



# the BRADDOCK BEACON

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## BRADDOCK DISTRICT COMES TOGETHER AFTER THE ELECTION TO CELEBRATE THE HOLIDAYS

Thank you.

I want to thank everyone who supported me in the recent election. I am most appreciative of the confidence you have placed in me to be your Supervisor.

I congratulate Janet Oleszek on running a tough campaign and I further thank everyone who participated as a voter or volunteer in the election, regardless of party or whom you supported, for getting involved in our great democracy.

As we look to the coming year, I invite all of you to join together as neighbors and join in our upcoming Braddock District visioning conference next Spring, our citizen governance initiatives, and your own neighborhood civic organizations. Community volunteers are part of what makes Fairfax County the great

place it is to live.

The upcoming holiday season offers a great opportunity for us to come together as a community to celebrate all that is the Braddock District. On December 1 we will hold our annual "Taste of Braddock" holiday party. The full, formal invitation is on page 2 of this newsletter. Come sample food donated by area restaurants and enjoy the company of our Braddock neighbors. The event is open to the public and, while I may be biased in this assessment, I believe it is the best holiday party going!

Thanks for all you do as engaged citizens. Keep up the good work. Together we will continue to make Braddock District the best place in the world to live, work, raise a family, and retire.



Supervisor John C. Cook

### ATTENTION HOMEOWNER AND CIVIC ASSOCIATIONS:

Stay in the Braddock District to see great holiday decorations. This holiday season, if your community is pushing holiday lighting/decoration contests please let us know and we will get the word out in our December newsletter.

Please call (703) 425-9300 or email Ann Sharp at [ann.sharp@fairfaxcounty.gov](mailto:ann.sharp@fairfaxcounty.gov) with your latest information.

## BOARD OF SUPERVISORS TO CONSIDER SIGNIFICANT CHANGES IN WATER POLICY

The Board of Supervisors will hold a public hearing in the Board Auditorium on December 6, at 4:00 p.m. to consider amending Chapter 65 of the County Code to establish an exclusive service area and maximum allowable rates for water service within Fairfax County. This amendment is designed to protect Fairfax County customers against the imposition of possibly excessive water rates and charges set by a governing body that does not represent them. However, passage of the ordinance could also significantly change how water service is provided in this County for decades to come and lead to disputes with neighboring jurisdictions.

A decision to propose this ordinance came as a result of a long standing concern over charges that were being levied on 30,000 Fairfax County households who are provided

with water by the City of Falls Church. A recent court case determined that, between 1981 and 2008, the City had transferred over \$58 million in surplus water revenues into its general fund, in violation of state laws. In January, 2010 the courts prohibited this City practice.

In May, 2010 the Board of Supervisors adopted a series of "sound principles" for water ratemaking which were to be applied and adhered to by all entities providing water service to County residents. In April, 2011, the Board also expressed its continuing concerns about a proposal by the City to raise its rates from \$3.03 to \$3.27 per 1,000 gallons effective July 1, 2011. Nevertheless, after holding its own public hearings, this new

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### EMAIL SUBSCRIPTION TO THE BRADDOCK BEACON

If you would like the Braddock Beacon and the Cook Advisory electronically, instead of through mail, please contact us at [braddock@fairfaxcounty.gov](mailto:braddock@fairfaxcounty.gov) and write "Beacon Subscribe" in the subject line.



Supervisor John C. Cook cordially invites you to  
the

# Annual Taste of Braddock

December 1<sup>st</sup>

5:00 p.m. to 7:30 p.m.

Braddock Hall in the Kings Park Library  
9002 Burke Lake Road

Please join with your friends and neighbors in the Braddock District  
at our annual Open House to mark the start of the holiday season.  
Enjoy food donated by Braddock area businesses and share in the  
spirit provided by our residents.

We look forward to seeing you at this celebration of community.

Please RSVP

Call 703-425-9300 or E-mail us at [braddock@fairfaxcounty.gov](mailto:braddock@fairfaxcounty.gov)

## CONVERSATIONS CONTINUE AS ORDINANCE CHANGE IS PROPOSED

### Water, Continued from Front Page

rate was ultimately imposed by the City on October 1, 2011 and results in a quarterly cost to County residents that is approximately 60 percent more than what they would pay if their provider was Fairfax Water.

After learning of the Falls Church ratemaking actions, the BOS directed the Consumer Protection Commission to undertake a comprehensive review of the City's actions. The findings from that study can be found here: [http://www.fairfaxcounty.gov/consumer/cpc\\_water\\_rpt\\_adopted\\_9\\_20\\_2011.pdf](http://www.fairfaxcounty.gov/consumer/cpc_water_rpt_adopted_9_20_2011.pdf). It is important to note, however, that the proposed changes to Chapter 65 will also impact County residents who are provided with water by the Towns of Vienna and Herndon and the City of Fairfax, which provides service to several thousand Braddock District residents. None of these localities have diverted revenues into their General Funds.

Several objections have been raised to the potential Fairfax County ordinance. Fairfax City asserts that it cannot provide water to its customers at the same rate as that provided by Fairfax Water, and may bring legal action against the County if this ordinance is passed.

The cost to the County of securing right of way to build a duplicate system would be prohibitively expensive. Others in the County fear that the ordinance may result in current Fairfax Water customers paying for deferred maintenance and upgrades to these smaller systems if they go out of business. Some Tysons Corner developers have also objected to being forced to hook up new buildings to Fairfax Water instead of Falls Church Water which has lower initial hook-up fees.

My goal is to ensure that Braddock residents pay the lowest possible rates and that water service to the entire County continues in a sound manner without interruption. I also want to make sure we collaborate with our neighbors like the City of Fairfax, to avoid unnecessary litigation and other potential side-effects of County action. Intensive talks by professional staffs and with other elected officials have been underway for a number of months. It is clear that the size of Fairfax Water promotes economies of scale that allow it to set lower rates. However, even Fairfax Water rates are scheduled to rise, and I have separately provided information on a December 15, 2011 public hearing that will be conducted by Fairfax Water. I invite and look forward to your comments and suggestions on these issues prior to the public hearings.

## CAMPUS CONNECTOR PLANNING NEARS END, ADVISORY GROUP MAKES RECOMMENDATION

After a second open house and a public comment period to collect additional citizen input, the West Campus Connector Advisory Group (WCCAG), met recently to decide on its recommended alternative for the Connector. In his six year transportation plan, released earlier this year, Governor Bob McDonnell agreed to provide \$15 million in funding for George Mason University's proposed "Western Bypass." The intent of the bypass is to keep eastbound traffic headed toward campus and westbound traffic leaving campus from entering the intersection of Braddock and Route 123 and as a result, a 10 to 30 percent reduction in congestion is expected. Supervisor Cook has been committed to keeping the community involved as the project is designed and constructed. To meet that goal, in addition to open meetings, a small task force of community members, the WCCAG, was formed and was closely involved in the project design. All information from both the advisory group meetings and the public open houses is available at <http://communityrelations.gmu.edu/fairfax.html>. At its October 26 meeting, the WCCAG recommended Alternative 3 with an underpass. While the exact layout of the road is not yet final, the recommended route begins at Braddock Road and Prestwick Drive (west of the intersection of Braddock and Route 123), travels north around the current athletic fields on Mason's undeveloped "western campus," turns east, crosses under Route 123 in the vicinity of Mason Pond Drive (near the Mason Inn) and connects with Patriot Circle inside campus. Much of the discussion prior to making the recommendation centered on how large of a buffer would be provided to the homes along Kelley Drive, which back to the Connector. After a thorough conversation, the WCCAG recommended a two-tiered system that includes a 90 foot buffer and that the area remaining between the buffer and the WCC be restricted from further building or parking structures. The WCCAG is now awaiting the determination of the George Mason Board of Visitors, which will address the recommendations at its November 30 meeting. Assuming no substantial changes are made there, this project will continue to move forward. Those interested in the West Campus Connector or who have questions, feel free to call Kiel Stone at 703-425-9300.

## BRADDOCK OFFICE CELEBRATES JEANS DAY

On October 21st, our office partnered with the Fairfax Chamber of Commerce and the Fairfax County Office to Prevent & End Homelessness by participating in Jeans Day 2011. All over the County, offices wore jeans and each member contributed \$5 to the Office to Prevent and End Homelessness. Pictured, from left to right are: Lindsey Smith, Ann Sharp, Supervisor Cook, Kiel Stone and Ryan Kelly. Kneeling in front is Rosemary Ryan and her dog, Finn.



## FAIRFAX WATER SCHEDULES TWO DECEMBER HEARINGS

Fairfax Water will hold back-to-back public hearings, beginning at 6:30 p.m. on December 15. The public hearings will be held in Fairfax Water's offices at 8570 Executive Park Avenue, Fairfax. The hearings are to receive comment on both:

- Proposed Rates, Fees and Charges
- Proposed 2012 Budget

More information can be found here: [http://www.fairfaxwater.org/current/public\\_hearings\\_dec\\_2011.htm#rates](http://www.fairfaxwater.org/current/public_hearings_dec_2011.htm#rates).

Fairfax Water is proposing a revision of its Schedule of Rates, Fees and Charges to be effective with meter readings taken on or after April 1, 2012. The proposed revisions include increases in the Water Usage (Commodity) Charge (from \$2.04 to \$2.16 per 1,000 gallons). Increases in various other charges are also proposed.

Those wishing to speak at a hearing or desiring a copy of the proposed materials should call Eva Catlin at 703-289-6017. Interested parties also may submit written comments to [PublicHearingComments@fairfaxwater.org](mailto:PublicHearingComments@fairfaxwater.org) or mail written comments to:

Fairfax Water, Public Hearing Comments  
8570 Executive Park Avenue  
Fairfax, VA 22031

Directions can be found with the following link, [http://www.fairfaxwater.org/directions/PrintFriendly/Morin\\_Print.PDF](http://www.fairfaxwater.org/directions/PrintFriendly/Morin_Print.PDF)

## UP-TO-DATE LOOK AT ONGOING BRADDOCK DISTRICT LAND USE CASES

Edens and Avant has submitted a **PRC Plan Amendment and Special Exception (PRC 2011-0203 and SE 2011-0202)** to construct a free-standing 8,844 square foot TD Bank in the existing parking lot at Cardinal Forest Plaza at the corner of Rolling Road and Keene Mill Road. The bank would have four drive-thru lanes and 17 dedicated parking spaces. A community information meeting will be held to discuss this plan in the near future.

**A site plan has been approved to allow Fairfax County Public Schools** to construct 200 linear feet of new sidewalk along the west side of Pickett Road adjacent to Woodson High School. The sidewalk will be 9 feet wide. FCPS expects to begin construction immediately.

The public hearing before the Planning Commission on the proposed **Ridgewood rezoning (RZ/FDP 2011-BR-014) off Ridgetop Road** and Government Center Parkway has been delayed until January, 26, 2012 to allow the developer time to respond to staff concerns with the current Plan. This plan proposes 39 townhouses and a low density office building combined with a park.

**A Special Exception Amendment (SEA 2007-SP-001)** in the Springfield District that may impact nearby Braddock residents is also under review. It proposes to construct a free standing gas station with 16 fuel pumps open only to members on the southwest corner of West Ox Road and Price Club Plaza. This property is owned by Costco, and currently has a public hearing date of December 8 before the Planning Commission. It is anticipated to serve approximately 2,000 patrons per day, most of whom would combine a planned visit to the store with the use of the station.

## AMERICANA DRIVE CLEANUP A SUCCESS

Due to the construction projects along Americana Drive bordering the Beltway, there has been a great deal of debris that was left uncleared. Along with VDOT, the



Fairfax County Sheriff's Office, Dominion Power, Senator David Marsden and many concerned citizens, Supervisor Cook's office took to the streets on October 22 and cleared the sidewalks and street. Here with Supervisor Cook are Tommy Selvage, Branch Chief, Van Dorn Maintenance Headquarters and on the right is Steve Shannon, Area Maintenance Director, both with VDOT.

## VRE SANTA TRAIN TICKETS GO ON SALE NOVEMBER 28

Half of available tickets for the December 10th train ride will be sold through various onsite locations at \$5.00 a piece, while the other half will be available for \$6.00 on-line through PayPal at: [www.vre.org](http://www.vre.org).

The sale location for the Burke Centre Train is Supervisor John Cook's Office, which is located at 9002 Burke Lake Road. You can purchase tickets Monday through Friday, from 9:00 a.m. until 4:30p.m.

More information available at [www.vre.org](http://www.vre.org)