**MVCCA Planning & Zoning Committee Minutes**

**November 4, 2013**

**Member attendance:** Burt Kronstedt; Hollin Hills, Ron Fitzsimmons; Wessynton, Neal McBride; Newington Forest, Karan Cerutti; Mt.Vernon Civic, John Harris; Williamsburg North Manor, Bruce Bade; Potomac Valley/River Bend, Don Martin; Hollin Hall, Eleanor Quigley; Wellington Heights, Ray Novitske; Huntington, Alex V.; Collingwood Springs, Richard Johnson; Wellington, John Joyce; Huntington Club, Wayne Wisniewslel; Waynewood

**Guests:** Keith Martin; attorney Woodlawn Hospitality, Mark C. Looney; attorney Cooley LLP, A. Douglass Cann; land development manager Chesapeake Realty Partners, Josh Wooldridge; senior development manager Bainbridge, Greg Riegle, attorney McGuire Woods

**Call to order: 7:40PM**

**Approval of October minutes:** Motion, Eleanor Quigley; Second, Ray Novitske; Motion passed 12-0-0

**Presentations:**

**1) Woodlawn Hospitality, LLC, Proffer Condition Amendment Application PCA 2012-MV-001 and Special Exception Amendment Application SEA 2012-MV-001. Keith Martin, attorney; Woodlawn Hospitality, LLC**

Keith Martin, came before the P&Z Committee in 2012 regarding the construction of a Baywood Hotel at 8668 Richmond Highway and the corner of Woodlawn Ct., which the committee did not oppose, (ref. P&Z-2012-07).

Mr. Martin explained that due to a mathematical computation error from the architect, the original application did not reflect a building size increase of 1582 square feet. With the additional square feet added the FAR increases to a 0.63 from a 0.62.

The maximum building height shall not exceed 57 feet 6 inches to the top of the parapet. The applicant shall construct a left hand turn lane on Richmond Highway onto Woodlawn Ct. as shown on the GDP to VDOT specifications, as determined by VDOT. Building will be designed to meet LEED Certification and inter-parcel connection will be added on the south side.

**Resolution of support:** Motion, Bob Reynolds; second, Ray Novitske. Motion passed 14-0-0.

**2) Amendment, Village of Accotink Mixed-Use Project, Josh Wooldridge; Developer and Greg Riegle, attorney; McGuire Woods**

This project has several parcels, with the central parcel being 9115 Anderson Lane. The application has not yet been filed, but, the applicant wanted to brief the committee on some changes to an already approved mixed use rezoning in the Village of Accotink. Two of the more significant changes are the deletion of a building "appendage" and road cross over located to the west that included an road cross over with units above. All the units are now in one building on the east side of Anderson Lane and the area previously occupied by the appendage building will be open space. Another significant change is the reorientation of the internal garage resulting in deletion of the access point on Backlick Road. This will serve to improve the walkability of Backlick Road. The site was originally comprised of nine separate parcels with eight existing single-family homes. The approved 283 dwelling units and up to 18,000 square feet of secondary uses will front on the future expanded Richmond Highway (US Hwy 1). This property will serve as a catalyst for the proposed revitalization of the village of Accotink as envisioned in the Comprehensive Plan Amendment approved on June 7, 2011. The goal of the project is to take advantage of the site’s strategic location along US Hwy 1 at the NW quadrant of the new Tulley Gate entrance/intersection to Fort Belvoir, to transform the dated, obsolete automobile-serving structures into a dynamic mixed-use project establishing a unique sense of place for the Village of Accotink. In addition, the project’s design affords the creation of an inviting, pleasant, and safe pedestrian experience, and providing critical residential living and retail/service options convenient to an area of the County which is experiencing a great influx of new job growth.

Other highlights of project:

**TREE PRESERVATION AND TREE COVER REQUIREMENTS:** The existing site can be characterized as open yards surrounding the existing single family homes. Most of the lots are completely clear with only small trees. Tree cover is being preserved to the extent possible along the periphery of the Property and in the significant remaining open space. With these tools, the site is able to achieve the required 10-year tree canopy coverage of 10.6%

**TRANSPORTATION:** To offset the potential traffic created by the project, the project itself will provide vital housing the shortest distance to the most recent influx of workers that are being relocated to Fort Belvoir as a result of the current BRAC activities. The convenient and central location of this project will provide future residents with the ability to walk or bike to most parts of the base property. In concert with the expansion of US Hwy 1 through the Village of Accotink, this intersection will be receiving a major upgrade and facelift. A ring road on the rear of the project will increase connectivity and greatly improve both auto and pedestrian circulation within the Village. The applicant supports working with adjacent Fort Belvoir to provide pedestrian, cycling, and bus opportunities to get to nearby major employment facilities such as the new Belvoir Hospital, Headquarters Complex, and Geo-Spatial Intelligence Agency.

**PUBLIC FACILITIES:** The project will provide a new focal point along the Richmond Highway with the creation of a retail plaza that will anchor the new Tulley Gate entrance to Fort Belvoir. Furthermore, the project will serve as an inviting link from where Fairfax County Parkway intersects US Hwy 1 and then enters the base property. And finally, the open space provided along the existing creek will contain walking paths that will be open to the public.

**AFFORDABLE HOUSING:** The proposed project will provide 5.0% affordable dwelling units after receiving a 17% increased adjusted density. The resulting unit count is 16 affordable dwelling units provided on-site with 283 total units in the project (267 market rate + 16 ADUs).

They expect construction to begin in the second quarter of 2014.

**3) Penn Daw Plaza: Mark Looney, attorney; Cooley LLP and Randy Kenna, developer; Combined Properties**

Though in the Lee District, Mr. Looney understands the effects this project will have on the Mount Vernon District. The project is located at 6226 North Kings Highway, Alexandria, VA 22303. The applicant is proposing to revitalize the aging Penn Daw Shopping Center with a mix of multi-family units, townhouses and retail uses. This is in line with the Comprehensive Plan Amendment adopted in 2012. The project will feature high quality site design and architecture with buildings aligning Poag Street and Kings Highway and an active central plaza surrounded by a variety of retailers. Mr. Looney eluded the desire of the developer to secure a grocer that will fulfill the need for a “higher end” grocer, with open markets on the weekends.

Rezoning to allow 400 multi-family units, 41 townhomes, and up to 45,500 sq. ft. of retail uses. The proposed development contains 42.41 units per acre, exceeding the PDH-40 density of 40 units per acre. The additional units are provided in workforce and affordable housing units in accordance with Zoning Ordinance requirements and the policies adopted by the BOS in the Comprehensive Plan. The 15 dwelling units above the 40 units per acre represent bonus units available to the applicant in accordance with the adopted workforce and affordable housing policies.

The 25 page Penn Daw Plaza proffer statement can be viewed on the P&Z webpage by Tuesday, November 12, 2013. The statements includes various transportation improvements and TDM practices, as well as open space and recreation improvements. Contributions to Fairfax County Public Schools are included as well.

**Old Business**

Answers to the questions submitted by the MVCCA regarding RSU’s can be reviewed at: <http://www.fairfaxcounty.gov/planning/rsu/rsu.htm>

Other districts and individual questions are included in the document as well. They are identified before each question. The link will be posted on the MVCCA website.

The P&Z MVCCA Resolution on A&R Huntington Metro Development was approved by the GC on October 23, 2013, and is now listed on the resolution tracker.

**New Business**

The P&Z Committee Chair, E&R Chair, Strategic Planning Chair, and the MVCCA co-chairs will be meeting with the South County Federation to discuss the proposal for ESI’s Green Energy Park at the Lorton Landfill. The purpose of the meeting is to discuss the South County Federations Resolution of opposition on the project. We will also be touring the landfill and meeting with HOA’s in the affected area who are supporting the project. ESI is expected to go to the PC and BOS in January or February. The P&Z and E&R Committees’ will be working together on a joint resolution; after all affected parties are heard.

**END P&Z Minutes for November 4, 2013**