



County of Fairfax, Virginia

June 19, 2019

2019 Planning Commission

Peter F. Murphy
Chairman
Springfield District

James R. Hart
Vice Chairman
At-Large

James T. Migliaccio
Secretary
Lee District

Timothy J. Sargeant
Parliamentarian
At-Large

Ellen J. "Nell" Hurley
Braddock District

John C. Ulfelder
Dranesville District

John A. Carter
Hunter Mill District

Julie M. Strandlie
Mason District

Walter C. Clarke
Mount Vernon District

**Phillip A. Niedzielski-
Eichner**
Providence District

Donté Tanner
Sully District

Mary D. Cortina
At-Large

Jill G. Cooper
Executive Director

Jacob L. Caporaletti
Clerk to the Commission

Elizabeth Baker
Walsh, Colucci, Lubeley & Walsh, PC
2200 Clarendon Boulevard, Ste 1300
Arlington, VA 22201

**Re: Proffered Condition Amendment, Conceptual Development Plan
Amendment, and Final Development Plan Amendment Applications –
PCA/FDPA 2000-HM-044-03/CDPA 2000-HM-044-02 – NVR, INC.
Providence District**

Dear Ms. Baker:

At a regular meeting held on June 12, 2019, the Planning Commission voted 11-0 (Commissioner Strandlie was absent from the meeting.) to **RECOMMEND APPROVAL** of PCA 2000-HM-044-03 and CDPA 2000-HM-044-02, subject to the execution of proffered conditions consistent with those contained in Appendix 1 of the staff report, as attached. A copy of the verbatim transcript is also attached.

The Planning Commission also voted 11-0 (Commissioner Strandlie was absent from the meeting.) to **RECOMMEND APPROVAL** of the following waivers for PCA 2000-HM-044-03 and CDPA 2000-HM-044-02:

- Waiver of Paragraph 5, Section 6-206 of the Zoning Ordinance to permit the gross floor area for residential uses to exceed 50% of the principal uses; and
- Waiver of Section 11-203 of the Zoning Ordinance for the loading space requirement.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The applications are still subject to final decision by the Board of Supervisors.

Concurrently, the Planning Commission voted 11-0 (Commissioner Strandlie was absent from the meeting.) to **APPROVE** FDPA 2000-HM-044-03, subject to the development conditions dated May 29, 2019, as attached, and subject to the Board's approval of PCA 2000-HM-044-03 and CDPA 2000-HM-044-02. A copy of the verbatim transcript is also attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning

Elizabeth Baker
June 19, 2019
Page 2

building permits may be obtained by calling 703-222-0801.


Sincerely,



Jacob L. Caporaletti
Clerk to the Planning Commission

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District
Phillip A. Niedzielski-Eichner, Planning Commissioner, Providence District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
William Mayland, Zoning Evaluation Division (ZED), Department of
Planning and Zoning (DPZ)
Robert Harrison, ZED, DPZ
Case Date File June 12, 2019

 To request special accommodations, call the Planning Commission office at 703-324-2865,
TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



**County of Fairfax, Virginia
Planning Commission Meeting
June 12, 2019
Verbatim Excerpt**

PCA/FPDA 2000-HM-044-03/CDPA 2000-HM-044-02 – NVR, INC. – Appls. to amend the proffers, conceptual development plan and final development plan for RZ 2000-HM-044, to permit modifications to proffers, site design and development conditions at an intensity of 1.5 Floor Area Ratio (FAR). Located in the S.W. quadrant of Woodland View Dr., and Woodland Grove Pl., on approx. 2.82 ac. of land zoned PDC. Comp. Plan Rec: Residential Mixed Use. Tax Map 16-4 ((27)) 1B. (Hunter Mill District)

After the close of the Public Hearing

Commissioner Carter: So, this is Woodlawn Park East, is really what the neighborhood is called. It is only second to Lake Anne for a mixed-use center in the Reston area in terms of its mix of uses. As you heard, the applicant proposes to amend the development plan and proffers last approved in 2017, to promote development of 97 multi-family units on Block C of the development. The amendment retains the multi-family land use from this block, but revises the layout on the site from a large single building to four smaller and more efficient buildings. The new layout will increase open space and slightly reduce density. The other portions of the development will remain the same and applicant will carry forward the applicable proffers. What, perhaps you – I'm not sure you saw on the overall, this area is consistent with the Comprehensive Plan. The proposed development is consistent with the land use recommendations in the Plan and it creates a mixed-use neighborhood in the – near the Herndon Metro Station area. Placemaking, the extensive system of open spaces remains including the large central park and the recreation park, and a variety of smaller spaces that perhaps you didn't see on the overall. Transportation, the system of public and private streets, pedestrian pathways and bicycle connections will remain. Environment and energy, the project continues to satisfy the stormwater management requirements and provides the required tree canopy. These meet the more recent standards that we have since it was approved fairly – fairly recently. So, thank you. I'd like to express thanks to Elizabeth Baker and, of course, William Mayland for being not here on just this project, but all these projects tonight. And the Hunter Mill Planning and Zoning Committee for constructive comments and unanimous recommendation of approval. So, unless there is any questions I am going to move on to the motion. This is application PCA 2000-HM-044-03, CDPA 2000-HM-044-02, FDPA 2000-HM-044-03, and the applicant is NVR and again, this is Woodland Park East. Mr. Chairman, I request the applicant conform for the record their agreement to the proposed FDPA conditions dated May 29th, 2019.

Elizabeth Baker, Applicant's Agent, Walsh, Colucci, Lubeley & Walsh: We accept those conditions, yes.

Commissioner Carter: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2000-HM-044-03 AND CDPA 2000-HM-044-02, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX ONE OF THE STAFF REPORT AND APPROVAL OF A WAIVER OF PARAGRAPH FIVE, SECTION 6-2006 (sic) OF THE ZONING ORDINANCE TO PERMIT THE GROSS FLOOR AREA FOR RESIDENTIAL USES TO EXCEED FIFTY PERCENT OF THE PRINCIPAL USES AND WAIVER OF SECTION 11-203 OF THE ZONING ORDINANCE FOR THE LOADING SPACE REQUIREMENT.

Commissioner Tanner: Second.

Chairman Murphy: Seconded by Mr. Tanner. Is there a discussion of the motion? All those in favor of the motions as articulated by Mr. Carter, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Carter: And finally, Mr. Chairman, I MOVE THE PLANNING APPROVE FDPA 2000-HM-044-03, SUBJECT TO THE PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED MAY 29TH, 2019, AND THE BOARD OF SUPERVISORS APPROVAL OF PCA 2000-HM-044-03 AND CDPA 2000-HM-044-02.

Commissioner Tanner: Second.

Chairman Murphy: Seconded by Mr. Tanner. Is there a discussion – excuse me – of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

TMW

DRAFT PROFFERS**Woodland Park East Part of Block C****PCA 2000-HM-044-03**

April 29, 2019

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the applicant/property owner and its successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffer that the development of the parcel under consideration and shown on the 2019 Fairfax County tax maps as 16-4 ((27)) 1B (the "PCA Property") will be subject to approved proffers in RZ 2000-HM-044-02 dated February 27, 2017, which will remain in full force and effect, except as amended below if, and only if, proffered condition amendment application and 2000-HM-044-03 (the "Application") is granted.

PROPOSED DEVELOPMENT

Proffer 1 is amended as follows.

1. Conceptual Development Plan Amendment. The PCA Property will be developed in substantial conformance with the certain elements of Woodland Park East (part of) Block C Conceptual/Final Development Plan Amendment ("CDPA/FDPA") dated February 19, 2019, as amended through April 29, 2019, and prepared by William H. Gordon Associates, Inc.

ARCHITECTURAL DESIGN AND BUILDING PRACTICES

Proffer 6 is amended as follows:

6. Architectural Design. The building elevations shown on Sheet 10 of the CDPA/FDPA are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings will generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations, such as adding architectural ornamentation, based on final architectural design.

PARKS AND RECREATIONAL FACILITIES

Proffer 38 is amended to add a new Paragraph D as follows:

38. D. Cornerstone, Sundial and Garden Grove Parks, located on Block C will include a combination of open lawns, shade and ornamental trees, seasonal plantings, walkways,

outdoor seating and focal elements, as illustrated on Sheets 7 and 8 of the CDPA/FDPA. Cornerstone Park will be constructed and open for public use prior to the issuance of the first RUP for Building 1A. Sundial Park will be constructed and open for public use prior to the issuance of the first RUP for Building 1B. Garden Grove Park will be constructed and open for public use prior to the issuance of the first RUP for the second of Buildings 1C and 1D to be constructed.

MISCELLANEOUS

Proffer 47 is amended as follows:

47. Adjustment in Contribution Amounts. All monetary contributions, except as may be further specified in these Proffers, will adjust on a yearly basis from the base month of January 2020 and change effective each January 1 thereafter, as permitted by Virginia State Code Section 15.2-2303.3.

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/OWNER
OF TAX MAP 16-4 ((27)) 1

NVR, INC.

By: _____

Name:

Its:

[SIGNATURES END]

Proposed Final Development Plan Amendment Conditions

FDPA 2000-HM-044-03

May 29, 2019

If it is the intent of the Planning Commission to approve FDPA 2000-HM-044-03 located at Tax Map 16-4 ((27)) 1B, staff recommends conditioning the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the CDPA/FDPA entitled "Woodland Park East (part of) Block C" as submitted by Gordon consisting of 22 sheets dated February 19, 2019 as revised through April 29, 2019.
2. Two parking spaces will be designated for use as short-term, loading or service vehicle spaces.
3. The garage level of the buildings will be designed so to avoid expanses of blank walls by incorporating landscape screening or decorative materials compatible with the architecture above the garage level. Garage vents will be designed to mimic the look of windows and be similar in shape and style to the windows of the residential units above.

The above proposed development conditions are a staff recommendation and does not reflect the position of the Planning Commission unless adopted by the Planning Commission.