richmond Highway symbolizes George Washington, the historic area of Mount Vernon and what we are finding constantly are that these very hideous contemporary modern buildings. Staff and the Board of Supervisors to take a look at that and start requiring these developers to do things that are more in keeping with the history of the Mount Vernon area.
- Parking reimagine process is going on right now, are they accounting for the potential reduction?
- Today Cityside has an access point to Mount Eagle Park which you can access from the service road or from Richmond Highway. Is there a plan to allow that public access to continue. It's a main connection point for me, getting on my bike from one side or the other when Huntington Ave was a little too scary to ride on sometimes.
- Comment from chat: It's great to see the replacement of parking lots with more homes!

MV-009 – Moon Inn

Withdrawn before meeting on 2-7-23.

Mason District Site-Specific Plan Amendment Process
Baileys Crossroads / Seven Corners

Wednesday, January 11, 2023, at 7:00 p.m.

In-Person Meeting

Baileys Elementary School

Attendees: ~100

and

Monday, February 6, 2023 at 7:30 pm

Virtual Meeting

Attendees: 24

Meeting Recording: <https://youtu.be/HgkelfGWsFA>

MA-003 – Baileys Crossroads / Church Street

- Building height is a concern, particularly given its proximity to the lower intensity residential community and the adjacent church.
- Not opposed to residential use but concerned about density.
- Parking concerns – existing issues with higher density residential uses nearby (Vista Dr.) - overflow parking impacting adjacent communities.
- Church Street currently lacks improvements sufficient for this type of development – including drainage or pedestrian facilities.
- Traffic generation may be too much for Church St. Need to think about transportation impacts.
- Lighting, noise, and hours of operation for retail will have an impact on nearby homes.
- Safety concerns associated with existing pre-school within the church across the street.
- Will the project include affordable housing?

- Structure should be oriented away from single family community towards existing commercial uses and Columbia Pike.

MA-004 Cavalier Club

- Would the Cavalier Club existing building be removed?
- No, the existing residential structure will remain in place.
- Would this impact the affordability of the existing residents of the Cavalier Club?
- Is affordable housing a component of this proposal?
- Concerns about the pedestrian safety in the area
- Where will new residents park?
- Will this impact the commercial properties fronting Wilson Blvd?

MA-007 – Pistones & New Grandmart

- Question regarding the ongoing Seven Corners Ring Road Study and its relationship to the proposed nomination.
- Staff acknowledge the relationship between both projects and provided an update.
- Concerns that this nomination is premature. A policy change effects the rezoning and there's not enough information here to warrant making a policy decision at this time. More needs to be understood about what's intended as the final development and the implications of the Seven Corners Ring road.
- Concern about the transportation impacts association with the level of density and intensity.

- Staff should coordinate with the City of Falls Church to talk through the implications of the proposed Seven Corners ring road on the property.
- The level of intensity seems high and may have an adverse traffic impact on nearby communities.

Hunter Mill District Site-Specific Plan Amendment Process
Central Reston Community Meeting

Tuesday, January 17, 2023, at 7:00 p.m.

Virtual Meeting

Attendees: 68 +

Recording: <https://www.youtube.com/watch?v=v3htzilP2yU>

1. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
 2. Nomination presentations and public comment period.
- CPN22-HM-007 – Preston White Drive
 - The American College of Radiology building on Preston White Drive is going on the market this week.
 - Proposed trail along DTR can be alternative mode to access the metro.
 - Will existing buildings be torn down? Is a proposed crossover part of the road network consideration? What is the plan for canopy?
 - Concern about density for subject parcel and the surround area from the transit station.
 - Resident states support for nomination and states one of the office buildings has been vacant for a decade.
 - The plan should incorporate more affordable housing for the workforce that's needed in Reston. There is access to the trail and transit and should be more affordable for residents.
 - Residents/organizations state the need for affordable housing in the region and increase of affordable units in the proposal.
 - CPN22-HM-003 – Commerce Metro Center
 - Concern about reconfiguration of parcel affects setback along Wiehle Ave.
 - Is there a plan to study office space utilization and market demand in a post-covid world? Concern about the effects on surrounding parcels.
 - Suggestion to improve accessibility to the transit station for vehicular traffic and pedestrians to the proposal.
 - Concern about traffic impacts, trail along Dulles Toll Road, and proposed road along Wiehle Ave and if there will be a right turn.
 - Are we having two bike trails right close to each other? That seems like a waste. The other thing question specifically is your. The idea that raising the topography so you can walk right into the metro is genius.
 - Is that a multi story garage that's underground and what's the garage capacity? What is the clearance of the ceiling height? Can buses get down there? Cars should be able to get into the site for kiss and ride.
 - CPN22-HM-009 – Association Drive
 - Concern about focus on strictly Fairfax County goals/objectives and not meeting Reston goals/objectives as well.
 - Are the two building being preserved in the proposal?
 - Concern that there isn't enough retail included in mixed-use developments. Resident states the need for convenience stores that are walkable.
 - Any plans for parcels not included in the nomination?

- Are there plans for connectivity among parcels to create walkability for pedestrians? The current configuration for neighboring parcels is incontiguous.
- Trees should be preserved. Do you know the projected population for the development and unit count?
- The need of significant green space given the density of the nomination. Green space that includes more than just a bench space.

Adjourned at 8:55 pm.

Dranesville District Site-Specific Plan Amendment Process
Western Dranesville Community Meeting

Tuesday, January 17, 2023, at 7:00 p.m.

Virtual Meeting

Attendees: 38

Recording: <https://www.youtube.com/watch?v=2aeDVTaetq4>

1. Opening remarks from Supervisor Foust
 2. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
 3. Nomination presentations and public comment period.
- DR-001 Innovation Center
 - How tall will the building be?
 - The goal is to step back and transition into the community and step up into the Innovation center.
 - Will the path go through or around the development.
 - Design will connect the path to the development.
 - Will that path affect the other planned path from reflection?
 - Plan path in our design to accommodate design to the north and park. Protect the path for more developable area.
 - DR-002
 - How does this proposal relate to the possible reconstruction/repurpose of the rock quarry across the street?
 - Comp plan amendment and rezoning of the quarry.
 - One slide shows a road on the lower left heading over the toll road. Is that road in any plans, or just a concept? (stream valley park concept).
 - How does it play into the Comp Plan proposal? Are we to consider it into the SSPA nomination.
 - DR-004
 - Rock Hill townhome owner here. Are there considerations to widen the Rock Hill Road to support this concept?
 - Couple usage in the Rock Hill Rd -potential for a wider sidewalk.
 - DR-006
 - Great Falls Citizens Assn may have comments on this proposed project, but this will require discussion.
 - How many units does Wesley have in the County.

- o Church site is not in Great Falls, it is across the Route 7. GFCA has taken interest in site that visual impact there area.

Mount Vernon District Site-Specific Plan Amendment Process
Lorton/Woodlawn/Virginia 95 Business Park SSPA Community Meeting

January 19, 2023 at 7:00 pm

Virtual Meeting

Attendees: 103

Recording: <https://www.youtube.com/watch?v=1Aph-C7dpQA>

MV-003 – Boston Boulevard

- This proposal is in accord with Lorton Visioning, converting aging commercial buildings to residential and mixed-use.
- School capacities in area are low.
- Improve pedestrian and bicycle facilities.
- County should ignore recommendations on industrial use preservation.
- Take steps to protect the creek and environmental resources.

MV-004 – Costco Boston Boulevard

- Opportunity for Costco patrons to get gas while shopping.
- Costco gas tends to be cheaper and people have been going to Prince William County to get gas because it's cheaper.
- Would there be underground fuel tanks? Yes.
- What will happen to the restaurant in office building? Unfortunate if they are displaced.

MV-005 – IMP Building

- Like idea of doing structured parking to reduce encroachment of surface parking on the RPA.
- Like donating land in the RPA to the county.
- South County Task Force would like to see an impact assessment to RPA and Dogue Creek when the Route 1 bridge is constructed. The proposal is too close to the RPA.
- Hope the county will allow increase in building height in order to do structured parking to stay out of the RPA.
- How much would the building height need to be increased to accommodate structured parking? Maybe 50 feet.

MV-008 – Laurel Hill Highlands

- When we bought our home we looked at area closely to make sure we were living in a low-density area. Please adhere to current zoning and do not change just to make a profit.
- Mixing housing types does not generate any positive benefits. There will be more traffic creating safety problems for children.
- What would be happening to the western portion of TMP 19 across Ox Road?
- Townhomes do not meet the character of the area and they will only benefit a few people and destroy the character of the surrounding area. Please do not put this on the WP.

- Attendees at earlier South County Federation meeting where nomination was discussed were opposed to this idea.
- Proposal would increase housing opportunities in area.
- These townhomes would be at prices ranging from \$800K to \$1 million. How is this affordable housing?
- School bus patterns need to be studied.
- The proposal is at 8 du/ac, the current zoning of 2 du/ac is what's appropriate.

MV-002 – Shoppes at Lorton Valley

- I am not against free standing structure, but traffic ingress at the main entrance to the shopping center is problematic because cars back up inside the center now to the traffic light.
- Traffic circulation is the problem. Starbuck's appropriate use but there needs to be a traffic analysis to solve problem of how to get out safely.
- Starbuck's will cause more traffic than some other use. Cars already back up at 5 Guys and block the intersection.
- Arrows directing traffic don't work, hard curbs to direct traffic flow will be needed.

Hunter Mill District Site-Specific Plan Amendment Process
Western Reston Community Meeting

Thursday, January 19, 2023, at 7:00 p.m.

Virtual Meeting

Attendees: 55

Recording: <https://www.youtube.com/watch?v=CKXFXhZ2tTw&feature=youtu.be>

1. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
2. Nomination presentations and public comment period.

CPN22-HM-001

- Have you done an analysis of how many units are you proposing in this building? Have you done a study of the PRC cap?
- I would try. I would heavily suggest you strike that we have bicycles, we have pedestrians and we have cars. We have trucks, we have delivery vehicles. So please stop with the that's a perjorative and we're up against the parking reimagine thing already. So please strike that.
- What green speculations are you going for? Are you going for pelt platinum or gold?
- Are you intending to buy the parcel to your West so you bump up onto the street to your West? And are you putting in the north border St?
- Are you planning to have a bigger set back than the previous?
- What are the units per acre on this? Are you above the 50 units per acre?
- What is the approximate density?
- Concern about the high building height and density away from the transit station and toll road.

CPN22-HM-004

- Would it be safe to assume this multifamily building would be for rent and not to own and mainly targeted to have studio one and two-bedroom units?
- What are the lease rates and has there been a comparative analysis of the lease rates for that property compared to the adjacent properties and how those compare?
- Is this affordable housing designation? Is that going to be targeting the 60% AMI and under or is this going to be market rate workforce?
- Consider going beyond what is required by Fairfax County, it really is a need in the community.
- Aren't WDU and ADU units only a 30 year window that those lower rates occur and then it can return to market rate?

- Are there any easements across this specific parcel? Concern about supposedly a huge number of cables running through this area.
- Concerned by the amount of residential being proposed in the SSPA nominations and impact regarding schools, services, sewer, and water.
- Do you know what the bonus would be on here? And then what's your proposing? We need more housing, and we need more affordable housing.
- What's going to happen to the detention pond on the parcel? What's going to happen to the water? What's going to happen to the area outside of that retention pond? Is that going to be filled in?

CPN22-HM-005

- What is the footprint?
- The importance of design guidelines within Reston and the importance of architectural excellence. Concern about ensuring the grid follows Reston's design guidelines and the character of the community.
- It is there even a Possibility of the right of way required by a VDOT St. Are there any planned setbacks? It looks remarkably congested.
- Concern that the master plan and comprehensive plan are not neglected in the process. Resident would like to see commitment to green infrastructure.

CPN22-HM-006

- The idea that you are even considering the possibility of providing public open space. Who would run this and will the Park Authority agree to do it? Pickleball is a huge need. The Open Sports Court is also the idea of putting an indoor track above it.
- Is the recreational amenity being covered by the developer? What about the maintenance of the open space?
- Do you have some sort of a landscaped type of fence so that people aren't wandering from the playground right into those people's backyards or that other cluster? To the west is a steep grade that goes up to the Westin, is there plans to use landscaping there?

Adjourned at 9:30 pm.

Franconia District Site-Specific Plan Amendment Process
Franconia Community Meeting

Monday, January 23, 2023, at 7:00 p.m.

In-Person Meeting

Franconia Elementary School Cafeteria
6301 Beulah Street, Alexandria, VA 22310

Attendees: ~ 200

1. Opening remarks from Supervisor Lusk
 2. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
 3. Nomination presentations and public comment period.
- 6320 Grovedale Drive - CPN22-LE – 002
 - The illustration shows where people would get dropped off. If there are 160 kids, how can the drop-off site handle that capacity during the one hour within the drop-off and pick-up time?
 - Usually, childcare is on the ground floor but you're proposing multiple levels.
 - What are the ages of the children, and if you have kindergarten, will you have busses to pick them up?
 - Concerns with the traffic on Grovedale Drive and Franconia, the light already gets backed up in the evening. There are already two childcare services on Grovedale which already get backed up. Traffic concerns on Franconia and coming in Beulah.
 - Traffic concerns. Will there be a dedicated turning lane for the daycare center? What is the timeline for determining road use and road widening?
 - Traffic concerns. How will we be able to comment and be part of the traffic study for this proposal?
 - Traffic concerns – School bus driver, can't pick up the children waiting for the bus stop because of the car lines waiting to turn. What will happen when there are open houses and people need to park?
 - Architecture issue – What are the elevations? I didn't notice any windows on one side of the building.
 - Beulah Street and Grovedale Drive - CPN22-LE - 003
 - You're trying to have three cars per home, and you can probably get four cars per home, whom do you expect to live in these homes with that much parking?
 - Work on Grovesdale in the first office building and the entrance is on Grovesdale Drive. There is already not enough space for people to come and out of that entrance. It's all offices, and now you're

proposing residential, (58 units times 3 or 4 cars) we can't support people living and parking in our business parking spaces. We already have people quickly parking in our business spaces so people can go vote.

- How many units would be dedicated to affordable housing?
 - What kind of price ranges will these be? The new ones are already starting around 780k, we are going to be priced out of our area. Every new home that is built is expensive.
 - Concerns about traffic and accidents that already occur. On this side of Buelah, there was a promise drainage issue would be completed but that wasn't done. There's already a lack of parking.
- Sheridonna Lane - CPN22 – LE – 007
 - What's the floodplain level – 100 years? There will need to be some type of proffer to maintain an area once it's restored. Specifically for older people since they wouldn't be able to do it themselves.
 - What prevents the County from acquiring the land?
 - The County just passed Resilient Fairfax and building in a floodplain and RPA is concerning for the future. As County leaders, they should be looking at what was passed and answering those questions.
 - They had to tear down two homes on Hayfield Road because they have some water issues. This is not a good idea.
 - What are the requirements for affordable housing when you build an age-restricted home?
 - Confirm that Dogue Creek would not be facilitating runoff to a larger waterway and instead collect water and allow it to drain underwater. Would you also allow public access to the regular community?
 - Will this proposal affect the migration patterns for wildlife or ground animals? Concerns of losing some additional buffer areas. Huntley Meadows Lake gets dry in the summer and if you're diverging any water, then it might draw away the wildlife.
 - Flooding in his backyard due to a direct source of redevelopment. Single stream into multi-stream and having to pay for expensive flood insurance.
 - Will there be a scenic boardwalk through the property, and will you connect it to what's already there? Are you going to restrict non-residents?
 - Rose Hill Shopping Center - CPN22 – LE – 001
 - Not in favor, doesn't want more. 400 apartments, times 8 trips out of an apartment a day, which will drastically increase traffic. What do you do about the sewerage?

- Don't agree with making Rose Hill apartments come onto Franconia Road with all the existing traffic right now. Don't agree.
- Do agree on a need for more housing everywhere, however, we also have a real problem with how a community can support more residents and that will be the key thing to consider. What is the motivation for the green space over parking and more planned retail? Have you heard of a desire for the neighborhood? The community already has a lot of green space since it's a suburban neighborhood.
- Need to deal with the infrastructure before we deal with any building. Franconia Road between Van Dorn and Rose Hill Drive is terrible. No more building until we pave the roads.
- Concern about the area turning into the Rose Hill apartment community instead of the Rose Hill Shopping Center and serving the whole community. The schools are already filled to capacity and are concerned that it'll have a negative impact on the kids.
- Affordable housing – how much of the 400 units will be affordable housing? In support of the need for more housing.
- You said you're going to create a closer net community, but it seems like you're going to build more traffic, destroy the shopping center, and crowd our school, but what will you do to bring the community together?
- Right now, there are no parks in the area, and no restaurants for my family to eat. This is not walkable and a challenge to cross the street with my kids. In favor of creating more walkability and access for my children to play together. I don't want to walk there with my young children right now, in support to change and redevelop a coffee shop and creating an enjoyable community.
- This has been a 10-month discussion and we haven't had much movement. We don't support what you're proposing and are happy to continue to talk to you, but not at this level.
- You said more people are teleworking so less use for cars, but where are people working if they aren't driving? There are only two bus routes and only come a few times. Schools' transportation and sewage must be answered before we even start to talk about this concept. Concerns of losing the ability to walk to the grocery store.
- Housing shortage and that's driving up our affordability issues, so this is an opportunity to add mixed-income housing with frequent bus services. The density will help to increase the need for public transit. This is a good idea to turn the parking lots into good opportunities and let people come and join. This would be housing in the right area.
- Concerned about the infrastructure. The snow and salt plow trucks park in the parking lot and they easily can plow the community. The school buses also park there sometimes. Can only imagine what the

traffic and foot traffic will look like with more people. Suddenly the proposed park will turn into the resident's park.

- Rose Hill Coalition – When you reduce the retail, there won't be anything to walk to. You talk about the grocery store that will stay but the proposed plans show it as smaller than what it is now and do not guarantee that Safeway will stay there. Right now, there are 25 vendors/ stores and the proposed is now around 3.
- The biggest problem will be the traffic. There is currently a lane where big trucks can park, and you cannot see around the big trucks. Therefore, you have to make a right-hand turndown on Rose Hill Drive to do a U-turn because you don't want to have an accident.
- There are five schools that the children come to around Rose Hill Drive. The kids like to walk through the Rose Hill Shopping Center and it's a place for the kids to socialize. Important to think of small shops, this is a social environment that isn't anywhere else. Keep the kids in mind.
- See a future of being a neighbor of a six-foot skyscraper.
- Frequent users of the shopping center, this plan is terrible. Not enough parking for the community.
- A lot of kids walking around, infrastructure for pedestrians should be safer. Don't love Rose Hill Shopping Center as it is. What's the lowest density you can have and still make it profitable?
- Why did the plan change from 3 to 6 stories, back then it was 400 units, now you're not telling us how many units. Concerns about the information being presented at the community meetings and at this meeting.
- Suggestion – as you move forward in this planning process, talk to the merchants, and get their input. This is a highly trafficked area and a profitable area. This shopping center is making money all the time and is an economic necessity.

Adjourned at 9:00 pm.

Springfield District Site-Specific Plan Amendment Process

Springfield District / Fair Lakes
Monday, January 23, 2023, at 7:00 p.m.
Virtual Meeting
Attendees: 42

Recording: <https://www.youtube.com/watch?v=UhgaLa867FM>

1. Overview of the Comprehensive Plan and the Site-Specific Plan Amendment process.
2. Nomination presentations and public comment period.

Fair Lakes Nominations:

- CPN22-SP-001 -- Fair Lakes, Peterson Companies (Andrew Painter)
 - Nominator Presentation:
 - Cited need to respond to shifts in market realities, age of existing office buildings, post-pandemic market shifts.
 - Proposes no additional intensity or changes to adopted design guidelines. Would be limited impacts from proposed change.
 - Public Comments:
 - (none)
- CPN22-SP-004 -- Fair Lakes, Argon Plaza (Brian Winterhalter)
 - Nominator Presentation:
 - Seeks to redevelop an existing parking lot, as is recommended by Areawide guidelines.
 - Targeting first-time renters, average unit size of 675 sf.
 - Is supportive of idea of larger area study
 - Public Comments:
 - Question: Would there be pedestrian access to East Market and/or other nearby retail opportunities? Why not include onsite ground floor retail?
 - Answer: Is challenging to handle small retail component in a building of this size.
- CPN22-SP-006 -- Fair Lakes, Rock Creek (Brian Winterhalter)
 - Nominator Presentation:
 - Cites change in office utilization, especially older office buildings.
 - There are three existing office buildings, two on south portion of site doing worse from a leasing perspective. They would likely be redeveloped in earlier phase than northern building.

- Public Comments:
 - Question: Additional housing seems like good idea, but problem is pedestrian access – design of area very auto-centric. Maybe consider circulator buses or other ideas for connectivity, as well as better grid of streets on site. Would County be considering upgrades to surrounding streets to make more pedestrian friendly?
 - Answer: Nominator supportive of working with county to increase walkability of area and better integration with surrounding properties. County recommends larger study for these reasons, to be able to holistically plan area with these objectives in mind.

Waples Mill/Route 50 Area Nominations:

- CPN22-SP-002 -- Fair Oaks Business Park (Adam Cook)
 - Nominator Presentation:
 - Is true mixed-use proposal, focused on wellness
 - Property is nearing end of useable life – in need of redevelopment
 - Public Comments:
 - (none)

- CPN22-SP-003 – Fairfax Ridge Road (Bob Brandt)
 - Nominator Presentation:
 - Property is surrounded by existing residential – feel that proposal would be compatible.
 - Existing office buildings only 20% occupied
 - Public Comments:
 - Staff question (for SP-002 and SP-003 nominators): What are your thoughts on idea of larger study of Land Unit K?
 - (B. Brandt) – given unique location of SP-003 w/regards to surrounding residential, feel that this nomination could be looked at independently.
 - (A. Cook) – SP-002 is ready to pursue redevelopment soon and would be concerned about potential delay involved with larger study. Want to be able to respond to current market opportunities.
 - Comment from neighbor – Excited about proposals and are supportive. Would SP-003 be rentals or condos? Answer – could be either, but most likely rentals.

- CPN22-SP-007 – 12325-29 Braddock Road (Sara Mariska)

- Nominator Presentation:
 - Nomination proposes no significant physical changes to site, would preserve RPA portion
 - Proposal would provide service to local residents
- Public Comments:
 - Staff question: You mentioned there is no county water service – how does office have water? Answer: there is existing well and county sewer service
 - Question from public: What would traffic volume of use be? Right now you have to do u-turn to access property? Answer: When we applied for prior Special Exception, VDOT determined there was no need for additional traffic improvements. Also, there has since been traffic signal added nearby for park use. Question: how far away is signal you mentioned? Answer: about 300 yards, more or less.
 - Question: would this require commercial zoning? Answer: we would have to rezone out of R-C, but could still be residential zoning (1 level higher than R-C). We would be happy to prohibit any other uses that would be undesirable, and ensure protection of environmental areas.
 - Question: On existing 3.5 acres, you propose to not disturb? Answer: correct, proposal is not to disturb other than invasive species management.

No further comments

Meeting adjourned

Franconia District Site-Specific Plan Amendment Process Springfield CBC

Tuesday, January 24, 2023, at 7:00 p.m.

Virtual Meeting

Attendees: 42 +

Meeting Recording: <https://www.youtube.com/watch?v=xDXpY-g4heE>

1. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
 2. Nomination presentations and public comment period.
- CPN22-LE-004 – INOVA Springfield Center Drive
 - The TSA opened a week prior to Covid so traffic impacts are unknown. Loisdale Rd and Frontier Drive need road improvements and adjustment of turn lanes. Concern about traffic backups.
 - Do have any kind of timeline?
 - Concern about the surrounding area to the nomination site and the possibility of incompatibility as a residential use.
 - CPN22-LE-005 – Vine Street
 - Many residents agree that this nomination should be deferred until the VDOT Study is completed. The proposal for Oakwood Rd was deferred because there was not enough information on the Beltway. Would like to be combined with the Oakwood nomination.
 - This proposal gives us the opportunity to look at how we can build this neighborhood into a really vibrant, walkable mixed-use development.
 - When do we expect a decision? What is the cost to waiting on? Is that cost acceptable to not having development at all?
 - Is this nomination to begin exploring the possibility and agreeing that the current zoning is not appropriate for this plot of land and potentially changing the zoning to consider other options, knowing that there are potentially years of studies that will come forth is that the case?
 - There is lack of connection between Vine Street and the Metro.
 - CPN22-LE-006 – Springfield Boulevard
 - What percentage of affordable housing are you intending to have? Concern about lack of affordability for people who cannot afford those prices. we should be thinking about people who can't afford those prices.
 - Concern of traffic impacts.
 - Would there be underground parking garages? On all of these buildings and you mentioned the northeast of location having some

kind of. What type of noise buffer exist to prevent noise from traffic generation?

- Concern about illegal dumping and lack of effort from officials. Lack of parking in residences with blue collar workers with trucks spill into Springfield Plaza. Concern about affordability of homes to existing residents and increase in cars per unit.
- How does development affect smaller locally owned businesses? Would those businesses be able to afford spaces?
- Businesses aren't getting traffic they used. Traffic study is needed due to the many highways and byways in central Springfield and the configuration causing longer routes for drivers.
- Yes, I had a question about the. A former gas station parcel, I don't see that. It's marked. What's going to happen there? Right, right at all. King mill.
- Concern about blighted conditions in certain neighborhoods in Springfield due to the homeless.
- Are you thinking about the possibility of having an incentive to encourage people to actually use public transportation?
- Concern about towing issues, garbage dumping, and homelessness residents would like resolved prior to new developments.
- CPN22-LE-008 – Frontier Plaza
 - You talk about community and affordable housing and walkability, but it seems to me that you're creating a new community here. Is there going to be parking or are we not going to be included in that? Is it going to be that insular, a community? What's the plan for parking and how many cars is expected?
 - Is this an official meeting by Fairfax County government? Are the comments being shared here? What the framework of this particular session tonight in terms of formality and the whole Comprehensive plan and development?
 - The retail market across the world is being changed by COVID and people's different behaviors and increased crime. Consider that in your retail plan services that residents can use and walk to.
 - How much construction is this proposal going to bring into the area in a very short time? Parking is a problem. What is that going to look like for the residents? Area that you're talking about already being rezoned for multi-use or is the zoning part of your planning?
 - Concern about the architecture and grid design. What is the breakdown in general, of 625 units, how many bedrooms and how might they impact the schools? Are you imagining that these are going to have a lot of children? What are you imagining is the type of families that will be filling these properties?

- How does the retail mix typically occur for a development like this? Does the developer go out and recruit retail or just advertise and the retail will come to you, is there a normal process? Is there any typical way that the local citizen can engage in that process?
- Having 4 to 500 unit complexes built in every available space, do you guys really anticipate the population growth in the next five years to fill those spaces? Or will the communities of the US with older homes see vacant houses as people choose to move over to the newer, nicer houses that have no, you know, landscaping needs instead of living in a home that you have to do all this work in? Do you? Is that what you anticipated in some conversions to that and then a large population increase or what's the idea?
- Are you looking at rentals or condos?

Adjourned at 9:30 pm.

Providence District Site-Specific Plan Amendment Process
Oakton, Vienna TSA, Merrifield

Wednesday, January 25, 2023, at 7:00 p.m.

Virtual Meeting

Attendees: 181

Recording: <https://www.youtube.com/watch?v=VFucWASRIM8>

1. Opening remarks from Supervisor Palchik
 2. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
 3. Nomination presentations and public comment period.
- CPN22-PR-004 -
 - How much space is between the existing townhomes and the proposed townhomes? Is there a plan to knock down the trees in the area for this development? Concern about traffic for White Granite once Jermantown backs up and people running stop sign intersections. Any plans for speed bumps? When would be the earliest for groundbreaking?
 - Four-way stop signs, is there a proposal for a roundabout instead? What is the meaning of lower-scaled in your plan for lower-scale townhomes? Are you planning on using natural grass or turf for the open space? Concern about green space and setbacks.
 - Concern about height of proposed parking garage, need for neighborhood lighting, and preservation of sidewalks on Flagstone.
 - Concern of impact of Fairfax County CIP challenges on schools in the area.
 - What is the breakdown of units and total units?
 - Concerns about traffic safety.
 - Large retail presence with limited demand in area.

 - CPN22-PR-005 – Hunters Branch Office Complex
 - Suggestion to adhere to County goals regarding RPA and controlling invasive species on the site.
 - Reconsider project, removing the trees removes the topography and neighborhood buffer. Concern of impact from commercial to residential conversion.
 - Isn't a rezoning required since the zoning is limited on this parcel?
 - Question regarding senior housing use and the comprehensive plan. Is the County granting certain uses in exchange for meeting objectives?
 - Concern about schools for high-density developments that include senior housing.

- CPN22-PR-001 – Briarwood Farm
 - History of nomination. Concern about conditions in proposal is contrary to Briarwoods character and plan (buffers, setback, transportation, etc).
 - Parts of the proposal are in stormwater pond area, what is the plan?
 - Residents pay fee for snow removal and maintaining subdivision, proposal parcels will join with HOA and we can collaborate and plan to enhance the property values for homeowners.
 - Architectural design of neighborhood

- CPN22-PR-006 – Alliance Center Condominiums
 - Resident supports this nomination and stated the character of town center, walkability of the neighborhood, and how this proposal can add to the people-centric character.

- CPN22-PR-008 – Merrifield at Dunn Loring Station
 - Supports nomination. Area with proximity to transit should be denser, improvement to multimodal transport, walking/biking, sustainable building design. Concern is losing market-rate affordable housing and displacement of residents. Any plans to focus on current residents?
 - Concern about lack of schools in area if development includes children and impact of proposal on existing stormwater issues in the area.
 - Concern of townhomes and density of units in proximity to existing homes in the area.

- CPN22-PR-007
 - Concern about number of developments in Merrifield and lack of playing fields outside of Luther Jackson MS.
 - Supports nomination and the ease of accessibility to the transit station. Resident states the grid of the project and good use of parcel is well needed on the nomination parcel.

Adjourned at 9:00 pm.

Sully District Site-Specific Plan Amendment Process
South Sully Community Meetings

Monday, January 25, 2023 at 7:00 pm

Virtual Meeting

Attendees: 51

Meeting Recording: <https://www.youtube.com/watch?v=PjD8yAXnInc>

SU-004 – 14600 Willard Road

- Sounds like a great addition to the community.
- Concerns with the traffic light and impacts to the environmentally sensitive areas. A unique commercial use should be proposed to justify construction.
- Many years ago, the community tried to collocate drive through fast-food uses in one cluster across [Route] 28 which seems to have worked well

SU-005 - Park Center

- Given the amount of office development which already exists in this general area, and with a significant percentage of the existing floor space now vacant, what is the real justification for the construction of additional office space?
- Does the additional office intensity on that site affect Westfields Blvd. traffic at the intersections between there and Wegmans and will it require additional improvements. Bad during portions of the day

SU-006 – Wharton Lane

- Opposition to developing the property; wants to understand what the applicant will do to replace trees, minimize environmental damage, preserve heritage resources, and mitigate traffic (speeding is an issue along Wharton Lane).
- Depending on the type of “historical resources” identified, the site layout should be more responsive.
- If the development has to move forward, then as little disturbance of the site as possible is encouraged.
- Concerns related to construction impacts – the community has been impacted by its adjacency to I-66 which has undergone extensive improvements in the area

SU-007 – 13309 Route 29

- Concerns over access onto Route 29 with a suggestion that interparcel access to the 7-Eleven be considered which has an existing access point onto Clifton Road
- 8-12 townhomes may be too dense.
- Concern over the continued removal of trees in the area.
- Is the grade-separated interchange still planned for the Route 19
- Stringfellow & Clifton Road intersection? If so, and postengineering, should the remnants of the 7-Eleven site be consolidated with this property?
- The small size of the parcel does not seem to warrant the effort to develop it.

SU-009 – 12306 Route 50

- Concerns over the remnants of environmental hazards associated with the existing gas station and automotive use.
- A major challenge will access to and from the parcel.
- You have to continue north for about half a mile to access the next nearest gas station. Service stations still provide a value to the majority of the driving public

Sully District Site-Specific Plan Amendment Process
North Sully Community Meetings

Monday, January 30, 2023 at 7:00 pm

Virtual Meeting

Attendees: 110

Meeting Recording: <https://www.youtube.com/watch?v=OweJxQf8Ago>

SU-001 – Centerview Drive / Agape House

- Are there transportation options for the proposed residents?
- Concern about residents crossing the Route 50.
- Nominator responded that residents would have the option to use their own cars and that shuttle services would be provided to help access local amenities.

SU-002 – A&A Contracting

- No comments or questions during the meeting

SU-003 – Discovery Square

- [On behalf of Discovery Square Towns HOA & Discovery Square Resident Owner Assoc.] The commercial use is generally supported by the community and there's a desire to see these uses implemented as soon as possible considering the uses have been expected for some time. Would not be supportive of all residential uses.
- Support echoed in chat – agree with comment and retail would be a welcomed addition.
- The commitments from this development have gradually been diminished over time – particularly the amount of office and retail use proposed in the original development plan. Initial support for the original development was based on its integration of uses. This makes providing a full, self-service community harder. This was a bait and switch. Against this new proposal.
- In favor of plan but requests that, if approved, developer must begin by building retail first to prevent only residential use on the site.
- Support echoed in chat as excellent suggestion and agreed.

- Not enough amenities nearby. Does not support the decrease in retail. Wants more places they can take their children.

SU-008 – West Ox Road

Land Use

- Support for changing the service lot [commercial parcel] but not agree with R-2 zoning or increased density.
- Concerned about potential changes to setback requirements – privacy.
- A change in the zoning designation would change the character of the adjacent, established community.
- It is not clear how the proposed plan would add open space if they are adding new development.
- The nomination does not further affordable housing goals which should be the impetus for higher density.
- The proposal would set a trend for future development of the area which is predominantly .5 – 1 du/ac today.

Environmental

- There are nondelineated wetlands across a portion of the subject area that requires protection and greater environmental analysis.
- There are multiple stormwater management issues both within and adjacent to the subject area with site flooding noted by adjacent property owners.
- Loss of existing vegetation
- Increase in impervious surface area
- The topography of the area raises drainage concerns onto adjacent properties

Additional

- Multiple parcels within the subject area belong to the Southfield Community Subdivision. How will this affect the subdivision and the subsequent HOA?
- Neighboring properties all operate on septic systems and there is concern about the impacts of land disturbance.

SU-010 – Lincoln Park

- The additional residential use, particularly at this density will add a strain traffic, parking, schools, and further reduces the ratio of retail to residential use in the area.
- A lot of offices are being converted to residential – concern that we will not be able to attract future office to the county.
- School overcrowding is a current issue in the community that would be exacerbated by additional residents and should be addressed prior to new development.

- The county is faced with a housing shortage and the population is growing. There is a need for more housing, but it should be well thought out and implemented responsibly.
- Office market vacancies remain high and continue to increase.
- There is enough space available to warrant supporting the switch to residential and will attract more retail – in favor.
- Potential parking needs should be considered
- Traffic is bad – new development should be done in a way that doesn't make it worse.

Braddock District Site-Specific Plan Amendment Process
Braddock Community Meeting

Monday, January 30, 2023, at 7:00 p.m.

Virtual Public Meeting

Attendees: 70

Recording: https://www.youtube.com/watch?v=Qa_Oo1SA8uI

- Supervisor Walkinshaw and Planning Commissioner Mary Cortina provided opening remarks.
- Ryan Stewart (RS) presented on the overview of the Comprehensive Plan and Site-Specific Plan Amendment process.
- RS introduced each nomination, with additional presentation by Lynne Strobel (LS) on behalf of the applicants. An opportunity for public comment followed for each.

- CPN22-BR-003: Trustees of the Church of the Good Shepherd, Episcopal
 - LS made the following points during the presentation and public comments:
 - The property is zoned to the R-1 District; the surrounding area is zoned higher, mostly R-3.
 - The applicant wishes to be treated the same as other landowners in the area.
 - Public comments have inquired what is the plan if the church site is redeveloped. The church was originally established in 1889 and moved to its current location in 1969.
 - In 2005, a conservation easement was placed on a portion of the church property to provide a buffer to the surrounding residences. This buffer would remain intact.
 - The Rev. Christine Love Mendoza and John Morris, Trustee, spoke on behalf of the applicant and provided additional details for the public.
 - Public comments included the following:
 - Concern that the Plan Amendment would apply to the entire Olley Lane corridor.
 - Clearing of trees to accommodate the new housing.
 - Whether the Trustees had the legal authority to nominate the property without involvement of the Episcopal Diocese of Virginia.
 - Traffic increases along the Olley Lane corridor.
 - The potential decline of property values in the neighborhood and loss of open space abutting existing residential lots.
 - The creation of market-rate vs. affordable housing options.

- CPN22-BR-001: Evergreen Investment Company, LLC
 - Public comments consisted of two questions:

- Whether the current vegetation would be cleared for the construction.
 - Whether the proposal contains affordable housing options.
- CPN22-BR-002: EQR Fairfax Corner LLC
 - Members of the public commented on affordable housing and the height of the proposed building.
 - Commissioner Cortina asked who was included in the distribution list for the Reserve. Staff responded that both owners and renters were included.

RS provided closing comments and the meeting adjourned at 9:09 p.m.

Hunter Mill District Site-Specific Plan Amendment Process Eastern Reston

Thursday, January 31, 2023, at 7:00 p.m.

Virtual Meeting

Attendees: 306

Recording: <https://www.youtube.com/watch?v=ZAYFzqUJjhU>

1. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
 2. Nomination presentations and public comment period.
- Michael Faraday Court - CPN22-HM-002
 - How far will the Roger Bacon extension go? Will the extension of Michael Faraday Court extend to Lake Fairfax, which will provide relief?
 - Any possibility to add lights to the W&OD from MFC to Wheelie? Other parts of the trail have lighting.
 - Isn't the topography of the western portion an erosion area? Staff should be aware and
 - Recommend preserving the access point for walkers/bikers as an entrance to the trail/park.
 -
 - Samuel Morse Drive - CPN22-HM-010
 - What would you envision the retail price for these homes?
 - Is the multi-family homes one or two buildings? Scale is larger away from the transit station. If the three buildings are 32 units, where are the 4 units, to complete the proposed 100 units?
 - Why does your outline show the office buildings south of Lofts? There is no change for the office buildings east of EYA? Concern about open space to serve 500 projected people for this development.
 - What are the anticipated traffic impacts for Sunset Hills? The lanes go from 4 lanes to 2 lanes. Does the Comprehensive Plan's dedication have Sunset Hills expansion in the Hunter Mill intersection?
 - What traffic are we looking at during the weekends and not only rush hour? 400-500 reduced trip generations don't explain much. We need to sort this out this early in the process rather than push those issues to the future.
 - The proposed density and developments in this corridor will increase traffic.
 - Transportation related issues. Reston Station Blvd and Wiehle Ave is a disaster there is two lights pedestrian have to walk through. The Lofts owns the Easterly Road and needs to be extended. Can the County acquire through eminent domain? We are not a bikeable

and walkable community, there is holes everywhere. How are you going to build Easterly Road?

- Road around Easterly, needs to be paved.

○

- Lake Fairfax Business Park - CPN22-HM-014
 - 10 bridge path easement, development will infringe on our enjoyment.
 - Concern about wildlife that traverse around the “superhighway” and impact of development on endanger species.
 - Traffic impacts on Equestrian Park. Are we going to have a light at Equestrian Park and the two lanes of congestion?
 - What is the parking projection and number of cars? What is the transportation infrastructure needed for this development?
 - Office vacancy in the Business Park. We need County leadership to work on that issue. Businesses and tenants are suffering due to low vacancy and taxes.
 - Concern of density in an established neighborhood. The Montessori School is the newest tenant and should keep the Business Park how it is.
 - Few office building owners, there is low office demand, increase the demand to convert offices buildings and redevelop.
 - Resident states they don't want medium or high-density development. They want the preservation of green space and prevent disturbance of wildlife. The lack of walkability to the metro transit station.
 - Excellent development. Surface parking converted into mixed use community, walkability to metro, and location in a TSA.
 - Business owner had difficulty leasing out office and hurt local business. We support the nomination and conversion into residences.
 - There are too many high-density developments happening in Reston, a planned community with town centers. The comprehensive plan states to preserve low density and stable neighborhoods.
 - The proposed vibrancy and possible noise are opposite of what Reston residents moved and purchased homes. The vibrant village mixed used development is too much for an office park that operates during solely business hours.
 - Not opposed to change, until the Sunset Hills Rd realignment is completed, the development is not going to work for the community.
 - Concern about traffic impacts. The original recommendation to realign then to add additional and unaccounted development population doesn't add up.

- Residents stated the developer's statement of "byright" is a threat and residents/community will not react kindly to developer toning down the development compared to what they CAN do.
 - Residents are not happy with the developers right to use "byright"
- What are the retail square footage, office square footage, and number of residential dwelling units?
- Reston Forward, greater participation of newer Reston residents, support this nomination. We need more 2 over 2 to meet housing demand. We may need more, and additional village/town centers appropriate to residents.
- Brookfield (Hunter Mill Road Residential) - CPN22-HM-013
 - Resident supports nomination, housing is needed, close to transit, and completes the missing gap in the trail. Opportunity for a pedestrian bike connection.
 - Resident states the SSPA process was intended for incompatible parcels not to change the existing community with any parcel. Residents unsure about the level of density of the nomination.
 - Residents backlash about the density of the nomination. Resident states that developers are continuously coming back with the same plan the public rejects.
 - Transportation improvement is needed for this proposal to move ahead in the process. Multimodal transportation network is important in this area.
 - Area supports 1 single-family housing per 2 acres.
 - Edlin School, prioritizes safety and this nomination affects their students. Concern about homeless and the increase of foot traffic in the school vicinity, trespassing through the School to access surrounding parcels.
 - Developer should contribute to sidewalks and lighting. Resident is unsure about the developers plans regarding density.
 - How many single-family homes per acre are you proposing? Townhomes, condominiums? Resident is unsure about the number of dwelling units for the nomination.
 - Former resident of Arlington/Clarendon, moved to Reston for open/green space. How do we balance the space and ensure safety? There is no space for high density.
 - Resident critiques the developers design concepts regarding roads and lack of affordable housing particularly for seniors and traffic impacts.
 - Resident expresses concern about lack of clarity regarding intensity and conversations from 3 years ago. Stated he'd like more clarity from County about expectations and what they want to specifically change during the nomination period.
 - Concerned about the nomination. Previous nominations, each one has an increased density and has been denied by Task Force,

Planning Commission, and Board. Unclear about number and type of dwelling units. Road improvement and construction will be expensive.

- What would be the market cost of these housing?
- The proposals are all unique and Reston has been a buffer for a reason and has had open space. Need more information before consideration of the proposal.
-

Adjourned at 11:00 pm.

Hunter Mill, Providence, and Dranesville District Site-Specific Plan Amendment Process

Tyson's Community Meeting

Wednesday, February 1, 2023, at 7:00 p.m.

Virtual Meeting

Attendees: 65

Recording: <https://youtu.be/RsVEpA-vcUo>

1. Opening remarks from Supervisor Palchik
2. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
3. Nomination presentations and public comment period.

DR-005

- The amenities that will be put on site.
 - Concept shows a very generous open space area.
- In the parking reimagine study, the parking will be closer to the amenities. What kind of things will be shared by the surroundings community?
 - An opportunity to take a little bit off the public recreational facilities. Imagine something like onsite park space. Benches or passive walkability on-site.

DR-003

- Will there be a sidewalk along Rt. 7 frontage? Will it be a shared path?
 - Will be looked at during the rezoning application process.
- Seems like a good nomination to move forward.
- Seems like a lot of traffic increase?

HM-012

- It is noted that the SSPA HM 012 has the consent of HM supervisor. What is this the opinion of the Providence supervisor? What is the Tyson's Task Force? What is a "placeholder"? The Nominator has not reached out to the nearby homeowners as part of the SSPA. The change to 85/15 seems quite extreme. – Astro Plantation Association -
- HOA – we are a residential development. We do have a lot of questions, with only a few tonight, I know in the application it was submitted. The sponsor is interested in talking with HOA and the community. We are interested in speaking – Plantation HOA.

- I look forward to seeing this site redeveloped into a mixed use residential community so close to transit.
- Traffic and schools. Also, FC infrastructure there is a street marked as a new road, existing exit out of the dealership, what would be the impact to your proposal if in fact the ask rate is not ...
- What's the expected range of additional residential units that will be added in this Nomination?
- As a Board member of Ashgrove Plantation closest to this development, we are concerned with the at-grade intersection planned and the traffic impact...spillover would be anticipated at gosnell/old courthouse. Second, with the change in residential mix, how does this impact earlier vision for parks/liveability...we can discuss later when you contact our communities via Bill Kyburz.
- What is the long-term objective? Boone St?Another stop light/intersection. If you lower the grade, perpendicular, how you can you do that without a stop light? The transportation piece of this is extremely concerning for those of us that have lived here our entire lives. We deal with significant traffic issues and support issues and environmental issues.
- I wanted to say, excited for this parcel so close to the transportation this is the right place to provide . continue to build this urban vision and center for FC. The metro station and future BRT system the idea to move people, and more urban transformation, intrigued by at-grade , great opportunity to help create more walkable and access and drive, innovative ways to ... look forward to. Similar to Boone extension, laying out the grid of the street... What is the placeholder, was there some elements that were a placeholder?

PR-002

- How will school facilities be addressed with the new residential proposed?

PR-003

- No community comments

Adjourned

**Providence District Site-Specific Plan Amendment Process
Mason and Fallfax**

Wednesday, February 1, 2023, at 7:00 p.m.

Virtual Meeting

Attendees: 196

Recording: <https://youtu.be/xQo6KyDNtqA>

1. Overview of the Comprehensive Plan and the Site Specific Plan Amendment process.
2. Nomination presentations and public comment period.

MA-001 – 6675 Little River Turnpike

- The concept for the proposed Plan amendment is out of character with the adjacent neighborhoods and does not fit the suburban character. [Citations offered of the current Plan language for the Annandale Planning Sector]
- Building concept height is too tall.
- The volume of the structure is too large for the site – the density/intensity is too intense.
- The building concept is too close to adjacent residential homes and lacks adequate screening and buffering – raises privacy concerns.
- Existing Plan recommendation for an office building is the highest and best use.
- A better community serving use should be considered for the subject properties. Cited examples of various commercial uses.
- Limited access to public transit options
- Existing Plan option for office use is the highest and best use.
- Randolph Drive and Columbia Road receives a lot of cut through traffic.
- Speeding along both routes is of great concern to families (particularly with children) living along both roadways. The development would add additional pressure.
- Currently, there are no pedestrian facilities along either Randolph Dr. or Columbia Rd. – Pedestrian safety is a key concern for folks walking in the community.
- Public transportation in the area is insufficient.

- Access to and from the garage, directly onto the side streets; particularly Randolph Dr. will create an additional eye-sore and exacerbate previously noted traffic concerns.
- The intensity of the proposed development creates more impervious surface area.
- Storm water drainage will increase and exacerbate problems downstream, particularly on nearby properties.
- Wildlife will be impacted; fox and deer
- Increased noise levels from traffic along Little River Turnpike

MA-006 – Gallows Road Assemblage

- General support for the density – appropriate for the character of the area
- [Transportation] Concerns over the lack of a signalized intersection particularly as it relates to today's transportation infrastructure future turning movements close to the elementary school.
- [Transportation] Pedestrian safety along Gallows Road should be addressed.
- Include FCPS's concerns particularly as it relates to the existing KISS & Ride lot operating at the elementary school.
- Screening should be implemented with sensitivity (ex. vegetation) versus walls.
- Development should be oriented towards Gallows Rd. and not turn it's back.
- Generally optimistic about this proposal.
- Strongly supports housing as it helps address housing crisis.
- High-speed traffic along Gallows Rd is a primary concern -any new development should consider how it impacts or improves traffic flow and/or making things safer.
- Project may help existing properties along Raintree to the west with managing existing stormwater concerns and flooding.
- Raintree HOA would like more information about how SWM will be addressed noting topography concerns and existing flooding concerns.
- Echoes previous concerns related to traffic.

PR-009 - Fallfax Center

- Concern about stormwater, coming through property and end at Fairview Park. Does the stormwater from the proposal contribute to the existing? What water is being contributed to Fairview Park? What kind of situation is being created south of the site? Where would people park their cars?
- Who did you retain to get the data for the figures in the presentation?

Adjourned at 10:10 pm.