MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 11, 2026

PRESENT: Phillip A. Niedzielski-Eichner, Chair, At-Large
Evelyn S. Spain, Vice Chair, 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
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None

OTHERS: Jan Leavitt, Site Development and Inspections Division (SDID), Land Development Services (LDS)
Julianne Moyer, SDID, LDS
John Friedman, SDID, LDS
Katelyn Quinn, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
William O'Donnell, Branch Chief, ZED, DPD
Marc Dreyfuss, Transportation Planning Division (TPD), Fairfax County Department of Transportation (FCDOT)
Michael Garcia, TPD, FCDOT
Clara Johnson, Branch Chief, PD, DPD
Michael Wing, PD, DPD
William Barrack, Assistant Division Director, Wastewater Management Division, Department of Public Works and Environmental Service (DPWES)
Sharad Regmi, DPWES
Michael Linskey, Planning Division (PD), DPD
Graham Owen, PD, DPD
Laura Ghosh, Chief, Active Transportation Section, FCDOT
Nicole Blackwell, Clerk to the Planning Commission, Department of Clerk Services (DCS)
Satabdi Samaddar, Administration, DCS
Catherine Dushin, Deputy Clerk, Planning Commission, DCS

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

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COMMISSION MATTERS

Chair Niedzielski-Eichner explained that the agenda for tonight's meeting included the presentation of Alex Iams, Executive Vice President of the Fairfax County Economic Development Authority, commission business, and the conduct of four public hearings.

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Chair Niedzielski-Eichner welcomed Alex Iams, Executive Vice President of the Fairfax County Economic Development Authority (FCEDA). Chair explained that Mr. Iams directed strategy and operations for business investment, talent, and market intelligence. Since joining FCEDA six years ago, Mr. Iams has focused on attracting emerging industry sectors and strengthening collaborative economic development across Northern Virginia and the National Capital Region. Chair Niedzielski-Eichner added that Mr. Iams has had a 25-year career in economic development and urban planning. He has served in various leadership roles and been working on recruitment teams at North American headquarters for different companies, including Amazon HQ2 in Arlington, Virginia. Mr. Iams has been currently serving on the Executive Committee of the Tysons Community Alliance and previously served a term on the Arlington County Employee Retirement System Board of Trustees. Earlier Mr. Iams provided technical assistance initiatives and served as a counsel for development financing agencies supporting communities across the United States.

Mr. Iams delivered a presentation which focused on economic development of Fairfax County, office vacancy rates, office market transformation, workforce changes, growth industry profiles, and commercial market trends, as well as on futures projections. A copy of Mr. Iams' presentation is in the date file.

There was a discussion between Mr. Iams and multiple Commissioners regarding the following issues:

- Discussions about the connection of the growth of economic development in Fairfax County and area planning processes in Crystal City;

- Comments about the Amazon proposal that increased demand for office and residential space;

- Discussions about the impact of AI startups upon the local job market;

- Challenges for low-wage positions amid the lack of supply of affordable housing in Northern Virginia;

- Explanation that a digital web hub was created by the FCEDA to assist with the promotion of job postings along with career fairs and other opportunity resources that monitored employment growth in Northern Virginia; and

- Explanation that construction costs affected current and future office space development.

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Commissioner Landgraf announced that the Planning Commission's Housing Committee would meet on Thursday, March 12, 2026, at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss the update on Housing Task Force Study Program. Jennifer Miller, Deputy County Executive, would deliver a presentation on the subject matter.

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Commissioner Bennett announced that the Land Use Process Committee would meet on Thursday, March 12, 2026, at 8:30 p.m. in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, to discuss the upcoming Zoning Ordinance Amendment on Residential Building Height.

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ORDER OF THE AGENDA

Secretary Hancock established the following order of the agenda:

1. PROPOSED PUBLIC FACILITIES MANUAL AMENDMENT – AMENDMENTS TO THE PUBLIC FACILITIES MANUAL (PFM) RE: SANITARY SEWER AND MISCELLANEOUS EDITS
2. RZ/FDP 2024-SP-00011 CONCURRENT WITH SEA 83-P-071-03 AND PCA 77-C-111-05 (RZPA 2024-SP-00018) AND PCA 79-C-054 (RZPA 2024-SP-00017) – TPC FREEDOM I AND TPC FREEDOM II LLC
3. PLAN AMENDMENT SSPA 2023-I-2B (PA-2023-00019) – CAVALIER CLUB
4. PLAN AMENDMENT 2025-CW-T1 (PA-2025-00001) – ACTIVE FAIRFAX TRANSPORTATION PLAN

This order was accepted without objection.

Chair Niedzielski-Eichner recited the rules for public testimony.

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PROPOSED PUBLIC FACILITIES MANUAL AMENDMENT – AMENDMENTS TO THE PUBLIC FACILITIES MANUAL (PFM) REGARDING SANITARY SEWER AND MISCELLANEOUS EDITS – To consider miscellaneous amendments to the Public Facilities Manual (PFM), including but

not limited to: (1) Reducing the recommended sanitary sewer design flow rates for single-family, multi-family, and office developments, and specifying design flow rates for new categories of common commercial and medical uses. (2) Updating and reducing the peak flow rates for existing and new sanitary sewer infrastructure. (3) Updating miscellaneous PFM provisions to align with recent updates to the Erosion and Stormwater Ordinance (County Code Chapter 124.1) and the Virginia Stormwater Handbook. (4) Updating PFM provisions related to stacked townhomes to align with the Zoning Ordinance (County Code Chapter 112.1). (5) Updating Plate 20-7 related to the construction of driveway entrances along existing streets to align with Virginia Department of Transportation (VDOT) standards. (6) Codifying current policies related to sump pump discharge locations for single-family detached developments.
COUNTYWIDE. PUBLIC HEARING.

Jan Leavitt, Site Development and Inspection Division (SDID), Land Development Services (LDS), presented the staff report, a copy is in the date file. She stated that staff recommended adoption of the proposed amendments to the Public Facilities Manual (PFM).

There was a discussion between Ms. Leavitt; John Friedman, SDID, LDS; Sharad Regmi, Department of Public Works and Environmental Services (DPWES); and multiple Commissioners regarding the following:

- Explanation that the previous version of the Public Facilities Manual (PFM) referenced the Stormwater Management Ordinance and Sedimentation and Erosion Control Ordinance that needed to reflect most recent updates to the Erosion and Stormwater Ordinance (*County Code* Chapter 124.1);

- Explanation that the State of Virginia changed the conventions for naming and numbering of erosion and sediment control practices;

- Clarification from staff that changes within the state standards had to be consolidated into the PFM, subject to editorial revisions;

- Explanation from staff that new treatment methods for sedimentation control were established;

- Discussion about the interdependence of provisions of various ordinances, state regulations, and the PFM;

- Confirmation that the process to update the flow rates and peaking factors involved a joint effort of DPWES, Department of Planning and Development, and industry;

- Explanation that in 2022 staff conducted monthly meetings with industry representatives to evaluate the existing flow rates and shared the revised numbers with builders and engineers;

- Explanation that collaboration with industry would help reduce the recommended sanitary sewer design rates and specify design flow rates for different uses;

- Explanation from staff that the existing newly equipped sanitary sewer pipes were evaluated, and long-term data numbers were revised and monitored; and

- Explanation from staff that the updated version of the PFM with the revised data would help upsize, measure water use, consider high density, and reduce the peak flow rates.

Following the public hearing, Chair Niedzielski-Eichner called for speakers. Chair inquired of the Clerk, who confirmed that there were no callers.

With no testimony presented, there being no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chair Niedzielski-Eichner closed the public hearing and recognized Commissioner Sargeant to make a motion.

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS ADOPTION OF THE AMENDMENTS TO THE PUBLIC FACILITIES MANUAL AS ADVERTISED AND SET FORTH IN THE STAFF REPORT DATED FEBRUARY 17, 2026, AND THAT THE AMENDMENTS BECOME EFFECTIVE AT 12:01 A.M. ON APRIL 15, 2026.

Commissioners Spain and Batchelor-Causey seconded the motion which was carried by a vote of 12-0.

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RZ/FDP-2024-SP-00011– TPC FREEDOM I LC AND TPC FREEDOM II LC – RZ and FDP Appls. to rezone from C-6, I-4 and HC to PDC and HC to permit residential mixed-use with an overall Floor Area Ratio (FAR) of 1.2 (inclusive of bonus density for affordable housing) and approval of the conceptual and final development plan. Located on the S.E. corner of the intersection of Waples Mill Rd. and Pender Dr. continuing along the eastern side of Pender Dr. on approx. 22.64 ac. of land. Comp. Plan Rec: Residential Mixed-Use. Springfield District. Tax Map 56-2 ((1))

74B; 57-1 ((1)) 10 and 23. (Concurrent with SEA-83-P-071-03, PCA-77-C-111-05 (RZPA-2024-SP-00018), and PCA-79-C-054 (RZPA-2024-SP-00017)).
SPRINGFIELD DISTRICT. PUBLIC HEARING.

SEA-83-P-071-03 – TPC FREEDOM II LC – SEA Appl. to amend SE-83-P-071 (previously approved for an increase in building height) to permit deletion of land area and associated modifications to site design and development conditions. Located on approx. 11.62 ac. of land zoned C-6 and HC. Springfield District. Tax Map 56-2 ((1)) 74B and 57-1 ((1)) 23. (Concurrent with RZ/FDP-2024-SP-00011, PCA-77-C-111 (RZPA-2024-SP-00018), and PCA-79-C-054 (RZPA-2024-SP-00017)).
SPRINGFIELD DISTRICT. PUBLIC HEARING.

PCA-77-C-111-05 (RZPA-2024-SP-00018) – TPC FREEDOM II LC – PCA Appl. to amend the proffers for RZ-77-C-111 (previously approved for office and retail) to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.42. Located on the S. E. corner of the intersection of Waples Mill Rd. and Pender Dr. extending down the eastern frontage of Pender Dr. on approx. 11.62 ac. of land zoned C-6 and HC. Comp. Plan Rec: Residential Mixed-Use. Springfield District. Tax Map 56-2 ((1)) 74B and 57-1 ((1)) 23. (Concurrent with RZ/FDP-2024-SP-00011, SEA-83-P-071-03, and PCA-79-C-054 (RZPA-2024-SP-00017)).
SPRINGFIELD DISTRICT. PUBLIC HEARING.

PCA-79-C-054 (RZPA-2024-SP-00017) – TPC FREEDOM I LC – PCA Appl. to amend the proffers for RZ-79-C-054 (previously approved for industrial) to permit deletion of land area and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.49. Located on the E. side of Pender Dr. approx. 550 ft. from the intersection of Waples Mill Rd. and Pender Dr. on approx. 11.01 ac. of land zoned I-4. Comp. Plan Rec: Residential Mixed-Use. Springfield District. Tax Map 57-1 ((1)) 10. (Concurrent with RZ/FDP-2024-SP-00011, SEA-83-P-071-03, and PCA-77-C-111-05 (RZPA-2024-SP-00018)).
SPRINGFIELD DISTRICT. PUBLIC HEARING.

David J. Schneider, Applicant's Agent, Holland & Knight LLP, reaffirmed the affidavits dated January 29, 2026.

There were no disclosures by Commission members.

Katelyn Quinn, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD) presented the staff report, a copy is in the electronic date file. She stated that staff recommended approval of the proposed applications.

Mr. Schneider gave a presentation on the subject applications.

Prior to the discussion, Commissioner Thomas made preliminary comments. He highlighted the housing opportunity, the low-tech tax credit to provide 140 affordable homes and stated that the project allowed for the flexibility to achieve more affordable dwelling units to maintain and exceed the expected standard. Commissioner Thomas emphasized the importance of the Fairfax Ridge pump station major upgrades and transportation improvements. He stated that the existing transportation requirements for Land Unit K and for future development in the proposed site area included upgrades of streets, intersections, crosswalks, signal devices, the additional bus stops and bus shelters, and pedestrian external and internal sidewalks.

There was a discussion between Mr. Schneider; Ms. Quinn; Marc Dreyfuss, Transportation Planning Division (TPD), Fairfax County Department of Transportation (FCDOT); William Barrack, Assistant Division Director, Wastewater Management Division, Department of Public Works and Environmental Services (DPWES); Sharad Regmi, DPWES; and multiple Commissioners regarding the following issues:

- Confirmation from the applicant's agent that the project would be developed in alignment with the Fairfax Center Area Suburban Center guidelines for stormwater management;
- Confirmation that the applicant implemented the reduction of impervious space;
- Explanation that currently the property did not have an on-site stormwater mitigation system, and an existing off-site pond was not included in the stormwater plan;
- Clarification that approximately ten connected Low Impact Development (LID) facilities were included as part of the stormwater system, together with the soil remediation process and underground vault management;
- Explanation from the applicant's agent that the applicant would proceed with either the Fully Affordable Building Option or with the Affordable Housing Option under the Affordability Selection proffer;
- Confirmation that at least 75% Residential Use Permits (RUPs) for the Affordable Dwelling Units (ADUs) would be generated under any selected option;
- Confirmation that the Guidelines for Provision of Workforce Dwelling Units (WDUs) would be satisfied if no more than 215 RUPs for the stacked townhomes

were issued;

- Confirmation from the applicant's agent that over 70 units would not be able to get occupancy permits until 75% of the ADUs were delivered to meet the guidance of the Zoning Ordinance;

- Explanation from the applicant's agent that the applicant would provide public access easements and publicly accessible urban parks and open space to meet all requirements;

- Explanation from the applicant's agent that the applicant would have to negotiate a proffer with the Homeowners Association when any event in the urban park area was scheduled and therefore, one expansive park space was created, with public access oriented towards the corner area;

- Explanation that the development of Building B with a maximum of 140 dwelling units under Low-Income Housing Tax Credit (LIHTC) would be a preferred option;

- Confirmation that Building A and Building B would be multifamily residential Buildings with rental units;

- Explanation from the applicant's agent that market conditions would decide whether 2 over 2 units would be rental or for sale;

- Explanation from the applicant's agent that Fairfax Crossing would generate 29 ADUs pursuant to the ADU Ordinance, and over 100 more units might be provided at 60% of the area median income (AMI);

- Explanation from the applicant's agent that under the fully affordable building option (Option B) ADUs would be transferred from 2 over 2 to Building B through LIHTC commitments;

- Explanation that, under for-sale income tiers, the WDUs would be moved into Building B with 100% of the AMI;

- Confirmation from the applicant's agent that one of the two bus stops with shelter would be located along the property's frontage on Waples Mill Road;

- Confirmation that the location of the bus stop would be determined at time of site plan review and negotiated with FCDOT;

- Confirmation that the second bus stop with shelter would be located along the property's frontage on Pender Drive, and its location would be determined at time of site plan review and negotiated with FCDOT;

- Clarification that if the non-LIHTC option was selected, the number of dwelling units would not change, even if the floor area ratio (FAR) underwent slight changes;

- Explanation from staff that previously the Fairfax County Sewer Reimbursement Policy (Reimbursement Policy) was applied to linear assets, and under this proposal the Reimbursement Agreement would be made in relation to the existing Pender Pump Station and the Force Main with different timing considerations;

- Discussions about the critical role of the Reimbursement Policy for pump station improvements and for the whole development in general and explanation that housing goals would be accomplished after certain updates in infrastructure were implemented;

- Explanation from staff that Proffer 59B was proposed by the applicant, because the previous proffer language alluded to the possibility of adding a second pump station at Pender Drive;

- Staff did not support the addition of the second pump station because of maintenance concerns and responsibilities;

- Clarification from staff that the applicant requested more time to negotiate with DPWES at the time of site plan review;

- Explanation from the applicant's agent that the County would partially reimburse the developer for upsizing wastewater infrastructure, and the reimbursement process was subject to approval by DPWES;

- Confirmation from staff that they collaborated with the applicant and supported the applicant's use of the Reimbursement Policy;

- Staff expressed maintenance concerns that the current Pender Pump Station had a capacity of 1.0 million gallons per day (MGD) which would not be sufficient for the proposed development;

- Staff noted that the construction of additional pump stations might increase maintenance costs and impact the neighborhood, and DPWES' solution would be to have one pump station at the existing location or relocated, with a minimal capacity of 3.0 MGD;

- Explanation from staff that the Zoning Ordinance allowed for the parking reduction based on the provision of providing affordable housing;

- Clarification that the Zoning Ordinance did not permit the development to take credit for parking spaces along public streets;

- The applicant indicated that they had 77 existing public parking spaces along Pender Drive;

- Confirmation from staff that the site would not be impacted by a reduction of 43 parking spaces;

- Explanation from staff that the development could improve pedestrian safety at the Waples Mill Road and Pender Drive intersection to meet Fairfax County's pedestrian level comfort goals;

- Staff noted that the removal of an additional lane and the provision of a raised pedestrian refuge in the median could get the proposal to a more comfortable level;

- Explanation from staff that more pedestrian cross walking was anticipated during the transition from traditional office park to residential neighborhood;

- Staff identified improvements to meet the County's goals and recommended additional refinements to further improve the pedestrian network, such as narrowing of the cross section of the street;

- Confirmation that the concurrent study for Land Unit K was ongoing, and FCDOT had completed traffic analysis for that area that showed that Waples Mill Road used to be only 2 travel lanes north of Pender Drive;

- Confirmation that FCDOT's traffic analysis would be submitted to Virginia Department of Transportation (VDOT);

- Staff noted that the opportunity for cross walking would be feasible with the removal of the refuge island which would help design and modify the intersection;

- Clarification from the applicant's agent that the proposed development anticipated the reduction of a.m. and p.m. peak hour vehicle trips and provided pedestrian safety;

- Explanation from the applicant's agent that the applicant did not confirm that vehicular mitigation would be impacted after the lane had been removed; and

- Explanation from staff that they agreed with the applicant's agent's numbers for minimizing turn lanes, shortening cross walking distances, and reducing Waples Mill Road from 4 lanes to 2 lanes.

Following the public hearing, Chair Niedzielski-Eichner called for speakers. Chair inquired of the Clerk, who confirmed that there were no callers.

With no testimony presented, there being no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chair Niedzielski-Eichner closed the public hearing and recognized Commissioner Thomas to make a motion.

Commissioner Bennett expressed concerns about LIHTC financing and the unpredictable growth in values and stated that, in the event LIHTC financing was not available, the applicant would be expected to proceed with an option that satisfied all expectations and requirements.

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

- PCA-77-C-111-05;
- PCA-79-C-054;
- SEA-83-P-071-03;
- RZ-2024-SP-00011, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED MARCH 11, 2026;
- PARKING ADJUSTMENT PKS-2025-00014 PURSUANT TO SECTION 6100.6.D OF THE ZONING ORDINANCE, BASED ON THE PROVISION OF QUALIFYING AFFORDABLE HOUSING, AND SUBJECT TO THE CONDITIONS DATED NOVEMBER 25, 2025, CONTAINED IN APPENDIX 11 OF THE STAFF REPORT;
- MODIFICATION OF SUBSECTION 2105.4.C(1)(B) TO ALLOW SECONDARY USES TO EXCEED 75% OF THE GROSS FLOOR AREA OF ALL PRINCIPAL USES IN THE DEVELOPMENT;
- MODIFICATION OF SUBSECTION 5100.2.D(4)(C) OF THE ZONING ORDINANCE FOR THE SITE DISTANCE REQUIREMENTS ON CORNER LOTS AS SHOWN ON THE CDP/FDP;
- WAIVER OF SUBSECTION 5107.3.A(2) TO PERMIT PRIVATE STREETS LESS THAN TWENTY-FOUR (24) FEET IN WIDTH, AS SHOWN ON THE CDP/FDP;
- WAIVER OF SUBSECTION 5107.3.A(3) TO PERMIT PRIVATE STREETS GREATER THAN 600 FEET IN LENGTH, AS SHOWN ON THE CDP/FDP;
- MODIFICATION OF SUBSECTIONS 5108.4.A(1) AND 5108.4.A(2) FOR INTERIOR PARKING LOT LANDSCAPING FOR THE PARKING LOT LOCATED WITHIN THE

EXISTING 30-FOOT-WIDE SEWER EASEMENT ALONG THE EASTERN PROPERTY LINE;

- MODIFICATION OF SUBSECTION 5108.4.C(1) FOR PERIPHERAL PARKING LOT LANDSCAPING FOR THE PARKING LOT LOCATED WITHIN THE EXISTING 30-FOOT-WIDE SEWER EASEMENT ALONG THE EASTERN PROPERTY LINE;

- MODIFICATION OF MINIMUM PARKING SPACE REQUIREMENTS PURSUANT TO SUBSECTIONS 6100.6.D AND 6100.6.C OF THE ZONING ORDINANCE;

- MODIFICATION OF SUBSECTION 6101.3.A TO REDUCE THE MINIMUM REQUIRED LOADING SPACES FOR BUILDINGS A AND B FROM TWO SPACES EACH TO ONE SPACE EACH; AND

- WAIVER OF SUBSECTION 8100.2.E(3) REQUIRING THE SUBMISSION OF AN FDP APPLICATION ASSOCIATED WITH THE SUBMISSION OF ALL SITE PLANS FOR (1) THE EXISTING DEVELOPMENT AND MODIFICATIONS TO THE EXISTING DEVELOPMENT; AND (2) ANCILLARY ROADWAY AND INFRASTRUCTURE IMPROVEMENTS TO SUPPORT THE FDP IMPROVEMENTS WITHIN THE CDP/FDP AREA AND/OR PUBLIC RIGHT-OF-WAY.

Commissioner Thomas MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2024-SP-00011.

Commissioners Batchelor-Causey and Wang, and Chair Niedzielski-Eichner seconded the motion which was carried by a vote of 12-0.

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PLAN AMENDMENT SSPA 2023-I-2B (PA-2023-00019) – CAVALIER CLUB concerns approx. 5.64 ac. generally located at 6200 Wilson Boulevard Falls Church, VA 22044 (Tax Map # 51-3 ((1)) 43) in the Mason Supervisor District. The area is planned for multifamily residential at a density of 16-20 dwelling units per acre. The amendment will consider adding a Plan option for a mix of uses, including up to 20,000 square feet of retail and an increase in residential density to allow up to 300 additional multifamily dwelling units resulting in a total of 520 residential units on the property. The existing residential structure, with 220 units, is proposed to remain. Recommendations relating to the transportation network may also be modified.
MASON DISTRICT. PUBLIC HEARING.

Michael Wing, 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 proposed plan amendment.

Sara V. Mariska, Agent for Nominator, Odin, Feldman & Pittleman, P.C., gave a brief presentation on the subject plan amendment.

There was a discussion between Mr. Wing; Michael Garcia, Transportation Planning Division (TPD), Fairfax County Department of Transportation (FCDOT); Clara Johnson, Branch Chief, PD, DPD; and multiple Commissioners regarding the following:

- Discussions about the proposed road diet on Wilson Boulevard that would help improve pedestrian/bicycle paths;

- Explanation from staff that a study on road diet options in the proposed area involved collaboration between the City of Falls Church, Fairfax County, Arlington County, and discussions with Virginia Department of Transportation (VDOT);

- Potential transportation improvements were discussed regarding shorter crosswalks at Wilson Boulevard and sidewalks that required enhancement to ensure pedestrian safety and comfort;

- Explanation from staff that a road diet was possible on westbound Wilson Boulevard at McKinley Road area in Arlington County;

- Confirmation that transportation analysis was conducted to evaluate the trip capacity at Wilson Boulevard and recommended one lane on westbound direction to facilitate the road diet for both intersections at Wilson Boulevard and McKinley Road and at Wilson Boulevard and Peyton Randolph Road;

- Discussion of the effort to proceed with the implementation of transportation improvements that would mitigate traffic congestion at Roosevelt Street;

- Confirmation from staff that parking garages would serve the existing building and accommodate the new building covering areas in both Counties;

- One of the plan amendment conditions would be to ensure that a connection to McKinley Road through the townhouses was provided by the applicant;

- Confirmation from staff that the parking structure supported the existing building and provided parking for the new construction;

- Confirmation from staff that during the zoning process a non-road diet option would be proposed, in the event the road-diet option was not approved by VDOT;

- Clarification that VDOT developed a road diet guide with references and recommendations, and staff would collaborate with VDOT once the guide was released;

- Confirmation from staff that potential school yield would not be affected by recently adopted school boundaries changes;

- Clarification from staff that, under the rezoning, 5,000 square feet of retail would be proposed;

- Explanation from staff that, while the site was not designated as an Opportunity Area, the goal would be to shift the proposed area into the adjacent Opportunity Area for Land Unit E to become a sub-unit of the Opportunity Area located across the street;

- Confirmation that a setback from an eight-storied building would meet the requirements of the streetscape guidance for the Seven Corners Community Business Center (CBC);

- Explanation from staff that an issue concerning the existing local sewer infrastructure that might lack capacity to convey the additional flow would be addressed during the rezoning process;

- Explanation that currently the proposed development did not have stormwater control facilities, but provided stormwater easements;

- Explanation from staff that transportation improvements would not have significant impact upon the southern portion of the site with its focus on the pedestrian pathways;

- Clarification from staff that Comprehensive Transportation Analysis (CTA) guidelines were followed to prioritize and evaluate various impacts;

- Explanation from staff that interparcel access to BJ's was feasible to facilitate the pedestrian network and vehicular flow, and additional access points were beneficial to ingress and egress to the site;

- Clarification from staff that a local street leading to McKinley Road and providing access to BJ's was curvy and not conducive to traffic congestion;

- Confirmation from staff that retail components of the project would be facing Wilson Boulevard; and

- Parking spaces for retail centers and for the new residents would be located inside the new building and between the two buildings.

Following the public hearing, which included testimonies from 1 speaker, Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there were no callers wishing to speak.

There was a brief discussion between Ms. Mariska; Mr. Garcia; and multiple Commissioners regarding the following:

- Confirmation from staff that the first construction phase, Phase 1 of Ring Road of the Seven Corners Phasing Study, would be completed approximately by 2033;
- Clarification that Phase 1 was a fully funded work in progress;
- Explanation from the agent for nominator that the applicant was committed to mitigate impacts of the development during the rezoning process;
- The applicant would improve connectivity and provide open space opportunities, and would collaborate with DPD staff; and
- Explanation that a number of meetings with existing residents were conducted to ensure that the applicant would address concerns of the community.

There being no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chair Niedzielski-Eichner closed the public hearing and recognized Commissioner Wang to make a motion.

Prior to the motion, Commissioner Wang summarized major segments of the proposed plan amendments expressed in the staff report and highlighted sections would be later developed during the rezoning process. She stated that the developer would address community concerns about additional green space.

Commissioner Wang MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT SSPA 2023-I-2B, FOUND ON PAGES 21-27 OF THE STAFF REPORT DATED FEBRUARY 18, 2026.

Commissioners Clarke, Hancock, and Sargeant seconded the motion which was carried by a vote of 12-0.

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PLAN AMENDMENT PA 2025-CW-T1 (PA-2025-00001) – ACTIVE FAIRFAX TRANSPORTATION PLAN STUDY– would incorporate a new Active Transportation and Trails Plan Map into the Comprehensive Plan, as well as associated edits to the Countywide Policy Plan to align technical terms, definitions, and facility specifications, and minor edits to the Area Plans volumes

of the Comprehensive Plan to update references and ensure consistency. COUNTYWIDE. PUBLIC HEARING.

Commissioner Sargeant announced that his intent was to defer the decision only for the proposed plan amendment to March 18, 2026.

Laura Ghosh, Chief, Active Transportation Section, Fairfax County Department of Transportation (FCDOT), a copy is in the date file. She stated that staff recommended adoption of the proposed plan amendment.

There was a discussion between Ms. Ghosh; Michael Lynskey, Planning Division, Department of Planning and Development; Michael Garcia, Transportation Planning Division, FCDOT; and multiple Commissioners regarding the following:

- Discussions about the strategic Countywide approach towards the coordination of various modes of transportation and mobility in Fairfax County;

- The importance of incorporation of placemaking into the planning process of updating active transportation policies;

- Explanation from staff that the plan would consider providing off-street bicycle facilities to ensure interim connectivity;

- Clarification that, if space was available along roadways, bicycle lanes would be implemented to ensure comfort for commuter bicyclists;

- Explanation from staff that Active Transportation Toolkit (Toolkit) contained guidance regarding the existing conditions for bicycle lanes and sidewalk along the corridor-based routes;

- Explanation that the Toolkit displayed Table 1 that provided base recommendations and Table 2 that provided various options;

- Explanation that the Toolkit also contained considerations for facilities that did not fit within the particular corridor, including park's covenants to restrict implementation of certain facilities, those facilities would be considered for strategic implementation, and subject to the reduction of buffer widths or to the facility's size for adequate incorporation;

- Staff stated that shared use paths would be implemented through the County revitalization project, if the development of single-family homes was anticipated;

- Explanation that the County revitalization project would implement improvements of the streetscape, allow the community to access the active transportation network, and enhance walkability;

- Explanation from staff that a map contained in the Plan Study deferred to specific areas with bicycle recommendations, the map would be subject to augmentation because of various ongoing plan amendments in the area, and would serve as a reference as the main document;

- Explanation that special sites in Annandale area required additional attention and implementation of processes in conformance with the Community Business Center (CBC) guidelines;

- Confirmation from staff that there would be no conflict between updated area plans;

- Explanation from staff that sidewalks were required on both sides of a street, and sometimes both or one side of a street required a trail;

- Explanation from staff that, if there were no facilities along a corridor, the first entity that would be implementing along a corridor would be expected to implement a trail;

- Staff might reconsider a process if there was a waiver, and the alternatives might be examined;

- Clarification from staff that Land Development Services (LDS) conducted waiver processes upon receipt of transportation reviews;

- Explanation from staff that adoption of the proposed plan study would help make adjustments in the Public Facilities Manual and Zoning Ordinance for sidewalks on both sides of the street;

- Clarification from staff that FCDOT had the opportunity to install a sidewalk at a later phase of the development to provide connectivity;

- Clarification from staff that requirements for sidewalks for single-family homes were usually determined at the time of site plan review and followed the provisions of the Zoning Ordinance;

- Explanation from staff that the decision about a primary side of the street would be evaluated by staff and would depend on where the major facility with most shared use paths was established;

- FCDOT would preserve the ability to add plan recommendations;

- Explanation from staff that the proposed plan amendment would not impact new developments and projects, and the Toolkit would provide more options for finding better and more flexible solutions for shared use paths, sidewalks, and bicycle lanes;

- Clarification from staff that the proposed Plan Study would be more consistent with VDOT guidelines, which would facilitate VDOT approval processes;

- Explanation that the Active Transportation and Trails Plan Map (ATTP Map) was a tax grid map with an ability to zoom into a specific area;

- Explanation from staff that following adoption of the proposed plan amendment, staff would develop an online story map which would be searchable and easy to navigate;

- Explanation from staff that they were processing and collecting data for the development of an online story map and did not have a timeframe for its launch;

- Explanation from staff that the proposed project developed information sources, which would be integrated by staff in their system; and

- Clarification that the map would be built and accessible through Geographic Information Systems (GIS) tool and loaded into Jade, Fairfax County viewer application.

Following the public hearing, which included testimonies from 8 speakers, Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there were no callers wishing to speak.

There was a brief discussion between Ms. Ghosh, Mr. Lynskey, Mr. Garcia, and multiple Commissioners regarding the following:

- Comments from staff about an 8-mile-long trail from Lorton to Clifton with a power line along it;

- Explanation from staff that in December 2025 a series of policies were adopted as part of the Plan Forward that included environmental policies;

- Transportation Element (Objective 8), Environmental Element, and Parks and Recreation Element of the Policy Plan provided policies that guided the development of trails through open space;

- Explanation from staff the current "$100 Million for Active Transportation: Project Prioritization Process" and other projects integrated environmental considerations into the project selection process;

- Discussions about the possibility of adding a provision that would focus on open space trails subject to an environmental review;

- Explanation from staff that Objective 8 of the Transportation Element of the Policy Plan covered essential environmental requirements, and any construction or implementation in environmentally sensitive areas would consider environmental guidelines;

- Discussions about the possibility of adding a follow-on motion on environmental considerations to the main motion on the proposed plan amendment;

- Staff made a reference to a note on the ATTP Map and quoted:

    - *"The Map shows trail routes that are not next to a road. Locations are approximate. County staff will determine feasibility, viability, the exact alignment, trail type, surface, width, crossings, and connections based on trail use, safety, maintenance, site conditions, environmental and historic resources, and adjacent development."*; and

    - *"Locations are approximate; feasibility, facility type, alignment, width and surface type are to be determined"*;

- Explanation from staff that they were willing to continue improving the existing conditions;

- Comments about the complexity of tasks relating to the future implementation of environmental policies for the proposed plan amendment; and

- Comments about flexibility and environmental protection of the trail areas along the scenic highways and Hunter Mill Road.

There being no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chair Niedzielski-Eichner closed the public hearing and recognized Commissioner Sargeant to make a motion.

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR THE PROPOSED AMENDMENTS TO A DATE CERTAIN OF MARCH 18, 2026, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioners Spain and Batchelor-Causey seconded the motion which was carried by a vote of 12-0.

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The meeting was adjourned at 11:46 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: June 24, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 30 day of June 2026, by Nicole Blackwell.

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

Notary Seal