

**MINUTES OF THE REGULAR MEETING/WORK SESSION  
OF THE PLANNING COMMISSION  
CITY OF FAIRFAX  
CITY HALL, FAIRFAX, VIRGINIA  
June 11, 2018**

After determining that a quorum was present, Chairman Cunningham called the meeting to order at 7:00 p.m.

**Members Present:** Chairman Paul Cunningham and Commissioners Mark Angres, Tom Armstrong, Tom Burrell, Joseph Harmon, Janet Jaworski and Karen Wheeler-Smith.

**Member(s) Absent:** None.

**Staff Present:** Paul Nabti, Acting Planning Division Chief; Chloe Ritter, Multimodal Transportation Planner; Kelly O'Brien, Acting Planner III and Tina Gillian, Secretary.

**1. Pledge of Allegiance.**

Mr. Cunningham led the Commission in the Pledge of Allegiance.

**2. Discussion/Adoption of Agenda.**

**MR. BURRELL MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MS. JAWORSKI, WHICH CARRIED UNANIMOUSLY.**

**3. Presentations by the public on any matter not calling for a public hearing.**

No one from the audience came forward to speak.

**4. Approval of Minutes:**

**Consideration of May 14, 2018 Meeting Minutes.**

**MR. ANGRES MOVED TO APPROVE THE MINUTES AS PRESENTED, SECONDED BY MS. WHEELER-SMITH, WHICH CARRIED 6:0, WITH MR. ARMSTRONG ABSTAINING.**

**5. Consent Agenda – None.**

## 6. Items Not Requiring a Public Hearing

### a. Presentations by representatives from City of Fairfax Public Schools regarding the Draft 2035 Comprehensive Plan.

Three students from Fairfax High School came forward to present the following comments on behalf of SGA and their Student Leadership Program:

#### Neighborhood Goal #2 comments:

- Excited the plan includes walkable connections from neighborhoods to destinations.
- Urges the planning commission to include all city schools in the destinations that will connect the neighborhoods. Such connections will place the schools at the hub of the neighborhoods.
- Future students will appreciate the creation of Activity Centers at each end of the commercial corridors.

#### Education Goal #1 comments:

- Urges the planning commission to make decisions that will allow the greatest degree of flexibility in the construction and use of future educational facilities.
- Traditional brick and mortar schools no longer gold standard in 2035.
- Plan should provide for community access to school buildings/grounds and make schools accessible regardless of the modes of transportation available in twenty years.
- Improvements to school facilities should include enhancements for the benefit of the students and greater community.
- Use of educational facilities will likely be needed beyond the current 8 a.m. – 3 p.m. hours of operation.

#### Parks & Recreation Goal #2 comment:

- Urges the planning commission to explore ways to utilize school facilities to expand and enhance community programming.

#### Housing Goal #1 comments:

- Supports this goal so long as it continues to support families with different incomes and backgrounds.
- Supports all efforts to partner with regional neighborhoods to explore multimodal transportation options and goals.
- Plan should include trails and bicycle networks/stations that connect the schools to future

Activity Centers.

- Supports efforts to establish policies/funding to acquire additional open space areas for use as parks and school campus expansions.

Mr. Cunningham said Lanier Middle School is unable to attend tonight's meeting due to a scheduling conflict.

Mr. Nabti said staff has received comments from Lanier Middle School and will provide the comments to the planning commission.

Three students came forward from Providence Elementary School to address the Planning Commission. They are here tonight on behalf of their student body who wish to voice their support of the following goals:

- Neighborhoods Goal #2
- Housing Goal #1
- Multimodal Goal #1
- Education Goal #1
- Parks & Recreation Goal #2

In addition, the students ask for the planning commission to consider the following when making choices within the goals:

- Work to ensure there are plenty of green spaces available for clean water features and animal sanctuaries.
- Try to take down old/unused buildings to create more park spaces.
- Encourage building owners to create green roofs.
- Be thoughtful about placement of new buildings.
- Connect all neighborhoods with sidewalks.
- Avoid widening Jermantown Road.
- Protect the trees.
- Do not allow homes to be constructed near a big road.
- Provide safe neighborhoods for walkers.
- Build more green schools to match the city's population.

One student came forward from Daniels Run Elementary School to address the Planning Commission. She is here tonight to represent Daniels Run and thanked the Planning Commission, City Council and staff for meeting with the students to explain the Comprehensive Plan and to ask for their thoughts on the plan. She said the students reviewed the goals presented and their comment for Education Goal #1 is to make sure their school buildings provide a good place for the students to learn. She said the students look forward to seeing the final plan when

they return to school in the fall.

**7. Public Hearings** – None.

**8. Adjourn Regular Meeting.**

**9. Work Session:**

- a. Discussion of a potential application by Pulte Homes for redevelopment of six parcels including the Breezeway Motel, Fairfax Garden apartments and four single family homes into a 74 unit townhome project with live/work units along Fairfax Boulevard at 10829 Fairfax Blvd; 10807-10812 Cedar Ave; 3937 Walnut St; 3930-3934 Oak St and more particularly described as tax map parcels 57 1 14 043; 57 1 14 055 A; 57 1 14 083; 57 1 14 077 A; 57 1 14 076 A; 57 1 14 075 A.**

Ms. O'Brien presented the conceptual plan which has been incorporated into the record by reference. This is a pre-application work session – no formal application has been submitted.

- b. Discussion of the 2035 Comprehensive Plan Multimodal Chapter.**

Mr. Nabti and Ms. O'Brien presented the staff report which has been incorporated into the record by reference. Ms. Chloe Ritter provided additional staff support as needed.

The Planning Commission discussed the following topic related to the draft document for the City of Fairfax 2035 Comprehensive Plan:

- Transportation Chapter

**10. Reconvene Regular Meeting.**

**11. Staff Report**

Mr. Nabti said City Council held a joint work session with the Board of Architectural Review on June 5<sup>th</sup> to discuss the updated Design Guidelines for the city. He said the public hearing for the Paul VI proposal will take place at tomorrow night's City Council meeting.

**12. Commission Comments.**

**Mr. Burrell** – Hopes time is built into the Comprehensive Plan review process to ensure the planning commission can revisit the vision statement (as suggested by Mayor Mason) and discuss comments received from the Housing Committee.

Mr. Nabti said follow-up discussions on all comments and topics will be scheduled with the Planning Commission.

**Mr. Armstrong** – No comments.

**Ms. Jaworski** – No comments.

**Mr. Angres** – He said there will be a parade tomorrow in Washington, DC to celebrate the Capitals winning the Stanley Cup Championship. He asked for everyone to continue to support the team.

**Ms. Wheeler-Smith** – Asked staff to provide the planning commission with a brief summary of the Paul VI hearing tomorrow night.

**Mr. Harmon** – No comments.

**Mr. Cunningham** – No comments.

**13. Adjournment.**

**Meeting Adjourned at: 10:24 p.m.**

ATTEST: *Tina Gillian*  
Tina Gillian, Secretary