MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 17, 2025

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, At-Large
Evelyn S. Spain, Vice Chairman, Sully District
Jeremy Hancock, Secretary, Providence District
Candice Bennett, Parliamentarian, Commissioner At-Large
Alyssa Batchelor-Causey, Dranesville District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Chris Landgraf, Franconia District
James Thomas, Springfield District
Alis Wang, Mason District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Walter C. Clarke, Mount Vernon District

OTHERS: Ciarra Downing, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Carl Shumate, ZED, DPD
Stephen Waller, Planning Division (PD), DPD
Graham Owen, PD, DPD
Katelyn Quinn, ZED, DPD
Thomas W. Burke, Transportation Planning Division (TPD), Fairfax County Department of Transportation (FCDOT)
John King, TPD, FCDOT
Nicole Blackwell, Clerk to the Planning Commission, Department of Clerk Services (DCS)
Jordyn Crane, Administration, DCS
Catherine Dushin, Deputy Clerk, Planning Commission, DCS

//

The meeting was called to order at 7:30 p.m., by Chairman Phillip A. Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

//

Chairman Niedzielski-Eichner explained that the agenda of tonight's meeting included Commission Business and the conduct of four public hearings.

//

Chairman Niedzielski-Eichner welcomed the Centerville Boy Scouts Troop 44 that attended tonight's Planning Commission meeting to earn the Citizenship Merit Badge.

//

Chairman Niedzielski-Eichner announced that approximately three years ago the Board of Supervisors had authorized the initiative to update the Countywide Policy Plan. He explained that the goals of this initiative were to review, update, and streamline the elements of the existing Policy Plan, to add the new Policy Plan elements as required, and to ensure that the Policy Plan was consistent with the Countywide Strategic Plan, the One Fairfax Policy, and other adopted policies and initiatives.

Chairman Niedzielski-Eichner added that the Policy Plan amendment was divided in two phases. Phase 1 was scheduled to be completed this year and was focused on the Preface and Introduction, Land Use, Transportation, Environment, and Healthy Communities elements. Phase 2 was scheduled to be undertaken in 2026 with an emphasis on Economic Development, Revitalization, Housing, Public Facilities, Recreation and Parks, the Chesapeake Bay Supplement, and Heritage Resources.

Chairman Niedzielski-Eichner announced that Phase 1 of the Policy Plan update was at its final stage, and the related staff report was recently completed and included the proposed and revised Policy Plan language for the Phase 1 elements. He added that the staff report could be found on the Policy Plan webpage under Fairfax County Plan Amendment 2022-CW-2CP. The staff report was available to the public.

Chairman Niedzielski-Eichner announced that the Policy Plan Committee would meet with staff from the Department of Planning and Development on Thursday, October 9, 2025, to discuss the staff report and the proposed and revised Policy Plan language. The meeting would be held at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, located at 12000 Government Center Parkway. This meeting would also be televised on Channel 16 and recorded for later viewing.

Chairman Niedzielski-Eichner announced that two public hearings in relation to the Policy Plan would be subsequently convened. The Planning Commission meeting would be convened on October 15, 2025, and the Board of Supervisors meeting would be held on November 18, 2025.

//

Chairman Niedzielski-Eichner announced that the Housing Committee meeting scheduled for Thursday, September 18, 2025, was cancelled and would be rescheduled.

//

APPROVAL OF MINUTES

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING MEETING MINUTES:

- APRIL 2, 2025;
- APRIL 9, 2025; AND
- APRIL 30, 2025.

Commissioner Bennett seconded the motion, which was carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

//

Secretary Hancock announced that on September 17, 2025, Commissioners were emailed copies of the draft minutes for the May 2025 Planning Commission meetings. He then requested that Planning Commission members review the May meeting minutes and submit comments to staff no later than October 6, 2025. Commissioner Hancock announced his intent to move approval of the May 2025 meeting minutes during the Planning Commission meeting on October 8, 2025.

//

RZ/FDP 2022-LE-00016 – STEVEN MICHAEL SUSHNER, TR. AND ADAM KIRSCHENBAUM, TR.

Commissioner Landgraf MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING FOR RZ/FDP 2022-LE-00016 TO A DATE CERTAIN OF DECEMBER 3, 2025.

Commissioner Batchelor-Causey seconded the motion, which was carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

//

ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. SE 2023-SU-00009 – NEW LIFE CHRISTIAN CHURCH
2. SE 2025-SU-00003 – REWA SADAN VA INC.
3. PA 2023-00012 (SSPA 2023-I-3J) – PROSPERITY BUSINESS CAMPUS
4. PCA 86-C-119-09/PRCA 86-C-119-03/DPA 86-C-119-05 (RZPA-2024-HM-00019) – BOSTON PROPERTIES LIMITED PARTNERSHIP

This order was accepted without objection.

Chairman Niedzielski-Eichner recited the rules for public testimony.

//

SE-2023-SU-00009 – NEW LIFE CHRISTIAN CHURCH – Appl. to permit outdoor commercial recreation use with lighting and increase in height for containment structure. Located on approx. 2.72 ac. of land zoned I-3, AN and WS. Sully District. Tax Map 34-3 ((1)) 23A1(pt.). SULLY DISTRICT. PUBLIC HEARING.

//

Sara V. Mariska, Applicant's Agent, Odin, Feldman & Pittleman, P.C., reaffirmed the affidavit dated August 14, 2025.

There were no disclosures by Commission members.

Ciarra Downing, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated that staff recommended approval of SE-2023-SU-00009.

Ms. Mariska gave a brief presentation on the subject application.

There was a discussion between Ms. Mariska and multiple Commissioners on the following issues:

- Confirmation that the existing crosswalks provided crossings from the eastern portion of the Albemarle community to allow pedestrian access to the church and the proposed recreation field;

- Explanation that a road configuration was changed in 2012, and the traffic light proffer was included in the approved proffers of the previous development plan;

- Confirmation that there were no major complaints from the public regarding the proposed construction;

- Concerns about a vacated portion of the conservation easement;

- Explanation that the objectives of the conservation easement was developed together with stormwater management requirements;

- Clarification that a special exception approval for the conservation easement expired and was related to the previously proposed hotel project in 2008 that was not developed;

- Explanation from the applicant's agent that, because of an incident in 2022, the police authority recommended clearing a portion of land for safety reasons;

- Clarification that the disturbed area contained only low quality vegetation;
- Confirmation that the applicant would preserve remaining vegetation and restore the lost vegetation through replanting;
- Explanation that the vacated area was encumbered by the easement in the back of the property;
- Explanation that the vacated area would function as an open space area for the applicant's use;
- Concerns that County policies were essential for setting regulations about the protective values of conservation easements;
- Confirmation that lighting would be in conformance with the outdoor lighting standards of the Zoning Ordinance, and lights located on the proposed athletic field would be focused on a play area, as shown in a lighting plan included on the SE Plat;
- Confirmation that the property was owned by the applicant, and the applicant would collaborate with an athletic field specialist on maintenance procedures;
- Confirmation that the athletic field would be covered by natural grass; and
- Confirmation that the proposed site would be managed and operated by the church and would be available for use by the members of the community.

There being no listed speakers, no speakers from the audience, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Spain for action on this application.

Commissioner Spain highlighted the current provisions of the proposed application. She noted that the application complied with any applicable ordinances, regulations, and adopted standards.

Prior to the motion, Commissioner Spain requested that the applicant confirm for the record their agreement to the development conditions dated September 4, 2025.

The applicant's agent affirmed her agreement to the development conditions dated September 4, 2025.

//

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2023-SU-00009, SUBJECT TO THE DEVELOPMENT CONDITIONS, DATED SEPTEMBER 4, 2025.

Commissioners Hancock and Sargeant seconded the motion which was carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

//

SE 2025-SU-00003 – REWA SADAN VA INC. – Appl. to permit a retail sales use with an accessory warehouse component, and to increase the maximum gross floor area that may be devoted to retail sales, display area and accessory office space. Located on approx. 15,279 sq. ft. of land zoned I-3, I-4, HC, AN, and WS. Sully District. Tax Map 33-2 ((4)) 1A. SULLY DISTRICT. PUBLIC HEARING.

//

Jessica T. Washington, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P.C., reaffirmed the affidavit dated August 6, 2025.

There were no disclosures by Commission members.

Carl Shumate, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. He stated that staff recommended approval of SE 2025-SU-00003.

Ms. Washington gave a presentation on the subject application.

There was a discussion between Mr. Shumate; Ms. Washington; and multiple Commissioners on the following issues:

- Staff confirmed that a door in the docking area would be in front of a warehouse; and
- Confirmation that no signs were presently proposed, and the applicant would install signage in accordance with the Zoning Ordinance upon occupancy.

There being no listed speakers, no speakers from the audience, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Spain for action on this application.

Commissioner Spain highlighted the current provisions of the proposed application. She noted that the application complied with any applicable ordinances, regulations, and adopted standards.

Prior to the motion, Commissioner Spain requested that the applicant confirm for the record their agreement to the development conditions dated September 4, 2025.

The applicant's agent affirmed her agreement to the development conditions dated September 4, 2025.

//

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2025-SU-00003, SUBJECT TO THE DEVELOPMENT CONDITIONS, CONSISTENT WITH THOSE DATED SEPTEMBER 4, 2025.

Commissioners Sargeant and Landgraf seconded the motion which was carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

Commissioner Spain MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF SUBSECTION 4102.5HH (2)(A) OF THE ZONING ORDINANCE TO ALLOW AN INCREASE IN THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO RETAIL SALES, DISPLAY AREA, AND ACCESSORY OFFICE SPACE IN THE I-4 DISTRICT FROM 60 PERCENT TO 70 PERCENT.

Commissioners Sargeant and Landgraf seconded the motion which was carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

//

> PA 2023-00012 (SSPA 2023-I-3J) – PROSPERITY BUSINESS CAMPUS concerns approximately 41 acres of land, generally located on Prosperity Avenue, between Interstate 66 and Hilltop Road in Land Unit D of the Merrifield Suburban Center, identified as Tax Map Parcels 49-1 ((19) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3 and 4, in the Providence Supervisor District. At the baseline, this site is planned for office and industrial uses at currently developed intensities, with the exception of a preserved portion of the Long Branch Stream Valley at its western edge. Sub-Unit D2 (Parcels 1, 2, 3 and 4) has alternative options for Office use with support retail and service uses up to 0.85 FAR, or mixed-use with a residential component or residential use with support retail and service uses up to 1.35 FAR. The Plan amendment considers residential mixed uses up to 1.35 FAR on the entire site. Transportation network recommendations may also be modified. PROVIDENCE DISTRICT. PUBLIC HEARING.

Stephen Waller, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the date file. He stated that staff recommended adoption of the PA 2023-00012 (SSPA 2023-I-3J).

Robert D. Brant, Applicant's Agent for the Nominator, Walsh, Colucci, Lubeley & Walsh, P.C., gave a brief presentation on the subject plan amendment.

Mr. Brant thanked Mr. Waller, Thomas Burke, Transportation Planning Division (TPD), Fairfax County Department of Transportation (FCDOT), and John King, TPD, FCDOT, for their hard work and diligence.

There was a discussion between Mr. Brant; Mr. Waller; Graham Owen, PD, DPD; Jason Sereno, Senior Vice President, EYA, LLC; Thomas Burke, TPD, FCDOT; John King, TPD, FCDOT; and multiple Commissioners regarding the following:

- Community concerns that a left turn at the intersection of Old Lee Highway and Hilltop Road was needed, and pedestrian facilities at crossings areas should be improved;

- Confirmation from staff that there would be potential opportunities for improvement of the pedestrian conditions;

- Collaboration of staff from both DPD and FCDOT to equip a grid of streets with additional options during either rezoning or future replanning;

- Clarification from staff that multimodal transportation facilities would be provided as one of the key elements of the site development;

- A signature park would be expanded across the Merrifield Area by way of a linear park through a transportation facility feature;

- A linear park would serve as linkage across the Merrifield area to the eastern portion of the site development and to additional parks;

- Explanation that an active transportation facility would be critical to the development of the pedestrian and bicycle-friendly shared use path connection that would begin or end with a signature park and extend towards Gallows Road;

- Confirmation from staff that ongoing development concepts would consider the benefits of placemaking and open space;

- Confirmation that the plan and layout of the development was conceptual and would be revised during rezoning;

- Confirmation from staff that the development would be phased to provide essential infrastructure and amenities, and the existing commercial uses would be compatible with a residential-mixed use environment;

- Confirmation from a developer that a tract of approximately 5.5 acres of park space was planned to provide transitions and consolidate office and residential uses to keep residential costs attainable;

- Discussions about construction processes within impervious areas, which would help lower the costs;

- Concerns about the development of the bicycle infrastructure within the subject area and potential improvements in planning future access to a Metro station;

- Concerns about the pedestrian circulation between Land Unit C and other sites within the plan;

- Concerns that a density level might be too low for the proposed development;

- Explanation from staff that stacked townhomes would reflect the suburban character of the Long Branch Stream Valley located on the opposite side of the development;

- Clarification that multifamily residential uses on the northern part of the site would be a primary residential form under the proposed option and would amount to a half of the total number of residential units;

- Clarification that traditional or stacked townhomes, or triplex units, might supplement multifamily units to provide a diversity of housing types;

- Explanation from the nominator that the rezoning application was submitted, and two potential options were proposed;

- Option 1 would offer 1,545 total residential units, with 468 townhouses and 1,077 multifamily units;

- Option 2 would offer a total of 1,900 residential units, with 332 townhouses and 1,568 multifamily units;

- Explanation that both options would maximize the land use and density;

- Concerns that the development would not have sufficient density for its proximity to a Metro station, and that the land area could be potentially used for park space and bicycle accommodations;

- Concerns about the potential recession of a road that crossed a signature park space;

- Concerns about 5,113 more Saturday daily trips that would be generated by the proposed development and about the impact of such an increase;

- Confirmation that a transportation assessment revealed that excess capacity affected the current traffic operations in the study area;

- Explanation that the proposed development would generate fewer peak hour trips, and adding more Saturday trips would allow to utilize an unused transportation network;

- Discussions about the possible application of the Transportation Demand Management (TDM) program to the proposed transportation plan with a goal to reduce the number of vehicles and to facilitate walking and biking amenities;

- Clarification that, since office buildings on Saturday were not occupied, the quantity of Saturday trips would relate to residential use;

- Confirmation that a detailed transportation analysis associated with the proposed plan amendment was conducted, and 19 intersections were evaluated, including the Hilltop Road area, the eastern portion of Gallows Road, and most of Merrifield Avenue;

- An overall transportation study was also conducted to ensure that a transportation network for the proposed development would comply with applicable transportation standards;

- Confirmation that a more detailed transportation study would be conducted during rezoning;

- Confirmation from staff that the proposed development would provide for or contribute to an internal Merrifield transit system according to the adopted guidelines;

- Confirmation from staff that the TDM program would consider a shuttle circulator service and would support single-occupancy vehicle trips;

- Discussions about a critical role of placemaking initiatives during rezoning;

- Confirmation from the applicant's agent that the applicant had been focusing on the opportunities to improve pedestrian conditions and enhance placemaking objectives in this and other projects across the County;

- Confirmation from staff that 44 acres would be used for consolidation to explore existing and potential conditions for open park spaces;

- Staff made a reference to Land Unit C that was originally comprised of approximately 8 parcels;

- Staff recommended consolidating certain portions within Land Unit C, specifically Sub-Unit C3, Sub-Unit C4, and Sub-Unit C7;

- Confirmation from staff that Option 1 and Option 2 were conceptual and included only 4 parcels on the eastern side of Prosperity Avenue with its current conditions;

- Option 3 proposed methods to implement improvements and introduce a consolidated redevelopment option for Land Unit D;

- Confirmation from the applicant's agent that Option 2 was oriented towards a multifamily residential aspect, and the applicant relied on the market conditions to determine the number of multifamily units;

- Confirmation that the maximum building height for multifamily residential development would be up to 85 feet;

- Considerations about the maximum building height of 100 feet as an option;

- Confirmation from staff that the maximum building height on the western side of Prosperity Avenue with a transitional suburban character was 45 feet;

- Confirmation from staff that the eastern side of Prosperity Avenue would have an optimal height limit of 85 feet, which would create an adequate transition from a core area with a higher height limit;

- Discussions about the potential use of Waymo and micromobility and their impact on business developments;

- Explanation from staff that FCDOT considered incorporating micromobility in the Policy Plan Update;

- Recommendation to conduct a pilot program that involved bringing autonomous driving technology into the County;

- Discussions about Relay, a self-driving shuttle, that operated between the Mosaic District and the Dunn Loring Station, and discontinued its operations approximately two years ago;

- Discussions about an impending need for the shuttle service for such focal points, as INOVA Fairfax Medical Center, Fairview Park, the Metro, and the Mosaic District;

- Explanation from staff that they would consider a shuttle service provision in an ongoing transportation study for Gallows Road; and

- Concerns that the construction of townhouses might potentially prevent optimal land use.

Chairman Niedzielski-Eichner called the first listed speaker.

Bryan Zelley, President, Dunn Loring Village Homeowners' Association, Vienna, stated that he was cautiously optimistic about the project. He expressed the following concerns about the proposed plan amendment:

- The preservation of a stream crossing that provided the community access to a Metro station;

- Efficient improvements were required in pedestrian and bicycle circulation systems;

- Concerns about the preservation of land within the Resource Protection Area and Long Branch Stream Valley;

- Concerns about lighting and its impact on the community;

- Concerns about traffic volume during weekdays and on weekends at the intersection of Hilltop Road and Prosperity Avenue and at the intersection of Old Lee Highway and Hilltop Road; and

- Concerns about adequate measures for stormwater management and flood control.

Chairman Niedzielski-Eichner called for speakers from the audience.

Laura Harrington, 8619 Hilltop Road, Vienna, expressed concerns about traffic flow and about the preservation of a natural habitat in a wooded area on the western side of the property. Staff confirmed that a wooded area would not be disturbed, and the proposed park would be perpendicular to it.

There was a brief discussion between Mr. Sereno and Commissioner Hancock regarding the following:

- Confirmation from the applicant that a crossing bridge on the site would be preserved and maintained;

- Confirmation that improvements to a crossing bridge would be implemented during rezoning, and necessary construction permits would be obtained in a timely manner; and

- Confirmation that a crossing bridge would remain a connecting link between the community and a Metro station through park space areas and public sidewalks.

There being no additional speakers, no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Hancock for action on this application.

Prior to the motion, Commissioner Hancock expressed his appreciation for the community engagement. He highlighted consolidation efforts undertaken by the applicant and acknowledged transportation challenges associated with the proposed plan amendment. Commissioner Hancock mentioned that the Chairman's comments on micromobility were valuable and supported the applicant's proposed solutions about enhanced transportation and pedestrian network. Commissioner Hancock further summarized the key elements of the plan amendment.

//

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION FOR

PLAN AMENDMENT SSPA 2023-I-3J, FOUND ON PAGES 46 TO 62 OF THE STAFF REPORT DATED AUGUST 27, 2025.

Chairman Neidzielski-Eichner and Commissioners Cortina and Spain seconded the motion, which was carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

//

PCA-86-C-119-09/PRCA-86-C-119-03/DPA-86-C-119-05 (RZPA-2024-HM-00019) – BOSTON PROPERTIES LIMITED PARTNERSHIP – Appl(s). to amend the proffers, conditions, and the development plans for RZ 86-C-119 to permit modifications to proffers and site design at a 3.64 Floor Area Ratio (FAR) for DPA-86-C-119-05, 2.52 FAR for PCA-86-C-119-09/PRCA-86-C-119-03, and 3.02 FAR for the overall development, including bonus density for affordable housing. Located on the N. side of Sunset Hills Rd., W. side of Reston Pkwy., and E. of Town Center Pkwy., on approx. 13.93 ac. of land for DPA-86-C-119-05 and 23.58 ac. of land for PCA-86-C-119-09/PRCA-86-C-119-03, zoned PRC. Comp. Plan Rec: Transit Station Mixed Use and Residential Mixed Use. Hunter Mill District. Tax Map 17-3 ((1)) 5 (pt.), 5H1 (pt.), 29A for DPA-86-C-119-05 and Tax Map 17-3 ((1)) 5, 5H1, 29A, and 17-3 ((22)) 3 (pt.), 10001 (pt.) for PCA-86-C-119-09/PRCA-86-C-119-03. HUNTER MILL DISTRICT. PUBLIC HEARING.

//

Mark Looney, Applicant's Agent, Cooley LLP, reaffirmed the affidavits dated August 27, 2025.

There were no disclosures by Commission members.

Katelyn Quinn, Zoning Evaluation Division, Department of Planning and Development, presented the staff report, a copy is in the date file. She stated that staff recommended approval of PCA-86-C-119-09/PRCA-86-C-119-03/DPA-86-C-119-05 (RZPA-2024-HM-00019).

Mr. Looney gave a presentation on the subject applications.

Prior to a discussion, Commissioner Carter commended staff for hard work on the staff report. He provided a detailed overview of the proposed development and highlighted the following items:

- Discussions about planned density/intensity ranges in the absence of roads;
- Consideration that an area plan represented a pact between the private and public sector;

- Highlighting the difference between commercial and residential areas;
- Discussions about the commercial aspect of the proposed development and its location within the Transit Station Area;
- A transportation study was conducted to determine the framework for the road construction, intersections, and associated costs;
- School and library calculations were implemented to ensure demands generated by the proposed development were met;
- Discussions about a goal to achieve 50 percent non-residential uses and 50 percent residential uses based on gross square footage;
- Confirmation that a lower tier for Workforce Dwelling Units (WDUs) was negotiated;
- Parking costs were incorporated in the price of the WDUs; and
- The location for the Performing Arts Center (the Arts Center) was identified within the property with 60,000 gross square feet allotted to it.

Commissioner Carter highlighted the following elements of placemaking pertaining to the proposed development:

- The applicant proffered to build a bridge in addition to the two existing public streets, as shown in the phasing plan;
- A proffer for street lighting was made by the applicant;
- Trees would be identified, and a tree canopy volume would be increased;
- Special paving would be installed within the subject area;
- Crosswalks and double ramps would be implemented;
- Short term parking spaces would be available near entrances;
- Confirmation that the project had a network of open spaces, including the Central Park area, recreation areas, and more entrances to Washington & Old Dominion Trail (W&OD Trail);
- An efficient connection between private streets within the property would be established;

- Comments that an office portion of the development slightly exceeded the adopted urban park standards; and

- Previous concerns about the replacement of dead trees which would require a proffer and collaboration with the Virginia Department of Transportation.

There was a discussion between Mr. Looney and multiple Commissioners on the following issues:

- Concerns that information on conservation easements and utilities plans in the staff report was insufficient;

- Confirmation from staff that the applicant would provide more detailed information in the adjusted proffers;

- Clarification from the applicant's agent that a pedestrian bridge would be constructed connecting the site to the Reston Town Center Metro Station;

- Explanation from the applicant's agent that there were multiple ways to reach an urban core from the subject area;

- Clarification that a four-lane road parallel to Reston Parkway on the east had a pedestrian connection, and a residential block was constructed along Visionary Way;

- Explanation that a new pedestrian bridge over W&OD Trail led towards west to a bus area;

- Clarification that Library Street terminated at the eastern side of a bus transfer facility;

- The proposed vehicular and pedestrian bridge over W&OD Trail would be constructed between Blocks F and K;

- An existing pedestrian bridge between Blocks K and L over W&OD Trail would be preserved and adequately maintained;

- Explanation from applicant's agent that a timeframe for the construction of park facilities and the Arts Center was not determined;

- Explanation that the Conveyance Deed would allow to determine a timeframe for the construction of a park and for obtaining a building permit before the Arts Center would be constructed;

- Clarification that the applicant and staff would collaborate with Park Authority to program the proposed park;

- Confirmation from the applicant's agent that the proposed proffers represented a one-way commitment from the applicant;
- Explanation from the applicant's agent that the applicant would convey a portion of the property to the County through the Conveyance Deed;
- Clarification that provisions of the Conveyance Deed would reflect operational procedures to establish and coordinate activities of the Arts Center;
- Confirmation that parking spaces would be shared, and the Arts Center would utilize office parking spaces during evening hours;
- Explanation that the location for parking spaces within Blocks J and GI would be determined;
- Explanation from the applicant's agent that the Conveyance Deed would address operational issues but would not be made part of the proffers;
- The applicant would have an obligation to dedicate the proposed portion of the site upon demand at the time when funding was identified for the Arts Center or later, when the last building on the property was constructed;
- Confirmation that the original development proffered to provide electric vehicle (EV) charging stations for 2% of the parking spaces in the development;
- Confirmation from the applicant's agent that the developer's partner, BXP, Inc. (BXP), intended to conduct an inventory of all EV facilities in the residential and non-residential parts of the Reston Town Center area to determine supply and demand;
- Explanation that the applicant would meet minimal expectations and would be able to increase capacity for EV spaces in case of an increase in residential demand;
- Applicant's agent provided a brief overview of a pedestrian bridge over the W&OD Trail constructed by BXP;
- Clarification that the north-south spine of the Central Park component became a landing spot for a pedestrian bridge and was incorporated in the park area;
- Explanation that one of the motions for the Board of Supervisors would be to request to make a pedestrian bridge eligible for road fund credit;
- Confirmation from the applicant's agent that Library Street was eligible for extension; and

- Confirmation that a volume of pedestrian traffic across the bridge would be sufficient.

//

There being no listed speakers, no speakers from the audience, no comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Niedzielski-Eichner closed the public hearing and recognized Commissioner Carter for action on these applications.

//

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE FOLLOWING ACTIONS:

- APPROVAL OF PCA-86-C-119-09, DPA-86-C-119-05, AND PRCA-86-C-119-03, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 15, 2025; AND

- APPROVAL OF A MODIFICATION OF ZONING ORDINANCE SUBSECTION 5100.2.D(4)(C) FOR THE SIGHT DISTANCE REQUIREMENTS ON A CORNER LOT AS SHOWN ON THE DPA/PRCA FOR BLOCK J.

Chairman Niedzielski-Eichner and Commissioners Sargeant, Cortina, Hancock, and Batchelor-Causey seconded the motion which was carried by a vote of 11-0. Commissioner Clarke was absent from the meeting.

//

The meeting was adjourned at 10:25 p.m.
Phillip A. Niedzielski-Eichner, Chairman
Jeremy Hancock, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Catherine Dushin
Approved on: December 10, 2025

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 15 day of December 2025, by Nicole Blackwell.

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

Notary Seal