

*Approved by EQAC January 12, 2005*

**COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
ENVIRONMENTAL QUALITY ADVISORY COUNCIL (EQAC)  
MINUTES**

**DATE: December 14, 2004**

**TIME: 7:30-9:45 PM**

**LOCATION: Board Auditorium, Fairfax County Government Center**

**MEMBERS PRESENT**

Stella Koch (Chairman, At-Large)	George Lamb (Providence)
Sheila Roit, R.N. (Vice Chairman, At-Large)	Chet McLaren (Braddock)
Allison Anderson (Mount Vernon)	Robert McLaren (At-Large)
Frank Crandall (Dranesville)	Diana Saccone (Hunter Mill)
John Foust (At-Large)	Terrell Spence, AICP (Sully)
Roland Davis Gunn (Springfield)	Diane Wu (Student Member)

**MEMBERS ABSENT**

Johna Gagnon (Lee)	Rachel Rifkind (Mason)
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**STAFF**

Kambiz Agazi	Noel Kaplan
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**SPEAKERS**

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|-------------------------------------|--|
| 1. Scott Miller                     | 5. Steve Foster                          |
| 2. Joan Quill (Stonehurst HOA)      | 6. Jeffrey Kohler (Gatepost Estates HOA) |
| 3. Peter Silvia (Lake Barcroft WID) | 7. Bill Zink (NVBIA)                     |
| 4. Patricia Ferguson                | 8. John O'Neal (Gatepost Estates HOA)    |

**OTHERS PRESENT**

Julian Bentley (Highland Oaks)  
Diane Davidson (Lake Barcroft Watershed Improvement District)  
Diane Hoffman (Northern Virginia Soil and Water Conservation District)  
Dan Jackson (Olde Forge)  
Jimmie Jenkins (Fairfax County Department of Public Works and Environmental Services)  
Peyton Onks (Supervisor McConnell's office)  
John Pasek (Chairman Connolly's office)  
James Patteson (Fairfax County Department of Public Works and Environmental Services)  
Ana Prados (Mount Vernon Group, Sierra Club)  
Brian Rustia (Metropolitan Washington Council of Governments)  
Ian Smith (Wetland Studies and Solutions, Inc.)

Steve Stone (Fair Oaks Estates)  
Flint Webb (Federation of Civic Associations, Environmental Chair)  
Jim Wright

The meeting was convened at 7:30 P.M. in the Board Auditorium of the Government Center. The Annual Public Hearing portion of the meeting was televised live on Cable channel 16.

### **2004 Annual Public Hearing**

Matters discussed:

Chairman Koch welcomed all those in attendance, provided introductory remarks, and asked EQAC members to introduce themselves. Mr. Kaplan provided a few procedural comments and noted that written testimony had been received by the following: Mike Rolband; Glenda Booth; Norma Hoffman; and Thomas Cafferty [note: Sally Ormsby and Linda Ebersol submitted testimony subsequent to the public hearing]. He stated that Mr. Cafferty had provided a number of photographs of the Atlantic Research site in Mason District; these photos were circulated among EQAC members. Mr. Kaplan added that brief e-mails had been provided by Scott Miller and by the Lake Barcroft Watershed Improvement District. Later in the meeting, Mr. Crandall noted that Barbara Bodson had passed along her written comments along with a large package of information addressing the issue of artificial turf athletic fields.

There were eight speakers, some of whom submitted written materials. A summary of the public hearing is attached and included in these minutes by reference.

Subsequent to the public hearing, there was a discussion about the issue of the Tri-County Parkway that was raised by several speakers and the role of EQAC in reviewing and commenting on this particular project. There was a general consensus that there was a need for the Council to review the Environmental Impact Statement for the project once it comes out, although there were differing opinions on the approach that the Council should take in issuing related recommendations (i.e., specific recommendations about the alternatives presented in the EIS vs. a broader focus on the policy issues raised by the EIS.) There was also a discussion regarding the appropriate tone of discussion between EQAC members and the public during the public hearings.

Motions made:

None

Follow-up actions:

None

**Discussion of the EQAC presentation to the Board of Supervisors on November 15, 2004**

Matters discussed:

- The presentation of the 2004 Annual Report on the Environment to the Board of Supervisors
- The presentation of the 2004 Environmental Excellence Awards

Motions made:

None

Follow-up actions:

- Chairman Koch will provide Mr. Kaplan with a copy of her presentation for distribution to the Council.

**Preliminary discussion of development near Metrorail stations**

Matters discussed:

- The land use focus of EQAC's January, 2005 agenda (with presentations from Stewart Schwartz and Mark Gibb).

Motions made:

None

Follow-up actions:

None

### **Approval of meeting minutes**

This item was deferred.

### **Chairman's Items**

Matters discussed:

- The need for officer elections in January
- The establishment of a stakeholder committee by the Land Development Services (LDS) section of DPWES to look at various low impact development concepts at a meeting in January, and an invitation to EQAC to participate on this committee.

Motions made:

- Bob McLaren moved that Chairman Koch, Ms. Saccone, and Mr. Crandall be authorized to attend the LDS stakeholder committee meeting in January. The motion was seconded by Ms. Roit.

Record of the vote:

The motion was approved unanimously.

Follow-up actions:

- Bob McLaren, Chet McLaren, and John Foust volunteered to serve on the search committee for a Chairman and Vice Chairman and to report back with recommendations at the January meeting.
- Chairman Koch, Ms. Saccone, and Mr. Crandall will attend the LDS stakeholders meeting in January.

### **Council Member Items**

Matters discussed:

- Bob McLaren: Bob will be out of the area for most of the month of January.
- George Lamb: The Area Plans Review (APR) task forces for the North County process are wrapping up their work. There was discussion regarding the relationship between land use and transportation and how this relationship has (or hasn't) been considered during the APR process.

- George Lamb: Status of the park land that was recently acquired in the Sully District (the Hunter/Hacor assemblage). There was also more discussion regarding the Tri-County Parkway issue.
- Diana Saccone: The committee looking at criteria for the Environmental Excellence Awards (Ms. Saccone, Mr. McLaren, Mr. Lamb, and Ms. Wu) should be ready to report to the Council in January.

Motions made:

None

Follow-up actions:

- Mr. Kaplan to find out the status of the Hunter/Hacor assemblage.
- Mr. Kaplan to find out the status of the EIS for the Tri-County Parkway.
- Mr. Kaplan to find out if there is a link on the Park Authority's Web site on the Natural Resource Management Plan.
- EQAC to schedule a planning/groundwork session at the February meeting regarding a March meeting with the Fairfax County Park Authority (e.g., updates on master planning efforts at Nottoway Park and the Hunter/Hacor assemblage in Sully District; update on implementation of the Natural Resource Management Plan).
- EQAC to discuss the possibility of inviting a representative of the Northern Virginia Regional Park Authority to the March meeting.

**Staff Items**

Matters discussed:

- Noel Kaplan: Production and distribution of Annual Reports.
- Noel Kaplan: November 15 adoption of a Comprehensive Plan Amendment to satisfy comprehensive planning requirements of the Chesapeake Bay Preservation Act, with State review scheduled for February and March, 2005.
- Noel Kaplan: Provision of adequate outfall shear stress reports to Chairman Koch, Mr. Crandall, and Bob McLaren, with an additional copy available upon request from other members.
- Noel Kaplan: Availability of the final version of the Air Quality Monitoring Report.
- Noel Kaplan: The beginning of the process to update the County's Transportation Plan and a related newsletter.
- Noel Kaplan: Future meeting agendas.

- Jimmie Jenkins: Resource Protection Area designations and perennial stream redesignations—the process for bringing staff recommendations to the Board of Supervisors.
- Kambiz Agazi: Acceptance of the staff proposal for allocation of the \$2 million in carryover funds for environmental projects
- Kambiz Agazi: Tentative date for the next Board of Supervisors Environmental Committee meeting (March 28, 2005 at 1:00 PM).

Motions made:

None

Follow-up actions:

- The agenda item regarding the perennial stream protocol was deferred.
- A discussion with organizations holding conservation easements was scheduled for the April meeting.
- A discussion of the update to the Transportation Plan was recognized as a future agenda item (as yet unscheduled).
- The issue of perennial stream and intermittent stream redesignations is to be placed on the agenda of the EQAC/ECC joint meeting on February 9.
- Kambiz Agazi to provide Council members with an electronic copy of the matrix identifying projects to be pursued with the \$2 million in carryover funds.

None

**Adjournment**

The meeting adjourned at 9:45 PM.

**COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
SUMMARY OF THE ANNUAL PUBLIC HEARING OF THE  
ENVIRONMENTAL QUALITY ADVISORY COUNCIL**

**DATE: DECEMBER 14, 2004**

The public hearing commenced at 7:30 P.M. in the Board of Supervisors' Auditorium in the Fairfax County Government Center and was televised live on Cable channel 16.

There were eight speakers, six of whom provided written testimony and/or background information either during or after the public hearing. The speakers were:

1. Scott Miller
2. Joan Quill (Stonehurst Homeowners Association)
3. Peter Silvia (Lake Barcroft Watershed Improvement District)
4. Patricia Ferguson
5. Steve Foster
6. Jeffrey Kohler (Gatepost Estates Homeowners Association)
7. Bill Zink (NVBIA)
8. John O'Neal (Gatepost Estates Homeowners Association)

Written testimony was also submitted by the following:

Michael Rolband  
Norma Hoffman (Citizens Alliance to Save Huntley)  
Glenda Booth  
Thomas Cafferty  
Barbara Bodson  
Sally Ormsby  
Linda Ebersol

Written testimony and related background information is included as an attachment to this summary; however, the photos submitted by Thomas Cafferty and the large package of information regarding artificial turf athletic fields that was submitted by Ms. Bodson are not included. This information is, however, available for review in the office of the Fairfax County Department of Planning and Zoning (contact Noel Kaplan at 703-324-1210).

### **1. Scott Miller**

Mr. Miller, a resident of the Pleasant Valley subdivision, read from his written statement, which is attached. His comments focused on:

- Concerns regarding potential aircraft noise impacts to his community that would be associated with the proposed development of new runways at Washington Dulles International Airport;
- Support for EQAC's recommendation for annual funding for the Non-Motorized Transportation (Trails) Committee;
- Concerns about the lack of consideration of additional impervious surface during the Area Plans Review (APR) process; and
- Concerns regarding the impacts of future development plans for Dulles Airport (and associated increases in impervious cover) on downstream water resources.

### **2. Joan Quill (Stonehurst Homeowners Association)**

Ms. Quill focused her comments on conditions along Hunters Branch between Lee Highway (Route 29) and Arlington Boulevard (Route 50) immediately west of Nutley Street. She distributed copies of a report that was written in November, 2004 by Willie Woode, a Senior Conservation Specialist with the Northern Virginia Soil and Water Conservation District, to assist the Stonehurst community in identifying specific measures needed to address erosion and flooding impacts along this reach of the stream. A copy of this report, along with a map identifying the stream reach in question, is attached.

Ms. Quill summarized some of the highlights from Mr. Woode's report and noted that a part of the proposed Metro West development proposal would drain towards Hunters Branch; she expressed concern about the implications of additional drainage from this development. She noted that Mr. Woode had identified, within a 2,500 foot reach, eight areas in need of stream bank protection and fifteen in need of removal of fallen trees. She also noted the estimated cost of all of the recommended projects (over \$22,000 for materials and installation, not including costs for planning, design, permits, and other miscellaneous expenses). She characterized this as a "wake up call to the state of our environment" and noted that, in addition to the problems identified by Mr. Woode, litter and debris are abundant in this area. She noted the high costs of stream restoration and stabilization projects elsewhere. She added that she had forwarded Mr. Woode's report along to Supervisor Smyth and hoped that full funding for the recommended restoration project could be provided, particularly in light of the implications of the proposed Metro West development.

### **3. Peter Silvia (Lake Barcroft Watershed Improvement District)**

Mr. Silvia introduced himself as one of three trustees who manage the Lake Barcroft Watershed Improvement District (LBWID) and read through his Power Point presentation. A copy of his presentation and notes is attached. He highlighted many of the activities of the LBWID and noted that these efforts are funded by 1,050 property owners within the WID. He highlighted dredging and debris removal activities, noting the benefits of such activities to the environment. He also noted the numerous improvements that are needed to the county's water resources. He closed his presentation with a request for county assistance in:

- Providing access to landfills for disposal of dredged material;
- Using some of the disposal volume contracted for the Lake Accotink dredging project; and
- Supporting a search for other disposal sites.

He added that consideration should be given to exempting the Lake Barcroft WID taxpayers from any stormwater environmental utility fee that is pursued by the county, in light of the efforts that are being funded and pursued by the WID.

Chet McLaren and Chairman Koch asked Mr. Silvia if the WID had been coordinating with the county on the idea of sharing disposal space with the Lake Accotink dredging project. Mr. Silvia replied that such discussions were under way with the Park Authority and others, and that he has received positive feedback from the county.

### **4. Patricia Ferguson**

Ms. Ferguson indicated that she was speaking on behalf of Jan Guthrie, who had signed up to speak but who couldn't attend. She stated that she and the next speaker (Steve Foster) had a video that they'd like to present. The video provided an overview of the Tri-County Parkway Location Study, with a particular focus on the "E and F alignment," which would run through a portion of Bull Run Regional Park. The video described this alignment as a threat to the park and called particular attention to the adverse impacts that would occur to a stand of bluebells within the park that was identified in the video as one of the largest such stands in the east coast area. The video also noted potential noise impacts of the alignment as well as impacts to sensitive areas north of Interstate 66.

Chairman Koch commended the video presentation.

### **5. Steve Foster**

Mr. Foster noted that he produced the video that was just presented and asked if any Council members had any questions. Mr. Spence asked a series of questions, including the identification of Mr. Foster's neighborhood (Gatepost Estates), the extent to which park land has been used for highways in the past, mitigation efforts for such encroachments into park land, and whether the bluebell is endangered (no). Bob McLaren asked for information regarding the status of the project. Mr. Foster replied that an Environmental Impact Statement (EIS) would be released soon. Chairman Koch asked if the E and F alignment was the preferred alternative. Both Mr. Foster and Mr. Spence replied that they did not know what the preferred alignment was and that this would be identified in the EIS.

In response to a concern that was noted regarding impacts of the alignment on waterfowl, Mr. Crandall noted the adverse impacts that geese and ducks have on fecal coliform bacteria levels.

### **6. Jeffrey Kohler (Gatepost Estates Homeowners Association)**

Mr. Kohler indicated that he was speaking on behalf of Arlo Guthrie, who signed up to speak but could not attend the public hearing. He read an abbreviated version of his prepared statement, which is attached. His comments stressed the ecological value provided by Bull Run Regional Park and the adverse impacts that alignment E and F of the proposed Tri-County Parkway would have on this resource. He also questioned whether this alignment would best serve Fairfax County in terms of its transportation benefits.

In response to an earlier comment from Mr. Spence regarding the alignment of highways through park land and the mitigation of such impacts through dedication of new park land, Mr. Kohler stressed that Bull Run Regional Park is unique in terms of its size. He expressed his view that the creation of many smaller parks as a mitigation measure for impacts to Bull Run Regional Park would not be an equivalent tradeoff due to the ecological values associated with the park's size; he indicated that these benefits could not be offset through the establishment of a number of smaller parks.

Mr. Spence engaged Mr. Kohler in a lengthy discussion about the need for the new highway and the process for evaluating alternatives. Mr. Spence noted that the West Fairfax Citizens Association has looked at the issue extensively, and he stated that there is a need for relief from a "horrendous" traffic problem in the South Riding area, particularly to provide an alternative route to get traffic from South Riding to Interstate 66. He also stressed the need to look at the total situation in the area and the bigger picture of transportation considerations through the review of the forthcoming Environmental Impact Statement. He noted that residents of the Pleasant Valley community do not support the position being argued by residents of the Gatepost Estates community. Mr. Kohler expressed his view that there is a need for a better study of the mitigating impacts of another transportation proposal in this area (the proposed Battlefield Bypass); he suggested that the northern alternative for this new highway would improve north-south traffic flow in the area. An audience member expressed concern over Mr. Spence's comments, suggesting that EQAC should focus on the environmental aspects of the issue and not the

broader transportation considerations. Mr. Spence disagreed and expressed his view that there was more to this issue than had been presented.

Chairman Koch stated that EQAC has not taken a position on this issue and stressed that individual members of the Council were free to develop and express their own opinions about any issue. She noted that EQAC tends to focus on broad policy implications of cases such as this rather than developing specific recommendations about any individual project. She did, however, note EQAC's general support for the protection of large contiguous tracts of open space, indicating that smaller, "pocket parks" do not provide similar ecological benefits. She stressed that there were lots of opinions about the Tri-County Parkway issue and thanked Mr. Kohler for expressing his thoughts.

### **7. Bill Zink (Northern Virginia Building Industry Association)**

Mr. Zink read from his written statement, which is attached. His presentation focused on the following issues:

- The impacts of "changing regulations and the conflicting regulations that seem to pop up every day;"
- Right of way requirements from the Virginia Department of Transportation and impacts on lot size, tree preservation, and impervious surface;
- The need to accommodate the demand for housing for an estimated addition of two million people in the area by 2025, and implications to housing prices, sprawl, and traffic congestion;
- The need for solutions to housing supply issues through a number of measures, including redevelopment, mixed use development, multifamily housing, innovative development design, "sensible . . . open space preservation measures . . .," and tax reform;
- Implications of Resource Protection Area (RPA) designations around perennial streams;
- Reconsideration of the establishment of Intensely Developed Areas (IDAs) within the Chesapeake Bay Preservation Ordinance and a related concept of establishing an "in lieu of fee" fund to support stream restoration efforts; and
- The need to consider soil and maintenance issues in the implementation of low impact development (LID) concepts.

Mr. Zink closed his comments with an offer to work with the Council on these issues.

During the presentation, Chairman Koch asked Mr. Zink if his comments support the establishment of a stormwater environmental utility fee. Mr. Zink replied that he is open to this idea and could consider it, noting that there is a need for creativity in funding these needs.

Chairman Koch asked Mr. Zink how he envisioned EQAC working with NVBIA. Mr. Zink stated that NVBIA is interested in a continuing dialogue with County staff and noted efforts of both parties to

engage in this dialogue. Ms. Koch indicated that EQAC would be interested in a similar dialogue with NVBIA.

Mr. Crandall asked Mr. Zink for clarification on what he is recommending with respect to IDAs. Mr. Zink replied that there is a need to look at areas that are intensely developed in order to encourage redevelopment, especially near Metro stations. Chairman Koch stated that a great deal of what Mr. Zink is concerned about can be addressed within the context of the existing Chesapeake Bay Preservation Ordinance. Mr. Crandall provided background regarding the Planning Commission's consideration of establishing an IDA in Tysons Corner and noted that development interests in Tysons Corner had reached a conclusion that such a designation was not needed and that existing provisions of the Ordinance are sufficient. There was some discussion about the Richmond Highway corridor, although no conclusions were reached.

Bob McLaren noted that redevelopment proposals are being pursued along Richmond Highway and that he sees opportunities for stormwater management enhancements. With respect to LID techniques, he stressed that there is not a "mad rush" to require the use of such techniques but that the County is considering the conditions under which various LID practices could be pursued and is interested in broadening the list of available stormwater management tools available for application through the incorporation of LID practices in the Public Facilities Manual.

Mr. Lamb noted that many of the comments that he had heard so far had focused on watershed and related land use, density, and development issues. He highlighted these linkages and stressed the importance of smart growth concepts.

Chairman Koch thanked Mr. Zink for his statement and participation.

#### **8. John O'Neal (Gatepost Estates Homeowners Association)**

Mr. O'Neal read from his written statement, which is attached. His comments focused on the Tri-County Parkway issue, expressing concern over the impacts of alignment E-F. He requested that EQAC recommend to the Board of Supervisors that there are alternatives to this alignment that ought to be pursued. He also noted that similar concerns were raised to EQAC's attention at last year's public hearing and asked if the Council took any positions in response to this testimony. He asked if the testimony of his community was having any effect.

Chairman Koch noted that the Council does not take positions on single issues but that it instead looks for broader policy implications associated with these issues and develops recommendations accordingly. She stressed that Mr. O'Neal's testimony, as well as the testimony provided by his neighbors, does have an effect by focusing attention on the broader issue of the development of roads in park lands. Mr. Lamb added that the public hearing provides a forum for people to gain awareness of these issues; he noted that the public hearing

was being televised and that many people were watching, perhaps even members of the County's Board of Supervisors.

**Closing**

Mr. Crandall called the Council's attention to a large package of information that was provided to him from Barbara Bodson. He noted that Ms. Bodson had intended on being at the public hearing but could not attend.

Ms. Koch thanked everyone for coming out and stressed that the Council has listened to all presentations and that they do make a difference.

The public hearing was adjourned at approximately 8:30 P.M.