MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 22, 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
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Walter C. Clarke, Mount Vernon District
Chris Landgraf, Franconia District
James Thomas, Springfield District
Timothy J. Sargeant, Commissioner At-Large
Alis Wang, Mason District

ABSENT: Alyssa Batchelor-Causey, Dranesville District

OTHERS: Ciarra Downing, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Mary Ann Tsai, Branch Chief, ZED, DPD
Saundra O'Connell, Site Development and Inspections Division (SDID), Land Development Services (LDS)
Allison Homer, Resilient Fairfax Program Manager, Office of Environmental and Energy Coordination
Adam Lipera, Chief, Forest Conservation Branch, SDID, LDS
Tabatha Cole, ZED, DPD
Sunny Young, ZED, DPD
Aaron Klibaner, Planning Division (PD),
Department of Planning and Development (DPD),
Graham Owen, Branch Chief, PD, DPD
John King, Transportation Planning Division (TPD),
Fairfax County Department of Transportation (FCDOT)
Michael Garcia, TPD, FCDOT
Lizzie Baker, Fairfax County Park Authority
Eric Inman, Department of Public Works and Environmental Services
Jill G. Cooper, Executive Director, 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

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Chair Niedzielski-Eichner explained that the agenda of tonight's meeting included commission business and the conduct of five public hearings.

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Commissioner Carter announced that July 22, 2026, would be his last meeting where he served in the role as Planning Commissioner. He noted that the new Planning Commissioner of the Hunter Mill District would join the Commission in September 2026.

Chair Niedzielski-Eichner thanked Commissioner Carter for his service on the Commission. He mentioned the genuine and high-quality approach that Commissioner Carter had been taking during his considerations and decisions. Chair noted that Commissioner Carter had been promoting the interests of the community and providing immense community support for the Reston Comprehensive Plan. Chair referred to Commissioner Carter's expertise in land use and planning processes.

Chair Niedzielski-Eichner provided some background information on Commissioner Carter's previous career accomplishments. He noted Commissioner Carter's employment with the Montgomery County Planning Department of Maryland National Capital Park and Planning Commission. Commissioner Carter was a licensed architect in the State of Virginia, a member of American Planning Association and American Institute of Architects. John Carter earned a master's degree in planning from the University of Virginia, a master's degree in architecture and urban design from Virginia Tech, and a bachelor's degree in architecture with distinction from Arizona State University.

John Carter was a chair of Urban Development and Placemaking Committee. Commissioner Carter's leadership helped the initiatives of Fairfax County Plan Forward address increasing urbanization along the Silver Line corridor, particularly in Tysons and Reston. Commissioner Carter was instrumental in ensuring that placemaking and all its attributes became part of the Comprehensive Plan and Zoning Ordinance.

Chair Niedzielski-Eichner thanked Commissioner Carter for his service.

Commissioners Cortina, Sargeant, Spain, Clarke, Wang, and Bennett echoed the Chair's remarks. They noted Commissioner Carter's expertise, profound knowledge, professionalism, mentorship, and guidance, and praised him for being a role model. Commissioner Bennett highlighted Commissioner Carter's enormous contribution to the network of pedestrian safety.

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Chair Niedzielski-Eichner announced that tonight's Planning Commission meeting would be the last meeting before the August recess. The next Planning Commission meeting was scheduled for September 9, 2026.

Chair Niedzielski-Eichner thanked Planning Commission staff, County staff, Channel 16 staff, and security staff for their hard work and diligence. He expressed gratitude to other Commission members for their valuable contributions, efforts, and public service.

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APPROVAL OF MAY 6, 2026, MAY 13, 2026, AND MAY 20, 2026 MINUTES

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

- MAY 6, 2026;
- MAY 13, 2026; AND
- MAY 20, 2026

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

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ORDER OF THE AGENDA

Secretary established the following order of the agenda:

1. SE-2025-SP-00042 – JP MORGAN CHASE BANK, N.A.
2. PROPOSED PUBLIC FACILITIES MANUAL AMENDMENT – PROPOSED AMENDMENTS TO CHAPTER 12 OF THE PUBLIC FACILITIES MANUAL (TREE CONSERVATION)
3. RZ-2025-PR-00001 AND PCA-74-7-047-4 – B9 SEQUOIA PROSPERITY OWNER LLC AND PM HOMES ASSOCIATES LLC
4. SSPA 2023-I-2J (PA-2023-00011) – MERRIFIELD AT DUNN LORING STATION APARTMENTS
5. RZ-2017-HM-020 CONCURRENT WITH PRC-2017-HM-020 (RZPA-2025-HM-00031), PRC-86-C-121-8 (RZPA-2025-HM-00043), CP-86-C-121-16 (RZPA-2025-HM-00033), PRC-86-C-121-7 (RZPA-HM-00044), CPA-86-121-14-02 (RZPA-2025-HM-00032), PCA-74-2-113-05 – INOVA HEALTH CARE SERVICES AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY

This order was accepted without objection.

Chair Niedzielski-Eichner recited the rules for public testimony.
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SE-2025-SP-00042 – JP MORGAN CHASE BANK, N.A. –
SE Appl. to permit a drive-through ATM to existing bank.
Located on approx. 1.23 ac. of land zoned PDC and WS.
Springfield District. Tax Map 55-2 ((4)) 22A.
SPRINGFIELD DISTRICT. PUBLIC HEARING.

David I. Schneider, Applicant's Agent, Holland & Knight LLP, reaffirmed the affidavit dated July 1, 2026.

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 electronic date file. She stated that staff recommended approval of the proposed application.

Mr. Schneider gave a presentation on the proposed item.

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 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 Thomas requested that the applicant confirm for the record their agreement to the development conditions dated July 9, 2026.

Mr. Schneider confirmed acceptance.

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

- SE-2025-SP-00042, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED JULY 9, 2026; AND

- MODIFICATION OF SECTION 5108.4 (c)(2)(a) OF THE ZONING ORDINANCE, REQUIRING A 10' LANDSCAPE STRIP BETWEEN THE PARKING LOT AND THE RIGHT-OF-WAY LINE IN FAVOR OF THE EXISTING GRADE AND STREETSCAPE SHOWN ON THE SE PLAT.

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

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PROPOSED PUBLIC FACILITIES MANUAL AMENDMENT – PROPOSED AMENDMENTS TO CHAPTER 12 OF THE PUBLIC FACILITIES AMENDMENT (TREE CONSERVATION) – To consider the proposed amendments to Chapter 12 (Tree Conservation) of the Public Facilities Manual. The proposed amendments include but are not limited to: (1) edits and minor revisions to Chapter 12 of the Public Facilities Manual to align such provisions with current Zoning Ordinance requirements related to landscaping and screening and to require that tree preservation plans identify the percentage among of Critical Root Zone impacted by construction activities; and (2) updating guidance in Table 12.14 (Tree Selection and Canopy Cover Guide) and related text, codifying the existing field tree identification tag practices and planting window dates. These changes are included in the following sections: 12-0306 (Existing Vegetation Maps), 12-0307 (Tree Inventory and Condition Analysis), 12-0310 (10-year Tree Canopy Requirements), 12-0316 (Requirements and Specifications for Replacements Trees and of Vegetation), 12-0401 (Explanation of Tree Selection and Canopy Cover Guide), and 12-0505 (Tree and Shrub Planting).
COUNTYWIDE. PUBLIC HEARING.

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

There was a discussion between Ms. O'Connell; Allison Homer, Resilient Fairfax Program Manager, Office of Environmental and Energy Coordination; Adam Lipera, Chief, Forest Conservation Branch, SDID, LDS; and multiple Commissioners on the following:

- Comments about keeping the collective track of individual projects with a potential possibility of creating an urban forest;

- Confirmation from staff that LDS might consider managing projects utilizing GIS tools;

- Confirmation from staff that they would like to make updates to the Public Facilities Manual (PFM) more frequently because of environmental changes;

- Explanation from staff that they would like to create a policy document instead of the PFM to allow for more frequent revisions;

- Clarification from staff that they worked on the PFM extensively, so the PFM would remain unchanged for a while;

- Confirmation from staff that LDS contributed to the environmental segment of the Comprehensive Plan;

- Confirmation from staff that a policy framework facilitated the implementation of the PFM amendments;

- Confirmation from staff that LDS staff submitted to Viginia Department of Transportation (VDOT) the results of thorough research on resilient trees to align transportation standards with landscaping standards;

- Explanation from staff that, upon agreement, there might be the right-of-way dedication only;

- Comments about a long-standing infrastructure of tree network and trees' vulnerability due to their exposure to the Urban Heat Island Effect;

- Explanation from staff that there were two angles relating to the Urban Heat Island Effect that were considered: heat tolerance and heat adaption benefit;

- Explanation from staff that heat tolerant species were more resilient to extreme heat conditions;

- Explanation that heat adaption benefit species helped communities adapt to increases in extreme heat and the Urban Heat Island Effect by excelling in UV reduction or air temperature reduction through evapotranspiration; and

- Explanation from staff that recommendations from the Tree Commission were not received yet.

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 Bennett to make a motion.

Prior to the motion, Commissioner Bennett commended staff for presenting the comprehensive update based on many changes in environmental guidelines.

Commissioner Bennett MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE BOARD ADOPT THE PROPOSED

AMENDMENTS TO CHAPTER 12 (TREE CONSERVATION) OF THE PUBLIC FACILITIES MANUAL, AS SET FORTH IN THE STAFF REPORT DATED JUNE 9, 2026, WITH STAFF'S RECOMMENDED EDITORIAL CHANGE TO SECTION 12-0300.1.A.3 TO DELETE THE DUPLICATE TEXT AFTER THE SEMICOLON ON LINES 6 THROUGH 10, OF ATTACHMENT 1 OF THE STAFF REPORT.

Chair Niedzielski-Eichner and Commissioners Cortina and Spain seconded the motion which was carried by a vote of 10-0. Commissioners Batchelor-Causey was absent from the meeting. Commissioner Thomas was not present for the vote.

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RZ-2025-PR-00001 – B9 SEQUOIA PROSPERITY OWNER LLC AND PM HOMES ASSOCIATES LLC – RZ Appl. to rezone from I-4 and HC to PRM, PDH-16 and HC to permit residential mixed use development with a maximum overall Floor Area Ratio (FAR) of 1.62, inclusive of bonus density. Located N. of Hilltop Rd., S. of I-66, W. of Dorr Ave., E. of Long Branch, on approx. 40.78 ac. of land. Comp. Plan Rec: Office with option for residential mixed use up to 1.35 (FAR) exclusive of bonus density. Providence District. Tax Map 49-1 ((19)) 1, 2, 3, 4, A, C, D, E2, F1, F2, F3, F4, G and H. (Concurrent with PCA-74-7-047-4). PROVIDENCE DISTRICT. PUBLIC HEARING.

PCA-74-7-047-4 – B9 SEQUOIA PROSPERITY OWNER LLC AND PM HOMES ASSOCIATES LLC – PCA Appl. to amend the proffers for RZ-74-7-047 to delete land area. Located N. of Hilltop Rd., S. of I-66, W. of Dorr Ave., E. of Long Branch, on approx. 40.78 ac. of land zoned I-4 and HC. Comp. Plan Rec: Office with option for residential mixed use up to 1.35 Floor Area Ratio exclusive of bonus density. Providence District. Tax Map 49-1 ((19)), 1, 2, 3, 4, A, C, D, E2, F1, F2, F3, F4, G, and H. (concurrent with RZ-2025-PR-00001).
PROVIDENCE DISTRICT. PUBLIC HEARING.

Robert D. Brant, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh, P. C., reaffirmed the affidavits dated April 8, 2026.

There were no disclosures by Commission members.

Tabatha Cole, 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. Brant gave a presentation on the proposed applications.

There was a discussion between Ms. Cole; Graham Owen, Planning Division, DPD; Mary Ann Tsai, Branch Chief, ZED, DPD; Jacob Johson, Applicant's civil engineer, VIKA Virginia, LLC; Jason Sereno, co-applicant, PM Homes Associates LLC; Michael Garcia, Transportation Planning Division, Fairfax County Department of Transportation; and multiple Commissioners regarding the following:

- Explanation from the applicant's agent that the proposed project would be developed in 6 phases, and the project duration would span for approximately 10 years;

- Clarification that property owners of the subject area were interested in multifamily developments;

- Explanation from the applicant's agent that the applicant committed to provide an onsite urban park space proffer during phase 2 of the development (before the commencement of phase 3);

- Explanation from the applicant's agent that the applicant would most likely select Option 1 depending on market conditions;

- Clarification from the applicant's agent that during the SSPA process Option 1 included 1500 dwelling units, the number of which increased up to approximately 1700;

- Comments that Option 2 would provide more urban park space and more multifamily dwellings;

- Explanation from staff that there were outstanding issues regarding the proposed applications, but the project met with Zoning Ordinance provisions and was in alignment with Comprehensive Plan;

- Confirmation from staff that the Board of Supervisors' meeting with an agenda including the proposed item was scheduled for September 15, 2026;

- Confirmation from the applicant's agent that each phase of the development would deliver their stormwater management plan, and each phase would meet stormwater management requirements;

- Explanation from staff that, because the right-of-way to be abandoned/vacated along Prosperity Avenue was not included within the application, transportation "road diet" improvements were not part of the application;

- Explanation from staff that applicant's proffers associated with the development would not be applicable to a "road diet" segment;

- Confirmation from the applicant's agent that the applicant was committed to implement transportation improvements as shown on the Conceptual Development Plan (CDP);

- Clarification from the applicant's agent that the revised proffer stated that the applicant was required to vacate the first previously approved site plan, and all improvements shown on the CDP with the right-of-way to be abandoned would be in substantial conformance with the CDP;

- Positive comments about transportation interconnectivity between dwelling units and concerns about the effective maintenance of the traffic flow that would involve school buses and public transportation;

- Clarification from the applicant's agent that the applicant would move the curb on the eastern side of Prosperity Avenue for up to 17 feet, install landscaped medians along Prosperity Avenue, and construct high-visibility crosswalks with pedestrian signals;

- Positive comments about tree preservation efforts considered by the application;

- Comments that Option 2 would be more adequate due to an extended opportunity for multifamily dwellings;

- Clarification from the applicant's agent that currently there were no 2-over-2 buildings as part of the proposed multifamily units within Landbay B, and all residential single-family units were townhouses in Landbay A;

- Explanation from the applicant's agent that both Option 1 and Option 2 would deliver townhouses;

- Comment that the Comprehensive Plan's guidance required that multifamily dwellings be constructed on the eastern side of the property;

- Explanation from the applicant's agent that the adopted SSPA allowed flexibility with regard to the construction of multifamily units, and the layout proposed by the applicant was consistent with the layout submitted during the SSPA process;

- Comments that one of the determinations during the SSPA process was to fill the eastern side of the property with more multifamily units;

- Confirmation from the applicant's agent that the adopted plan text required that onsite units were multifamily units for both Options;

- Explanation from staff that the primary residential form under the SSPA option, as measured by the number of housing units, should be multifamily residential use;

- Clarification from staff that locations specified by the SSPA recommendation were the northern and south-western portions of the site property, and the nomination did not specify where townhouses would be located, but specified the location for multifamily to capitalize on the proximity to the Metrorail station;

- Confirmation from the applicant's agent that the applicant was compliant with and at times would exceed the minimal requirements for stormwater regulations;

- Confirmation from the applicant's civil engineer that each phase of the development would be provided with stormwater management for water quality and quantity;

- Explanation from the civil engineer that stormwater management within each phase would comply with the Comprehensive Plan provisions for the Merrifield area;

- Explanation from the civil engineer that each phase would provide stormwater measures, such as bioretention, infiltration techniques, and detention in conformance with the provisions of the State Code;

- Comments that the environmental section of the Comprehensive Plan contained provisions about the amount of impervious surface allowed on sites and the amount of reduction capabilities that exceeded the minimal requirements;

- Confirmation from staff that performance criteria for stormwater management requirements would be elaborated in the Final Development Plan (FDP) to ensure stormwater provisions were in conformance with the Zoning Ordinance and the Comprehensive Plan;

- Clarification from staff that stormwater management provisions would be reviewed in detail at each FDP stage, and, currently, Phase 1 of the FDP was under review;

- Explanation from staff that the Site Development and Inspection Division (SDID), Land Development Services (LDS), was reviewing Phase 1 of the FDP for the conformance to the Comprehensive Plan;

- Concerns that the proposed proffers did not comply with the Comprehensive Plan Stormwater Guidance, but only followed minimal requirements;

- Concerns that environmental policies were supposed to provide guidance regarding performance criteria established differently for each area, and stormwater management requirements should be evaluated based on those criteria;

- Explanation from staff that during the FDP process staff would not refer to the Comprehensive Plan and refer to the proffers;

- Clarification from staff that, if the application was deferred, staff would reevaluate an issue and research it more thoroughly;

- Explanation from staff that the applicant and staff addressed the issue of a curb at a private alley serving townhomes, and the HOA would maintain a full alley with the curb located on private property;

- Explanation from staff that they found the applicant's explanation reasonable;

- Explanation from staff that they recommended not putting the cost of maintenance on a property owner and agreed with the applicant that the HOA would maintain a private segment of an alley;

- Explanation from the co-applicant that they proposed a 20-foot-wide alley for residents' maneuverability with a recent increase to 22 feet of pavement width;

- Clarification from the co-applicant that they proposed less than 22 feet from face-of-curb to face-of curb, and the applicant would dedicate a 20-foot-wide easement for purposes of County emergency vehicles access, which included fire emergency vehicles access in every alley with 1-foot-wide off to the sides of the alley;

- Clarification from the co-applicant that public access easements would not be part of 22 feet of pavement feet, and 1 foot strip of alley would end on a property line with a deck above;

- Explanation from the co-applicant that the HOA would maintain sidewalks and alleys in full, including one foot of an alley located on the private property; and

- Confirmation from the applicant's agent that the applicant collaborated with the adjacent HOA and included a proffer to replace a bridge with a new pedestrian crossing.

Following the public hearing, Chair Niedzielski-Eichner called for speakers. Chair inquired of the Clerk, who confirmed that there was 1 caller.

Mr. Brant responded to a speaker's question regarding an anticipated timeline for phase 6 of the proposed development and stated that the property under discussion was located on the south-west corner of the site plan at the intersection of Hilltop Road and Prosperity Avenue. He stated that this segment was the newest one and would be on the property site the longest. The applicant's agent added that an office building provided opportunities for the applicant to locate existing tenants, while other phases of the project were being redeveloped. Mr. Brand concluded that a list of permitted uses for this building in the interim was included in proffers. The timeline for phase 6 was approximately 10 years.

There was a discussion between the applicant's agent and multiple Commissioners regarding the following:

- Positive comments on the location and beneficial placemaking elements pertaining to the project;

- Comments that the proposed high-quality development would support the current job market in the Merrifield area;

- Comments that the demand for housing should be considered together with the job market relating to retail and medical use areas;

- Explanation from the applicant's agent that the selection of Option 2 would depend on the market demand; and

- Comments that multifamily development in the area attracted more property owners.

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 Hancock for action on the applications.

Prior to the motion, Commissioner Hancock confirmed that the next Board of Supervisors' meeting would be held on September 15, 2026. He expressed his intent to defer the proposed applications and to resolve outstanding issues raised during tonight's discussion. Commissioner Hancock requested that time be given to evaluate the project's alignment with the Comprehensive Plan.

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENTS FOR PCA-74-7-047-04 AND RZ-2025-PR-00001 TO A DATE CERTAIN OF SEPTEMBER 9, 2026.

Commissioner Landgraf seconded the motion.

There was a brief discussion between the applicant's agent and multiple Commissioners regarding the following:

- Clarification from the applicant's agent that the proposed applications followed the provisions of the Comprehensive Plan;

- Explanation from the applicant's agent that the new policy guidance was adopted after the applications had been accepted, and the applicant's operations were based on the previous policy and regulations;

- Confirmation from staff that with a pending Comprehensive Plan adoption staff would collaborate with the Planning Division, Department of Planning and Development, and with the applicant to consider changes in the plan language;

- Clarification from staff that the applicant would be guided to commit to future requirements and standards of the Comprehensive Plan;

- Confirmation from staff that the project was in conformance with previous Comprehensive Plan provisions; and

- Comments that the proposed applications would be deferred to achieve more clarity and coherence.

The motion was carried by a vote of 10-0. Commissioner Batchelor-Causey was absent from the meeting. Commissioner Thomas was not present for the vote.

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PLAN AMENDMENT SSPA 2023-I-2J (PA-2023-00011) – MERRIFIELD AT DUNN LORING STATION APARTMENTS concerns approximately 35 acres generally located at 2741 Gallows Road, 2740 Hartland Road and 2706 and 2720 Pleasantdale Road; adjacent to the southwest quadrant of the Interstate 66 (I-66) and Interstate 495 Capital Beltway (I-495) interchange (Tax Map #49-2 ((1)) 39, 40, 48 and 53) in the Providence Supervisor District. The area is planned for mid-rise and high-rise residential use at 30-40 dwelling units per acre to include retail and service uses. The amendment will consider residential mixed-use redevelopment with up to 2,975 multifamily dwelling units and up to 25,000 square feet of retail use at an overall floor area ratio of 1.9. Recommendations relating to the transportation network may also be modified.
PROVIDENCE DISTRICT. PUBLIC HEARING.

There were no disclosures by Commission members.

Aaron Klibaner, Planning Division (PD), Department of Planning and Development (DPD), presented the staff report, a copy is in the electronic date file. He stated that staff recommended adoption of the Plan Amendment SSPA 2023-I-2J.

Kelly Posusney, Agent for Nominator, DLA Piper LLP, delivered a presentation on the proposed site-specific plan amendment.

There was a discussion between Mr. Klibaner; Graham Owen, PD, DPD; Ms. Posusney; John King, Transportation Planning Division, Fairfax County Department of Transportation; Stephanie Pankiewicz, landscape architect, Land Design, Inc.; and multiple Commissioners regarding the following:

- Explanation from staff that Ring Road would be part of a larger transportation network, and that it was designed for 4-lane cross section with a recommendation of a 2-lane cross section;

- Explanation from staff that Ring Road would be reconstructed to accommodate residents in the neighborhood;

- Comments that transportation expectations would be considered as part of a future rezoning application with a consideration for a metro connection;

- Explanation from the applicant's agent that the proposed area contained 706 total units and residents onsite, and clarification that residents should be provided adequate notices of relocation opportunities based on their preference;

- Explanation from the applicant's agent that the proposed plan amendment would entail long-term phasing with an 8 to 10-year timeline;

- Clarification that, if residents would like to stay in the existing garden style apartments during an earlier phase, there was an opportunity to relocate during a later phase before the construction commenced;

- Explanation from the applicant's agent that a developer would proffer to provide residents with relocation opportunities;

- Explanation from staff that buildings within the property site would have a maximum height of 50 feet for Sub-Unit B2;

- Comments that Area-Wide recommendations included in the staff report did not have performance criteria;

- Confirmation from the applicant's agent that, during rezoning, the guidance of the Policy Plan Environmental Element would be followed, and an environmental review would be conducted;

- Explanation from staff that Ring Road was currently the most direct route from the site, and Ring Road would provide a direct route to a metro upon approval;

- Explanation from staff that currently there was a transportation gap at Park Tower Drive right at a property line;

- Explanation from staff that an intent would be to complete a portion of the Merrifield Ring Road by extending Hartland Road for a future connection with Park Tower Drive to create a multimodal road with options for bicycle and pedestrian lanes;

- Explanation from staff that there would be other opportunities for access to a metro;

- Explanation from staff that the plan amendment aimed at transforming Hatland community park into a signature park with consolidation options;

- Clarification from staff that a bridge might be constructed across Beltway to provide connectivity to Shreve Road;

- Explanation from the applicant's agent that an intent was to add more land to park space and to program it as one park;

- Comments that staff and the applicant's agent would ensure that the activation of the park would be coordinated with Fairfax County Park Authority (FCPA);

- Confirmation from the nominator's agent that shadow studies were conducted during the rezoning process;

- Explanation that the tallest building would be located off Gallows Road, and building next to Vienna town homes located off Keystone Lane would be a mid-rise building;

- Clarification from the nominator's agent that the new plan language would include a 50-foot height restriction within 75 feet;

- Clarification that the tallest spine would be located at a central portion of the property;

- Confirmation that the applicant would include a relocation proffer to meet the needs of the residents;

- Explanation from the agent for the nominator that FCPA was notified and received comments about park expansion at the time of plan amendment, and that the applicant would collaborate with FCPA during rezoning;

- Comments that FCPA should consider an expanded park as part of their CIP, so the park could be managed appropriately;

- Explanation from the agent for the nominator that the nominator had been the owner of the property since 1968;

- Confirmation from the agent for the nominator that a property owner met with residents regarding the future relocation and would monitor each stage of the development to inform residents regarding their preferred relocation options;

- Recommendation to create an area plan that would incorporate offsite elements of the development, including schools, transportation along Gallows Road, road diet, pedestrian connections, and recreation features;

- Explanation from staff that the development of a 35-acre site would include parallel improvements and parallel recommendations for Ring Road and the development of two signature parks;

- Clarification from staff that offsite features would be part of an adopted work program for the Land Unit C south of Avenir Place down to Arlington Boulevard;

- Explanation from staff that a work program would bring together an active transportation network, park systems, and land use for the Land Unit C and the subject area;

- Explanation from staff that the Gallows Road Transportation Study covered an area from Annandale to Tysons, and transportation improvements were anticipated in the proposed development area;

- Comments about the Bus Rapid Transit (BRT) study that might be considered along the Gallows Road Corridor;

- Explanation from the agent for the nominator would prioritize focusing on placemaking efforts; and

- Explanation from the landscape architect that a median strip would not be constructed along the proposed portion of Ring Road to allow for adjacent linear parks to be accommodated.

Following the public hearing, which included a testimony from 7 speakers, Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there were no more callers wishing to speak.

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 Hancock for action on the proposed plan amendment.

Prior to the motion, Commissioner Hancock commented on the steps to be taken in relation to the proposed plan amendment. He highlighted the issues of density and transportation improvements in the area, including a segment of Gallows Road under the plan amendment, and made the following change in the Comprehensive Plan language:

> *As staff indicated, the amendment would modify the Plan language for Tax Map Parcels 49-2 ((1)) 39,40,48 and 53 to replan the subject site for residential mixed-use development at an intensity up to 1.9 floor area ratio. The language distributed this evening with my motion dated July 22, 2026, modifies the guidance in the staff report related to building heights to ensure compatible transitions in scale from the site to the abutting low-density residential neighborhoods to the northwest and south.*

Commissioner Hancock MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF PLAN AMENDMENT 2023-I-2J, AS SHOWN IN THE STAFF REPORT DATED JULY 1, 2026, AND AS MODIFIED IN THE HANDOUT DATED JULY 22, 2026.

Commissioner Bennett and Chair Niedzielski-Eichner seconded the motion which was carried by a vote of 10-0. Commissioner Batchelor-Causey was absent from the meeting. Commissioner Thomas was not present for the vote.

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RZ-2017-HM-020 (RZPA-2025-HM-00031) – INOVA HEALTH CARE SERVICES AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – RZ Appl. to rezone from R-1 and PRC to PRC to permit a mixed use development with an overall Floor Area Ratio (FAR) of 0.89. Located on the S. side of Baron Cameron Ave., E. and W. sides of Town Center Pkwy., W. side of Fountain Dr., N. and S. sides of Bowman Towne Dr. on approx.46.64 ac. of land. Comp. Plan Rec: Town Center North Mixed Use and Public Facilities. Hunter Mill District. Tax Map 17-1 ((1)) 3F, 12, 13, 14A, 14B, 14C, 14D, 14E and 14F. (Concurrent with PRC-2017-HM-020 (RZPA-2025-HM-00031)/PRC-86-C-121-8 (RZPA-2025-HM-00043)/CP-86-C-121-16 (RZPA-2025-HM-00033)/PRC-86-C-121-7 (RZPA-2025-HM-00044)/CPA-86-121-14-02 (RZPA-2025-HM-0032) and PCA-74-2-113-05). PROVIDENCE DISTRICT. PUBLIC HEARING.

PRC-2017-HM-020 (RZPA-2025-HM-00031) – INOVA HEALTH CARE SERVICES AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – PRC Appl. to consider the PRC plan associated with RZ-2017-HM-020 to permit development of the grid of streets, urban park spaces, interim and final streetscape, supporting stormwater management facilities and other utility infrastructure, and residential density associated with a mixed-use development. Located on the S. side of Baron Cameron Ave., E. and W. sides of Town Center Pkwy., W. side of Fountain Dr., N. and S. sides of Bowman Towne Dr. on approx. 46.64 ac. of land zoned PRC. Comp. Plan Rec: Town Center North Mixed Use and Public Facilities. Hunter Mill District. Tax Map 17-1 ((1) 3F, 12, 13, 14A, 14B, 14C, 14D, 14E and 14F. (Concurrent with RZ-2017-HM-020 (RZPA-2025-HM-00031)/PRC-86-C-121-8 (RZPA-2025-HM-00043)/CP-86-C-121-16 (RZPA-2025-HM-00033)/PRC-86-C-121-7 (RZPA-2025-HM-00044)/CPA-86-121-14-02 (RZPA-2025-HM-0032) and PCA-74-2-113-05). PROVIDENCE DISTRICT. PUBLIC HEARING.

PRC-86-C-121-8 (RZPA-2025-HM-00043) – INOVA HEALTH CARE SERVICES AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – PRC Appl. to consider the PRC plan associated with RZ-86-C-121 to permit development of a portion of the mixed use development associated with RZ-2017-HM-020. Located N. of New Dominion Pkwy. Between Library St. and Explorer St. on approx. 36,552 sq. ft. of land zoned PRC. Comp. Plan Rec: Town Center North Mixed Use and Public Facilities. Hunter Mill District. Tax Map 17-1 ((17)) 4. (Concurrent with RZ-2017-HM-020/ PRC-2017-HM-020 (RZPA-2025-HM-00031)/CP-86-C-121-16 (RZPA-2025-HM-00033)/PRC-86-C-121-7 (RZPA-2025-HM-00044)/CPA-86-121-14-02 (RZPA-2025-HM-0032) and PCA-74-2-113-05). PROVIDENCE DISTRICT. PUBLIC HEARING.

CP-86-C-121-16 (RZPA-2025-HM-00033) – INOVA HEALTH CARE SERVICES AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – CP Appl. to consider the CP-86-C-121 Conceptual Plan associated with RZ-86-C-121 to permit development of a portion of the mixed use development associated with RZ-2017-HM-020. Located N. of New Dominion Dr. between Explorer St. and Fountain Dr. on approx. 36,552 sq. of land zoned PRC. Hunter Mill District. Tax Map 17-1 ((17)) 4. (Concurrent with RZ-2017-HM-020/ PRC-2017-HM-020 (RZPA-2025-HM-00031)/PRC-86-C-121-8 (RZPA-2025-HM-00043)/PRC-86-C-121-7 (RZPA-2025-HM-00044)/CPA-86-121-14-02 (RZPA-2025-HM-0032) and PCA-74-2-113-05). PROVIDENCE DISTRICT. PUBLIC HEARING.

PRC-86-C-121-7 (RZPA-2025-HM-00044) – INOVA HEALTH CARE SERVICES AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – PRC Appl. to consider the PRC plan associated with RZ-86-C-121 to permit development of a portion of the mixed use development associated with RZ-2017-HM-020. Located in the S.W. quadrant of Bowman Towne Dr. and Fountain Dr. on approx. 16,598 sq. ft. of land zoned PRC. Comp. Plan Rec: Town Center North Mixed Use and Public Facilities. Hunter Mill District. Tax Map 17-1 ((17)) 5A. (Concurrent with RZ-2017-HM-020/ PRC-2017-HM-020 (RZPA-2025-HM-00031)/PRC-86-C-121-8 (RZPA-2025-HM-00043)/CP-86-C-121-16 (RZPA-2025-HM-00033)/ CPA-86-121-14-02 (RZPA-2025-HM-0032) and PCA-74-2-113-05).

CPA-86-121-14-02 (RZPA-2025-HM-00032) – INOVA HEALTH CARE SERVICES AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – CPA Appl. To consider the CP-

86-121 Conceptual Plan for RZ-86-121 to permit development of a portion of the mixed use development associated with RZ-2017-HM-020. Located in the S. W. quadrant of Bowman Towne Dr. and Fountain Dr. on approx. 16,598 sq. ft. of land zoned PRC. Hunter Mill District. Tax Map 17-1 ((17)) 5A. (Concurrent with RZ-2017-HM-020/ PRC-2017-HM-020 (RZPA-2025-HM-00031)/PRC-86-C-121-8 (RZPA-2025-HM-00043)/CP-86-C-121-16 (RZPA-2025-HM-00033)/PRC-86-C-121-7 (RZPA-2025-HM-00044) and PCA-74-2-113-05).
PROVIDENCE DISTRICT. PUBLIC HEARING.

PCA-74-2-113-05 – INOVA HEALTH CARE SERVICES AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA – to delete approximately 45.71 acres of land from RZ-74-2-113. Located on the S. side of Baron Cameron Ave. E. and W. sides of Town Center Pkwy. W. side of Fountain Dr., N. and S. sides of Bowman Towne Dr. on approx. 45.71 ac. of land zoned PRC. Comp. Plan Rec: Town Center North Mixed Use and Public Facilities. Hunter Mill District. Tax Map 17-1 ((1)) 3F, 12, 14A, 14B, 14C, 14D, 14E, and 14F. (Concurrent with RZ-2017-HM-020/ PRC-2017-HM-020 (RZPA-2025-HM-00031)/PRC-86-C-121-8 (RZPA-2025-HM-00043)/CP-86-C-121-16 (RZPA-2025-HM-00033)/PRC-86-C-121-7 (RZPA-2025-HM-00044)/ CPA-86-121-14-02 (RZPA-2025-HM-0032).
PROVIDENCE DISTRICT. PUBLIC HEARING.

Timothy S. Sampson, Applicant's agent, Downs Rachlin Martin PLLC, reaffirmed the affidavits dated June 17, 2026.

There were no disclosures by Commission members.

Sunny Yang, 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. Sampson gave a presentation on the proposed applications.

Prior to a discussion, Commissioner Carter provided background information regarding the proposed applications. He added that the proposed project was unique due to its placemaking efforts and noted its focus on pedestrian safety and the public realm of open space.

There was a discussion between Mr. Sampson; Ms. Yang; Mary Ann Tsai, Branch Chief, ZED, DPD; Lizzie Baker, Fairfax County Park Authority; Eric Inman, Department of Public Works and Environmental Services; and multiple Commissioners on the following:

- Confirmation from the applicant's agent that the applicant established an overall framework for the street network and streetscapes oriented towards the Central Green park, around which the new blocks would be created;

- Explanation from the applicant's agent that the building proposed for a nursing home was removed to allow for future development, and further changes were anticipated in due course;

- Explanation from the applicant's agent that every block within the property would be developed according to the PRC plan;

- Explanation from the applicant's agent that a plan site would have enough space for vegetation once the development framework was established and approved by the County;

- Explanation from the applicant's agent that the development of a new expanded regional library would commence during phase 1, and a new building would occupy a vacant site to adjust the elements of adjacent streetscapes;

- Explanation from the applicant's agent that the property had a fixed amount of space and would allow for fire trucks to operate within the property, and that the applicant had developed specific dimensions that met all requirements;

- Clarification from the applicant's agent that the County had competing standards about dimensions and how wide spaces should be for landscaping, building setbacks, and sidewalks;

- Explanation from the applicant's agent that there was not enough room to accept all of staff's recommendations regarding design refinements that would improve the application, but the applicant would address them during the building design planning process;

- Explanation from the applicant's agent that a construction timeline for Blocks 3 and 5 would be scheduled during the first phase of the development;

- Clarification that bond allocations for the proposed library and shelters occurred in 2012 and 2016, respectively;

- Confirmation from staff that the proposed library would open in early 2030, as soon as the transportation plan was implemented, and the shelter would follow within a few months;

- Confirmation from staff that the Spectrum Shopping Center would be redeveloped according to the approved PRC plan;

- Positive comments about extensive community engagement that involved multilevel discussions;

- Explanation from staff that FCPA recommended that the applicant provide either 11-foot-wide travel lanes for a safer pedestrian environment, or bump-outs between some parking spaces which would be negotiated with Fairfax County Department of Transportation and Virginia Department of Transportation;

- Confirmation from staff that access and connectivity Blocks 7 and 8 were discussed with the Supervisor for Hunter Mill District and with the FCPA Director;

- Comment that Blocks 7 and 8 would have two public uses for a building and an athletic field;

- Explanation from the applicant's agent that road connections between Blocks 7 and 8 would take time to construct, and during the process connectivity and access issues would be addressed;

- Clarification from Commissioner Cortina that the development of Blocks 7 and 8 might require transportation adjustments, and an athletic field might be moved to a different location;

- Explanation from the applicant's agent that a taskforce proposed by Supervisor Alcorn made a similar recommendation;

- Explanation that Parcel 4 was acquired by Fairfax County in 2024, and a segment of Library Street situated between Blocks 7 and 8 was developed earlier;

- Clarification from the applicant's agent that the creation of Parcel 4 established a transportation network between New Dominion Parkway and Library Street;

- Explanation from the applicant's agent that a library would be constructed during the first phase with all required transportation portions, and a shelter would follow;

- Existing library and shelter would be demolished once the new library and shelter had been constructed;

- Explanation from the applicant's agent that the anticipated first phase would include the construction of Central Green, library in Block 3, shelter in Block 5, and supporting infrastructure, and there would be no temporary uses;

- Explanation that North County Human Services building would be relocated to the northern portion of Block 5;

- Clarification from the applicant's agent that Inova currently had two uses, and they would have no interim uses until a redevelopment phase;

- Explanation from the applicant's agent that currently a shelter was located near a library and would be constructed in the southern portion of Block 5; and

- Explanation from the applicant's agent that there would be discussions about the usage of building in Block 1 prior to the construction of a new school.

Following the public hearing, which included a testimony from 2 speakers, Chair Niedzielski-Eichner inquired of the Clerk, who confirmed that there no callers wishing to speak.

There being no further comments or questions from the Commission, and staff had no closing remarks.

Prior to closing the public hearing, the applicant's agent made the following comments in response to testimony:

- Confirmation that the applicant had an opportunity to collaborate with the Reston Association;

- Explanation that an ADU proffer was adjusted to accommodate a dispersion of dwelling units;

- Explanation that Leadership in Energy and Environmental Design (LEED) standards would be considered;

- The applicant would consider utilizing artificial turf as a soil remediation measure;

- Confirmation that public art was addressed in the proffers and would be part of the Central Green development;

- Comments that some portions of the development were not funded yet, as Fairfax County would have to issue bonds first; and

- The applicant would obtain all required building permits, including an occupancy permit due upon delivery, for units in Blocks 2 and 4; and

- Suggestion that the applicant might coordinate with ArtsFairfax, an organization supporting a thriving cultural environment of Fairfax County.

Chair Niedzielski-Eichner closed the public hearing and recognized Commissioner Carter for action on the proposed applications.

Prior to the motion, Commissioner Carter stated that the proposed area was government property. The decision would be submitted to the Design Review Board of Reston Association for a final review.

Commissioner Carter acknowledged staff from various departments and expressed gratitude for their hard work.

Commissioner Carter MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING AND ADOPTION OF THE PROPOSED ORDINANCE AMENDING THE ZONING ORDINANCE AND REFLECTING APPROVAL OF THESE APPLICATIONS:

- PCA-74-2-113-05;

- RZ/PRC-2017-HM-020 AND THE ASSOCIATED DEVELOPMENT PLAN AND PRC PLAN, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 7, 2026;

- CP-86-C-121-16 AND PRC-86-C-121-8, AND THE ASSOCIATED CONCEPTIAL PLAN AND PRC PLAN;

- CPA-86-121-14-02 AND PRC-86-C-121-7, AND THE ASSOCIATED CONCEPTUAL PLAN AMENDMENT AND PRC PLAN;

- MODIFICATION OF SUBSECTION 5108.5.B AND C OF THE ZONING ORDINANCE FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THE HUNTER MILL GOVERNMENT CENTER SITE; AND

- WAIVER OF SUBSECTION 8100.7.E(2) OF THE ZONING ORDINANCE REQUIRING TRAILS OR WALKWAYS BE CONSTRUCTED IN ACCORDANCE WITH THE GENERAL LOCATION SHOWN ON THE COMPREHENSIVE PLAN IN FAVOR OF WHAT IS SHOWN ON THE DP/PRC PLAN.

Chair Niedzielski-Eichner and Commissioners Bennett, Spain, and Cortina seconded the motion, which was carried by a vote of 10-0. Commissioner Batchelor-Causey was absent from the meeting. Commissioner Thomas was not present for the vote.

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The meeting was adjourned at 11:26 p.m.
Phillip A. Niedzielski-Eichner, Chair
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: November 4, 2026

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 9 day of November 2026, by Nicole Blackwell

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

Notary Seal