

May 2010

# REPORT OF ACTIVITIES 2009



## Fairfax County Planning Commission



A Fairfax  
County, VA  
publication

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May 2010

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## MISSION

### Planning Commission

The mission of the Planning Commission is to provide the Board of Supervisors and/or the Board of Zoning Appeals with recommendations on land-use policies and plans that will result in orderly, balanced and equitable County growth.

### Planning Commission Office

The mission of the staff of the Planning Commission Office is to:

- Provide administrative support to the Planning Commission;
- Provide accurate and timely information to citizens about land-use public hearings held by the Planning Commission and Board of Supervisors
- Provide verbal and written assistance on land-use issues;
- Actively support and encourage public participation in the land-use process;
- Document actions of the Commission; and
- Provide information about actions of the Commission.

## VISION

The Fairfax County Planning Commission and its administrative staff are committed to excellence in our work through support of open, honest and respectful communication; respect for diversity; continuing innovation and technological advancement; encouragement of community involvement in the land-use process; and dedication to delivering outstanding and cost effective service in an ever-changing environment.



FAIRFAX  
COUNTY  
VIRGINIA

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May 2010

Members of the Board of Supervisors  
County of Fairfax  
Fairfax, Virginia 22035

Chairman Bulova and Members of the Board:

The Fairfax County Planning Commission submits its *Report of Activities for 2009*. The report supplements fiscal and management reports submitted to the County Executive and highlights the Commission's land-use actions and committee activities.

Following the introduction, biographical information on Planning Commission members and Commission staff is provided. Also included in this yearly report are descriptions of Committee activities and a breakdown by district of the 350 land-use actions taken by the Planning Commission. In 2009, in addition to holding 46 regular meetings, the Commission's committees held 50 meetings (including two telecommunications workshops that were attended by the Commission as a Committee-of-the-Whole) for a total of 96 meetings.

The two most active Committees were the Environment Committee and the Tysons Committee. During its eight meetings, the Environment Committee discussed riparian buffers, green building incentives, and disturbances in Environmental Quality Corridors. The Tysons Committee, established in the fall of 2008, held 24 meetings to gain public input on the proposals put forward by staff, the Tyson's Task Force, citizens, landowners and stakeholders concerning the proposed Comprehensive Plan text for Tysons Corner. The Committee will complete its work in May. Following the Commission's public hearing and markup, recommendations will be sent to the Board of Supervisors.

During 2009, the Planning Commission initiated the 2009-2010 South County Area Plans Review (APR) process to amend the Comprehensive Plan for the Braddock, Lee, Mason, Mount Vernon, and Springfield Districts. In addition, the Commission continued to hold public hearings on items from the 2008-2009 North County APR for the Dranesville, Hunter Mill, Providence, and Sully Districts, as well as 2008 BRAC APR nominations that required review and analysis by VDOT.

The Planning Commission and its staff continued outreach efforts to inform the public about land-use issues in Fairfax County through its monthly *Planning Commission Roundtable* broadcasts on Channel 16 and by publishing quarterly issues of the *Planning Communicator* newsletter. The staff continued to document Commission actions for the Board, County staff and the public. A new "verbatim excerpts" feature was introduced on the Commission's Web site, the Commission's home page was redesigned, and daily updates were posted to provide timely and accurate land use information.

The Planning Commission continues to pledge its full support to maintain the quality of life in Fairfax County through balanced land-use planning.

Respectfully submitted,

Peter F. Murphy, Jr.  
Chairman  
Springfield District



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## Introduction

The *2009 Report of Activities* documents the activities of the Planning Commission for the year. Also included are sections on Commission members and staff, Committee activities, and a complete listing of all land-use actions taken by the Planning Commission in 2009.

The tables and charts below and on the next four pages provide information about the number of meetings held each quarter (both regular meetings and committee meetings), the number of speakers at public hearings, and the number and type of land-use actions taken by the Commission by quarter and for the year. Also reported is the number of 2009 land-use actions taken per district by quarter and for the entire year. A list of actions grouped by application type is included and 2009 data is compared to that from 2007 and 2008. The last section (pages 6 and 7) of this *Introduction* illustrates the amount of “traffic” on the 2009 Planning Commission Web site.

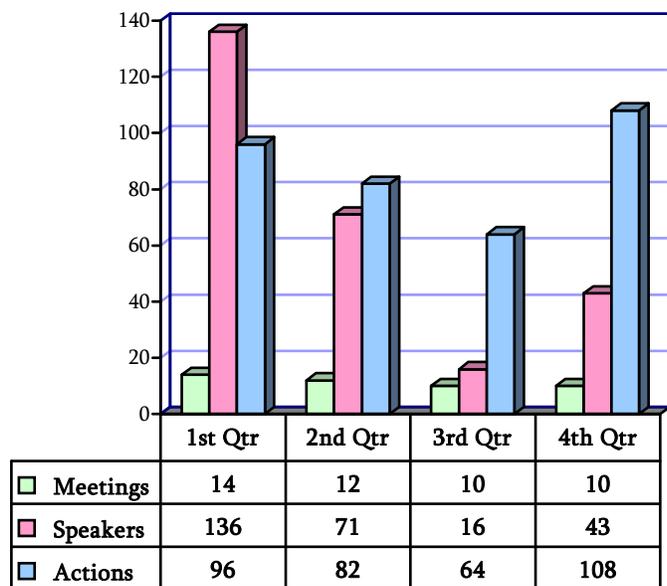
### Planning Commission Regular Meetings

As illustrated in the figure to the right, the Planning Commission held 46 regular meetings in 2009. Nineteen of the regular meetings were held on a Wednesday and 27 on Thursdays. The longest meeting (Mar. 18<sup>th</sup>) adjourned at 2:47 a.m. and the shortest (Oct. 1<sup>st</sup>) ended at 8:26 p.m.

Due to the August recess in the third quarter and the holiday periods in the fourth quarter, there are historically fewer regular Commission meetings during the second half of the year.

The fewest number of Commission meetings occurred in the third quarter due to the August recess when the Commission was not in session.

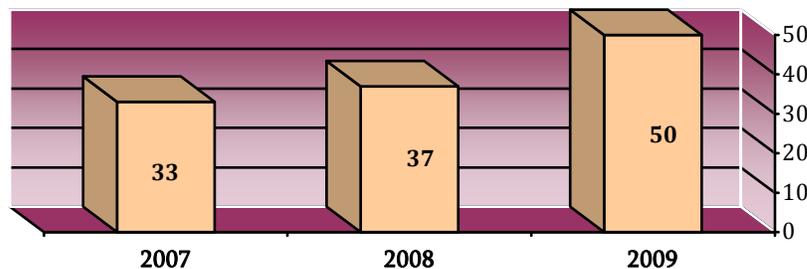
**2009 Regular Meeting Data**



### Committee Meetings

The standing and special committees of the Planning Commission held a total of 50 committee meetings in 2009, the highest number of committee meetings since 1988. As shown in the graphic below, the number of committee meetings in 2009 increased from those of the previous years, due primarily to the heavy meeting schedule of the Tysons Committee and the Environment Committee.

**2007 - 2009 Committee Meetings**



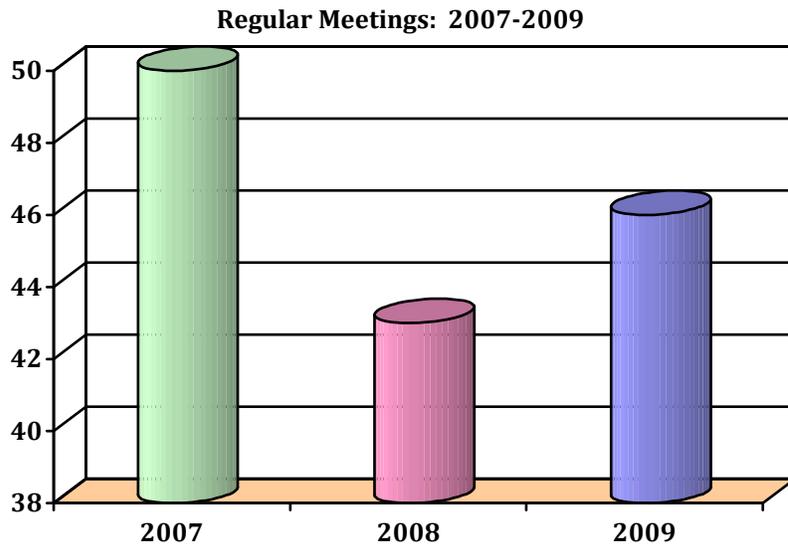
## Introduction

Listed below (in alphabetical order) are the standing and special committees of the Planning Commission and the number of times each committee met in 2009. The Schools Committee did not meet in 2009.

BRAC Committee	1	Land Use Process Committee	5
CIP Committee	1	Personnel and Budget Committee	2
Committee of the Whole	2	Policy and Procedures Committee	3
Environment Committee	8	Tyson's Committee	24
Housing Committee	1	Transportation Committee	3

### Comparison of Regular Meetings

As shown below, the number of regular Planning Commission meetings held in 2009 was higher than that of 2008 but less than the number of meetings held in 2007.



The table below documents that fewer regular Commission meetings are consistently held during the third and fourth quarters (July through December) of each year due to the August recess and the holiday season. Since more public hearings are held during the first two quarters of each year, there generally are a higher number of speakers during the first half of the year.

4-Year Quarterly Comparison								
Quarters	2006		2007		2008		2009	
	1st & 2nd (Jan - June)	3rd & 4th (July - Dec)	1st & 2nd (Jan - June)	3rd & 4th (July - Dec)	1st & 2nd (Jan - June)	3rd & 4th (July - Dec)	1st & 2nd (Jan - June)	3rd & 4th (July - Dec)
<b>Meetings</b>	32	24	31	19	26	17	26	20
<b>Speakers</b>	380	150	188	177	95	75	207	59
<b>Actions</b>	163	206 *	155	132	124	136 *	178	172

The number of actions taken by the Planning Commission each quarter is less predictable due to the following two factors: (1) "feature shown" (FS) public facility applications do not require public hearings

## Introduction

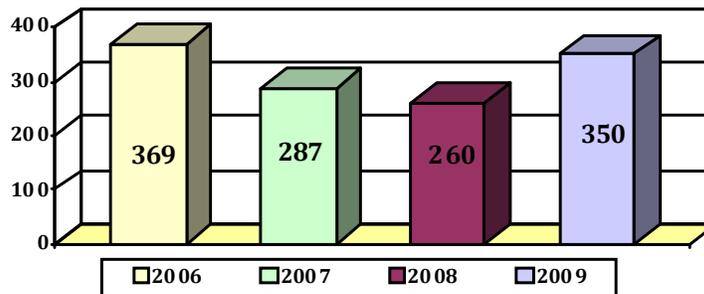
and are handled during Commission Matters without the need for formal scheduling and (2) mark-up of Area Plans Review (APR) nominations occurs on a cyclical basis under the Comprehensive Plan review process. For example, as noted by the asterisk (\*), the higher number of actions during the second halves of 2006 and 2008 occurred because the Commission's mark-up session on the 2006 South County APR nominations was held during the third quarter of 2006 and the high volume of FS actions during the last quarter of 2008.

### Land Use Actions: 2006-2009

As illustrated in the chart below, the highest volume of land use actions taken by the Commission during the last four years occurred in 2006, due to the South County APR process. The significant increase in the number of land use actions taken in 2009 as compared to that of 2008 can be attributed to:

- Public hearings and the mark-up session on BRAC-related APR nominations, requiring VDOT analysis, occurred in 2009;
- Public hearings and markup on 2008-2009 North County APR nominations (not subject to VDOT review) occurred in 2009; and
- A significant increase in FS actions caused by a new (Clearwire) telecommunications provider.

**2006-2009 Land Use Actions**



### Public Testimony

The Planning Commission heard testimony from 266 speakers in 2009 (almost 64% more than the 170 speakers in 2008). There were more speakers during the first two quarters of 2009 (207 versus 59) due to the complexity and controversial nature of the scheduled applications. The three applications that generated the most citizen interest and testimony were:

- |  |             |
|--|-------------|
| 1. SE 2008-SP-025 (Islamic Saudi Academy)                  | 43 speakers |
| 2. SEA 90-M-003-3 (Montessori School of Northern Virginia) | 13 speakers |
| 3. ST 06-III-UP2 (Lake Anne Village Center Plan Amendment) | 12 speakers |

### 2009 District Actions by Quarter

The chart on the next page details the number of 2009 land-use actions taken each quarter by district. The fourth quarter was the most active period and, as expected, the least active timeframe was the third quarter due to the August recess. By quarter, the most active districts were:

- |              |                             |              |              |
|--------------|-----------------------------|--------------|--------------|
| 1st quarter: | Countywide and Lee          | 3rd quarter: | Mount Vernon |
| 2nd quarter: | Springfield and Dranesville | 4th quarter: | Lee          |

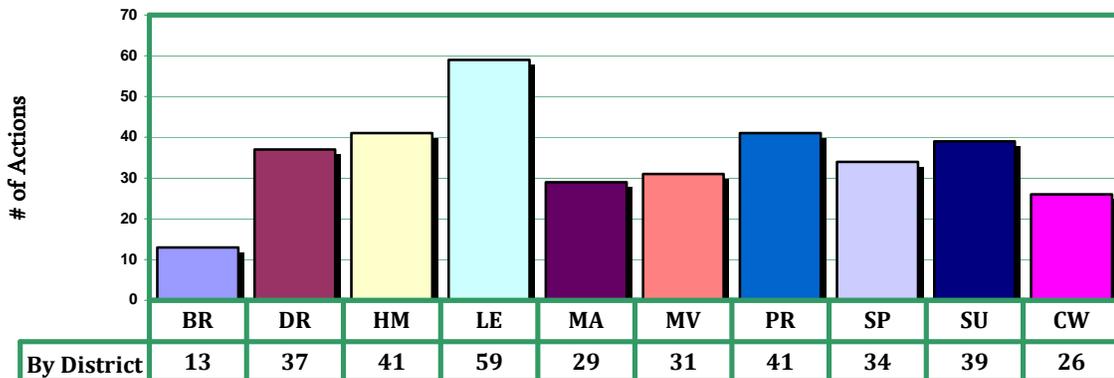
## Introduction

2009 Land-Use Actions					
District	1st	2nd	3rd	4th	Total
<i>Braddock</i>	1	3	5	4	13
<i>Dranesville</i>	10	14	5	8	37
<i>Hunter Mill</i>	12	12	6	11	41
<i>Lee</i>	17	6	9	27	59
<i>Mason</i>	3	4	8	14	29
<i>Mount Vernon</i>	8	5	12	6	31
<i>Providence</i>	12	9	6	14	41
<i>Springfield</i>	6	14	6	8	34
<i>Sully</i>	9	12	5	13	39
<i>Countywide</i>	18	3	2	3	26
<b>Totals</b>	96	82	64	108	350

### 2009 District Workload

As illustrated in the chart below, the most active district was Lee with 59 actions. Providence and Hunter Mill Districts were tied for second place with 41 actions each. Excluding countywide actions, the least active districts in 2009 were Braddock and Mason.

**2009 Actions by District**



### Application Type

The table on the next page provides a quarterly breakdown of the land use categories and types of applications acted on by the Planning Commission in 2009.

## Introduction

<b>2009 Actions by Land-Use Category &amp; Application Type</b>	<b>1st</b>	<b>2nd</b>	<b>3rd</b>	<b>4th</b>	<b>Subtotal</b>	<b>Total</b>
<b><i>Special Exception Applications (SE/SEA)</i></b>						
SE (new applications for a Special Exception)	10	10	6	5	31	50
SEA (amendments to a previously-approved SE)	3	5	9	2	19	
<b><i>Rezoning Applications &amp; Associated Development Plans (RZ/FDP)</i></b>						
RZ & PRC (new rezoning applications)	8	6	2	4	20	56
PCA (amendments to previously-approved proffers)	5	5	3	7	20	
FDP (new final development plans)	3	0	0	4	7	
DPA/FDPA (amendments to a previously-approved DP/FDP)	3	1	2	3	9	
CDPA/CPA (Conceptual Development/Conceptual Plan amendments)	0	0	0	0	0	
<b><i>Comprehensive Signage Plan Applications (Plan)</i></b>						
CSP (new applications)	2	0	0	2	4	6
CSPA (amendments to previously-approved CSP)	0	1	1	0	2	
<b><i>Public Facility Applications (2232/FS)</i></b>						
2232 (new applications for a public facility)	6	4	6	9	25	170
2232A (amendments to previously-approved 2232)	0	1	2	1	4	
FS (new requests for a feature shown determination)	34	23	14	56	127	
FSA (amendments to previously-approved FS items)	2	1	5	6	14	
<b><i>Amendments to the Comprehensive Plan (Plan)</i></b>						
Board Authorized Plan Amendments	2	2	0	1	5	36
Area Plans Review Items (BRAC)	1	1	10	3	15	
Area Plan Review Items (North County)	0	14	1	1	16	
<b><i>Agricultural &amp; Forestal District Applications (A&amp;F)</i></b>						
AF (new applications)	0	4	0	0	4	9
AA or AR (amendments or renewal of existing AF districts)	2	1	1	1	5	
<b><i>Code Amendments (Code)</i></b>						
	6	1	1	2	10	10
<b><i>Policy, Procedural &amp; Miscellaneous Recommendations (Misc)</i></b>						
Zoning Ordinance Amendment Work Program	1	N/A	N/A	N/A	1	13
Capital Improvement Program	1	N/A	N/A	N/A	1	
Committee & Other Recommendations	5	2	1	1	9	
Review of Site Plans , Architectural Renderings	2	0	0	0	2	
<b>Totals</b>	96	82	64	108	350	350

In summary, the top three individual application types (listed below) and application categories (listed on the next page) acted on by the Commission in 2009 were:

### Actions by Application Type

New Feature Shown Determinations	127
New Special Exception Applications	31
New 2232 (Public Facility) Applications	25

### Actions by Application Category

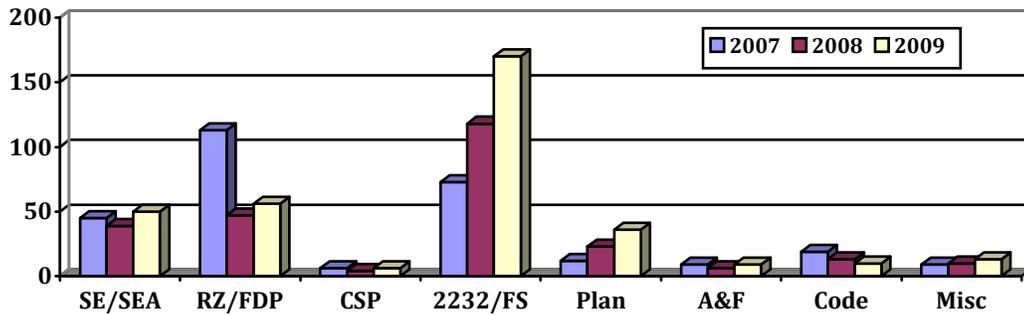
Public Facility Applications	170
RZ Applications and Development Plans	56
Special Exception Applications	50

### Trends by Land Use Application Category

Utilizing the data shown on the previous page, the six major land use categories (as described in the table on page 4) are compared for the three year period of 2007 - 2009.

## Introduction

**Land Use Categories: 2007-2009 Comparison**

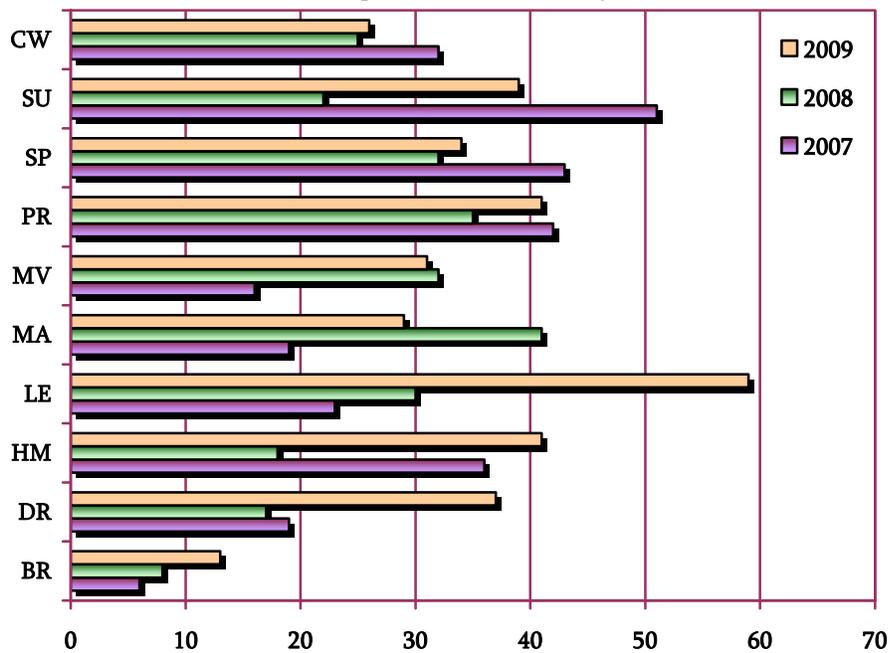


The most prevalent type of application acted upon in 2009 and 2008 continued to be 2232/FS applications (due to a new telecommunications carrier in 2008). The significant decrease in RZ/FDP actions noted between 2007 and 2008 slightly improved in 2009. The number of actions taken on SE/SEA applications also increased from 39 in 2008 to 50 in 2009. As expected, the number of APR-related actions steadily increased from 12 in 2007 to 36 in 2009, due to BRAC-Related and North County nominations.

### Trends by District

The chart below illustrates land-use activity (according to actions taken by the Planning Commission) by district for 2007, 2008 and 2009. The district with the most land use actions has varied by year with the Lee District being the most active in 2009, Mason the most active in 2008, and Sully the most active in 2007.

**Three Year Comparison of Actions by District**



Based on a comparison of the most prevalent type of land use application with the district in which those actions occurred, the two variables with the most impact on the volume of activity per district were: (1) the number of APR nominations received per district, and (2) the location of telecommunication facilities.

## Introduction

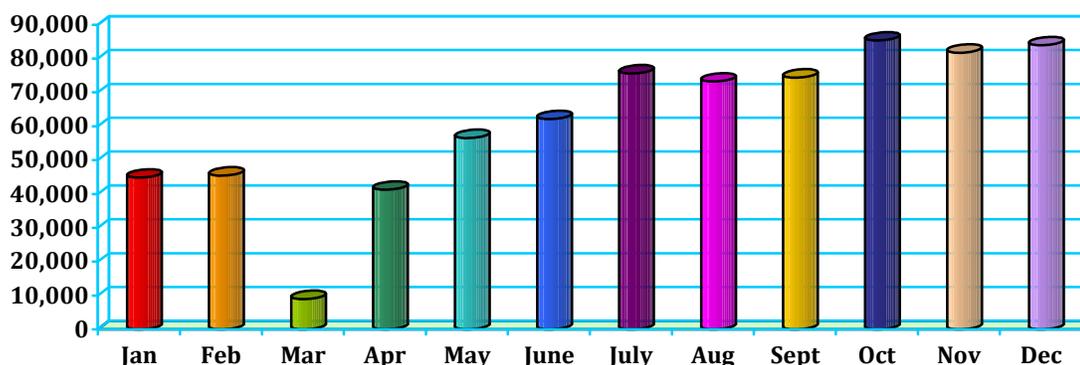
### Planning Commission Web site

Based on data available from *WebTrends* (via the Department of Information Technology), the Planning Commission Web site received 77,397 visits and 733,135 hits between January 1 and December 31 of 2009. As illustrated in the graphic below, the number of visits in 2009 was significantly more than in 2008 and there were more than twice as many hits in 2009 that in the previous year.

2009 PC Web site	Visits	Hits
2007	67,918	480,809
2008	64,839	320,510
2009	77,397	733,135

A *visit* is defined by *WebTrends* as “a series of actions that begins when a visitor views their first page from the server and ends when the visitor leaves the site or remains idle beyond the idle time limit” (usually 30 minutes). Each file requested by a visitor registers as a *hit*. (NOTE: *WebTrends* does not record access to the Web site from internal visitors (i.e. County staff.) See page 8 for a graphic representation of the 2009 visits to the Commission’s webpage.

**2009 Web site Hits**



The top ten pages viewed in 2009 are listed below. Also included is the number of visits for each page. These “top ten” account for more than 50% of the 2009 visits (45,915 of the total 77,397 visits).

		Number of Visits	% of Total Visits
1.	Planning Commission	14,752	16.62%
2.	Meeting Calendar	9,368	10.55%
3.	Tyson's Corner	4,336	4.88%
4.	Tyson's Corner Committee Presentations	3,056	3.44%
5.	Planning Commission Members	3,037	3.42%
6.	Meeting Information	2,728	3.07%
7.	Transit-Oriented Development Committee	2,258	2.54%
8.	Committees	2,167	2.44%
9.	Land Use Documents	2,152	2.42%
10.	Meeting Summaries	2,061	2.32%

There were 69,522 visits to the Planning Commission’s Web site originating within the United States. This constitutes 89.83% of the 77,397 visits in 2009, The remaining 10.17% of visits originated from the following countries (in descending order): China, Canada, Australia, United Kingdom, Netherlands, France, Switzerland, Germany, Japan, Sweden, South Africa, United Arab Emirates, Brazil, Singapore, Hong Kong, Czech Republic, Austria, and Spain.

## Introduction

Of the visits originating within the United States, the top ten states in which visits originated (in descending order) were: California (24,256); Virginia (15,427); Washington (10,853); Illinois (2,093); Maryland (1,440); New York (1,423); D.C. (946); New Jersey (864); Nevada (822); and Texas (581).

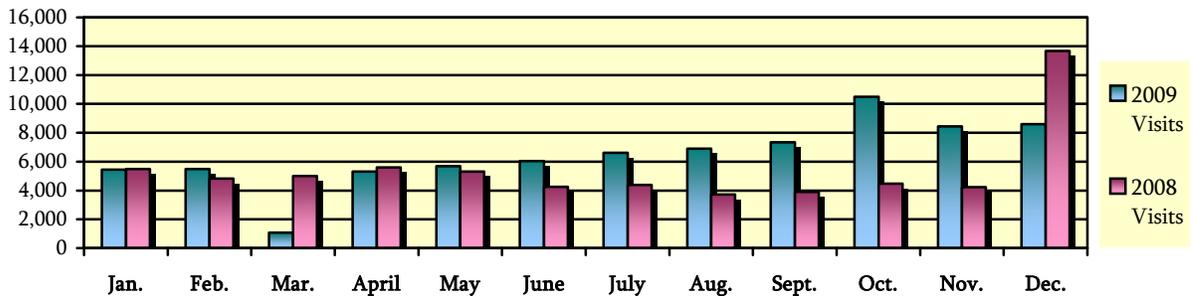
The illustration below identifies the top four documents downloaded from the Commission's Web site in 2009. *WebTrends* defines a "download" as the number of times the specified file was downloaded by a visitor.

### Top Four 2009 Downloads



The chart below compares the number of 2009 and 2008 Web site visits per month. With the exception of the months of March, April, and December, 2009 monthly visits exceeded those of 2008. The reduced number of 2009 visits was due, in part, to the fewer numbers of Commission meetings during the months of March and April (due to Board budget public hearings and mark-up). Research reveals that the high volume of December 2008 visits was due to an increase in the numbers of visits to the County Budget page via a link on the Commission's home page.

### 2009 vs. 2008 Web site Visits



### Conclusion

Actions taken by the Board of Supervisors in 2009 concurred with 100% of the recommendations forwarded by the Planning Commission. This concurrence factor demonstrates the level of commitment undertaken by the Commission in ensuring that the majority of issues raised by applicants and surrounding neighborhoods are resolved prior to consideration by the Board of Supervisors.

In the sections that follow, the *Report of Activities* provides information about the twelve members of the Planning Commission as well as an overview of the Commission committee and staff activities. The final section is a short description by district of each application acted upon by the Planning Commission in 2009.

## 2009 Planning Commission Members

The 2009 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members, as listed below.

Braddock District	Suzanne F. Harsel
Dranesville District	Jay P. Donahue
Hunter Mill District	Frank A. de la Fe
Lee District	Rodney L. Lusk
Mason District	Janet R. Hall
Mount Vernon District	Earl L. Flanagan
Providence District	Kenneth A. Lawrence
Springfield District	Peter F. Murphy, Jr.
Sully District	John L. Litzenberger, Jr.
At-Large	Walter L. Alcorn, James R. Hart, Timothy J. Sargeant



Photographs and brief biographical information on each of the Planning Commission members (listed in alphabetical order) are provided below and on the next several pages.



**Walter L. Alcorn**  
*At-Large*

Walter Alcorn was first appointed to the Planning Commission in an At-Large capacity upon a motion by former Board Chairman Kate Hanley. His first four-year term was effective in January 1997. In December 2004 and December 2008, Commissioner Alcorn was reappointed by the Board following a motion by Chairman Connolly to his second and third terms as Commissioner At-Large. His current term will expire in December 2012. Alcorn has been a *Virginia Certified Planning Commissioner* since December 1997, having completed course requirements established by the Virginia Citizens Planning Association, now known as the Citizens Planning Education Association of Virginia (CPEAV).

Alcorn served four consecutive terms as Planning Commission Parliamentarian prior to being elected Vice Chairman in January 2007, 2008 and 2009. He served as a member of five 2009 Planning Commission committees (Housing, Policy and Procedures, Schools, and Tysons) and was an alternate member of the Environment Committee. Alcorn continued to chair the Tysons Committee that was constituted in late 2008 at the request of the Board of Supervisors.

Alcorn received his B.A. from the University of Virginia. He was a former Deputy Division Manager in the Technology Research Group for Science Applications International Corporation (SAIC). Prior to his private sector employment, Alcorn was a Policy Aide to a former Providence District member of the Board of Supervisors.

Alcorn is an environmental consultant specializing in the development of a national system for recycling electronic equipment. He resides in Reston with his wife and two children. Alcorn was featured in the December 2005 issue of the *Planning Communicator* which is available online at <http://www.fairfaxcounty.gov/planning/December2005Newsletter.pdf>.

## 2009 Planning Commission Members

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**Frank A. de la Fe**  
*Hunter Mill District*



Frank de la Fe was first appointed to the Planning Commission by the Board of Supervisors (on a motion by Supervisor Hudgins) in December 2001 for a four-year term effective in January 2002. He was reappointed for two additional terms in December of 2005 and 2009. His current term will expire at the end of 2013.

Following his move to Reston in 1971, de la Fe served on the boards of the Reston Association and Reston Interfaith, coached youth soccer, and co-chaired the Herndon-Reston Recreational Facilities Task Force. Prior to his appointment to the Commission, de la Fe was Chairman of the Fairfax County Park Authority Board for five years, after being appointed as an At-Large member in 1996.

de la Fe is currently serving his fourth consecutive term as Parliamentarian, having been first elected to that office in 2007. In 2009 he chaired the Parks Committee and the Transportation Committee and was also a member of the following five additional committees: Capital Improvement Program, Housing, Land Use Process Review Committee, Personnel and Budget Committee, and Tysons. de la Fe was an alternate member of the Environment Committee and the Schools Committee.

After working for the National Aeronautics and Space Administration, de la Fe helped create the Illinois State Bureau of the Budget. He returned to Federal service to establish the Special Action Office for Drug Abuse Prevention, transferred to the Law Enforcement Assistance Administration of the Justice Department, and retired from the Office of Personnel Management.

de la Fe is currently a freelance management and human resources consultant and resides with his wife in Reston. He was featured in the May 2007 issue of the *Planning Communicator* at <http://www.fairfaxcounty.gov/planning/May2007Newsletter.pdf>.



**Jay P. Donahue**  
*Dranesville District*

On February 7, 2008, Jay Donahue was appointed by the Board of Supervisors (on a motion by Supervisor Foust) as the Dranesville District Planning Commissioner. He was reappointed in December 2008 to his first full four-year term which will expire at the end of 2012.

Donahue previously served on the Herndon Planning Commission from 1995-2007, having spent the last five years as the Commission's Vice Chairman. Donahue also served on numerous public commissions and other groups, including the Dulles Regional Chamber of Commerce, the Fairfax County Convention and Visitors Corporation, and the Virginia Hospitality and Travel Association.

## 2009 Planning Commission Members

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In 2009, Donahue was a member of the following three Planning Commission committees: Environment, Transportation, and Tysons. He also was the Planning Commission appointee to the Airports Advisory Committee.

Donahue received his Juris Doctorate degree from the University of the Pacific in 1974 after completing his undergraduate studies at Catholic University in Washington, D.C. He is a member of both the Virginia and Connecticut State Bar Associations.

Donahue had a thirty-two year career with the American Automobile Association in management and sales before retiring in March 2007. That year he was also a Democratic candidate for the Virginia House of Delegates.

Donahue and his wife, Joanne, have two sons and currently reside in Herndon. He was featured in the August 2009 edition of the *Planning Communicator* available online at <http://www.fairfaxcounty.gov/planning/august2009newsletter.pdf>.

### Earl L. Flanagan *Mount Vernon District*

In January 2007, Earl Flanagan was appointed to the Planning Commission by the Board of Supervisors (on a motion by Supervisor Hyland) to complete the remaining term of former Commissioner John Byers. Flanagan was reappointed in February 2010 to a full four-year term that will expire at the end of December 2013.



Flanagan presently serves as President of the Riverside Estates Civic Association and is a member of the Mount Vernon/Lee Richmond Highway Revitalization Task Force, Woodrow Wilson Bridge Stakeholder Panel, and the Task Force developing plans for the former District of Columbia Prison in Lorton. His previous community activities included serving as Chair of the Mount Vernon Council of Citizens Associations, Chair of the Transportation Committee of the Council, Chair and Director of the Southeast Fairfax Development, Director of the National Institute of Building Sciences, Director of the Fairfax County Federation of Citizens Associations, Director of the Fairfax Committee of 100 and membership on the Fairfax County Redistricting Committee.

In 2009, Flanagan was a member of the following Planning Commission committees: Base Realignment and Closure (BRAC), Environment, Land Use Process, Schools, and Transportation. He was an alternate member of the Policy and Procedures Committee and the Parks Committee. Flanagan became a *Virginia Certified Planning Commissioner* in 2007.

Flanagan, a registered architect, worked in Champaign, Chicago, and Harvey, Illinois. He served as a local planning commissioner, building commissioner and an elected official before joining the Chicago Regional Office of HUD in 1968 as an expert on state and local building regulations. Flanagan was appointed Principal Advisor on Building Codes and Code Administration in Washington by Secretary Romney in 1973.

## 2009 Planning Commission Members

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Flanagan graduated from the University of Illinois with a Bachelor of Science Degree in Architectural Engineering and the Georgetown University School of Foreign Service with a Graduate Diploma in Social Psychology and Political Science.

A Fairfax County resident for 26 years, Flanagan resides with his wife in Riverside Estates. He was featured in the December 2008 issue of the *Planning Communicator* which is available online at <http://www.fairfaxcounty.gov/planning/december2008newsletter.pdf>.



**Janet R. Hall**  
*Mason District*

Janet Hall was appointed to the Planning Commission in 1995 by the Board of Supervisors (on a motion by former Supervisor Trapnell) and has been reappointed twice by Supervisor Gross. Hall's current term will expire in December 2010.

Prior to her appointment to the Planning Commission, Hall had been a Board Member of the Parent Teacher Association of the Sleepy Hollow Elementary School, the Ellen Glasgow Middle School, and J.E.B. Stuart High School. She served on the Bailey's Crossroads Advisory Committee and the Mason District Planning, Land Use, and Transportation Advisory Committee.

In 2009, Hall chaired the Personnel and Budget Committee as well as the Policy and Procedures Committee. Hall has been a *Virginia Certified Planning Commissioner* since 1999.

Hall is chief of the contracts and procurement staff at the Executive Office for Immigration Review and resides with her husband in the Lake Barcroft area of the Mason District. She was featured in the April 2006 issue of the *Planning Communicator* which is available online at <http://www.fairfaxcounty.gov/planning/April2006Newsletter.pdf>.

**Suzanne F. Harsel**  
*Braddock District*



Suzanne Harsel was first appointed to the Planning Commission by former Supervisor Audrey Moore in April 1982 to complete the unexpired term of the former Annandale District Commissioner. She was reappointed to her first four-year term by Supervisor Moore in January 1984 and was subsequently reappointed four times by Supervisor Bulova. In 2008, Harsel was reappointed by the Board of Supervisors to her sixth four-year term which will expire in December 2011.

In 2009, Harsel was elected to her 21<sup>st</sup> consecutive term as Planning Commission Secretary. She chaired the 2009 Schools Committee, was a member of three additional committees (Housing, Policy and Procedures Committee, and Personnel and Budget), and was an alternate member of the Parks Committee.

## 2009 Planning Commission Members

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Harsel graduated from Indiana University with a Bachelor of Science in Elementary Education. She taught elementary school in Indiana, Germany, and Maryland. Since living in Fairfax County, Harsel has been a docent at the National Archives and managed the Virginia office of the Better Business Bureau. She retired from Fairfax County Public Schools as an Instructional Assistant.

Harsel and her husband currently reside in the Country Club View community. She was featured in the Special 70<sup>th</sup> Anniversary Issue of the *Planning Communicator* which is available at <http://www.fairfaxcounty.gov/planning/70thanniversaryissue.pdf>.



**James R. Hart**  
*At-Large*

James Hart was appointed by former Board Chairman Connolly on January 5, 2004 for a four-year term. In 2008, he was reappointed by the Board of Supervisors to a second four-year term that will expire at the end of December 2011.

Hart has been a member of the Fairfax County Board of Zoning Appeals since January 2000. He was formerly on the Fairfax County Board of Equalization and formerly chaired the Countywide Non-motorized Transportation (Trails) Committee. From 1994 to 2004, Hart was an active member of the Western Fairfax County Citizens Association, serving as president from 1996-1998 and chair of the Land-use Committee from 1998-2000. He previously represented the Virginia Run Community Association on Sully District Council.

In 2009, Hart chaired the Environment Committee and was also a member of the Policy and Procedures Committee, Parks Committee, and the Transportation Committee.

Hart is a graduate of the University of Virginia's School of Law and received his undergraduate degree from the UVA School of Architecture. He has been director of the law firm of Hart & Horan, P.C. since 1998. Hart is a member of the Virginia State Bar, the Fairfax Bar Association, the American Bar Association, the American Judicature Society, and has volunteered as a Neutral Case Evaluator for the Fairfax Circuit Court since 1993.

Hart, a Virginia Run resident, was featured in the April 2008 issue of the *Planning Communicator* at <http://www.fairfaxcounty.gov/planning/april2008newsletter.pdf>.

**Kenneth A. Lawrence**  
*Providence District*

Kenneth Lawrence was appointed by the Board of Supervisors (on a motion by Supervisor Smyth) in January 2004 to complete the unexpired term of the former commissioner. On December 6, 2004, he was reappointed (on a motion by Supervisor Smyth) to his first full four-year term and was again reappointed in December 2008. His current term will expire at the end of December 2012.



## 2009 Planning Commission Members

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Lawrence formerly chaired the Briarwood Citizens Association Land-Use Committee and was the Briarwood representative on the 2001 Area Plan Review Task Force. He also chaired the work group on the "Fairlee" out-of-turn Comprehensive Plan amendment in the Providence District.

Lawrence is a member of the Northern Virginia Family Services' Training Futures Advisory Council and an active volunteer with the American Lung Association of Virginia, serving as a member on the Government Relations Committee.

In 2009, Lawrence was a member of the Environment Committee, Land Use Process Review Committee, Policy and Procedures Committee, Transportation Committee, and the Tysons Committee. Lawrence has been a *Virginia Certified Planning Commissioner* since 2005.

Lawrence was named 2007 Providence District Lord Fairfax, a yearly honor awarded by the Board of Supervisors to recognize two people from each district and At-Large who demonstrate exceptional volunteer service, heroism, or other special accomplishment.

Lawrence retired in 1998 from a 40-year career in private industry and the federal government. He began his career conducting training device design and human factors research, which ultimately led to a focus in instructional design. He developed courses in technical and procedural training, employee development and employee performance support for members of the military, sales staff, procurement and tax specialists, and research managers.

Lawrence and his wife reside in the Fairfax area of the Providence District. He was featured in the August 2007 issue of the *Planning Communicator* which is available online at <http://www.fairfaxcounty.gov/planning/august2007newsletter.pdf>.



**John L. Litzenberger, Jr.**  
*Sully District*

John Litzenberger was appointed by the Board of Supervisors (on a motion by Supervisor Frey) to a four-year term effective January 1, 2008. His appointment will expire at the end of December, 2011.

A longtime participant in community service for Fairfax County, Litzenberger was one of the original founders of the West Fairfax County Citizens Association and served as that organization's President from 1986-1988. He has also been a member of several committees in the Centreville area, including the Land Use and Methodist Church Finance and Building Committee.

Litzenberger was also appointed by the Board of Supervisors to serve on the Centreville Core study from 1982-1988; was named "2007 Volunteer of the Year" for the Sully District by "Celebrate Fairfax"; and served as the Sully District representative on the Redevelopment and Housing Authority until July 2008.

## 2009 Planning Commission Members

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In 2009, Litzenberger served as a member of the Housing Committee and the Schools Committee. He was an alternate member of three committees (Capital Improvement Program, Land Use Process Review, and Policy and Procedures).

A 1972 graduate of Syracuse University with a degree in biochemistry, Litzenberger received his master's degree in Systems Management from the University of Southern California. He served with the United States Air Force for over 30 years and took part in military operations, including the Vietnam War and the first Persian Gulf War.

Litzenberger has also been involved with the civilian air industry, serving as an operations officer at the Federal Aviation Administration and later as a senior management official at various commercial airports. He currently is the General Manager for Atlantic Airport Services, LLC.

Litzenberger and his wife Barbara have three grown children and currently reside in Centreville. He was featured in the April 2009 edition of the *Planning Communicator* which is available online at <http://www.fairfaxcounty.gov/planning/april2009newsletter.pdf>.

**Rodney L. Lusk**  
*Lee District*



Rodney Lusk was appointed on January 5, 2004 to his first four-year term by the Board of Supervisors (on a motion by former Supervisor Kauffman). In January 2008, he was reappointed to a second term which will expire at the end of December 2011.

Prior to being appointed to the Planning Commission, Lusk was the At-Large appointee on the Fairfax County Park Authority. He currently is President of the Business Alliance of George Mason University and is vice-chairman of the Business Curriculum Advisory Committee for Northern Virginia Community College. Lusk is a member of both the Early Stage Capital Committee and the Hot Ticket Award Committee for the Northern Virginia Technology Council.

Lusk is a member of the Advisory Board for the Minerva Seed Fund and is immediate past chairman of the Board of Directors and past chairman of the Alumni Outreach and Support Committee for Leadership Fairfax. He is a former recipient of the Torch Bearer Award, an award presented by Leadership Fairfax. Lusk was the recipient of the 2007 Citizenship Award presented by the Lee District Association of Civic Organizations.

During 2009, Lusk chaired the Capital Improvement Program Committee and the Housing Committee. He was a member of three committees (Base Realignment and Closure, Parks, and Tysons) and was an alternate member of the Environment Committee. Lusk serves as the PC appointee on the Board's Revitalization Committee and the Economic Advisory Committee. He has been a *Virginia Certified Planning Commissioner* since 2005.

Lusk is employed by the Fairfax County Economic Development Authority as the Director of National Marketing. Formerly he was the land-use and zoning administrative aide for the Providence District Supervisor.

## 2009 Planning Commission Members

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Lusk resides in the Kingstowne area of the Lee District with his wife and two daughters. He was featured in the December 2007 issue of the *Planning Communicator*, which is available online at <http://www.fairfaxcounty.gov/planning/december2007newsletter.pdf>.



**Peter F. Murphy, Jr.**  
*Springfield District*

Peter Murphy was appointed by the Board of Supervisors to represent the Springfield District in December 1982 (on a motion by former Supervisor Travesky). He was reappointed to additional four-year terms in 1986, 1990, 1994, 1998, 2002, and 2006 (on motions by former Supervisor Elaine McConnell). Murphy's current term will expire in December 2010.

Murphy chaired the County's Telecommunications Task Force and is a member of the Board of Directors of Celebrate Fairfax, Inc. He is the recipient of the following awards and honors:

*Times Courier* Citizen of the Year  
Distinguished Public Service Leadership Award from the Springfield District Council  
Fairfax County Volunteer of the Year Award in the Community Leader Category  
Honors Award from the Department of Planning and Zoning  
Honorary Alumnus of Norwich University  
Honorary Chief of the Burke Volunteer Fire and Rescue Department  
1999 Lord Fairfax for the Springfield District  
2003 James Scott Public Community Spirit Award from Celebrate Fairfax, Inc.  
2006 Katherine K. Hanley Public Service Award from Leadership Fairfax  
2007 Lawrence V. Fowler Award from the Board of Supervisors  
2009 Department of the Army Commander's Award (Medal) for Public Service

Murphy is currently serving his 22<sup>nd</sup> term as Planning Commission Chairman, having been annually elected to that position since 1989. Prior to being elected Chairman, he served two terms as Vice Chairman and three years as Commission Secretary.

In 2009, Murphy chaired the Base Realignment and Closure Committee and the Land-Use Process Review Committee. He was also an active member of the Capital Improvement Program Committee and the Personnel and Budget Committee.

He was the first elected chairman of the Northern Virginia Planning District Commission's Council for Planning Commissioners.

Murphy, a graduate of Boston College who received a commission in the U.S. Army through the Reserve Officers' Training Corps program, is a public relations and communications professional. He resides in Burke with his wife and daughter and was featured in the first issue of the *Planning Communicator* newsletter. That publication is available online at <http://www.fairfaxcounty.gov/planning/August2005Newsletter.pdf>.

## 2009 Planning Commission Members

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### Timothy J. Sargeant *At-Large*



Effective December 2006, the Board of Supervisors appointed Tim Sargeant as an At-Large member to the Planning Commission on a motion by former Board Chairman Gerry Connolly. His four-year term will expire at the end of December 2010.

Sargeant was co-chair of the two task forces that developed the Comprehensive Plan recommendations for the 3000-acre Laurel Hill site in southern Fairfax County. He also served as chair of the Laurel Hill Adaptive Reuse Citizens Task Force, which developed the master planning recommendations for the historic buildings at the former D.C. Department of Corrections complex in Lorton, Virginia. Sargeant was appointed by the Board of Supervisors to serve as one of three members of the Laurel Hill Project Advisory Committee to oversee implementation of the Task Force recommendations. The *Times Community Newspapers* of Northern Virginia selected him as 2004 Citizen of the Year.

Sargeant co-chaired the 2002 and 2005 Area Plans Review Task Forces for the Mount Vernon District, was vice president of the Federation of Lorton Communities (now the South County Federation), and president of his homeowners association.

Sargeant is on the board of directors of Celebrate Fairfax, Inc and the Board of Directors of the Northern Virginia Regional Park Foundation. He recently was elected 2010 President of the Mount Vernon-Lee Chamber of Commerce. In 2009, he served as that organization's vice president. He also serves on the Board of Directors of the Greater Reston Chamber of Commerce.

Sargeant was appointed by former Virginia Governor Kaine in 2008 as a member of the Board of Visitors of Gunston Hall in 2008. Gunston Hall Plantation, a National Historic Landmark, is located on 550 acres in Fairfax County and was the home of George Mason.

In 2009, Sargeant was a member of the following five Planning Commission committees: Base Realignment and Closure, Capital Improvement Program, Environment, Land Use Process Review, Schools, and Transportation. He was an alternate member of the Housing Committee and the Policy and Procedures Committee. Sargeant became a *Virginia Certified Planning Commissioner* in 2007.

A state and local affairs manager with Dominion Virginia Power, Sargeant was previously in charge of media relations for a natural gas utility. He also worked as a newscaster, reporter and editor for the Associated Press Radio Network in Washington, D.C.

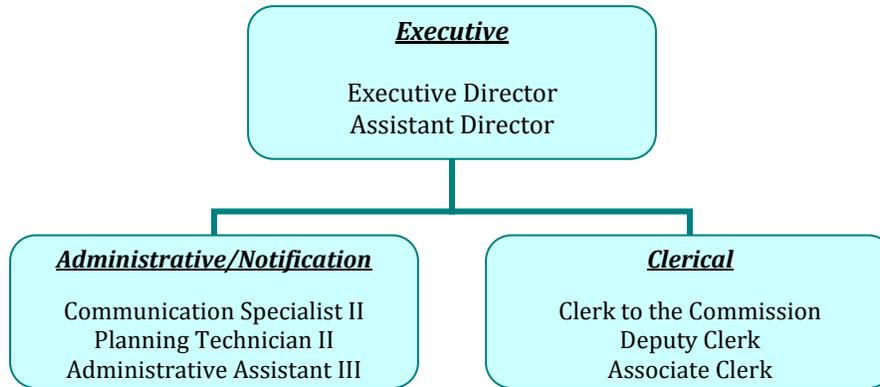
Sargeant lives in the Mount Vernon District with his wife and two children. He was featured in the August 2008 issue of the *PC Communicator*. That publication is available online at <http://www.fairfaxcounty.gov/planning/august2008newsletter.pdf>



## 2009 Planning Commission Office

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The Planning Commission Office consists of eight employees and three branches or program areas. Each branch within the Planning Commission Office performs different functions however the staff is cross-trained in order to ensure maximum operating efficiency. The three branches are listed below.



The vision and mission statements of the staff of the Planning Commission Office are:

**VISION:** The Fairfax County Planning Commission and its administrative staff are committed to excellence in our work through support of open, honest and respectful communication; respect for diversity; continuing innovation and technological advancement; encouragement of community involvement in the land-use process; and dedication to delivering outstanding and cost effective service in an ever-changing environment.

**MISSION:**

- ☞ Provide administrative support to the Planning Commission;
- ☞ Provide accurate and timely information to citizens about land-use public hearings held by the Planning Commission and Board of Supervisors
- ☞ Provide verbal and written assistance on land-use issues;
- ☞ Actively support and encourage public participation in the land-use process;
- ☞ Document actions of the Commission; and
- ☞ Provide information about actions of the Commission.

### Executive Branch

The Executive Director and the Assistant Director are responsible for preparing administrative and financial reports and documents as well as coordinating the agenda for all the meetings of the Planning Commission and its committees. In addition to supervising the staff, overseeing production of the *Planning Communicator* newsletter and the *Roundtable*, the Executive Director and the Assistant Director document, interpret and report information to the Board of Supervisors, County staff, and citizens about land-use actions taken by the Planning Commission.

### Meetings and Application Scheduling

The two members of the Executive Branch schedule the meetings and agenda of the Planning Commission and its committees. During 2009, the Commission held 46 regular meetings, 50 Committee meetings (including two Committee-of-the Whole telecommunications workshops), and took action on 350 land-use items. The Executive Staff transmitted to the Board of Supervisors (for public hearing or as *Information Items*) all actions and recommendations made by the Planning Commission.

## 2009 Planning Commission Office

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Of the total number of applications requiring public hearing by the Planning Commission, 61 items were the subject of Planning Commission public hearing on the originally scheduled date. The majority of applications were the subject of one or more deferrals thus necessitating 313 rescheduling and calendar changes.

Deferrals by the Planning Commission, Board of Supervisors, or the County staff required daily updates to the calendar agenda featured on the Planning Commission webpage. Deferrals also adversely impacted agency budgets by necessitating re-advertising, re-notification, and re-posting of application properties (for certain cases not deferred prior to completion of the public notice requirements).

The need to send first class deferral letters to abutting property owners also affected the budget and workload of the Planning Commission Office. To help offset the cost to the County of deferrals, a fee (\$250.00 plus advertising costs up to a cap of \$1,000) to applicants was implemented in 2009, as part of a Zoning Ordinance amendment, for deferrals caused by untimely or inaccurate affidavits after a public hearing had been advertised.

### ***Planning Commission Roundtable***

The *Planning Commission Roundtable* is a monthly video program about land-use topics of interest to County citizens. Begun in 2003 as part of a public outreach effort, each broadcast is hosted by the Planning Commission Chairman in a roundtable format to enable discussion between individual Commission members and/or invited guests.



The *Roundtable* is produced by the Cable Programming Division and broadcast on Fairfax County Channel 16 every Thursday at 6:30 pm and Wednesdays at 10:30 pm (when the Commission is not meeting or if meetings have adjourned prior to that time). The 2009 *Roundtable* broadcast schedule is listed below.

#### 2009 Roundtable Program Schedule

January	Commercial Revitalization Efforts
February	BRAC and North County Area Plan Reviews
March	Redevelopment and Housing Authority Land Use Issues
April	The PC Tysons Committee
May	Roundtable Mail Bag Responses
June	The Land Use Application Process
July/August	The County's Enhanced Strike Team
September	Tysons Demonstration Project
October	District Land Use Committees: Sully Style
November	Springfield Mall Revitalization Project
December	Tysons Committee Update

More information on the *Planning Commission Roundtable* is available on the Commission's web site at <http://www.fairfaxcounty.gov/planning> or by calling the Commission Office at 703-324-2865 (TTY 703-324-7951). Specific *Roundtable* programs can be copied on a compact disc or video tape for a small fee by contacting the Communications Production Division at 703-324-5930 (TTY 703-222-8653). Recent *Roundtable* broadcasts can be seen via Channel 16's Video on Demand feature at [www.fairfaxcounty.gov/cable/channel16/vod.htm](http://www.fairfaxcounty.gov/cable/channel16/vod.htm).

### ***Special Projects***

The Executive Branch continued to monitor and refine the balanced scorecard and strategic map that were developed in 2008 as part of the strategic planning and workforce planning efforts introduced by the County Executive's Office. As noted in last year's *Report of Activities*, the four key vision

## 2009 Planning Commission Office

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elements of the Planning Commission and staff focus on financial management, learning and growth, internal processes, and customers.

Financial Management: Optimize resource allocation through efficient budget management

Learning and Growth:

- Continue training for new Planning Commission members
- Strength staff skills and competencies through training
- Continue workforce planning
- Enhance internal communication plan
- Maximize employee morale and retention

Internal Processes:

- Maintain strong interagency partnerships via Planning Commission committees
- Maximize the use of technology
- Promote creativity and innovation
- Ensure accountability and efficiency at all levels

Customer Service and Outreach:

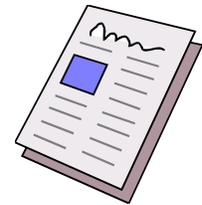
- Build strong partnerships between communities and the Planning Commission
- Promote community involvement
- Deliver high quality, accurate, responsive, and transparent service

The Executive Branch continued to refine the *Continuity of Operations Plan* for the agency, submitted the agency's yearly *Diversity Plan*, served as agency *Training Coordinators*, and implemented several internal workforce and strategic planning procedures. Both staff members also served on a special committee to develop budget recommendations with regard to staffing the Planning Commission Office, the Office of the Clerk to the Board of Supervisors, and the BZA Support Branch within the Department of Planning and Zoning.

### **Planning Communicator**

Three issues of the *Planning Communicator* were published in 2009. In addition to providing information about the activities of the Planning Commission, each issue included articles on relevant land-use issues as well as the following standard features:

- Commissioner Spotlight
- Committee Activities
- Planning Commission Land-Use Actions
- Roundtable Program Updates
- Announcements
- Updates on Land Use Actions



Sully District Commissioner John Litzenberger and Dranesville District Commissioner Jay Donahue were featured in the first two 2009 issues of the *Communicator* (April and August, respectively). The December newsletter highlighted the Planning Commission staff since past issues had featured articles on each of the twelve Planning Commission members.

All issues of the *Planning Communicator* (since its inception in 2005) are available online at: <http://www.fairfaxcounty.gov/planning/newsletters.htm>.

### **BRAC APR Nominations to Amend the Comprehensive Plan**

As reported in last year's *Report of Activities*, the Base Realignment and Closure (BRAC) Related Area Plans Review process commenced in 2008. The BRAC-related APR focused on areas of the county

## 2009 Planning Commission Office

that will be most affected by the decisions related to the Base Realignment and Closure Act of 2005. During the BRAC-Related APR, only the following areas (subject to certain limitations) were eligible for nomination:

- ★ Springfield Community Business Center
- ★ Franconia-Springfield Transit Station Area
- ★ Kingstowne Community Business Center
- ★ I-95 Industrial Corridor
- ★ Lorton-South Route 1 Suburban Center
- ★ Accotink Village
- ★ Huntington Transit Station Area
- ★ Community Business Centers along the Richmond Highway Corridor.

Last year the Planning Commission held public hearings on eight of the nominations (those not subject to a traffic analysis and review by the Virginia Department of Transportation (VDOT) that were submitted to amend the Comprehensive Plan for the BRAC study area. Of those items, the Commission forwarded seven items to the Board of Supervisors for public hearing. The Board's public hearings were held on January 26, 2009, and the Board concurred with the Commission's recommendations to approve (either wholly or in part) the following BRAC-Related APR nominations:

**Lee District:** 08-IV-8FS, 08-IV-11FS

**Mount Vernon District:** 08-IV-9MV, 08-IV-10MV, 08-IV-11MV, 08-IV-12MV, 08-IV-13MV

Fifteen BRAC-Related nominations were determined by staff and the Commission to have the potential to add 5,000-plus vehicle trips per day to the road network. These items required VDOT review (under Chapter 527 of the 2006 Acts of Assembly and §15.2-2222.1 of the *Code of Virginia*) prior to public hearings by the Commission and Board. Following completion of the VDOT review process, the Planning Commission held public hearings on 11 nominations (three of the 15 VDOT-reviewed nominations had been withdrawn by the nominators) on June 17 and June 24, 2009. (One nomination was withdrawn prior to assignment of an official APR number.)

The Planning Commission markup session was held on July 15, 2009. The Commission denied five nominations and deferred one (08-IV-4MV). Six nominations were forwarded to the Board of Supervisors. Following public hearings on August 3, 2009, the Board of Supervisors concurred with the recommendations of the Planning Commission. The following chart details the final disposition of the 38 BRAC-Related APR nominations by district.

	Lee District			Mount Vernon District		
<b>Withdrawn</b>	08-IV-2MV	08-IV-2S	08-IV-3FS,	08-IV-1LP	08-IV-2LP	08-IV-3LP
	08-IV-10FS			08-IV-4LP	08-IV-5MV	08-IV-6MV
<b>Denied</b>	08-IV-4S	08-IV-5S	08-IV-6FS	08-IV-8MV	08-IV-6S	08-IV-7S
	08-IV-8S	08-IV-7MV	08-IV-5FS	08-IV-1MV		
	08-IV-7FS	08-IV-9FS				
<b>Deferred</b>	08-IV-1S (to Loisdale Road study)		08-IV-3S	08-IV-4MV (deferred at the request of the Commissioner)		
<b>Adopted</b>	08-IV-1FS	08-IV-2FS	08-IV-4FS,	08-IV-3MV	08-IV-9MV	08-IV-10MV
	08-IV-8FS	08-IV-11FS	08-IV-10S	08-IV-11MV	08-IV-12MV	08-IV-13MV
				08-IV-9S		

For information about a specific BRAC APR nomination (including the nominator and proposal), refer to the *Application Section* of this report. To determine the general location of a proposal, or to read the staff report, link to [http://www.fairfaxcounty.gov/dpz/apr/brac/brac\\_apr\\_map\\_table\\_2008.htm](http://www.fairfaxcounty.gov/dpz/apr/brac/brac_apr_map_table_2008.htm).

## 2009 Planning Commission Office

### 2008-2009 North County Area Plans Review

The North County APR commenced in May of 2008. The public was invited to propose amendments to the Comprehensive Plan for site specific property located in the Dranesville, Hunter Mill, Providence and Sully Districts, subject to requirements and exclusions set forth in the *Area Plans Review Guide*. During the two-month submission period, 62 APR nominations were received and two Sully District Out-of-Turn Plan amendments were authorized by the Board of Supervisors. Of the total 64 nominations, 14 were subsequently withdrawn by nominators.



At the September 2008 screening session, the Commission deferred 21 nominations to a special study, rejected 1 nomination, and determined that the remaining active items were eligible for public hearing.

### Nominations Not Requiring VDOT Review of a Traffic Analysis

Planning Commission public hearings were held on May 20, 2009 on the North County APR nominations not subject to VDOT review of a traffic impact analysis. The items listed below were endorsed by the Commission at its markup sessions held June 10, 2009 and July 30, 2009. *(Note: The Planning Commission has not yet taken action on 08-III-16UP, 08-III-17UP or 08-III-18UP in the Dranesville District.)* On July 13, 2009, the Board of Supervisors concurred with the Commission's recommendations on the following 16 items:

Dranesville	Hunter Mill	Providence	Sully
APR-08-III-13UP	APR-08-III-4UP	APR-08-II-4V	APR-08-III-1DS
APR-08-III-15UP	APR-08-III-5UP		APR-08-III-3DS
APR-08-III-19UP	APR-08-III-14UP		APR-08-III-4DS
APR-08-III-20UP			APR-08-III-5DS
APR-08-III-21UP			APR-08-III-7DS
			APR-08-III-2BR
			OTPA S08-III-FC1

### Nominations Requiring VDOT Review

Nine nominations were determined by the Commission and staff to have the potential to add 5,000-plus vehicle trips per day to the road network. Nominators were required to submit a traffic analysis to VDOT for review prior to public hearing by the Planning Commission.

Public hearings and a markup session were held January 14 and January 28, 2010, respectively on the following four nominations: APR-08-III-3UP, S08-III-DS1, APR-08-III-6DS. On February 23, 2010, the Board of Supervisors concurred with the Commission's favorable recommendations.

Three Dranesville District nominations (known as the CIT items) are scheduled for public hearings by the Planning Commission and Board of Supervisors in March and April, 2010, respectively. The two remaining items (08-III-6UP and 08-III-10UP) have not yet been scheduled.

For more information on the North County APR process and/or to review the staff report for a specific nomination, link to <http://www.fairfaxcounty.gov/dpz/apr/2008northcounty/nominations>.

## 2009 Planning Commission Office



### 2009-2010 South County APR Nominations

As illustrated in the map to the left, the five Supervisor Districts included in the South County APR process are: Braddock, Lee, Mason, Mount Vernon and Springfield.

The submission period for South County APR nominations was August 3 through September 16, 2009. During that six-week period, the Planning Commission Office received a total of 67 nominations. In accordance with the *Guide to the APR Process*, three nominations were rejected by staff because the proposals concerned areas that were the subject of previous Plan amendment nominations. On December 7, 2009, the Board of Supervisors authorized Out-of-Turn Plan Amendment S09-IV-MV2 for four parcels along Richmond

Highway and directed that it be included in the South County APR process. The 65 nominations are distributed among the South County districts as follows:

**Braddock District:** 0 nominations

**Springfield District:** 2 nominations

**Mason District:** 7 nominations

**Lee District:** 13 nominations

**Lee & Mount Vernon Districts:** 6 nominations

**Mount Vernon District:** 37 nominations

On December 9, 2009, the Planning Commission held a screening session to determine whether each nomination was consistent with adopted Fairfax County policy and provided adequate justification. The Commission had the option to (1) forward a nomination to public hearing, (2) defer a nomination to a special study or (3) reject a nomination. The chart below summarizes the screening actions taken by the Commission.

<b>2009-2010 SOUTH COUNTY AREA PLANS REVIEW RESULTS OF PLANNING COMMISSION SCREENING</b>			
	<b>Forward to Public Hearing</b>	<b>Defer to Special Study</b>	<b>Reject</b>
<b>Braddock</b>	N/A	N/A	N/A
<b>Springfield</b>	2	0	0
<b>Mason</b>	7	0	0
<b>Lee</b>	11	2	0
<b>Lee and Mount Vernon</b>	6	0	0
<b>Mount Vernon</b>	37	0	0

Board-appointed District APR Task Forces or Land Use Committees are in the process of considering nominations their respective districts and formulating recommendations to present to the Planning Commission.

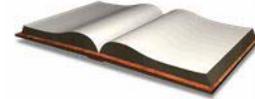
Specific public hearing and markup dates for the South County APR nominations not subject to VDOT review will be held in the summer (June and July) of 2010. Public hearing dates have not yet been determined for South County APR nominations that must be reviewed by VDOT.

Link to <http://www.fairfaxcounty.gov/dpz/apr/2009southcounty/nominations/nominationslog.pdf> for information about each nomination. For information about the 2009-2010 South County APR schedule, link to <http://www.fairfaxcounty.gov/dpz/apr/southcounty09.htm>

## 2009 Planning Commission Office

### Clerical Branch

The three members of the clerical team are the Clerk to the Commission, Deputy Clerk, and Associate Clerk. They are responsible for preparing minutes of Planning Commission and committee meetings, summaries of Commission meetings, and verbatim excerpts after the close of the public hearing on each application as well as a verbatim of administrative actions taken during Commission Matters.



In addition to responding to walk-in, telephone, written, and email requests for information, the staff registered or verified the addresses of the 266 speakers who testified at 2009 public hearings. The Clerical Branch staff prepared 46 Summaries, 46 regular Minutes, 50 committee Minutes and 310 verbatims.

Clerical Workload			
	2007	2008	2009
Verbatims Prepared	200	215	310
Summaries Completed	50	43	46
Commission Minutes	50	43	46
Committee Minutes	33	34	50
Speakers Registered	252	170	266

The significant increase in the number of 2009 speakers over the previous year is due primarily to the controversial nature of several land use applications heard in 2009 as well as the fact that the 2008 BRAC Area Plans Review nominations did not generate as many speakers as anticipated.

As mentioned in the *Report of Activities* for the last two years, staff is in the process of ensuring that all archived hard-copy Planning Commission Minutes are available online. During 2009, Minutes for calendar years 1995 and 1994 were scanned and posted. Sixteen years (1994-2009) of Planning Commission Minutes are now online with the goal of posting

Minutes from 1941 up to 1993 on the Web within the next several years. Commission Minutes are available online at <http://www.fairfaxcounty.gov/planning/minutes.htm>.

### Administrative/Notification Branch

The three members of this branch, under the guidance of the Assistant Director, are responsible for first-line interaction with the public, verifying written public notice accuracy, and updating the Commission's web site.

#### **Public Interaction**

All staff members deal with the public and respond to telephone inquiries for information; however, the Administrative/Notification Branch staff handles the bulk of telephone calls and walk-ins from first time visitors. During 2009, the branch itself fielded 1,085 phone calls, accepted 162 courier deliveries, met in person with 191 visitors, and assisted the Executive Branch in providing information to the media.

#### **Written Notice of Pending Land-Use Applications**

The Commission staff is responsible for ensuring that proper and timely notice, as set forth in the *Code of Virginia* and the *Fairfax County Zoning Ordinance*, is provided to owners of property abutting land that is the subject of a land use application scheduled for public hearing by the Planning Commission as well as the Board of Supervisors.



During 2009, members of this Branch verified the accuracy of public notices (required due to regulations of the *Code of Virginia* and the *Fairfax County Zoning Ordinance*) on 157 applications. Of

## 2009 Planning Commission Office

that number, 37 were for applications scheduled for public hearing by the Board of Supervisors and 120 were for applications scheduled for Planning Commission public hearing. Staff also sent first class deferral letters announcing the deferral to a date certain of 16 applications set for Planning Commission public hearing and 19 items deferred to a date certain by the Board.



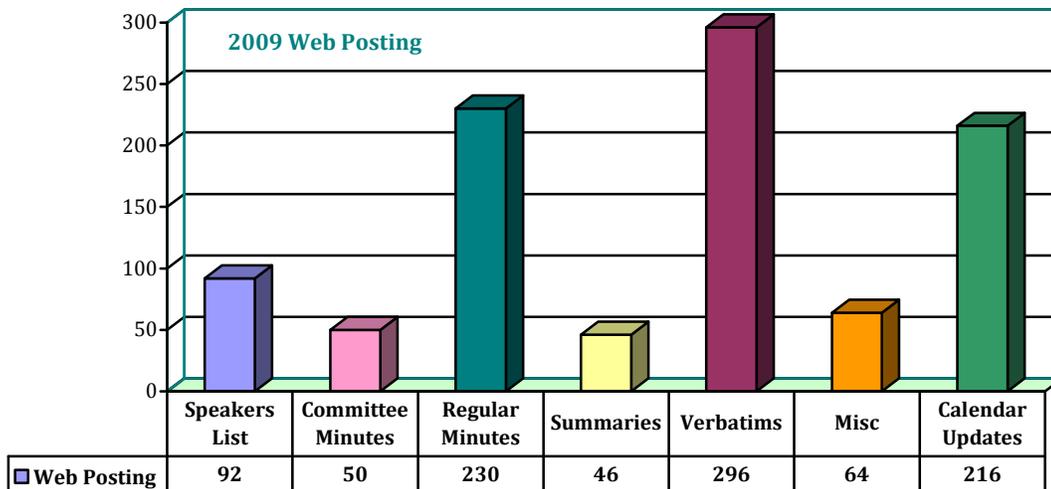
### *Posting to Planning Commission Web site*

The branch is responsible for maintaining the Web site and posting daily updates to the Commission's meeting agenda for the future three months from a specific date. Summaries and verbatims are posted within several days of a meeting and draft Minutes are posted within several weeks of a meeting. Updates to the Committee meeting schedule and the *PC Roundtable* program schedule are posted on a monthly basis. Speakers

Lists are posted twice for each meeting of the Commission – once before the meeting and once after the meeting.

As illustrated below, the Planning Commission Web site is constantly updated. The graphic below illustrates the variety and number of updates that have been made to the Web site in 2009. Speakers Lists were posted twice for the 46 regular meetings (once the day of a Commission meeting and once the day after a meeting to reflect any updates).

The miscellaneous category includes the 11 updates made to the 2009 Roundtable program description, posting of the three issues of the 2009 Communicator, and posting the meeting schedule for the 50 committee meetings. The Minutes category includes 2009 regular and committee Minutes as well as the 1994 and 1995 hard copy Minutes that were scanned and then posted. The verbatims category reflects the number of 2009 verbatims that were posted on the Commission's Web site following completion by the Clerical Branch.



NOTE: Refer to the *Introduction* section of this report for *WebTrends* data about the number of visitors to the Planning Commission Web site compared to last year as well as the most popular pages viewed in 2009.

## 2009 Planning Commission Office

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### ***Staff Biographies***

A short biography of the eight staff members (listed in alphabetical order within each branch) of the Planning Commission Office is provided on the next several pages.

#### Executive Branch

##### ***Barbara J. Lipka***

Barbara Lipka began her employment with the Planning Commission in 1978 as a Planning Aide. In 1979 she was promoted to Deputy Director and served in that capacity until being appointed Acting Executive Director following the retirement of James C. Wyckoff, Jr. in March 1999. She was appointed Executive Director in July 1999.

A native of Rochester, New York, Lipka graduated from the State University of New York at Brockport with a B.S. in History and Political Science. She received a Masters degree in Urban Studies and an additional 36 graduate credits in public administration from George Washington University. Positions held prior to 1978 included employment as a program analyst with the National Advisory Council on the Education of Disadvantaged Children, staff to the National Advisory Council on Indian Education, and supervisor of freezer operations for her father's Ice Cream Distribution Corporation. In December 1999, Lipka was designated a *Virginia Certified Planning Commissioner* after completing CPEAV (formerly VCPA) coursework requirements.

Lipka has been an active member of Zonta International for 25 years, a service organization of business and professional executives seeking to improve the legal, economic, political, health and educational status of women. She has served as president of the Fairfax Club and in several Club Committee Chair positions, and currently serves as a Director on their Board, Membership Chair, and as writer/editor of the newsletter. At the District level, Lipka has served as Service Chair, Area IV Director, Lt. Governor, Governor, and two-time member of the District Nominating Committee, once as Chair. She currently serves as a District Centurion and was recently elected as District Nominating Chair for 2010-2012. Lipka also served as a member of the Northern Virginia Community College Business Advisory Curriculum Committee from 1994 to 2008.

##### ***Sara Robin Ransom***

Robin Ransom (formerly Hardy) first joined the Planning Commission Office in November 1976 as receptionist. She was promoted to Associate Clerk in 1977 and then Clerk to the Commission in 1979, serving in that capacity until the birth of her second child in November 1988. Following a brief leave of absence, in 1989 Ransom was hired as the Chief of the new Administrative/Notification Branch (Administrative Assistant later upgraded to Management Analyst II) and held that position until her promotion to Assistant Director (Management Analyst III) in 1999.

Ransom attended Virginia Tech and transferred to George Mason University where she received her B.A. in Sociology. She took graduate level courses at George Mason University in Counseling as well as Public Administration. Prior to her employment with the Fairfax County Planning Commission, Ransom worked for Huron University in Huron, South Dakota and the Fairfax City Chamber of Commerce.

Ransom was designated a *Virginia Certified Planning Commissioner* in 2002 following completion of CPEAV (formerly VCPA) coursework.

#### Administrative/Notification Branch

##### ***Christopher B. Remer***

Christopher Remer was hired in November 2006 as the Management Analyst II. A graduate of Old Dominion University, Remer has private sector experience in media relations, customer service, and information technology management. In 2007, the Management Analyst II position was reclassified

## 2009 Planning Commission Office

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to Communication Specialist II. He recently took graduate level courses at George Mason University toward a Masters Degree in Public Policy. Remer earned the designation of *Virginia Certified Planning Commissioner* in 2007.

### ***Toni M. Denson***

In January 1988 Toni Denson was hired as a Planning Aide, later upgraded to Planning Technician I. Denson received a B.A. in Political Science from Clark College in Atlanta, Georgia. Prior to joining the Planning Commission Office, she was an insurance counselor with GEICO.

### ***Norma J. Duncan***

Norma Duncan was hired as Administrative Assistant III in January 2004. Prior to her employment with Fairfax County Government, Duncan was hired by Science Applications International Corporation as an Executive Assistant with the General Services Administration. Earlier positions held by Duncan included Office Manager for Valu.net, Administrative Assistant with Electronic Data Systems, Senior Secretary with McDonnell Douglas, Lead Secretary with the Veterans Administration's Office of Construction, and administrative positions at the Social Security Administration and the Army Security Agency.

### Clerical Branch

### ***Linda B. Rodeffer***

Linda Rodeffer was hired as an Associate Clerk (Secretary II later reclassified to Administrative Assistant III) in June 1997. Rodeffer was promoted to Deputy Clerk (Administrative Assistant IV) and later to Clerk (Administrative Assistant V). Prior to joining the Planning Commission Office, she worked for the Fairfax County Department of Tax Administration, Fairfax County Circuit Court, Fairfax County District Court, and the Department of the Navy.

### ***Kara A. DeArrastia***

Kara DeArrastia was hired in July 2004 as an Associate Clerk (Administrative Assistant III). She formerly worked for the Department of Finance as well as the Department of Tax Administration. DeArrastia received an AA in Business at Western International University and a B.S. in Business/Communications from the University of Phoenix. DeArrastia was promoted to Deputy Clerk (Administrative Assistant IV) in September 2006.

### ***Jeanette Nord***

Jeanette Nord was hired in May 2007 as an Associate Clerk (Administrative Assistant III) to replace Windy Rowland. She received a B.A. in Spanish from Penn State University. Nord, a professional singer with a band in her free time, previously worked 16 years for the federal government in training, transportation and contract management.

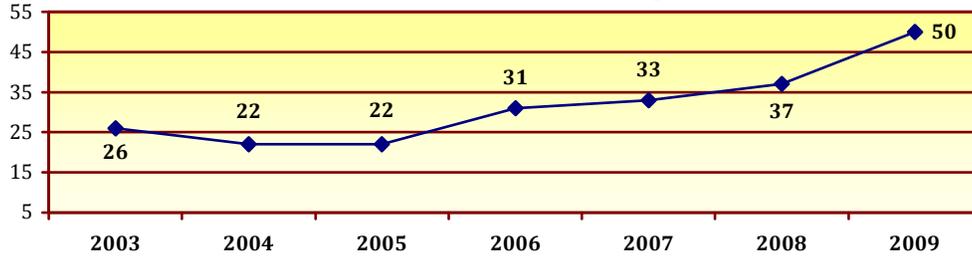
## 2009 Planning Commission Committees

### Overview of Committees

Planning Commission committees performed an essential role in developing recommendations for consideration by the Board of Supervisors on a variety of land-use issues. Many committees met jointly with other Board-appointed authorities and commissions (such as the Environmental Quality Advisory Council, the Housing Authority, and the Transportation Advisory Commission). In addition to receiving input from county staff and private sector experts, public participation was encouraged at all committee meetings (with the exception of the two closed meetings held by the Personnel and Budget Committee).



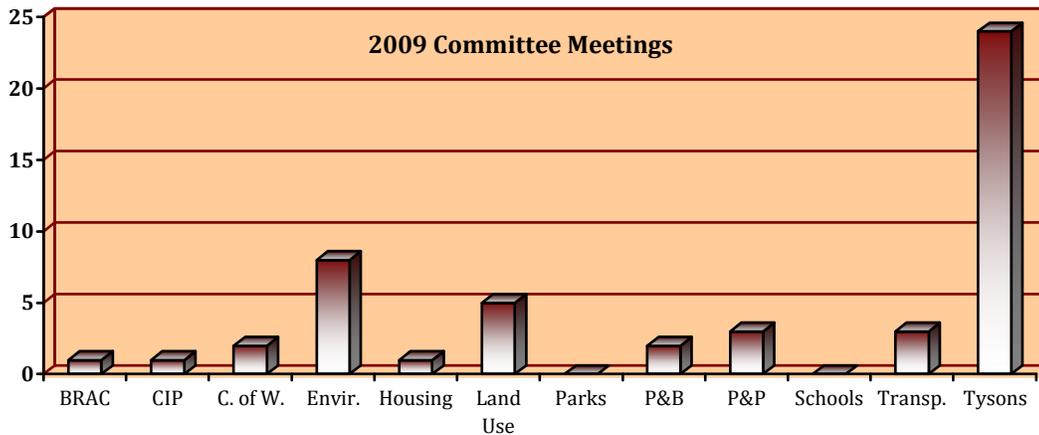
**2003 - 2009 Committee Meetings**



Eleven committees were appointed in 2009. In addition to the two standing committees (Personnel and Budget and Policy and Procedures), the following nine special committees were: Capital Improvement Program, Environment, Fort Belvoir/Base Realignment and Closure (BRAC), Housing, Land Use Process Review, Parks, Schools, Transportation, and Tysons. The Commission met twice as a Committee-of-the-Whole to discuss telecommunications issues. Two committees (Parks and Schools) did not meet due to the Commission and committee workload.

In accordance with the Planning Commission's *Bylaws and Procedures*, committee appointments were made by the Commission Chairman. Each committee was formally constituted at its first meeting of the year by the Vice-Chairman, after which a committee chairman was elected.

A total of 50 committee meetings (including two Committee-of-the-Whole sessions) were held in 2009, more than in the previous six years. As shown in the graph below, the number of committee meetings continues to increase due to the complexity of land use issues referred to the Commission by the Board of Supervisors.



The two most active committees in 2009 were the Tysons Committee with 24 meetings and the Environment Committee with 8 meetings. The 2009 committees are listed (in alphabetical order) on the following pages along with a synopsis of the issues reviewed and actions taken.

## 2009 Planning Commission Committees

### Base Realignment and Closure Committee

Peter F. Murphy, Jr., Chair  
Earl L. Flanagan  
Rodney L. Lusk  
Timothy J. Sargeant



The Fort Belvoir/Base Realignment and Closure (BRAC) Committee held one meeting in 2009 (February 4) with staff of the Department of Planning and Zoning and Dr. Michael Chipley, BRAC Coordinator for Alexandria Economic Development Partnership, Inc. Dr. Chipley briefed the Committee on the following topics:

- The U.S. General Services Administration's and U.S. Department of Defense's (DOD) federal market drivers concerning homeland security;
- GSA Interagency Security Committee building security standards;
- DOD Unified Facility Criteria Minimum Antiterrorism Standards for Buildings;
- National Fire Protection Association standards for commercial buildings;
- Federal Friendly Zones.

Inasmuch as the meeting was informational only, the BRAC Committee took no formal action. To view all the handouts and slide presentations presented by Dr. Chipley on the above topics, click on the following link: <http://www.fairfaxcounty.gov/planning/committeeminutes/brac020409.pdf>

### Capital Improvement Program Committee

Rodney L. Lusk, Chair  
Frank de la Fe  
Peter F. Murphy, Jr.  
Timothy J. Sargeant  
*Alternate: John Litzenberger, Jr.*



Capital Improvement Program (CIP) projects involve land acquisition as well as the construction and maintenance of public facilities necessary for the safe and efficient provision of public services. They are grouped into seven functional areas and are prioritized based on specific criteria associated with the following four classifications: (1) Immediate (projects may move to the 5 year plan within one year); (2) Near term (projects may be moved to the 5 year plan within 2-3 years); (3) Long term (projects may be moved to the 5 year plan within 4-5 years); and (4) Future (anticipated but not yet scheduled projects).

On March 5, during a regular meeting of the Planning Commission, representatives from the following County agencies gave presentations on the proposed *CIP for Fiscal Years 2010-FY 2015 with Future Fiscal Years to 2019*:

Fairfax County Public Library	Sanitary Waste Water
Department of Transportation	Waste Water Planning and Monitoring
Park Authority	Fire and Rescue Department
Fairfax County Public Schools	Sheriff's Office
Housing and Community Development	Police Department
Solid Waste Disposal and Resource Recovery	Fairfax-Falls Church Community Services Board

The Commission's CIP public hearing was held on March 12. The CIP Committee held one meeting

## 2009 Planning Commission Committees

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(March 18) to discuss the testimony provided at the workshop and public hearing. The following topics were discussed: FY 2010 delayed projects; the proposed rate for the Stormwater Service District; priority ranking for the CSB barrier-free housing prototype; the proposed expansion of the Reston Police Station; and funding for Dulles Metrorail.

### FY 2010 Delayed Projects

The Committee was advised that the CIP recommended the following FY 2010 project delays:

- ◆ Fair Oaks Police Station Renovation : Delay construction bid for one year
- ◆ McLean Police Station Renovation : Delay design start for one year
- ◆ Wolftrap Fire Station: Delay construction bid for two years
- ◆ Herndon Fire Station: Delay design start for one year
- ◆ Concept studies for the five oldest libraries: Delay for one year

### Proposed Rate for the Stormwater Service District

Staff informed the Committee that the CIP contained a proposal to create a special service district with a levy of \$0.15 per \$100 of assessed real estate value to help defray the operating and capital costs for the Stormwater Program.

### Priority Ranking for the Barrier-Free Housing Model

The Committee advised staff that this project should be moved from Priority 2 to Priority 1. Staff was also asked to inquire about the possible use of federal stimulus money to support the project.

### Proposed Expansion of the Reston Police Station

The Committee suggested that the proposed renovation/expansion of the Reston Police Station be funded by the 2006 Public Safety Bond Referendum and not be delayed in anticipation of a public-private partnership. Staff advised that (1) the station expansion was not on hold pending a public-private partnership; (2) a study would be conducted to ensure that the station site would not be prohibitive to any partnership agreement; and (3) design work was planned to commence in 2009.

### Funding for the Dulles Metrorail Project

Staff advised that Fairfax County would be responsible for \$830 million (16.1%) of the total Dulles Metrorail project cost, under the funding agreement between Fairfax County, the Metropolitan Washington Airports Authority, and Loudoun County. The Committee learned that the County's share of Phase I was expected to not exceed \$400 million and that the following options were available regarding Phase II: (a) establish a second special tax district; (b) obtain an alternative funding source; or (c) opt out of Phase II entirely (resulting in no stations beyond Wiehle Avenue in Fairfax County) and only be responsible for 16.1% of Phase I. Staff noted that the Western Alliance for Rail to Dulles, a group of landowners controlling approximately 37% of the western Dulles Corridor, had drafted a petition seeking a special tax district to fund the County's Phase II share.

### Committee Action

The Committee voted unanimously to recommend the following actions to the Planning Commission:

1. Approval of the Advertised CIP for FY 2010-2014 (with Future Years to 2019), with the following revision: Move the Fairfax-Falls Church Community Service Board's model prototype barrier-free group home from Priority Ranking 2 to Priority Ranking 1 and, if possible, consider the use of federal stimulus money to support this project;
2. Reaffirmation of support for this project and encourage the CSB to work with other County agencies to explore options for financing this project.

*NOTE: On March 25, 2009, the Planning Commission endorsed the CIP Committee recommendations.*

## 2009 Planning Commission Committees

### Committee-of-the Whole

The Planning Commission held two meetings (May 14 and July 9) as a committee-of-the-whole to discuss the procedures for processing applications for telecommunication facilities and to receive a briefing from Clearwire, a new telecommunications provider in the County.



### Processing Applications for Telecommunications Facilities

David Marshall, Chief of the Facilities Planning Branch in the Planning Division, Department of Planning and Zoning (DPZ), reviewed the procedures for processing public facility/utility (2232) applications and Feature Shown (FS) applications. He explained why some applications were subject to Planning Commission public hearing while others could be handled during Commission Matters at a public meeting. Mr. Marshall commented on the differences between FS items meriting a full staff report and those handled under the Consent Agenda process. He then outlined the statutory time limits for processing applications and described the process used by staff to review each application type. The Committee made no changes to the procedures.



### Clearwire Communications Briefing

The Planning Commission received a briefing from three Clearwire Network Deployment Managers about the services offered by Clearwire. The Committee was told that Clearwire was building the first nationwide 4G mobile internet network and would be filing multiple Feature Shown applications in advance of its anticipated March 2010 launch date. Following a brief Q&A session, the network representatives said that Clearwire would welcome the opportunity to meet with district land use committees and homeowners associations in the future to respond to questions about particular applications.

### Environment Committee

James R. Hart, Chair

Jay P. Donahue

Earl L. Flanagan

Kenneth A. Lawrence

Timothy J. Sargeant

*Alternates: Walter L. Alcorn, Frank A. de la Fe*



The Environment Committee held eight meetings in 2009 (February 26, April 16, April 30, May 28, June 11, July 30, September 24, and November 19) in joint session with the Environmental Quality Advisory Council (EQAC). Staff members from the Department of Public Works and Environmental Services (DPWES) and DPZ) were also in attendance. The Committee discussed the following issues:

- Environmental Quality Corridor Disturbances
- Protection of riparian buffers
- Zoning Ordinance Amendment on residential building height and fill
- Revisions to the Green Building Policy

### Environmental Quality Corridor (EQC) Disturbances

Noel Kaplan, with the Planning Division of DPZ, informed the Committee that the need to discuss EQC disturbance tradeoffs arose from applications recently approved by the Board of Supervisors (PCA 78-S-063-06 and SE 2008-SU-026 by the Aerospace Corporation). He reported that the Board had requested staff, the Planning Commission, and EQAC to conduct a thorough review of the EQC policy to ensure that it remained functional and adhered to the County's environmental preservation and

## 2009 Planning Commission Committees

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restoration objectives. Mr. Kaplan asked the Committee for guidance on the project scope, schedule, and process to be presented to the Board's Environmental Committee.

The Committee agreed to solicit stakeholder input on the EQC policy in a public forum similar to that used in 2008 regarding protection of riparian buffers and suggested that staff use the following questions to frame the process:



- Should there be tradeoffs and if so, under what circumstances?
- Are certain EQC areas more susceptible to tradeoff evaluation?
- What exactly is an appropriate tradeoff?
- Is stream restoration or a certain amount of reforestation required?
- Do financial contributions factor into the tradeoffs?

The Committee recommended that staff (1) consider an overall framework for analyzing tradeoffs to determine the significant net environmental and ecological benefit associated with the tradeoff and establish a system for measuring the ecological services or aspects provided by the EQC property, (2) determine whether any pending cases could be impacted by a possible change to the EQC policy; (3) emphasize that the County was not opening the EQC to development simply due to the provision of tradeoffs but in recognition of extraordinary or exceptional circumstances under which limited intrusions might be acceptable given significant benefits; (4) consider a five-to-one or ten-to-one replacement value; and (5) consider tradeoffs only in connection with a specified maximum land area of encroachment.

Staff listed three available options to address the issue: amend the Comprehensive Plan; develop an informal assessment tool; or, take no action. The Committee decided that a Comprehensive Plan amendment would be the best option, following a public outreach effort to solicit input from stakeholders.

Staff submitted a draft timeline and a list of potential stakeholders for Committee review. The Committee unanimously endorsed the timeline and agreed to sponsor a public workshop on a strawman draft of the proposed revisions to the EQC policy. To facilitate development of the recommendation, the Committee supported staff's suggestion that the following three categories be discussed: the potential functions and values of EQCs; potential adverse impacts to these functions, and, overall factors for consideration.

Following a Q&A session, the Committee asked staff to address the following questions:

1. Should encroachment into the EQC be allowed if there was an extraordinary circumstance or enforced measure by the State?
2. Should EQC encroachment be allowed with a tradeoff to be determined based on analysis of a given situation?
3. Should EQC encroachment be allowed with the tradeoff proposed by an applicant?

Mr. Kaplan summarized the protection regulations and encroachment policies of the following neighboring jurisdictions: Prince William County; Montgomery County; Prince Georges County, Arlington County, and the City of Alexandria. He pointed out that the counties generally utilized a three-tier approach to encroachments issues: avoidance, minimization, and compensation. The Committee expressed reservations about accepting payments for EQC intrusion.

The Committee finalized plans for its January 6, 2010 public workshop on a draft Comprehensive Plan Amendment concerning EQC Disturbances. Staff agreed to provide an online link to the strawman document, publicize the event, and send invitations to a list of interested stakeholders.

*NOTE: The Board of Supervisors authorized Plan Amendment S10-CW-1CP on April 6, 2010 and the Planning Commission public hearing is currently scheduled to be held June 2, 2010.*

## 2009 Planning Commission Committees

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### Protection of Riparian Buffers

Judith Cronauer, with the Code Analysis Division of DPWES, delivered a PowerPoint presentation on riparian buffers, noting that the following responses were provided to issues previously raised by the Committee:



- The County could require wider buffers in specific areas, such as the Water Supply Protection Overlay District, as long as there was a justification like a better water quality benefit.
- If implemented as a Resource Management Area (RMA) requirement, the County could not require reforestation, even if encroachment occurred in the buffer area.
- The performance criteria for RMAs did not apply to development or redevelopment resulting in land disturbances of less than or equal to 2,500 square feet.

Ms. Cronauer reviewed the revised numbers regarding miles of stream protected versus drainage areas and the types of buildings encroaching into a 35-foot wide buffer by drainage area and by watershed. She also presented images and described the impacts of certain structures encroaching in the following watersheds:

- High Density Watersheds: Pimmit Run, Horsepen Creek, and Dogue Creek
- Moderate Density Watershed: Difficult Run
- Low Density Watersheds: Johnny Moore Creek and Wolf Run

Ms. Cronauer commented on the estimated level of staff effort to implement the riparian buffer regulations, including the hours needed for mapping, review, inspections, and enforcement annually. She pointed out that it would take a significant effort to map all County properties within a 35-foot wide buffer.

The Committee recommended that staff consider (1) advertising the proposed riparian buffer regulations to include a range of factors regarding the unresolved issues; and (2) incorporating input from citizen and industry representatives into the final recommendations.

Ms. Cronauer explained that riparian buffer regulations would be subject to an exception process (similar to that for a Resource Protection Area) which would permit a developer or homeowner to appeal the regulations. She noted that any stream with an RPA designation would need to have an associated buffer area at least 100 feet wide along each side of the stream and associated wetland areas. The Committee suggested that, in order to persuade industry and landowners of the need to add these regulations, the County should present the benefits of imposing riparian buffers with convincing scientific evidence.

Michelle Brickner, Director of Land Development Services with DPWES, pointed out that if the regulations were incorporated into the performance criteria for RMAs, a homeowner or developer filing a building permit could still clear vegetation on the property 2,500 square feet at a time. The Committee made the following suggestions to staff:

1. Develop an alternate plan to achieve a significant environmental outcome to include other methods of producing best management practices;
2. Consider how to present the regulations to citizens and developers, how to achieve the specific objectives of the regulations. and identify the benefits of such regulations; and
3. Consult with the County Attorney's Office to define the County's authority in the new regulations and determine if the County has the authority to require reforestation.

## 2009 Planning Commission Committees

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At a later meeting, Ms. Cronauer advised that staff's final recommendations were: (1) to preserve headwater stream buffers through implementation of a Comprehensive Plan Amendment and a Tree Conservation Ordinance; and (2) not to implement a regulatory approach for the following reasons: insufficient resources due to the current economic climate; limitations regarding the enabling authority to require reforestation; and the impact to homeowners. She said the recommendations would be presented to the Board's Environmental Committee on June 15, 2009, and should include recommendations from EQAC and the Planning Commission.

After reviewing a memorandum from EQAC, dated May 22, 2009, and noting that it was consistent with the Committee's position on protection of stream headwater areas, the Committee unanimously voted to recommend that the Planning Commission adopt the following position statement:

1. The Planning Commission recommends that Fairfax County remain strongly committed to the protection of headwaters and riparian buffers upstream of resource protection areas, even if new regulations are not implemented at this time. The Planning Commission agrees with County staff on the importance of utilizing both the adopted Policy Plan on development applications and the Tree Conservation Ordinance, where applicable, to minimize development impacts on headwaters and riparian buffers.
2. The Planning Commission has been made aware of Fairfax County's current budget situation and has been alerted by County staff to the significant financial and staffing implications associated with mapping, implementation, and enforcement of additional regulation. The Planning Commission also has been made aware of potentially problematic limitations on regulatory scope in the absence of express legislative authority from the General Assembly.
3. Although a regulatory approach may not be feasible at this time, the Planning Commission recommends that the Board of Supervisors direct staff to revisit the issue of additional regulation of upstream riparian buffers at such time as the Fairfax County budget may permit sufficient funding for staff necessary for mapping, implementation, and enforcement, and also after the Board has had the opportunity to evaluate whether to pursue any appropriate legislative initiatives with the general assembly.
4. The Planning Commission further recommends that the Board of Supervisors refer the topic of upstream headwaters and riparian buffers to the Board's Legislative Committee to review with County staff any desired legislative action by the General Assembly, to facilitate implementation of future local regulation for protection of riparian buffers.
5. The Planning Commission further recommends that in the meantime, Fairfax County staff be directed to continue with a phased action plan for protection of headwaters and riparian buffers, with the first phase, including promoting education and awareness for affected property owners, together with continued fact-finding and research on what other jurisdictions are doing. When circumstances warrant, the second phase should include reevaluation of the feasibility of additional regulation, after possible General Assembly action, and as the Fairfax County budget may allow.

The Committee noted that its position statement did not specify desired legislative actions by the General Assembly to facilitate implementation of future local regulation for protection of riparian buffers, but that legislative initiatives could address the following restrictions:

- Require reforestation only when the proposed development encroaches in the buffer area;
- Apply Resource Management Performance Criteria only to land disturbances greater than 2,500 square feet, and
- Require that Resource Protection Area buffers be a minimum of 100 feet wide.

## 2009 Planning Commission Committees

*NOTE: On June 11, 2009, the Planning Commission voted unanimously to adopt the position statement recommended by the Environment Committee and forwarded the recommendations to the Board's Environmental Committee.*

### Proposed Zoning Ordinance Amendment on Residential Building Height and Fill

Jack Reale, Zoning Administrative Division (ZAD), DPZ, briefed the Committee on the pending Zoning Ordinance Amendment concerning residential building height. He explained that citizens and building industry representatives generally agreed to measure the grade at the pre-existing or finished grade, whichever was lower. The Committee learned that the proposed amendment would restrict artificial placement of fill and close a loophole regarding building height. Mr. Reale explained that there were three typical cases where an exception could be made to allow additional fill: a residential dwelling in a floodplain that needed to be elevated, a dwelling located in a lot that was topographically lower than the adjacent properties and sewer lines that needed elevation.



Lorrie Kirst, Deputy Zoning Administrator, explained that a special exception or special permit could be granted to allow a grade elevation for a dwelling located outside of a flood plain so that it could meet requirements. Since the presentation consisted of a briefing only, the Committee did not take any action on this subject.

### Revisions to the Green Building Policy

DPZ staff reminded the Committee that the Board of Supervisors, as part of its adoption of the current Green Building Policy Amendment in December 2007, directed that the Commission review the policy after two years to determine whether any revisions were needed.



The following questions were posed by staff as items that needed to be addressed during the review:

1. What are the goals—energy efficiency/conservation, water conservation, or all green building elements?
2. Should certain credits be emphasized over others as a method of achieving County goals?
3. Should the policy make a distinction between the various types of LEED rating systems?
4. Should the residential policy be updated to include recently developed programs?
5. Should the policy be updated to address multi-family or high-rise residential?
6. Should the policy discuss how public-private partnerships should be handled?
7. Should buildings be encouraged to have not just an initial LEED certification, but to also maintain the building green?

The Committee agreed to place this topic on the 2010 committee agenda.

### Housing Committee

Rodney L. Lusk, Chair  
Walter L. Alcorn  
Frank A. de la Fe  
John L. Litzenberger, Jr.  
*Alternate: Timothy J. Sargeant*



The Housing Committee met once in 2009 in joint session with members of the Redevelopment and Housing Authority (RHA) to discuss how the two groups could work together to increase affordable and workforce housing. Also present at the meeting were staff from the Department of Planning and Zoning (DPZ) and the Department of Housing and Community Development (DHCD).

## 2009 Planning Commission Committees

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Robert Schwaninger (RHA member for the Mason District) commented that the County looked at affordable housing from a planning and zoning perspective whereas RHA took an opportunistic view. He noted that the challenge was for both groups to develop a cooperative approach to the issue of increasing the availability of affordable and workforce housing in the County.

Albert McAloon (Lee District RHA member) called attention to the fact that the George Mason University Center for Regional Analysis had determined that the County would need 63,660 affordable housing units based on projected job growth through 2025. RHA member Lee Rau (Hunter Mill District) suggested that elimination of regulatory constraints, such as building height limitations, would enable the marketplace to profitably provide affordable housing. Donna Pesto, Planner III with the Zoning Administration Division of DPZ, noted that proposed Zoning Ordinance amendments concerning residential use in commercial and industrial districts were on the Priority 2 Work Program.

Mr. Schwaninger pointed out that provision of single occupancy residences (SROs) in commercial and industrial areas would help end homelessness in the County. Donna Pesto, Planner III with the Zoning Administration Division of DPZ, explained that in the near future the Board of Supervisors would be requested to authorize a Zoning Amendment to allow residential studios (formerly known as SROs) in almost all zoning districts. Committee Chairman Lusk pointed out that affordable housing could also be co-located on County public facility sites (such as police and fire departments).

In response to a question from Commissioner Litzenberger, Mary Stevens, DHCD, said that the turnover rate for HCD housing had dropped dramatically with the decline in the economy and was below 5 percent.

Chairman Lusk emphasized that a continuing dialogue between the committee and the Housing Authority was essential for the development of future viable initiatives to provide affordable and workforce housing.

### Land Use Process Review Committee

Peter F. Murphy, Jr., Chair

Frank A. de la Fe

Earl L. Flanagan

Kenneth A. Lawrence

Timothy J. Sargeant

*Alternates: Jim Hart, John L. Litzenberger, Jr.*



The Land Use Process Review Committee held five meetings in 2009 (January 8, March 11, May 6, June 10, and July 8). Meetings were also attended by staff from the Fairfax County Department of Transportation (FCDOT) as well as the Department of Planning and Zoning (DPZ). The issues discussed and the actions taken by the Committee have been grouped into four topics as listed below.

- ❖ Implementation and Impacts of Chapter 527 Legislation;
- ❖ Current Timeline for Processing Land Use Applications;
- ❖ Application Fee Increases; and
- ❖ Technology Improvements

The issues were discussed at different meetings but are summarized below by subject. For more information, go to [http://www.fairfaxcounty.gov/planning/committee\\_minutes.htm](http://www.fairfaxcounty.gov/planning/committee_minutes.htm) and scroll down to find the Land Use Process Review Committee. Select the meeting date to review the Minutes and any handouts distributed during that particular meeting.

## 2009 Planning Commission Committees

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### [Chapter 527 Legislation \(Traffic Impact Analysis\)](#)

The Committee received a briefing from Daniel Rathbone, Chief of the Transportation Planning Division, and from Leonard Wolfenstein, Chief of the Transportation Planning Section of FCDOT, on staff's experience with the implementation of Chapter 527 legislation passed by the Virginia General Assembly in 2007. The Committee was reminded that VDOT was required to review a traffic impact analysis (TIA) for rezoning applications and Comprehensive Plan amendment proposals that would generate 5,000 or more additional vehicle trips per day on state-controlled highways.

The Committee expressed concern that the cost of a traffic impact analysis could discourage non-profit organizations and homeowner associations from submitting nominations to amend the Comprehensive Plan. Staff indicated that, if directed to do so by the Board of Supervisors, staff could prepare the analysis for a particular nomination.

Mr. Rathbone noted that staff was in the process of preparing a memorandum to the Board of Supervisors about staff's new procedure to not process an application until a traffic impact analysis had been accepted by VDOT. The Committee requested that the memorandum to the Board also clarify that the 120 day clock (for scheduling a public hearing) would re-start should a new traffic impact analysis be requested by VDOT in instances where changes to an application altered the originally reviewed traffic impact analysis.

At a subsequent meeting, the Committee received a briefing by staff concerning proposed modifications to the procedures for processing a rezoning application that required a TIA. The Committee learned that one of the significant changes would require that a TIA be submitted to FCDOT when the initial application was filed with the Department of Planning and Zoning (DPZ).

Michael Davis, Transportation Planner with FCDOT, explained that the earlier submission to FCDOT and VDOT would allow any TIA deficiencies to be identified early in the process. He said that VDOT reviewed TIAs within 45 days of receipt to determine compliance with technical requirements and then submitted comments to the County within 45 days of receiving a "complete" TIA. Mr. Davis noted that submission of a revised TIA would be necessary before the application would be deemed accepted by DPZ and a Planning Commission public hearing date scheduled.

The Committee discussed the project scoping process and concurred with staff that the level of detail required in a TIA for a Comprehensive Plan amendment should not be as rigorous as that required for a rezoning application. The Committee was advised that the proposed procedures would be presented to the Board of Supervisors and, if approved, would be effective on either October 1, 2009 or January 1, 2010.

*NOTE: On August 3, 2009, the Board of Supervisors approved the proposed changes to the processing of traffic impact analyses for rezoning applications.*

### [Current Timeline for Processing Land Use Applications](#)

The issue of application processing arose in connection with the significant increase in the number of application deferrals that have occurred over the past several years. Ms. Regina Coyle, Director of the Zoning Evaluation Division of DPZ, listed the steps in the current zoning process as follows:

- Application acceptance
- Application distribution
- Scheduling/staff assignment
- Staff review/evaluation
- Revised plan/draft proffers
- Staff report
- Notification
- Public hearings (by the Planning Commission and Board of Supervisors)



## 2009 Planning Commission Committees

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Following questions from Committee members, Ms. Coyle commented on submission requirements, identification of submission deficiencies, and scheduling. She noted that special exception applications were scheduled within 5-6 months of acceptance and that rezoning and proffered condition amendment applications were scheduled within 6-7 months of acceptance. Committee members expressed the view that a longer review period generally resulted in a better application. The Committee agreed that last minute deferrals of a public hearing, after public notice requirements were satisfied (posting, newspaper advertisements, and written notice) were costly both in terms of money and staff time. Staff advised the Committee that to avoid the costs associated with deferrals, an application needed to be deferred 30-40 days before the scheduled public hearing date.

### Application Fee Increases

The Committee was briefed on the status of the proposed Zoning Ordinance amendment concerning fee increases for every application type. Ms. Coyle explained that the scope of advertising would allow up to a 75% cost recovery rate. She noted that the Office of the County Attorney had determined that the County did have the authority to charge an additional fee when a case was deferred at the request of the applicant, provided that the public hearing (before the Planning Commission, the Board of Supervisors, or the Board of Zoning Appeals) had been advertised. The Committee asked that the following information be provided:



- The number of deferrals requested by applicants in the last year; and
- The number of times the County paid for re-advertising due to applicant-requested deferrals.

At a subsequent meeting, the Committee learned that on April 27, 2009, the Board adopted a fee increase (with an effective date of July 1, 2009) for all zoning applications (excluding 2232 public facility applications). Ms. Coyle explained that the adopted Zoning Ordinance amendment achieved a 75% cost recovery rate. She added that the Board deferred decision on the issue of whether to charge a fee of up to \$1,000 for an applicant-requested deferral of a Commission or Board public hearing (and up to \$250 for a BZA public hearing) that had already been advertised in a newspaper.

The Committee expressed reservations about a deferral fee for the following reasons: (1) a fee would be a disincentive to thorough examination of all the pertinent issues; (2) fee avoidance could result in public hearings on applications with many unresolved issues; (3) the fee of \$1,000 was insufficient to discourage deferrals; and (4) it would be difficult to determine exactly who “caused” a deferral based on the need for additional time to resolve outstanding issues. The Committee supported imposing a “deferral fee” only in instances where an untimely and/or incomplete affidavit led to the deferral of an application that had already been advertised for public hearing. The Committee asked staff to consider publishing staff reports four weeks, rather than two weeks, in advance of a public hearing.

The Committee voted unanimously to request that the Planning Commission recommend that the Board of Supervisors establish a fee of \$250, plus the actual cost of advertising, not to exceed a total amount of \$1,000, to be charged to applicants in those cases where a deficient affidavit necessitated the deferral of an already advertised public hearing, with an effective date of July 1, 2009. The Committee also unanimously voted to request that staff report back to the Planning Commission within one year of the implementation date with an assessment of the effectiveness of the new deferral fee.

*NOTE: On June 11, 2009, the Planning Commission voted unanimously to forward the Committee recommendations to the Board of Supervisors.*

### Technology Improvements

Ms. Coyle explained that DPZ staff was in the process of improving the graphics used at public hearings and the legibility of maps contained in the staff reports. She noted that a weekly online report was now available on the web listing the status of applications currently in-process for public hearing by the Planning Commission and the Board of Supervisors. Ms. Coyle explained that a “received” application had been submitted but not yet



## 2009 Planning Commission Committees

accepted and a “filed” application had been accepted. To view the Case Status Report, link to <http://www.fairfaxcounty.gov/dpz/staffreports/pcboscasestatus.pdf>.

The Committee suggested that links be provided from the Commission’s online calendar for a specific public hearing date to the applications on the agenda for that date. The Committee also asked staff to consider providing a link from a map of the County to the staff report for a specific application. Staff indicated that a demonstration on improvements that have been made to the online Land Development System would be provided to the Committee at a later date.

### Parks Committee

Frank A. de la Fe

James R. Hart

Rodney L. Lusk

*Alternates: Earl L. Flanagan, Suzanne F. Harsel*



The Parks Committee was appointed but held no meetings in 2009 due to the workload of the Commission and the heavy meeting schedule of the other committees.



### Personnel and Budget Committee

Janet R. Hall, Chair

Frank A. de la Fe

Suzanne F. Harsel

Peter F. Murphy, Jr.

The Personnel and Budget Committee met twice in closed session (February 4 and October 29) to review the County Executive’s proposed FY 2010 budget (adopted by the Board of Supervisors, with revisions, in April 2009) and to discuss the pending FY 2011 budget. The Committee learned that several reorganizations were under consideration for FY 2011, one of which was a possible merger of the Planning Commission Office, the Office of the Clerk to the Board of Supervisors, and the support staff for the Board of Zoning Appeals. The Commission Chairman noted that the proposal would be studied to determine whether it would be cost effective and efficient. He stressed that a decision had not been finalized and that staff from each agency would meet to develop a consensus recommendation to be forwarded to the County Executive’s Office.

### Policy and Procedures Committee

Janet R. Hall, Chair

Walter L. Alcorn

Suzanne F. Harsel

James R. Hart

Kenneth A. Lawrence

*Alternates: Earl Flanagan, Timothy Sargeant, John Litzenberger*



The Policy and Procedures Committee met three times (February 18, March 25, and October 29) with senior staff from the Planning Commission Office, the Office of the County Executive, DPWES, and staff from the Zoning Administration and Planning Divisions of DPZ to discuss the following items:

1. Discontinuation of the Area Plans Review (APR) Tabloid
2. 2009 Zoning Ordinance Amendment Work Program
3. Proposed Zoning Ordinance Amendment on increases for zoning cases and DPWES services
4. Review of the 2009-2010 South County APR Guide
5. Proposed amendment to the Comprehensive Plan concerning visual and performing arts

## 2009 Planning Commission Committees

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### [Discontinuation of the Tabloid for 2008-2009 North County APR and 2009-2010 South County APR](#)

Staff from the Planning Division of DPZ advised the Committee of staff's recommendation that publication of the Tabloid be discontinued for two reasons: (1) the information contained in the tabloid was available in electronic format on the internet; and (2) the cost associated with printing and mailing the tabloid to County citizens was prohibitive given the current budget constraints of the County. After a discussion among Committee members, staff agreed to:

- Notify area community organizations, in addition to abutting property owners, of nearby nominations and task force meetings by mail;
- Confirm with the County Attorney's Office that publication of the tabloid was not a legal requirement;
- Check with the Office of Public Affairs about the possibility of posting information on the County's homepage (in addition to the DPZ Web site and the Commission's own Web site) during an APR process; and
- Provide the Committee an opportunity to review in advance the format and content of information to be posted on the web.

The Committee voted unanimously to recommend to the Planning Commission that the APR Tabloid be suspended for two years, with the understanding that relevant information would be available on the County Web site, that adequate outreach would be provided to all affected community associations, and that the Committee would review the format and content of information to be posted on the web.

*NOTE: On February 18, 2009, the Planning Commission voted unanimously to endorse the Committee recommendations and forward them to the Board of Supervisors.*

### [2009 Zoning Ordinance Amendment Work Program](#)

Staff from the Zoning Administration Division of DPZ informed the Committee that of the 34 items on the 2009 Priority 1 Work Program, eight had been adopted, four had been authorized for public hearing by the Board of Supervisors, two items had been addressed without the need for an amendment, and eight new items had been added by the Board of Supervisors. Committee members and staff discussed the amendments regarding neighborhood character, angle of bulk plane and grade, and residential studios, wind turbines, solar panels, affordable dwelling units, commercial portable storage, and adult video stores.



The Committee then voted unanimously to recommend that the Planning Commission endorse the proposed 2009 Zoning Ordinance Work Program with the following changes:

- Move item 15 (commercial portable storage) from Priority 1 to Priority 2 for one year;
- Move item 38 (reduce minimum parking requirements for retail mixed projects) from Priority 2 to Priority 1; and
- Combine item 26 (affordable and/or workforce housing in commercial and/or industrial districts) with item 6 (residential studios) on the Priority 2 list.

*NOTE: On February 18, 2009, the Planning Commission voted unanimously to support the Committee recommendation and forwarded the 2009 Work Program to the Board of Supervisors for approval.*

## 2009 Planning Commission Committees

### [Proposed Amendment on Fee Increases for DPZ Zoning Cases and DPWES Services](#)

DPZ staff briefed the Committee on the pending Zoning Ordinance Amendment regarding the zoning fee schedule. The Committee learned that new fees were proposed for the following three items impacting the Zoning Evaluation Division:



1. Conceptual plans/conceptual plan amendments for areas within the Reston Town Center;
2. Proffer interpretations (up to \$500 each); and
3. Applicant-requested deferrals of already advertised public hearings by the Board and/or Commission (\$1000) and BZA (\$130).

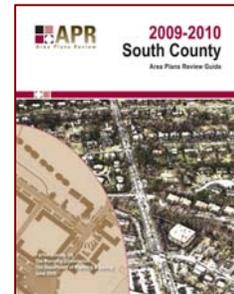
With respect to fees charged by the Zoning Administration Division, the Committee was told that the following changes were proposed: establish a new fee of \$50 for home occupation permits; and, increase the fee for appeals from \$375 to \$1,635 (50% recovery rate) or to \$2,455 (75% recovery rate).

Staff from DPWES advised the Committee of the following proposed fee increases: 39% increase in fees for site plans and inspection fees; 100% increase in fees for infill lots; 27% increase in fees for all commercial and residential alteration permits; and 50% increase in fees for new residential permits.

*NOTE: On March 12, 2009, the Planning Commission held public hearings on the proposed DPWES and DPZ fee increases and recommended approval of the DPWES fee increases. On March 25, the Commission recommended that the Board approve the DPZ zoning fee increases, with the exception of the fee for deferrals. For additional information on the fee for deferral of already publicized public hearings, see the Land Use Process Review Committee.*

### [Review of the 2009-2010 South County APR Guide](#)

Staff from the Planning Division of DPZ briefed the Committee on the proposed Guide to the 2009-2010 South County Area Plans Review. The Committee expressed concern that submissions would occur during the summer; however, after learning that the submission period covered nearly seven weeks (from August 3 through September 16), no change in dates was proposed.



The Committee requested that the following minor revisions be made to the document:

- Revise the *Fast Fact* on page 11 to reflect that persons not registered could speak for two minutes after all listed speakers had been called and that no new cases would be called after 12:00 a.m.;
- On Part 2 of the nomination form, under *General Information*, correct the text to read “Check appropriate supervisor district(s)”;
- Add language to pages 8 and 11 indicating that accepted nominations would be forwarded to the appropriate task force for review;
- Revise page 8 to read, “New to the *South County* Area Plans Review Process”; and
- Delete the word “designation” from the nomination form on pages 19 and 20.

The Committee then voted unanimously to recommend that the Planning Commission approve the Guide to the 2009-2010 South County Area Plans Review, subject to the minor revisions listed above.

*NOTE: On March 26, 2009, the Planning Commission unanimously voted to endorse the Committee recommendations.*

## 2009 Planning Commission Committees

### Proposed Amendment to the Comprehensive Plan on Visual and Performing Arts

Deputy County Executive David Molchany informed the Committee he had been directed by the Board of Supervisors in 2008 to establish a committee to examine the arts in Fairfax County and determine how to implement the recommendations of the Commission on the Future of the Arts in Fairfax County. He explained that the Arts Committee, composed of representatives from over 15 County agencies and local organizations, had met on a monthly basis for more than one year to develop a strawman proposal to amend the Policy Plan.



Pamela Nee, Chief of the Environment and Development Review Branch, Planning Division, DPZ, explained that the strawman proposed the addition of a new section on the visual and performing arts to the Policy Plan volume of the Comprehensive Plan. The Committee learned that the proposed additions would include an introduction as well as a goal statement expressing the Board's support for the visual and performing arts. The proposed text would also set forth objectives and related policies to:

- Support the display of arts in public places, private development and public-private ventures;
- Encourage investment in existing and new arts facilities;
- Support the provision of a variety of arts venues; and
- Address mitigation of new and renovated arts facilities on surrounding land uses, environment, transportation, and public infrastructure.

*NOTE: Policy Plan Amendment S09-CW-1CP was authorized by the Board of Supervisors on November 16, 2009 and the Planning Commission public hearing was held on March 10, 2010. The Commission's made its recommendation of approval on April 14, 2010, with a Board public hearing scheduled for May 11, 2010.*



### Schools Committee

Walter L. Alcorn  
Earl L. Flanagan  
Suzanne F. Harsel  
John L. Litzenberger, Jr.  
Timothy J. Sargeant  
*Alternate: Frank A. de la Fe*

The Schools Committee was appointed but did not meet due to the workload of the Commission and the heavy meeting schedule of the other 2009 committees.

### Transportation Committee

Frank A. de la Fe, Chair  
Jay P. Donahue  
Earl L. Flanagan  
James R. Hart  
Kenneth A. Lawrence  
Timothy J. Sargeant



The Transportation Committee held three meetings (January 15, October 22, and December 2) in 2009 with DPZ and FCDOT staff to discuss the following three issues: (1) Dulles Corridor Metrorail

## 2009 Planning Commission Committees

Project – Phase 1; (2) Fairfax County Bus Transit Development Plan; and (3) Proposed development at the Wiehle Avenue Metro Station.

### Dulles Corridor Metrorail Project – Phase 1

The Transportation Committee received a briefing from staff of the Zoning Evaluation Division of DPZ on the pending Phase 1 Dulles Corridor Metrorail public facility and special exception applications scheduled for Planning Commission public hearing on January 15 (later deferred to February 18). The Committee learned that staff recommended approval of the applications associated with the five stations (Tysons East, Tysons West, Tysons Central 7, Tysons Central 123, and Wiehle Avenue) and that the public facility (2232) applications conformed to the 2003 Comprehensive Plan recommendations for Tysons Corner.



Richard Stevens, Dulles Rail Project Coordinator with FCDOT, discussed the planned entranceways and developments near the proposed Metrorail stations. He pointed out that designs incorporated the cost-saving measures deemed necessary by the Federal Transit Administration and that entrances could still be added and platform canopies could be extended in the future. Mr. Stevens explained that the County would retain ownership of the parking garage for the Wiehle Avenue Station and that the garage had to be completed six months prior to the scheduled opening of the station.

With respect to bus service at the Wiehle Avenue Station, Mr. Stevens explained that FCDOT was preparing a countywide Transit Development Plan to address the feeder bus network and circulator bus system within Tysons Corner. The Committee took no action since the briefing was informative only.

*NOTE: On February 18, 2009, the Planning Commission recommended approval of the following applications: 2232-P08-10 and SE 2008-PR-033 (Tysons East); 2232-P08-11 and SE 2008-PR-035 (Tysons West); 2232-MD08-12 and SE 2008-MD-036 (Tysons Central 7); 2232-MD-13 and SE 2008-MD-034 (Tysons Central 123); and 2232-H08-14 and SE 2008-HM-038 (Wiehle Avenue). Subsequently, the Board of Supervisors approved the SE applications on February 23 and March 9, 2009 respectively.*

### Fairfax County Bus Transit Development Plan

The Committee received a briefing from FCDOT staff on the Bus Transit Development Plan (TDP).



The Committee learned that the purpose of the 10-year TDP was to improve Metrobus and Fairfax Connector service throughout the County. Lora Byala, Consultant Project Manager, ATCS, presented an overview of the TDP and explained that the recommendations were prioritized based on the following four factors:

1. External project timelines (i.e. Dulles Rail, High Occupancy Toll Lanes, etc.)
2. Productivity of bus routes
3. Comparison of draft costs to ridership
4. Population demographics surrounding a particular route

Ms. Byala pointed out that key destinations would be major factors in determining bus routes. She explained that staff had not been asked to develop recommendations for moving buses faster and that WMATA was conducting a regional study to identify capital improvements to enhance Fairfax Connector and Metrobus service. The Committee was told the TDP recommended five shuttle routes to connect Tysons with the future Silver Line Metro stations and Tysons Corner Mall and that shuttles would run all day with ten minute headways during peak periods and lunchtime. Ms. Byala said the Bus Rapid Transit routes along VA-267 would be eliminated and there would be no further service enhancements when the Silver Line opened.

## 2009 Planning Commission Committees

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FCDOT staff commented on outreach efforts, including 55 public meetings, which had been held to date and then advised the Committee that the draft recommendations had been provided to the Board of Supervisors. Because the briefing was informative only, no action was taken.



### Proposed Development at the Wiehle Avenue Metro Station

The Committee received a presentation on RZ/FDP 2009-HM-019, a joint venture with Comstock Partners, LC and Fairfax County to develop a mixed-use transit-oriented development with a multi-deck parking structure, office, hotel, residential and support retail uses at the planned Wiehle Avenue Metro Station in Reston. The Committee viewed a PowerPoint presentation depicting the proposed development. Because the presentation was informative only, no action was taken by the Committee.

*NOTE: The Planning Commission public hearing was held on March 25, 2010 and on April 29, 2010, the Commission recommended that the Board of Supervisors approve the application.*

### Tysons Corner Committee

Walter L. Alcorn, Chair  
Frank A. de la Fe  
Jay P. Donahue  
Kenneth A. Lawrence  
Rodney L. Lusk



On September 22, 2008, the Board of Supervisors reviewed the report submitted by the Tysons Land Use Task Force (*Transforming Tysons: Vision and Area Wide Recommendations*) and referred its recommendations to the Planning Commission and planning staff for development of Comprehensive Plan text for the Tysons area. The Vision set forth in the report was to create a livable urban center anticipating approximately 100,000 residents and 200,000 jobs by 2050; more housing and less parking; a grid of streets built around transit and walking; parks, plazas, and open space; and a high level of environmental stewardship.

The Tysons Corner Committee was established on October 16, 2008 as a special committee of the Planning Commission to work in cooperation with the Tysons Task Force and County staff to develop modified Comprehensive Plan text and, if needed, Zoning Ordinance changes.

During 2009, the Committee held 24 meetings to solicit comments from various stakeholder groups on how to create an urban center that would be “people-focused” and where residents would desire to live, work and play. The Committee reviewed two “strawman” drafts of Plan text and received recommendations from County staff and the Task Force’s Draft Review Committee on a variety of issues. The topics addressed included arts, cultural, and recreation opportunities; green buildings; affordable/workforce housing; transportation improvements and costs; transportation demand management and parking; parcel consolidation; urban design guidelines; building heights; intensity; phasing strategies; parks; athletic fields; pedestrian and bicycle friendly street grids; and stormwater management. Committee minutes and presentation materials on each of the Committee’s 2009 meetings can be found at <http://www.fairfaxcounty.gov/planning/tysonspresentations.htm>. Several issues are highlighted below.

At various meetings during the year, the Committee discussed and/or was briefed by County staff on the following subjects: (1) intensity; (2) public facility impacts to parks, schools, water, public safety (fire/rescue and police), libraries, stormwater management, and wastewater management; (3) information technology; (4) transportation-related issues including the Transportation and Urban Design Study; (5) meeting schedule/project deadline and demonstration projects; and (6) strawman drafts of proposed Comprehensive Plan text. Each of these topics is briefly discussed below.

## 2009 Planning Commission Committees

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### Intensity

Five intensity alternatives, previously discussed at the 2007 and 2008 public workshops, were presented to the Committee by staff of the Department of Planning and Zoning (DPZ). James Zook, Director of DPZ, explained that the staff recommendations for growth (116 million square feet by the year 2050) were based on analyses of these intensity alternatives which concentrated new development within 1/8 mile of Metro stations but also permitted a balancing intensity between 1/8 mile and 1/4 mile of the four stations. He pointed out that the Draft Plan included opportunities for bonus intensity and flexibility for additional intensity in the 1/8 - 1/4 mile tier. Mr. Zook commented that the floor area ratio (FAR) recommended by the Task Force would result in approximately 175 million square feet, a level of development projected by staff to occur decades beyond 2050. He added that the Task Force did not have a strategy for prioritizing growth at the stations, rather would permit development to occur on a first-come, first-served basis, resulting in a "Swiss-cheese" pattern of growth. Mr. Zook explained that phased provision of public facilities could be achieved via:

1. Proffer commitments over 10-20 years to provide police, fire, library and school facilities
2. Construction-provided by developers or financed through the Capital Improvement Program
3. Density bonus for significant advancement of construction of public facilities

### Public Facility Impacts

**Parks:** Harold Strickland, Chairman of the 2009 Fairfax County Park Authority (FCPA), pointed out that the FCPA Board had adopted a new Urban Parkland Service Level Standard. He asked that this standard be used to plan new parks for Tysons. Sandra Stallman, Manager of the Park Planning Branch, FCPA, commented that the area was currently not well-served by parks and that a three-tier urban park hierarchy had been developed: (1) urban pocket parks and plazas up to one acre; (2) park nodes from one to five acres; and (3) a civic space/central park of about ten acres. Ms. Stallman briefed the Committee on existing and proffered parkland in the Tysons area, elements of an urban park system, service level standards, and the types of facilities needed. Staff confirmed that land for athletic fields had been identified by the Park Authority but that a community center was not actively being planned at this time. The Committee suggested that public-private partnerships be considered to help further the construction of public facilities.

**Schools:** Denise James, Director of Facilities Planning, Fairfax County Public Schools (FCPS), discussed the School Impact Analysis and noted that information had been based on current yield ratios for mid- and high-rise development. She explained that a new GIS-based system would soon be utilized to provide more accurate and realistic student yields based on different housing types. Mary Ann Tsai, Senior Planner, FCPS, pointed out that four of the ten schools in the area were already over capacity and two more would be over capacity in the next five years. Ms. Tsai recommended that two school sites be provided based upon the anticipated student yield.

**Water:** The Committee received presentations concerning the areas serviced by Fairfax Water and Falls Church Water. Robert Etris, Public Utilities Division Director for the City of Falls Church, commented that the projected water demand in 2050 would be 7.8 million gallons per day. He described recent capital improvements and reviewed projects in Phase I of the five-year Capital Improvement Programs. Jamie Hedges, Director of Planning and Engineering for Fairfax Water, noted that Fairfax Water should be able to meet the projected water demand for Tysons. The Committee pointed out that the Tysons implementation authority should address the issue of competition between Falls Church Water and Fairfax Water.

**Libraries:** Dr. Sam Clay, Fairfax County Public Libraries Director, proposed three scenarios with regard to library service in the Tysons area: (1) keep the Tysons-Pimmit Regional Library at its current Leesburg Pike location and construct a new community library at an estimated cost of \$13.5 million; (2) replace the Tysons-Pimmit Regional Library with a new regional library within the Tysons redevelopment area at an estimated cost of \$28.5 million; or (3) co-



## 2009 Planning Commission Committees

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locate a performing arts center with a new library within the redevelopment area. Dr. Clay responded to questions from Committee members concerning location, parking needs, and design.

*Public Safety (Fire/Rescue and Police):* Fire Chief Ronald Mastin projected that the number of calls was projected to increase from 3,000 in 2007 to 8,000 in 2050. He recommended that Rescue Station 29 be expanded and relocated to the site of the bus transit station at 8300 Jones Branch Drive. Chief Mastin also suggested that two additional stations be constructed as urban stations at the base of corporate or mixed-use buildings.

John Kapinos, Strategic Planner for the Police Department, informed the Committee that the number of calls was projected to increase from 10,000 in 2010 to 19,000 in 2050. He explained that another service area would need to be established, staffed by 30 police officers, to handle the increased calls. Mr. Kapinos noted that non-traditional means of transportation for officers, such as bicycle patrols, Segway scooters, and foot patrols would be appropriate to serve the planned urban environment.

*Affordable/Workforce Housing:* DPZ staff informed the Committee that staff preliminarily supported the recommendation of the High-Rise Affordability Panel for four tiers with 25% affordable housing. Staff emphasized that flexibility, creative strategies and partnerships were critical to ensure the provision of adequate affordable/workforce housing in the Tysons area. Staff advised that affordable units would be required in both transit-oriented development (TOD) and non-TOD districts and that the units could be located off-site as long as they were located within Tysons and built concurrently with market-rate units.



*Stormwater Management:* Randy Bartlett, Stormwater Management Division, DPWES, noted that existing conditions in Tysons could be improved by providing modern stormwater management, restoring existing streams, using green street design principles, controlling total and peak flows, designing the area to mimic pre-settlement forested conditions, and using innovative low impact development techniques. Noel Kaplan and Sterling Wheeler, with DPZ, discussed the proposed Comprehensive Plan concerning stormwater management and outlined the as-yet unresolved issues as: (1) control of additional runoff; (2) control of storm events; (3) reduction of pollutant runoff; and (4) restoration of streams.

*Wastewater Management:* Shahram Mohsenin, Wastewater Management Division, DPWES, commented that the Blue Plains treatment plant would serve the Tysons redevelopment area; however, because the facility was near capacity, consideration was being given to purchasing additional capacity.

### Information Technology

Gordon Jarratt, Greg Scott and Wanda Gibson, with the County's Department of Information Technology (DIT), briefed the Committee on information technology infrastructure that could be incorporated into the future planning of Tysons. The Committee asked that DIT coordinate with the County's Energy Committee and DPZ staff to develop Plan language that would be sufficiently flexible to accommodate future technologic advances. To view the presentation materials, link to [http://www.fairfaxcounty.gov/planning/tysons\\_docs/dit.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/dit.pdf).

### Transportation Related Issues

A variety of transportation related concerns (including conceptual design of road networks, ramps and interchanges, bicycles, transportation analysis, travel demand forecasting, parking, the traffic circulation system, and transportation demand management) were discussed at various Committee meetings. These topics are briefly discussed below. More information can be found in the Committee Minutes at <http://www.fairfaxcounty.gov/planning/tysonscorner.htm>.

*Conceptual Design of Boone Boulevard and Greensboro Drive:* Richard Stevens, with FCDOT, discussed the conceptual design and engineering assessment of Boone Boulevard and Greensboro

## 2009 Planning Commission Committees

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Drive. He commented on alternative alignments for three segments of Boone Boulevard: Chain Bridge Road to Gosnell Road, Gosnell Road to Spring Hill Road, and Spring Hill Road to Westwood Center Drive. Mr. Stevens also discussed the three alternatives of Boone Boulevard crossing over Route 123, crossing under Route 123, or an at-grade intersection. The Committee requested that the proposed plan depict wider sidewalks along roadways. To view the presentation materials, link to [http://www.fairfaxcounty.gov/planning/tysons\\_docs/boone\\_greensboro.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/boone_greensboro.pdf).

*Urban Roadway Design and Planned Network in Tysons:* FCDOT staff commented on the roadway types (principal arterial, minor arterial, collector, and local) and explained that staff was working with VDOT to reach agreement on a general standard for roadway types and to establish a road design to accommodate urban elements. To view the presentation materials, link to [http://www.fairfaxcounty.gov/planning/tysons\\_docs/urbanroadwaydesignguidelines2.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/urbanroadwaydesignguidelines2.pdf).

*Transportation Demand Management:* The Committee received a briefing on the background and current practices of Transportation Demand Management (TDM). FCDOT staff explained that a Transportation Management Plan (TMP) incorporated TDM measures to reduce trips and communicate with users. To view the presentation materials and the staff recommendations, link to [http://www.fairfaxcounty.gov/planning/tysons\\_docs/tysonstdm.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/tysonstdm.pdf) [http://www.fairfaxcounty.gov/planning/tysons\\_docs/tmissues.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/tmissues.pdf).



*Ramps/Interchanges:* Lewis Grimm with Post, Buckley, Schuh and Jernigan (PBS&J) briefed the Committee on the engineering and operations feasibility of modified or new ramp connections, overpasses; and grade-separated interchanges for the 10 study areas within Tysons. He then advised the Committee of the preferred options identified in the study. County staff (Daniel Rathbone of FCDOT and Sterling Wheeler of DPZ) responded to questions from the Committee concerning the possible environmental impacts of roads and interchanges on Environmental Quality Corridors. Link to [http://www.fairfaxcounty.gov/planning/tysons\\_docs/design\\_study\\_feb\\_5.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/design_study_feb_5.pdf) to view the study document.

*Tysons Bicycle Transportation Plan:* Bruce Wright, spokesman for Fairfax Advocates for Better Bicycling, informed the Committee that bicycles were a critical component of the vision for Tysons, were environmentally friendly, lessened reliance on vehicles and reduced traffic congestion. Link to [http://www.fairfaxcounty.gov/planning/tysons\\_docs/tysonsbikepresentation.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/tysonsbikepresentation.pdf) to view the PowerPoint presentation.

*Transportation Background and Analysis:* Leonard Wolfenstein of FCDOT briefed the Committee on key components of the transportation analysis performed by Cambridge Systematics. He defined “travel demand forecasting model” and explained how the travel demand model was applied in the transportation study analysis. Mr. Wolfenstein replied to questions concerning vehicle trip counts, land use scenarios, modeling, and design. To view his presentation, link to [http://www.fairfaxcounty.gov/planning/tysons\\_docs/background\\_transportation\\_analysis.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/background_transportation_analysis.pdf).

*Transportation and Urban Design Study:* Mr. Wolfenstein provided detailed information on the Community Workshops held in July 2007 and February 2008. He summarized the existing and future transportation analyses and then presented maps depicting the road, highway and transit networks. Jay Evans with Cambridge Systematics described the model and assessment results of the study including transit and road system performance, travel demand management, and urban design benefits. Mr. Rathbone listed the study recommendations as follows:

- Need for additional capacity on the Dulles Roll Road and the Beltway to accommodate the GMU High 2030 Land Use;

## 2009 Planning Commission Committees

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- Explore additional high-quality regional transit connections, in addition to the Dulles Metrorail extension, in order to maintain a competitive level of accessibility for Tysons beyond a 2030 GMU High Land Use level;
- Proposed interchanges on Rt. 123 and Leesburg Pike in Tysons do not provide significant enough operational advantages to justify their inclusion in the Grid;
- Apply new technology to promote telework, communications with travelers, the use of transit, and bicycles.

County staff and Mr. Evans responded to questions from Committee members concerning level of service, traffic capacity, and peak hour traffic. To view the graphs and maps presented, link to [http://www.fairfaxcounty.gov/planning/tysons\\_docs/transportationanalysis.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/transportationanalysis.pdf).

### Meeting Schedule and Demonstration Project

The Committee discussed the need to balance the need for sufficient time to complete development of proposed Comprehensive Plan text with the need to demonstrate the feasibility of transforming Tysons. On March 19, 2009, the Committee voted unanimously to:

- Recommend extension of the schedule for finalizing Comprehensive Plan text;
- Recommend that Fairfax County allow for concurrent processing of Plan amendments and one or more rezoning applications at station landing site as demonstrations of the transformation of Tysons from an automobile-oriented area into a set of transit-oriented and pedestrian-oriented communities; and
- Recommend development of screening criteria to facilitate the selection and review of demonstration applications.

*NOTE: On March 25 and March 30, 2009, respectively, the Planning Commission and Board of Supervisors approved the Committee recommendations.*

On April 22, 2009, James Zook, DPZ Director, reviewed the objectives of demonstration projects, process guidelines, selection criteria, demonstration project submission requirements, and project participant expectations. Following a Q&A session with Committee members, Mr. Zook said a demonstration project would help determine the type of flexibility needed in new ordinances to implement the vision for Tysons Corner.

The Committee was told that an application based on a demonstration project could be filed as soon as Plan and Zoning Ordinance amendments were adopted. Mr. Zook reported that the County Attorney's Office advised that all entitlements awarded for a demonstration project must conform to *Virginia Code* zoning sections. Mr. Barker briefed the Committee about the revisions proposed by the DRC. Link to [http://www.fairfaxcounty.gov/planning/tysons\\_docs/may13demoprojectsdrc.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/may13demoprojectsdrc.pdf) for the proposed changes.

For information about the selection process, criteria and submission requirements utilized, link to [http://www.fairfaxcounty.gov/planning/tysons\\_docs/may27demonstrationprojects.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/may27demonstrationprojects.pdf).

On May 27, 2009, the Committee unanimously voted to recommend that the Planning Commission endorse the proposed Tysons Corner Demonstration Project process, as revised.

*NOTE: On May 28, 2009 the Planning Commission endorsed the Committee's recommendation.*

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With regard to demonstration project proposals, Mr. Zook reported that letters of intent had been received from The Georgelas Group, Clemente Development Company, and JBG Rosenfeld Retail. He then advised that the proposal by The Georgelas Group best addressed criteria approved by the Committee. On July 1, 2009, the Committee voted to recommend that the Planning Commission approve the selection of the demonstration project proposal by The Georgelas Group.

*NOTE: On July 8, 2009, the Planning Commission voted unanimously to concur with the Committee's recommendation that the proposal submitted by the Georgelas Group be selected as the Tysons Demonstration Project.*

### Proposed Comprehensive Plan Text

The Committee reviewed and revised strawman drafts of proposed Comprehensive Plan language. To view the two draft documents discussed in 2009, link to:

- Initial Draft - February 6, 2009
- Second Draft - September 16, 2009



In late 2009, the Committee received briefings from County staff on the proposed Zoning Ordinance Amendment for Tysons as well as the Tysons public-private partnership. To view the presentation materials, link to:

[http://www.fairfaxcounty.gov/planning/tysons\\_docs/zoaframework.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/zoaframework.pdf)  
[http://www.fairfaxcounty.gov/planning/tysons\\_docs/tysonspartnership.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/tysonspartnership.pdf)

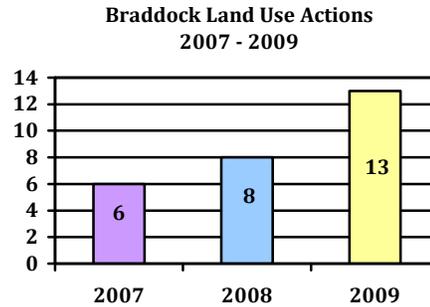
The Committee indicated that the following unresolved issues would be discussed in 2010: parking; affordable housing contributions; consolidation; density; phasing; and financing. The Committee also noted that work would continue on the Georgelas Demonstration Project, the proposed Zoning Ordinance Amendments, and the draft Comprehensive Plan text.

*NOTE: In 2010, the third and fourth strawman drafts were published. The Planning Commission held its public hearing on the fourth draft on April 21, 2010. To view the documents, link to:*

- *Third Draft - January 15, 2010*
- *Fourth Draft - March 24, 2010*

## 2009 Braddock District Actions

As illustrated to the right, the number of land use actions taken in the Braddock District has steadily increased over the past three years. During 2009, the Planning Commission took action on 13 land-use applications, all of which were approved either wholly or in part. Additional information on the below-described applications (listed in order by action date) is available from the Planning Commission Office.



### Items Approved

*January 8* FS-B08-115 – T-MOBILE – to co-locate nine panel antennas on the existing 300-foot tall Virginia State Police tower (with three equipment cabinets placed within the existing fenced equipment compound) at 9801 Braddock Road. Map 69-1 ((1)) 34A.

*May 14* SE 2008-BR-029 – 7-ELEVEN, INC. – to permit demolition of an existing service station/mini-mart and construction of an eight-pump service station under a canopy and a 2,513 square foot quick service food store on 43,289 square feet of land at 6221 Rolling Road and zoned PRC and H-C. Map 79-3 ((8)) 5A3.

*May 14* PCA A-787 – 7-ELEVEN, INC. - to permit demolition of an existing service station/mini-mart and construction of an eight-pump service station under a canopy and a 2,513 square foot quick service food store on 43,289 square feet of land at 6221 Rolling Road and zoned PRC and H-C. Map 79-3 ((8)) 5A3.

*May 28* SEA 85-S-109-02 – MEDICAL FACILITIES OF AMERICA XXIX LP – to amend SE 85-S-109 (approved in 1985 for a 120 bed medical care facility) to permit construction of a 4,234 square foot building addition and 24 additional parking spaces at the existing Burke Health & Rehabilitation Center at 9640 Burke Lake Road on 7.66 acres of land zoned R-1. Map 78-3 ((1)) 12A.

*July 8* FS-B09-15 – VERIZON WIRELESS – to co-locate fifteen cylindrical antennas on an existing 65 foot steel lattice tower atop the existing 61-foot tall Washington Post printing plant building (with one equipment cabinet placed within a shelter on the building rooftop) at 7171 Wimsatt Road. Map 80-1 ((1)) 13A.

*July 9* SE 2009-BR-003 – BOURJ, LTD. – to permit operation of a college (expansion of the Westwood College into a second facility) within a 9,815 square foot portion of an existing six-story office building within The Heritage Center on 1.94 acres zoned C-3 at 7611 Little River Turnpike. Map 70-2 ((1)) 10.

*July 29* FS-B09-29 – VERIZON WIRELESS – to co-locate fifteen panel antennas on the existing 307-foot tall Virginia State Police lattice tower (with one equipment cabinet placed within the existing fenced equipment compound) at 9801 Braddock Road. Map 69-1 ((1)) 34A.

*July 29* FS-B09-42 – JUNIOR ACHIEVEMENT BUILDING – to construct a 20,200 square foot one-story educational building (adjacent to Frost Middle School on property owned by the Fairfax County School Board at 4101 Pickett Road) to provide training related to personal, finance, career exploration and economics to eighth grade students. Map 58-3 ((1)) 1.

*September 17* FS-B09-38 – NEW CINGULAR WIRELESS – to co-locate nine panel antennas on an existing 210-foot tall stadium light pole/monopole (with eight equipment cabinets placed within the existing fenced equipment compound) on the grounds of Robinson High School at 5035 Sideburn Road. Map 68-4 ((3)) 1.

*October 15* FS-B08-130 – T-MOBILE – to replace the existing 85-foot tall Lord of Life Lutheran Church steeple with a 100-foot tall steeple and to install six panel antennas inside the steeple (with

## 2009 Braddock District Actions

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three fenced equipment cabinets placed on the lower roof of the church) at 5116 Twinbrook Road. Map 69-3 ((1)) 17.

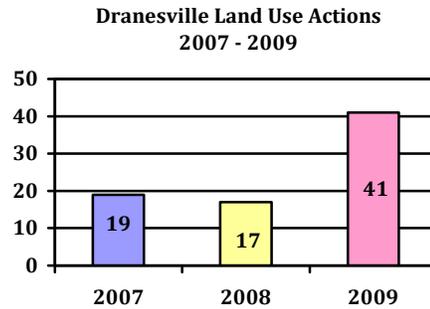
*November 5* FS-B09-84 – CLEARWIRE – to co-locate three dish antennas on an existing 138-foot tall monopole (with no additional equipment cabinets) on the grounds of Woodson High School at 9525 Little River Turnpike. Map 58-3 ((1)) 1.

*November 18* FS-B09-97 – CLEARWIRE – to co-locate one flush-mounted dish antenna on the roof of the 84-foot tall Fenwick Library building (with no additional equipment cabinets) on the grounds of George Mason University at 4349 Chesapeake Lane. Map 68-2 ((1)) 3.

*November 19* FS-B09-114 – CLEARWIRE – to co-locate three dish antennas on an existing 150-foot tall monopole (with no additional equipment cabinets) within the Ravensworth Industrial Park at 7920 Woodruff Court. Map 70-4 ((10)) 701.

## 2009 Dranesville District Actions

The chart to the right illustrates the significant increase in 2009 Dranesville District land use actions over the two previous years. The Planning Commission took action on 41 land-use applications. Two items were denied and the remaining 39 applications were approved either wholly or in part. Additional information on the applications described below (listed by action date) is available from the Planning Commission Office.



### **Items Denied**

*November 18* 2232-D08-19 – T-MOBILE NORTHEAST LLC – to co-locate three flush-mounted antennas on a 10-foot tall extension placed at the top of an existing 100-foot tall electric transmission pole (with three equipment cabinets placed inside a fenced equipment compound near the base of the pole) in VDOT right-of-way east of the intersection of Georgetown Pike with Colonial Farm Road. Map 22-3((1)) 40.

*November 18* SE 2009-DR-005 – T-MOBILE NORTHEAST LLC – to extend the height of an existing 100-foot tall utility transmission pole by ten feet to accommodate the co-location of three additional panel antennas (with three equipment cabinets placed inside a fenced equipment compound near the base of the pole) in VDOT right-of-way east of the intersection of Georgetown Pike with Colonial Farm Road. Map 22-3((1)) 40.

### **Items Approved**

*January 8* FS-D08-62 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 100-foot tall monopole (with four equipment cabinets placed within the existing fenced equipment compound) within the VDOT right-of-way near the intersection of I-495 and the Dulles Airport Access Road. Map 30-1.

*January 15* Site plan 3455-SP-004-2 – McLEAN BIBLE CHURCH, JILL’S HOUSE – submission of the architectural plans (pursuant to the proffers associated with the prior approval of PCA 83-D-050) for Jill’s House, a medical care facility for respite care and early intervention services to children and young adults with special needs, on 5.40 acres zoned R-2 and located adjacent to the McLean Bible Church site at 8925 Leesburg Pike. Map 28-2 ((1)) 9, 10.

*January 29* FS-D08-50 – CRICKET COMMUNICATIONS – to co-locate eight cylindrical antennas on the existing 198-foot tall tower (with three equipment cabinets placed inside the existing fenced equipment compound) on the site of the Great Falls Fire Station at 9916 Georgetown Pike. Map 13-1 ((1)) 2.

*January 29* FS-D08-81 – CRICKET COMMUNICATIONS – to co-locate five flush-mounted cylindrical antennas to the exterior wall of the rooftop penthouse of the 12-story Ashby apartment building (with one equipment cabinet placed adjacent to the rooftop penthouse) at 1350 Beverly Road. Map 30-2 ((1)) 30B.

*February 11* AR 80-D-001-3 – EDITH, SIDNEY & ORLANDO SPALDING AND PATOWMACK FARM – to renew the Patowmack Farm Statewide Agricultural and Forestal District, first established in 1981, for a ten year period for continued agricultural use (farming and hay/mulch production) and forestal conservation (including lumbar, veneer and firewood harvesting on a portion of the site), at 215 Seneca Road on 469.98 acres zoned R-E. Maps 202 ((1)) 6A; 3-1 ((1)) 3Z, 4Z, 5Z; 3-3 ((1)) 1Z; and 3-4 ((1)) 2, 3.

*February 12* FSA-D97-41-2 – SPRINT NEXTEL – to amend the previously approved application for a telecommunications facility by adding five dish antennas to the exterior walls of the rooftop

## 2009 Dranesville District Actions

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penthouse of the 12-story Ashby apartment building (with two equipment cabinets placed on the roof) at 1350 Beverly Road. Map 30-2 ((1)) 30B.

*February 18* FS-D08-112 – VERIZON WIRELESS – to replace the existing 77-foot tall Providence Baptist Church steeple with a new 97-foot tall steeple housing twelve panel antennas (with six screened equipment cabinets placed within the church courtyard) at 8980 Brook Road. Map 19-4 ((4)) A1.

*February 26* FS-D08-39 – T-MOBILE – to replace the existing 85-foot tall Charles Wesley Methodist Church steeple with a new 95-foot tall steeple housing three panel antennas (with three equipment cabinets placed inside a fenced equipment compound at the rear right side of the building at 6817 Dean Drive. Map 30-4 ((1)) 26.

*March 5* FS-D08-132 – T-MOBILE – to replace the existing 52-foot tall Temple Baptist Church steeple with a new 65-foot tall steeple housing three panel antennas (with three equipment cabinets placed inside a fenced equipment compound behind the church) at 1545 Dranesville Road. Map 10-2 ((1)) 7.

*March 5* FS-D08-119 – T-MOBILE – to co-locate nine panel antennas on the existing 85-foot tall treepole/monopole (with three equipment cabinets within an extension to the existing fenced equipment compound) at 1139 Walker Road. Map 12-4 ((1)) 65.

*April 15* FS-D08-124 – CRICKET COMMUNICATIONS – to co-locate seven cylindrical antennas on the existing 96-foot tall monopole (with two equipment cabinets placed within the existing equipment compound (within VDOT right-of-way near the intersection of I-495 and Georgetown Pike). Map 21-3.

*April 15* FS-D08-127 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 100-foot tall monopole (with four equipment cabinets installed within the existing fenced equipment compound) within the VDOT right-of-way near the intersection of I-495 and George Washington Memorial Highway. Map 21-2.

*April 15* FS-D09-10 – FAIRFAX COUNTY PARK AUTHORITY – to expand the existing 38-acre Colvin Run Mill Historic Site to 67 acres (by the addition of portions of the Colvin Run Stream Valley Park) and to modify the site by improvements to the barn (for staff offices, visitor support facilities, and a storage area), Miller's House, parking area, cross county trail connection, and park signage for the facility at 10017 Colvin Run Road. Map 18-2 ((1)) 16, 16A, 17, 24; 18-2 ((8)) A, B; and 18-2 ((9)) part of A, D, E, F.

*April 16* PCA C-491-02 – T&M McLEAN VENTURE, LLC – to amend the proffers associated with the prior approval of RZ C-491 to permit replacement of a six-foot tall screening wall with a landscaped strip composed of shrubs, groundcover and seasonal planting along the frontage of the McLean Professional Park (low-rise office park) on 4.43 acres zoned C-2, SC and CRD on the south side of Chain Bridge Road, east of its intersection with Westmoreland Street. Map 30-2 ((1)) 23.

*May 6* SE 2008-DR-037 – MARK & LYN McFADDEN – to permit an interim office use (satellite real estate brokerage office) for five years in an existing single-family structure on 9,275 square feet of land zoned R-3 and CRD at 1470 Ingleside Avenue. Map 30-2 ((7)) (1) 8.

*May 6* 2232-D09-5 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to renovate and expand the existing Dolley Madison Library located on 4 acres at 1244 Oak Ridge Avenue. Map 30-2 ((1)) 3, ((3)) 21, 24.

## 2009 Dranesville District Actions

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*May 28* SE 2007-DR-025 – MR. MOSTAFA & DR. LILY NADIMI – to permit waiver of the minimum lot width requirement in order to subdivide a 5.0 acre lot zoned R-E into two lots, with widths of 292 and 50 feet, with retention of the existing single family residential structure and construction of a new single family detached dwelling at 8325 Old Dominion Drive within the Prospect Hills subdivision. Map 20-3 ((2)) 2.

*June 10* APR 08-III-13UP – NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by Eric Knudsen to amend the Comprehensive Plan for approximately 205.3 acres (abutting Georgetown Pike from Leesburg Pike to Difficult Run) by adding text that Georgetown Pike is eligible for listing on Virginia Landmarks Register and National Register of Historic Places and that density on the land on both sides of the Pike to a depth of 100 to 150 feet beyond the right-of-way should be limited to protect the aesthetic character of the Pike. Maps 6-4, 7-3, 8-3, 11-2, 12-1, 12-2, 13-1, 13-2 and 13-4.

*June 10* APR 08-III-15UP – NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by Douglas Cobb to amend the Comprehensive Plan for the Upper Potomac Planning District (the area generally bounded by the Potomac River, Difficult Run, Georgetown Pike, Old Dominion Drive, Towlston Road, Leesburg Pike, and Loudoun County) by adding text to encourage placement of utilities underground and protection of Heritage Trees.

*June 10* APR 08-III-19UP – NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by Eleanor Anderson to amend the Comprehensive Plan for the Upper Potomac Planning District (the area generally bounded by the Potomac River, Difficult Run, Georgetown Pike, Old Dominion Drive, Towlston Road, Leesburg Pike, Dulles Toll Road, Hunter Mill Road, Leesburg Pike, and Loudoun County) by adding text to encourage the use of pervious and semi-pervious materials for paved areas.

*June 10* APR 08-III-20UP – NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by Stella Koch to amend the Comprehensive Plan for the Upper Potomac Planning District (the area generally bounded by the Potomac River, Towlston Road, Difficult Run, Vale Road, Lee Jackson Memorial Highway, Sully Road, and Loudoun County) by updating the Environment Section and incorporating current Environmental Policy.

*June 10* APR 08-III-21UP – NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by Kathleen Murphy to amend the Comprehensive Plan for the Upper Potomac Planning District (for the area generally bounded by Potomac River, Difficult Run, Georgetown Pike, Old Dominion Drive, Towlston Road, Leesburg Pike, Dulles Toll Road, Hunter Mill Road, Leesburg Pike, and Loudoun County) by adding text to Public Facilities Section to explore sites for a community center in planning sectors UP1, UP2 and UP3.

*June 11* AR 91-D-004-02 – DURWARD & TARRY FARIES – to renew the Orchard Spring Local Agricultural and Forestal District (at 8407 and 8501 Georgetown Pike and 8548 and 8570 Old Dominion Drive on 33.74 acres zoned R-E) for a third eight-year term for the preservation of agricultural and forestal/open space use. Map 20-1 ((1)) 33Z, 34Z, 35Z, 36Z, 58Z, 77Z.

*June 24* FS-D09-32 – T-MOBILE – to co-locate nine panel antennas on an existing 96-foot tall monopole (with three equipment cabinets placed within an expanded and fenced equipment compound) near the intersection of I-495/Georgetown Pike within VDOT right-of-way. Map 21-3.

*July 9* FS-D09-20 – CRICKET COMMUNICATIONS – to co-locate six flush-mounted panel antennas on the façade of the Filene Center (with two equipment cabinets placed within the existing equipment compound on the ground behind the building) at 1551 Trap Road. Map 28-2 ((1)) 3.

*July 30* 2232-D09-2 – NEWPATH NETWORKS LLC & NEW CINGULAR WIRELESS LLC – to construct a telecommunications Distribution Antenna System (DAS) for 30 node locations (GFE1

## 2009 Dranesville District Actions

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through GFE3, GFE5 through GFE 10, GFE 12 through GFE27, and C-1A through C-6A) comprised of 30 replacement roadside utility poles owned by Domination Virginia Power and Verizon) with six panel antennas and two equipment cabinets per node (28 of which will be within VDOT rights-of-way and two on private property) located along portions of Arnon Chapel Road, Beach Mill Road, Georgetown Pike, River Bend Road, Seneca Road, Springvale Road, Utterback Store Road and Walker Road. Various Maps in the Great Falls Area. *(NOTE: The decision on Node GFE9 was deferred to October 15.)*

*September 10* SEA 91-D-025-3 – CRICKET COMMUNICATIONS – to amend the Development Conditions associated with the prior approval of SEA 91-D-025-2 by permitting the installation of six new antennas on an existing 190-foot tall tower (and one new equipment cabinet within the existing enclosed equipment compound) on 37,800 square feet of land zoned R-1 at 11000 Leesburg Pike.

*September 10* FS-D09-37 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on an existing 190-foot tall tower (with two additional equipment cabinets placed within the existing fenced equipment compound) at 11000 Leesburg Pike. Map 12-1 ((1)) 36.

*September 24* 2232A-D00-14-1 – VERIZON WIRELESS – to amend the previously-approved application for a telecommunications facility by replacing three existing antennas with three new antennas (with no additional equipment cabinets) on the existing 103-foot tall monopole at the intersection of I-495/George Washington Parkway. Map 21-2.

*October 15* 2232-D09-2 - NEWPATH NETWORKS LLC & NEW CINGULAR WIRELESS LLC – to construct a telecommunications Distribution Antenna System (DAS) for node GFE9 located at 9813 Beach Mill Road. *(NOTE: See July 30 for the action taken on the other 29 node locations.)*

*October 22* FS-D09-102 – CLEARWIRE – to co-locate two dish antennas on the existing 125-foot tall monopole (with no additional equipment cabinets) at 10516 Leesburg Pike. Map 12-4 ((1)) 54.

*October 29* AR 01-H-001 *(formerly in Hunter Mill)* - HIU NEWCOMB FAMILY LLC, MARIETTE H., SARAH, HANA, LANI CHARLES NEWCOMB & ANNA NEWCOMB BRADFORD – to renew the Potomac Vegetable Farm II Local Agricultural and Forestal District on 26.42 acres zoned PDH-1 and R-A at 9627 Leesburg Pike. Maps 19-1 ((14)) Z, 20Z-23Z and 19-3 ((1)) 42A. *(NOTE: The Commission did not recommend inclusion of parcel 42A.)*

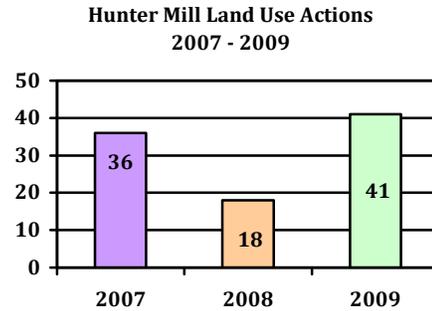
*December 2* SE 2009-DR-014 – SHERWOOD DEVELOPMENT GROUP LLC – to permit a quick-service food store consisting of an organic food market (under the name Nourish Market) to occupy an existing tenant space (Suite E) in the Chang Shopping Center at 8100 Old Dominion Drive on 1.14 acres zoned C-5. Map 20-4 ((1)) 27A.

*December 2* FS-D09-119 – CLEARWIRE – to co-locate three panel antennas and four dish antennas on an existing 190-foot tall tower (with one additional equipment cabinet placed within the existing fenced equipment compound) at 11000 Leesburg Pike. Map 12-1 ((1)) 36.

*December 2* FS-D09-47 – NEW CINGULAR WIRELESS – to replace an existing 40-foot tall wood Dominion Virginia Power (DVP) utility pole with a 57-foot tall wood DVP utility pole to accommodate three panel antennas hidden inside a new canister at the top of the pole (with ten equipment cabinets placed within a new fenced equipment compound) on property owned by the Jehovah's Witness Congregation of Vienna at 1580 Beulah Road. Map 28-1 ((1)) 3A.

## 2009 Hunter Mill District Actions

As shown in the chart to the right, the number of land use actions taken in the Hunter Mill District increased significantly over than in the previous year. In 2009, the Planning Commission took action on 41 land-use applications (described below by action date). The Commission accepted withdrawal of one item, denied two items, and recommended approval, either wholly or in part, of the remaining 38 applications. Additional information on these items is available from the Planning Commission Office.



### **Accepted Withdrawal**

*December 2* APR 08-III-41UP – NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by Martin D. Walsh to amend the Comprehensive Plan for 25.02 acres (northwest of the Wiehle Avenue/Dulles Toll Road intersection) by editing the current language to allow up to 3.5 FAR for the mixed use option for parcels 17-4 ((1)) 17A, 17B and 20 if a 1000-space Park and Ride facility is provided in Sub-unit H-2 of the Reston-Herndon Suburban Center. Maps 17-4 ((1)) 17A, 17B and 20; 17-4 ((19)) 1-4, 5A, 6A; 17-4 ((20)) and 17-4 ((24)).

### **Items Denied**

*May 28* RZ 2005-HM-028 – PEDRO & CARMEN TOSCANO – to rezone 1.67 acres from R-1 to R-2 to permit two single family detached dwellings (one existing dwelling to remain and one new dwelling to be constructed) on property north of Vale Road, opposite its intersection with Newton Street. Map 38-3 ((1)) 4.

*May 28* SE 2007-HM-023 – PEDRO & CARMEN TOSCANO – to reduce the required lot width in the R-2 District from the required minimum of 100 feet to 20 feet in order to construct an additional single family detached dwelling on 1.67 acres zoned R-2 (and already developed with one existing dwelling) at 9946 Vale Road. Map 38-3 ((1)) 4.

### **Items Approved**

*January 8* PCA 78-C-098-3 – GREGOR LLC – to amend the proffers associated with the prior approval of RZ 78-C-098 (and its two previous amendment applications) to permit the continuation of office use within the existing office and conference center buildings as a development option, to include conversion of the A. Smith Bowman House to office use and the addition of 39 parking spaces (with no change to the approved development option for 60 multi-family residences and a hotel) on 5.19 acres zoned PDC on the west side of Old Reston Avenue, north of its intersection with Sunset Hills Road. Map 17-4 ((1)) 1.

*January 8* FDPA 78-C-098-04 – GREGOR LLC – to amend the final development plan associated with the prior approval of FDP 78-C-098 (and its three earlier amendments) to permit the continuation of office use within the existing office and conference center buildings as a development option and to reflect conversion of the A. Smith Bowman House to office use and additional parking (with no change to the approved development option for 60 multi-family residences and a hotel) on 5.19 acres zoned PDC and located on the west side of Old Reston Avenue, north of its intersection with Sunset Hills Road. Map 17-4 ((1)) 1.

*January 8* SE 2008-HM-023 – KEITH & STEPHANIE ANDERSON – to waive the minimum lot width requirement in order to re-subdivide two parcels (totaling 4.02 acres) into two lots with widths of 172 and 6 feet, at 1203 Bishopsgate Way. Map 12-3 ((7)) 4A, 24A.

*February 12* FS-H08-60 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 125-foot tall stadium light pole (with two equipment cabinets placed within the existing brick-walled equipment compound) on the South Lakes High School site at 11400 South Lakes Drive. Map 26-2 ((18)) 7.

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*February 12* FS-H08-133 – ICO SATELLITE SERVICES G.P. – to co-locate three flush-mounted panel antennas and one dist antenna on the exterior wall of the rooftop penthouse on the existing Reston International Center office building (with one equipment cabinet placed inside the penthouse mechanical room) at 11800 Sunrise Valley Drive. Map 17-3 ((3)) 1C.

*February 18* 2232-H08-014 – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION – to permit an electrically-powered regional rail transit facility, including the station with platform, pedestrian bridges, parking lots and bus bays, on 10.29 acres of land zoned I-3 and I-4 and located at 1860 Wiehle Avenue, 1850 Centennial Park Drive, and 11400 Commerce Park Drive. Maps 17-4 ((1)) 17A and 17-4 ((12)) parts of 11D4 and 11D5.

*February 18* SE 2008-HM-038 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION – to permit an electrically-powered regional rail transit facility and to permit an increase in building height to 85 feet for the Wiehle Avenue Metro Station on 10.29 acres of land zoned I-3 and I-4 at 1860 Wiehle Avenue, 1850 Centennial Park Drive, and 11400 Commerce Park Drive. Maps 17-4 ((1)) 17A and 17-4 ((12)) parts of 11D4 and 11D5.

*February 26* PRC 86-C-121 – ORACLE USA, INC. – submission of the PRC Plan for the eight-story office building and six-level parking garage on a 3.9-acre portion of the Reston Town Center zoned PRC. Map 17-4 ((1)) part of 7A.

*March 18* PCA 86-C-029-11 – THI IV DULLES AIRPORT LLC – to delete 6.38 acres from the 99-acre Dulles Corner mixed-use development (zoned PDC and located west of Sunrise Valley Drive on the north side of Dulles Corner Drive) to accommodate the proposed expansion of the Dulles Hyatt Hotel proposed under RZ/FDP 2008-HM-016. Map 15-2 ((2)) 1.

*March 18* RZ 2008-HM-016 – THI IV DULLES AIRPORT LLC – to rezone 6.38 acres from PDC to PDC (maintaining the existing zoning but establishing new proffers on the site) to expand the existing Dulles Hyatt Hotel by adding 19,000 square feet of meeting space to the ground floor to improve the hotel meeting facilities, ballrooms and lobby layout on property west of Sunrise Valley Drive on the north side of Dulles Corner Drive. Map 15-2 ((2)) 1.

*March 18* FDP 2008-HM-016 – THI IV DULLES AIRPORT LLC – submission of the final development plan for 6.38 acres zoned PDC depicting the expansion of the existing Dulles Hyatt Hotel by the addition of 19,000 square feet of meeting space to the ground floor of the hotel on property west of Sunrise Valley Drive on the north side of Dulles Corner Drive. Map 15-2 ((2)) 1.

*March 18* ST06-III-UP2 – LAKE ANNE VILLAGE CENTER PLAN AMENDMENT – to amend the Comprehensive Plan for approximately 34 acres surrounding the Lake Anne Village Center (located in the northeastern quadrant of Reston between Lake Anne and North Shore Drive, including properties on either side of Village Road south of Baron Cameron Avenue), in order to foster the revitalization of the Lake Anne Village Center and adjoining area) by adding an option to the Plan for up to 256,000 square feet of commercial space (office, retail, and civic uses), up to 1,755 residential units, and text addressing the transportation network, urban design, affordable housing, and green building infrastructure. Maps 17-2 ((1)) 2, 2A, 3, 7; 17-2 ((5)) 6D, 6D1; 17-2 ((7)) 6B2, 6B3; 17-2 ((8)) 6C; 17-2 ((14)) (1) 2G; 17-2 ((16)) 1A; 17-2 ((23)) 1,11; 17-2 ((31)) (common area); and 17-2 ((31)) 1645.

*April 16* FS-H08-98 – CRICKET COMMUNICATIONS – to co-locate up to eight antennas on the roof of the existing Sheraton Premiere hotel (with two equipment cabinets placed inside the rooftop penthouse) at 8661 Leesburg Pike. Map 29-1 ((1)) 10D.

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*April 30* FS-H08-78 - CRICKET COMMUNICATIONS - to co-locate six cylindrical flush-mounted antennas on the exterior wall of the rooftop penthouse of the existing 158-foot tall office building (with three equipment cabinets on the penthouse rooftop) at 2340 Dulles Corner Boulevard. Map 15-2 ((2)) 4.

*April 30* FS-H09-8 - CRICKET COMMUNICATIONS - to co-locate up to six cylindrical antennas on an existing 131-foot tall Dominion Power electrical transmission tower (with three equipment cabinets placed within a fenced equipment compound at the base of the tower) at 9620 Verdict Drive. Map 38-1 ((26)) 8.

*May 6* FS-H09-23 - CINGULAR WIRELESS - to co-locate up to nine panel antennas on an existing 117-foot tall Dominion Virginia Power transmission lattice tower (with equipment cabinets placed within a new fenced equipment compound at the base of the tower) at 9620 Verdict Court. Map 38-1 ((26)) 8.

*May 14* SEA 95-H-066-02 - SUNOCO, INC. - to amend the Development Conditions associated with the prior approval of SE 95-H-066 (for a service station with two service bays and a quick service food store) by replacing the service bays with a larger 2725 square foot quick service food store and updating the existing curb and sidewalk to meet ADA requirements on 42,941 square feet of land zoned C-6 at 13470 Coppermine Road. Map 16-3 ((1)) 38A.

*June 10* APR 08-III-4UP - NORTH COUNTY AREA PLANS REVIEW NOMINATION - nomination by John Thillmann, on behalf of the Initiative for Public Art Reston, to amend the Comprehensive Plan for the Reston Community Planning Sector (UP5) and the Reston-Herndon Suburban Center (Land Units C, D, E, F, G and H) by adding text regarding the provision of public art.

*June 10* APR 08-III-5UP - NORTH COUNTY AREA PLANS REVIEW NOMINATION - nomination by staff of the Department of Planning & Zoning to amend the Comprehensive Plan for the Reston-Herndon Suburban Center (located on 365 acres bounded by Centreville Road, Monroe Street, Fox Mill Road, and Herndon Parkway) by reflecting changes to the land unit designation and text due to the transfer of planning and zoning responsibilities to Town of Herndon. Maps 16-1, 16-3 and 16-4.

*June 10* APR 08-III-14UP - NORTH COUNTY AREA PLANS REVIEW NOMINATION - nomination by staff of the Department of Planning & Zoning to amend the Comprehensive Plan by adding text concerning transit-related mixed use options at up to 1.0 FAR to Sub-unit E5 of the Reston-Herndon Suburban Center (40.97 acres at the intersection of Sunrise Valley Drive and Reston Parkway) that was inadvertently left out following adoption of Plan Amendment 2000-01. Map 17-3 ((8)) 1A1, 1B, 3B1, 3B2.

*June 11* PRC A-502 - TRUSTEES OF UNITED CHRISTIAN PARISH OF RESTON - submission of the PRC plan to permit the expansion of an existing church with a childcare center and nursery school at 11506 and 11508 North Shore Drive, on 4.26 acres of land zoned PRC. Map 17-2 ((1)) 6, 13.

*June 11* SEA 2008-HM-024 - TRUSTEES OF UNITED CHRISTIAN PARISH OF RESTON - to amend the Development Conditions associated with the prior approval of SE 2008-HM-024 by permitting a phased building expansion (from 11,000 square feet to 44,000 square feet) and an increase in seats from 192 to 350, and allowing a one-week summer camp and a one-week vacation bible school for the United Christian Parish of Reston located on 4.26 acres of land zoned PRC at 11506 and 11508 North Shore Drive. Map 17-2 ((1)) 6, 13.

*July 9* SEA 01-H-027-02 - ONE RESTON CO. LLC & TWO RESTON CO. LLC - to amend the Development Conditions associated with the prior approval of SE 01-H-027 and SEA 01-H-027-01 to increase the land area from 20.89 to 36.08 acres and increase the building heights (above that

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allowed in the I-4 District) for the five office buildings within the Reston Crescent development. Map 17-3 ((8)) 1A1, 1B.

*July 23* SEA 99-H-022 – THE ACADEMY OF CHRISTIAN EDUCATION – to amend the Development Conditions associated with the prior approval of SE 99-H-022 to increase the maximum number of employees from 22 to 34 (to conform with new State requirements on teacher/student ratios) and to permit interior expansion of the existing private school to accommodate a small gymnasium; art, music and language classrooms; a kitchenette; and a lobby area for the existing private school on 2.31 acres of land zoned I-5 at 1808-A Michael Faraday Court. Map 18-3 ((5)) 6.

*September 9* 2232A-H01-19-1 – VERIZON WIRELESS – to amend the previously-approved application by replacing three of the existing antennas with three new antennas on the 125-foot tall monopole (with no additional equipment cabinets) at 10909 Sunset Hills Road. Map 18-3 ((1)) 7A.

*September 10* FSA-H05-20-1 – VERIZON WIRELESS – to amend the previously approved application by permitting the addition of three flush-mounted LTE antennas to the roof of the existing Hyatt building (with no additional equipment cabinets) at 2300 Dulles Corner Boulevard. Map 15-2 ((2)) 1.

*September 10* FS-H09-54 – AT&T – to co-locate twelve panel antennas on the penthouse wall of the existing Sheraton Premiere hotel (with six equipment cabinets placed within the penthouse) at 8661 Leesburg Pike. Map 29-1 ((1)) 10D.

*September 10* FSA-H97-30-2 – VERIZON WIRELESS – to amend the previously approved application by permitting the replacement of three cellular antennas with three LTE antenna flush-mounted to the rooftop penthouse (with no additional equipment cabinets) on the existing building at 2070 Chain Bridge Road. Map 29-3 ((1)) 30D.

*October 1* FS-H09-69 – CLEARWIRE – to co-locate three dish antennas on the roof of an existing 96-foot tall Lake Anne Fellowship House building (with no additional equipment cabinets) at 11450 North Shore Drive. Map 17-2 ((1)) 3.

*October 22* FS-H09-137 – CLEARWIRE – to co-locate eight flush-mounted dish antennas near the top of the existing 15-story Reston International Center building (with radio equipment placed within the mechanical roof-top penthouse) at 11800 Sunrise Valley Drive. Map 17-3 ((3)) 1C.

*October 29* CSP B-846-02 – JBG/ROCKWOOD GATEWAY LAND, JBG/RESTON HOTEL, RESTON SQUARE HOTEL, RESTON SQUARE OFFICE, JBG/ROCKWOOD RESTON SQUARE RESIDENTIAL, UNIT OWNERS ASSOCIATION OF THE MERCER – submission of a Comprehensive Sign Plan (to include directional, address, building identification and awning signage) for the existing Reston Heights mixed use development (comprised of two hotel buildings, one office building, and one multi-family residential building) on 15 acres zoned PRC, north of Sunrise Valley Drive, west of Roland Clarke Place. Maps 17-3 ((3)) 1E; 17-4 ((29)) 1A, 2C; 17-4 ((31)) H, O; 17-4 ((32)) A, 106-1006, 101-1014.

*October 29* FS-H09-67 – CLEARWIRE – to co-locate five dish antennas on the existing 152-foot tall monopole (with no additional equipment cabinets) within the VDOT Maintenance Yard at 10907 Sunset Hills Road. Map 18-3 ((1)) 7A.

*November 5* FS-H09-111 – T-MOBILE NORTHEAST – to co-locate nine flush-mounted panel antennas on the roof of the existing office building (with three equipment cabinets placed behind the existing screened rooftop wall) at 11180 Sunrise Valley Drive. Map 27-1 ((16)) (3) 2.

*November 5* FS-H09-95 – CLEARWIRE – to co-locate three dish antennas on the roof of the existing 148-foot tall Hyatt Dulles Airport building (with two equipment cabinets placed on the roof behind an existing screening wall) at 2300 Dulles Corner Boulevard. Map 15-2 ((2)) 1.

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*November 19* FS-H09-24 – AT&T MOBILITY – to co-locate nine antennas on an existing 135-foot tall Dominion Virginia Power electric pole (with eight equipment cabinets placed within a fenced equipment compound) at 11975 Lake Newport Road. Map 11-3 ((1)) 9.

*November 19* FS-H09-63 – CLEARWIRE – to co-locate two dish antennas on the rooftop of the existing 12-story Hunters Woods residential building (with no additional equipment cabinets) at 2231 Colts Neck Road. Map 26-1 ((7)) 3B.

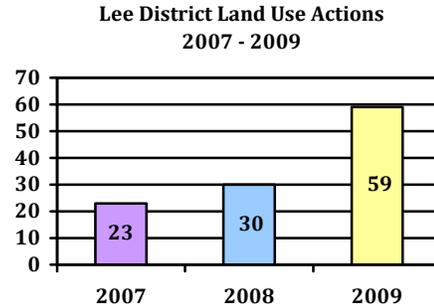
*December 9* FS-H09-148 – VERIZON WIRELESS – to co-locate fifteen panel antennas on an existing 125-foot tall stadium light pole (with one equipment cabinet placed within a new brick equipment compound) on the grounds of South Lakes High School at 11400 South Lakes Drive. Map 26-2 ((18)) 7.

*December 10* FS-H08-114 – T-MOBILE NORTHEAST – to co-locate nine flush-mounted panel antennas on the rooftop penthouse of the existing 54-foot tall Reston Community Center building (with three equipment cabinets placed within a screened equipment compound) at 2310 Colts Neck Road. Map 26-1 ((7)) 3D.



## 2009 Lee District Actions

As illustrated in the chart to the right, the number of land use actions taken in the Lee District has continued to increase over the last three years. Fifty-nine land-use applications in the Lee District were acted upon by the Planning Commission in 2009. The Commission denied six items and the remaining 53 applications were approved, either wholly or in part. The applications are described below by action date. For more information on Lee District applications, contact the Planning Commission Office.



### **Items Denied**

*July 15* BRAC# 08-IV-4S - BRAC AREA PLANS REVIEW NOMINATION - nomination by Robert Makheja to amend the Comprehensive Plan for 8.37 acres (at 7700 and 7706 Backlick Road) from industrial use up to .35 FAR by adding an option for mixed use (predominately office) up to 1.4 FAR or up to 1.6 FAR with conditions. Map 99-1 ((1)) 24A; 99-2 ((1)) 1B, 1C.

*July 15* BRAC# 08-IV-5S - BRAC AREA PLANS REVIEW NOMINATION - nomination by Lynne Strobel to amend the Comprehensive Plan for 6.69 acres (at 7200 and 7234 Fullerton Road) from industrial use up to .35 FAR by adding an option for office and/or hotel with support services up to a 2.0 FAR. Map 99-1 ((5)) 8-10.

*July 15* BRAC APR-08-IV-8S - BRAC AREA PLANS REVIEW NOMINATION - nomination by William B. Lawson, Jr. to amend the Comprehensive Plan for 14.65 acres (east of I-95, east of Fullerton Road, and south of the Fairfax County Parkway) from industrial use up to .35 FAR to retail and other uses including office and hotel up to 2.0 FAR. Map 99-1 ((1)) 12 and ((5)) 11A, 12A.

*December 9* BRAC APR-08-IV-5FS- BRAC AREA PLANS REVIEW NOMINATION - nomination by Lynne Strobel to amend the Comprehensive Plan for 26.52 acres (north of Old Keene Mill Road, east of Amherst Ave, and south of Commerce Street) from mixed use up to 1.1 FAR to mixed use up to 3.0 FAR with an option of 4.0 FAR. Map 80-4 ((1)) and ((6)) various parcels.

*December 9* BRAC APR-08-IV-7FS- BRAC AREA PLANS REVIEW NOMINATION - nomination by David Gill to amend the Comprehensive Plan for 16.05 acres (south of Old Keene Mill Road, west of Amherst Avenue, and east of Spring Road), currently planned for retail and office uses up to .50 FAR with conditions (part) and residential use at 2-3 du/ac (part), to predominately office mixed use up to 2.0 FAR. Maps 80-3, 80-4 and 90-2, various parcels.

*December 9* BRAC APR-08-IV-9FS- BRAC AREA PLANS REVIEW NOMINATION - nomination by David Gill to amend the Comprehensive Plan for 14.24 acres (north of Commerce Street, east of Backlick Road, and west of Brandon Avenue), currently planned for mixed use up to 1.1 FAR with majority of land use concentration in core area of Land Unit A, by proposing that Land Unit A remain at 1.1 FAR overall, with the core area to be expanded north of Commerce Street, and that residential mixed-use at 1.6 FAR to 2.0 FAR (70% residential; 20% retail; 10% office) be permitted in this expanded area. Map 80-4, various parcels.

### **Items Approved**

*January 8* FS-L08-86 - CRICKET COMMUNICATIONS - to co-locate up to three cylindrical antennas on the existing monopole (with two equipment placed inside the building) on the site of Loisdale Self-Storage) at 7711 Loisdale Road. Map 99-2 ((1)) 2A.

*January 29* RZ 2004-LE-042 - JAMES PURYEAR - to rezone 1.18 acres (east of Grovedale Drive and south of Franconia Road) from R-1 and C-5 to C-5 to develop a one-story shopping center

## 2009 Lee District Actions

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(proposed to be known as the Franconia Shopping Center) to accommodate up to nine retail units with 60 parking spaces. Map 81-3 ((5)) 13.

*January 29* FS-L08-131 – T-MOBILE – to co-locate nine flush-mounted panel antennas to the exterior walls of the penthouse roof of the existing 38-foot tall building (with three screened equipment cabinets placed on the building roof) at 6120 Franconia Road. Map 81-3 ((4)) 2.

*January 29* FS-L08-91 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 99-foot tall Dominion Virginia Power electrical transmission tower (with two equipment cabinets placed within a new fenced equipment compound at the base of the tower) in the utility easement on Wilton Road, south of Franconia Road. Map 82-4 ((31)) D.

*February 12* RZ 2007-LE-007 – FRANCONIA TWO LP – to rezone 78.52 acres from C-7, C-8, SC and HC to PDC, SC and HC to permit a mixed use development (Springfield Town Center) consisting of residential, office, hotel and retail uses by expanding and redeveloping the existing regional Springfield Mall in the northwest quadrant of Frontier Drive/Franconia Road intersection. Map 90-2 ((1)) 81A, 98 ((13)) 1, 2, 3, 4A1, 5A1, 6.

*February 12* FDP 2007-LE-007 – FRANCONIA TWO LP – submission of the final development plan for the Springfield Town Center mixed use development, depicting multifamily residential units, office uses, hotel units, retail uses and community-serving uses on 78.52 acres zoned PDC in the northwest quadrant of Frontier Drive/Franconia Road intersection. Map 90-2 ((1)) 81A, 98 ((13)) 1, 2, 3, 4A1, 5A1, 6.

*February 12* SEA 78-L-074-06 – HILLTOP SAND & GRAVEL COMPANY – to amend the Development Conditions associated with the prior approval of SE 78-L-074 (and its subsequent amendments) to reduce the land area of the existing Construction & Demolition Debris (CDD) Landfill operation from 64.78 acres to 35.88 acres, increase the amount of fill permitted in the CDD Landfill, and to permit recreation facilities upon closure of the landfill operation north of the Beulah Street/Telegraph Road intersection. Map 100-1 ((1)) part 9.

*February 12* RZ 2008-LE-002 – HILLTOP SAND & GRAVEL COMPANY – to rezone 3.51 acres located within the bounds of the existing Construction & Demolition Debris Landfill (north of the Beulah Street/Telegraph Road intersection) from I-3 to R-1. Map 100-1 ((1)) part 9.

*February 12* RZ 2008-LE-001 – HILLTOP SAND & GRAVEL COMPANY – to rezone 0.73 acres (in the northeast quadrant of the Beulah Street/Telegraph Road intersection) from I-3 to R-1 for inclusion within the Hilltop Golf Course. Map 100-1 ((1)) part 9.

*February 12* SEA 2005-LE-027 – HILLTOP SAND & GRAVEL COMPANY – to amend the previously-approved special exception application for a golf course (SE 2005-LE-027) on 82.14 acres to accommodate a stormwater management facility for the proposed Hilltop Village Shopping Center to be located west of the golf course; to increase the land area for the golf course by 0.73 acres; and to modify the transitional screening yard requirements along all boundaries of the golf course, at 7928, 7836 and 7950 Telegraph Road. Map 100-1 ((1)) 17, parts of 9 and 23A.

*February 12* RZ 2008-MD-003 – HILLTOP SAND & GRAVEL COMPANY – to rezone 33.0 acres from R-1 (25.46 acres) and I-3 (7.54 acres) to PDC for a mixed-use center (Hilltop Village Center) consisting of office, retail establishments, a grocery store, and two drive-in financial institutions on a portion of the Hilltop Sand & Gravel Landfill in the northwest corner of the Beulah Street/Telegraph Road intersection. Map 100-1 ((1)) 11A, 11A1, 14, 15, and portion of 9.

*February 12* FDP 2008-MD-003 – submission of the final development plan for the Hilltop Village Center comprised of offices, retail establishments, a grocery store, and two drive-in financial

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institutions on 33 acres zoned PDC in the northwest corner of the Beulah Street/Telegraph Road intersection. Map 100-1 ((1)) 11A, 11A1, 14, 15, and portion of 9.

*March 11* FS-L08-117 – AT&T (NEW CINGULAR WIRELESS) – to co-locate nine antennas on the existing 104-foot tall Dominion Virginia Power electrical transmission tower (with seven equipment cabinets placed within a new fenced equipment compound at the base of the tower) adjacent to 6400 Landsdowne Court. Map 100-1 ((10)) E.

*March 12* PCA 2004-LE-012 – REDBRICK DEVELOPMENT GROUP LLC & MDP GROVETON LLC – to amend the proffers and conceptual development associated with the prior approval of RZ 2004-LE-012 to permit modifications to the internal configuration of the building, parking, open space location, use locations, and access points for the mixed use development (The Heights at Groveton) in the southwest quadrant of the Richmond Highway/Memorial Street intersection on 4.59 acres zoned PRM, HC and CRD. Maps 92-2 ((1)) 13A; 93-1 ((1)) 97, 98; and 93-1 ((38)) 1, 4, 7.

*March 12* FDPA 2004-LE-012 – REDBRICK DEVELOPMENT GROUP LLC & MDP GROVETON LLC - to amend the Final Development Plan associated prior approval of FPD 2004-LE-012 to permit modifications to the internal configuration of the building, parking, open space location, use locations, and access points for the mixed use development (The Heights at Groveton) in the southwest quadrant of the Richmond Highway/Memorial Street intersection on 4.59 acres zoned PRM, HC and CRD. Maps 92-2 ((1)) 13A; 93-1 ((1)) 97, 98; and 93-1 ((38)) 1, 4, 7.

*March 12* FS-L09-3 – VERIZON – to co-locate twelve antennas on the existing 109-foot tall transmission tower (with two screened equipment cabinets placed at the base of the tower) at 3816 Javins Drive. 82-4 ((17)) 15.

*March 18* PCA 80-L-004 – LOISDALE ROAD LLC – to amend the proffers associated with the prior approval of RZ 80-L-004 to permit construction of a two-story office building with a two-level underground parking garage (Loisdale Business Center) in lieu of thirteen townhouse style office units on 2.73 acres zoned C-2 east of I-95, west of the Richmond Fredericksburg Railway, and south of Loisdale Park. Map 90-4 ((1)) 3.

*April 15* PCA 1998-LE-064 – SPRINGFIELD PARCEL C, LLC - to amend the proffers associated with the prior approval of RZ 1998-L-064 (for two office buildings and a hotel or three office buildings) to eliminate the hotel use and permit two office buildings and a parking structure as well as inclusion of the land under RZ 2008-015 (0.69 acres) into the subject property for a total site size of 10.30 acres (west of Springfield Center Drive and southwest of the Springfield Metro Center). Map 90-2 ((1)) part of 56C and 90-4 ((1)) part of 11B.

*April 15* RZ 2008-LE-015 – SPRINGFIELD PARCEL C, LLC – to rezone 0.69 acres from I-4 to C-4 to permit the construction of two office buildings (each with a maximum height of 107.66 feet) and associated parking structure (with a maximum height of 50 feet) west of Springfield Center Drive and southwest of the Springfield Metro Center. Map 90-4 ((1)) part of 11B.

*April 16* FS-L09-13 – CRICKET COMMUNICATIONS – to co-locate up to six antennas on an existing 128-foot tall Dominion Virginia Power transmission tower (with two equipment cabinets placed within a new fenced equipment compound at the base of the tower) at 4500 Roundhill Road. Map 82-3 ((1)) 37A.

*May 14* RZ 2008-LE-014 – OPUS EAST LLC – to rezone 14.98 acres from C-8 and I-5 to C-4 for the Patriot Ridge development (consisting of five office buildings with associated parking structures with the option for one of the office buildings to develop as a hotel) west of Backlick Road and north of the Fullerton Road/Backlick Road intersection. Maps 99-1 ((1)) 22, 23A and 99-1 ((5)) 3, 4.

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*May 14* SE 2008-LE-028 – OPUS EAST LLC – to permit the option for hotel use in the C-4 District and to permit an increase in building height above the 120-foot height limit for four of the office buildings proposed under the Patriot Ridge development on 14.98 acres zoned C-4 west of Backlick Road and north of the Fullerton Road/Backlick Road intersection. Maps 99-1 ((1)) 22, 23A and 99-1 ((5)) 3, 4.

*May 14* FS-L08-94 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on an existing 93-foot tall stadium light pole (with two equipment cabinets placed within a fenced equipment compound) on the grounds of Edison High School at 5801 Franconia Road. Map 81-4 ((1)) 52.

*July 15* BRAC APR-08-IV-1FS– BRAC AREA PLANS REVIEW NOMINATION – nomination by Lynne Strobel to amend the Comprehensive Plan for 6.05 acres (east of Loisdale Road and I-95, south of the GSA Warehouse site, and north of Loisdale Estates), currently planned for light industrial uses up to .35 FAR with option for up to .50 FAR for biotech/research and development uses, by adding an option for mixed use up to 1.6 FAR with office and retail. Map 90-2 ((1)) 57E, 57F, 57G, 57H.

*July 15* BRAC APR-08-IV-2FS– BRAC AREA PLANS REVIEW NOMINATION – nomination by Lynne Strobel to amend the Comprehensive Plan for 5.94 acres (southwest of Springfield Center Drive and east of the GSA Warehouse site), currently planned for industrial use up to .35 FAR with an option for biotech/research and development uses up to .50 FAR, by adding an option for office and support services up to 2.0 FAR. Map 90-2 ((1)) 58D and 90-4 ((1)) 11B.

*July 15* BRAC APR-08-IV-4FS– BRAC AREA PLANS REVIEW NOMINATION – nomination by Lynne Strobel to amend the Comprehensive Plan for 1.62 acres (west of Amherst Avenue, north of Old Keene Mill Road, and south and east of Bland Street) from office use with support retail up to .50 FAR with substantial parcel consolidation to hotel use with support services up to 1.5 FAR or 156 rooms. Map 80-4 ((9)) 4-6.

*July 15* BRAC APR-08-IV-10S– BRAC AREA PLANS REVIEW NOMINATION – nomination by David Gill to amend the Comprehensive Plan for 11.55 acres (north of the Franconia-Springfield Parkway, west of Beulah Street, and southeast of Walker Lane), currently planned for residential use at 1-2 du/ac with an option for office, hotel, and retail up to .55 FAR with conditions, to office at 1.95 FAR (option 1) or office and hotel at 1.95 FAR (option 2). Map 91-1 ((4)) all parcels.

*July 23* SEA 85-L-059-6 – BSI INC. t/a BROWNE ACADEMY – to amend the Development Conditions associated with the prior approval of the existing Browne Academy private school, nursery school and child care center to permit an increase in land area and improvements to parking, drop-off aisles and sidewalks for the facility on 11.59 acres zoned R-4 at 5917 Telegraph Road. Map 82-4 ((1)) 31A, 32, 33.

*September 24* SE 2009-LE-001 – NAZIR & ASHRAF BHAGAT – to permit development of an independent living community (Walhaven Woods) for senior adults consisting of eight buildings with four units each on 6.39 acres zoned R-1 at 5966, 5970, 5974 and 5978 Clames Drive. Map 81-4 ((16)) 19, 20, 21, 22.

*October 15* RZ 2009-LE-001 – TAVARES FAMILY LIMITED PARTNERSHIP – to rezone 2.84 acres from I-5 to PDH-5 for a single family development on the east side of Cinder Bed Road, north of its intersection with Hill Park Drive. Map 99-2 ((1)) 18, parts of 17 and 19.

*October 15* FDP 2009-LE-001 - TAVARES FAMILY LIMITED PARTNERSHIP –submission of the final development plan for 11 single family attached residential dwelling on 2.84 acres zoned PDH-5 east of Cinder Bed Road, north of its intersection with Hill Park Drive. Map 99-2 ((1)) 18, parts of 17 and 19.

## 2009 Lee District Actions

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*October 15* PCA 2000-LE-023 – TAVARES CONCRETE COMPANY, INC. – to amend the proffers associated with the prior approval of RZ 2000-LE-023 to reduce the application land area by 2.84 acres to enable that I-5 acreage to be rezoned and developed as single family attached residences (under associated application RZ/FDP 2009-LE-001) as well as to modify the proffers to allow a single-story 30-foot tall industrial structure on the remaining acreage east of Cinder Bed Road, north of its intersection with Hill Park Drive. Map 99-2 ((1)) parts of 17, 18 and 19.

*October 15* PCA 1999-LE-036 – TAVARES CONCRETE COMPANY, INC. – to amend the proffers associated with the prior approval of RZ 1999-LE-036 (33.26 acres zoned PDH-5 known as the Hawthorne residential development) to permit the use of a 1.30 acre portion of the site (currently designated as open space) for the extension of two private streets (Azalea Cove Terrace and Birch Branch Terrace) across part of parcel B in order to provide access to the 11 single-family attached dwelling units proposed under RZ/FDP 2009-LE-001 east of Cinder Bed Road, north of its intersection with Hill Park Drive. Map 99-2 ((16)) part B.

*October 15* FDPA 1999-LE-036 – TAVARES CONCRETE COMPANY, INC. – to amend the previously-approved final development plan for the Hawthorne residential development approved under RZ/FDP 1999-LE-036 to reflect the extension of two private streets (Azalea Cove Terrace and Birch Branch Terrace) across a 1.30 acre portion of parcel B in order to provide access to the 11 single-family attached dwelling units proposed under RZ/FDP 2009-LE-001 east of Cinder Bed Road, north of its intersection with Hill Park Drive. Map 99-2 ((16)) part B.

*October 22* SE 2008-LE-027 – SPRINGFIELD MASONIC LODGE TRUSTSEES – to permit continuation of the existing use by the Springfield Masonic Lodge as a private club/public benefit association within a one-story building on 1.45 acres zoned R-1 at 7001 Backlick Road; and, under special permit SPA 77-S-189, to permit the facility to be leased for use as a place of worship during specific times on Fridays and Sundays. Map 90-2 ((1)) 19.

*October 22* 2232-L09-13 – NEW CINGULAR WIRELESS, T-MOBILE NORTHEAST, APC REALTY/SPRINT NEXTEL, AND CRICKET COMMUNICATIONS – to construct a 155-foot tall simulated evergreen tree monopole (to accommodate up to 42 antennas attached to the trunk of the tree monopole) with a fenced equipment compound on the grounds of Byron Avenue Park at 6500 Byron Avenue. Maps 80-3 (1) 2, 2C and 90-1 ((1)) 2.

*October 22* FS-L09-103 – CLEARWIRE – to co-locate two dish antennas on the existing 180-foot tall monopole (with no additional equipment cabinets) at 7711 Loisdale Road. Map 99-2 ((1)) 2A.

*October 29* SEA 89-L-080 – SUNOCO, INC. (R&M) – to amend the Development Conditions associated with the prior approval of SE 89-L-080 to permit the addition of a quick service food store and other site modifications to the existing service station on 42,967 square feet of land zoned C-6, CRD, HC and SC. Map 80-4 ((1)) 9B.

*October 29* FS-L09-109 – CLEARWIRE – to co-locate one dish antenna on the existing 121-foot tall transmission tower (with no additional equipment cabinets) at 7150 Hayfield Road. Map 91-3 ((1)) 90.

*October 29* FS-L09-70 – CLEARWIRE – to co-locate five microwave dish antennas on the penthouse façade of the existing 163-foot tall office building (with no additional equipment cabinets) at 6320 Augusta Drive. Map 80-4 ((1)) 4F.

*October 29* FS-L09-16 – NEW CINGULAR WIRELESS – to co-locate twelve flush-mounted panel antennas on the penthouse façade of the existing 85.6-foot tall South County Government Center (with eight equipment cabinets placed on the roof behind a screening wall) at 8350 Richmond Highway. Map 101-3 ((1)) 16A.

## 2009 Lee District Actions

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*November 5* 2232-L09-16 – T-MOBILE NORTHEAST & MILESTONE COMMUNICATIONS – to install a 115-foot tall light pole monopole (to accommodate nine panel antennas and up to nine future antennas from future carriers) next to the western stadium bleachers on the grounds of the football field at Lee High School (with three equipment cabinets placed within a fenced equipment compound) at 6540 Franconia Road. Map 80-4 ((1)) 37.

*November 5* PCA C-448-32 – KINGSTOWNE GAS STATION LP – to amend the previously-approved proffers to permit the conversion of the existing service station/mini-mart/fast food restaurant and car wash to a service station with quick-service food store and fast food restaurant (to permit the sale of beer and wine on the subject property) and to replace the approved but unbuilt hotel with an office building containing a first floor restaurant on 1.108 acres zoned PDH-4 north of King Center Parkway, west of its intersection with South Van Dorn Street. Map 91-2 ((1)) part 26F.

*November 5* FDPA C-448-10-03 – KINGSTOWNE GAS STATION LP – to amend the previously-approved Final Development Plan to reflect the conversion of the existing service station/mini-mart/fast food restaurant and car wash to a service station with quick-service food store and fast food restaurant (to permit the sale of beer and wine on the subject property) and to reflect replacement of the approved but unbuilt hotel with an office building containing a first floor restaurant on 1.108 acres zoned PDH-4 north King Center Parkway, west of its intersection with South Van Dorn Street. Map 91-2 ((1)) part 26F.

*November 5* RZ 2009-LE-008 – KINGSTOWNE GAS STATION LP – to rezone 4.51 acres from PDC and PDH-4 to PDC to permit an office building to replace the existing mini-mart use with a quick-service food store within the existing service station, fast food restaurant and car wash north of King Center Parkway, west of its intersection with South Van Dorn Street. Map 91-2 ((1)) part 26F.

*November 5* FDP 2009-LE-008 – KINGSTOWNE GAS STATION LP – submission of the final development plan reflecting an office building and service station with a quick-service food store, fast food restaurant and car wash on 4.51 acres zoned PDC north of King Center Parkway, west of its intersection with South Van Dorn Street. Map 91-2 ((1)) part 26F.

*November 5* RZ 2009-LE-009 – KINGSTOWNE GAS STATION LP – to rezone 1,321 square feet of land from PDC to PDH-4 for retention as open space as part of the larger office development proposed under concurrent applications PCA C-448-32, FDPA C-448-10-03, and RZ/FDP 2009-LE-008, north of King Center Parkway, west of its intersection with South Van Dorn Street. Map 91-2 ((1)) part 26F.

*November 5* FDP-2009-LE-009 – KINGSTOWNE GAS STATION LP – submission of the final development plan for 1,321 square feet of land zoned PDH-4 to reflect open space for the office development proposed under concurrent applications PCA C-448-32, FDPA C-448-10-03, and RZ/FDP 2009-LE-008, north King Center Parkway, west of its intersection with South Van Dorn Street. Map 91-2 ((1)) part 26F.

*November 18* CSP 1998-LE-048 – CSHV METRO PARK LLC – submission of the Comprehensive Signage Plan for the existing Metro Park office development (on 29.09 acres zoned PDC in the northwest quadrant of the Franconia-Springfield Parkway/Walker Road intersection, on the east and west sides of Metro Park Drive) depicting entry signage, individual building address/identification, corporate logos, and building-mounted address signage and flags. Map 91-1 ((1)) 11B2, 23E, ((28)) 1, 2A, and ((31)) 1, 1A, 2, 2A, 2B, 3, 3A, 3B, 4A, 4B, 4C.

*December 9* S09-CW-3CP – COMPREHENSIVE PLAN AMENDMENT – to amend the Comprehensive Plan for the Franconia-Springfield Area, including the Springfield Community Business Center (CBC) and the Franconia-Springfield Transit Station Area, by providing new area-wide guidance pertaining to urban design, streetscape, and place-making concepts; proposing land

## 2009 Lee District Actions

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use and intensity recommendations for Land Units A and D2 within the CBC to allow for redevelopment as an urban village and commuter parking facility respectively; reorganize the structure of the Plan text for the Franconia-Springfield Area; remove the Engineer Proving Ground recommendations from the area guidance.; and considering amendments to the transportation recommendations for the area surrounding the intersection of I-95 with Franconia Road and Old Keene Mill Road, east of Commerce Street, west of the CSX Railroad tracks , south of Commerce Street, and north of Springfield Center Drive. Maps 80-3, 80-4, 81-3, 90-1, 90-2, 91-1 and 90-4.

*December 9* FS-L09-183 – CLEARWIRE – to co-locate three flush-mounted panel antennas and five flush-mounted dish antennas to the penthouse wall of the existing 85.6-foot tall South County Government Center office building (with one equipment cabinet placed on the roof) at 8350 Richmond Highway. Map 101-3 ((1)) 16A.

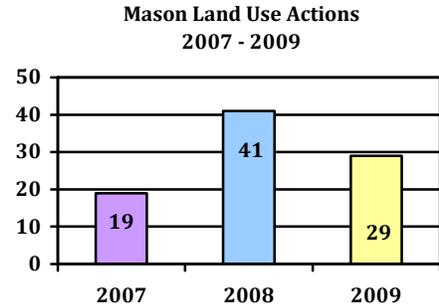
*December 9* FS-L09-65 – CLEARWIRE – to co-locate three dish antennas on an existing 145-foot tall monopole (with no new equipment cabinets) at 6700 Springfield Center Drive. Map 90-4 ((1)) 11A.

*December 10* FS-L09-170 – CLEARWIRE – to co-locate one microwave antenna to the penthouse façade of the existing 83-foot tall building (with no additional equipment cabinets) at 6350 Walker Road. Map 91-1 ((28)) 1.



## 2009 Mason District Actions

As shown in the chart to the right, the number of Mason District land use actions taken by the Planning Commission decreased over that in the previous year. In 2009, the Planning Commission denied one item and the remaining 28 items were approved, either wholly or in part. Additional information on the Mason District applications (described below by action date) is available from the Planning Commission Office.



### **Item Denied**

*March 25* SE 2007-MA-034 – TD BANK, N.A. – to permit a freestanding one-story drive-in financial institution (Commerce Bank) with two detached drive-through lanes on 28,083 square feet of land zoned C-8, CRD, HC & SC at 7209 Little River Turnpike. Map 71-1 ((1)) 89.

### **Items Approved**

*February 18* SEA 90-M-003-3 – MONTESSORI SCHOOL OF NORTHERN VIRGINIA – to amend the development conditions associated with the prior approval of SEA 90-M-003 to permit the addition of land area, site modifications, increase the maximum daily enrollment from 135 to 168 students, and expand the age range of students from ages 2-9 years to 18 months through 8th grade for the Montessori School of Northern Virginia, located on 3.23 acres zoned R-2 at 6820 Pacific Lane. Map 71-2 ((8)) A, 93B.

*March 25* FS-M09-1 – CRICKET COMMUNICATIONS – to co-locate six flush-mounted cylindrical antennas on the exterior wall of an existing four-story office building (with three equipment cabinets placed on the building rooftop) at 5515 Cherokee Avenue. Map 80-2 ((1)) 57.

*April 15* 2232-M09-3 – FAIRFAX COUNTY PARK AUTHORITY – to develop the John and Margaret White Gardens as a public resource-based park for the preservation and interpretation of horticultural gardens, to include passive recreation and public education, at 3301 Hawthorne Lane on 13.6 acres. Map 60-2 ((1)) 20, 21, 22.

*April 15* FS-M09-9 – CRICKET COMMUNICATIONS – to co-locate eight cylindrical flush-mounted antennas on an existing 114-foot tall office building (with two screen equipment cabinets placed on the roof of the building) at 4114 Woodland Road. Map 59-4 ((6)) 19B.

*April 30* SEA 84-M-012 – QUAN & NGAN NGUYEN – to amend the development conditions associated with the prior approval of SE 84-M-012 extend the weekday hours of operation from 2:00 pm to 7:00 pm to the hours of 9:00 am to 7:00 pm for the medical office within a residential structure on 20,713 square feet of land zoned R-5 at 4217 Evergreen Lane. Map 71-2 ((2)) 27.

*May 28* FS-M09-21 – CRICKET COMMUNICATIONS – to co-locate six flush-mounted cylindrical antennas to the penthouse wall and chimney of the existing 114-foot tall Munson Hill Apartment Building (with two equipment cabinets placed on the roof adjacent to the penthouse) at 6129 Leesburg Pike. Map 61-1 ((1)) 11.

*July 8* FS-M09-19 – CRICKET COMMUNICATIONS – to co-locate eight flush-mounted cylindrical antennas on the current pole mounts atop the existing Skyline Towers building (with two equipment cabinets placed inside the existing equipment room) at 5107 Leesburg Pike. Map 62-3 ((1)) 41C.

*July 30* SE 2009-MA-004 – TERA, LLC – to modify an existing service station by permitting a 2,000-square foot building addition (to accommodate four new vehicle service repair bays and a quick service food store) located on 31,286 square feet of land zoned C-8 at 6540 Edsall Road. Map 80-2 ((1)) 58.

*September 9* SEA 95-M-009 – PINECREST (E&A) LLC – to amend the Development Conditions associated with the prior approval of SE 95-M-009 to permit two fast food uses (expansion of the existing

## 2009 Mason District Actions

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Starbucks Coffee establishment and the addition of Tropical Smoothie as a second fast food use) within the existing freestanding building in the Pinecrest Plaza shopping center on 5.51 acres zoned C-2 and C-5 at 6546-6552 Little River Turnpike. Map 72-1 ((1)) 20D.

*September 10* RZ 2009-MA-012 – BOARD OF SUPERVISORS’ OWN MOTION - to rezone 22,433 square feet of land from PDH-5 to R-5 and waive the minimum district size to permit the existing single family detached residence (at 4217 Evergreen Lane) to remain as constructed (15.5 feet from the front lot line of Alpine Drive) rather than the minimum yard requirement of 20 feet due to an error in building location. Map 71-2 ((2)) 29.

*September 24* 2232-M09-8 – T-MOBILE NORTHEAST & MILESTONE COMMUNICATIONS – to permit construction of a 125-foot tall replacement light pole/monopole (with four equipment cabinets placed within an enclosed equipment compound) on the grounds of Thomas Jefferson High School at 6560 Braddock Road. Map 71-4 ((1)) 60.

*September 24* FS-M09-92 – CLEARWIRE – to co-locate one microwave dish antenna inside the existing 81-foot tall flagpole/monopole (with no additional equipment cabinets) on the grounds of the Annandale Volunteer Fire Department at 8914 Little River Turnpike. Map 58-4 ((1)) 62.

*September 24* FS-M09-77- CLEARWIRE – to co-locate five flush-mounted dish antennas to the penthouse façade on the roof of the existing office building (with no additional equipment cabinets) at 6565 Arlington Boulevard. Map 50-4 ((1)) 16.

*September 24* FS-M09-75 – CLEARWIRE – to co-locate three flush-mounted dish antennas to the penthouse walls on the roof of the existing 81-foot tall Ravensworth Tower apartment building (with no additional equipment cabinets) at 4327 Ravensworth Road. Map 71-1 ((9)) 4C.

*October 1* FS-M09-57 – CLEARWIRE – to co-locate three dish antennas to the penthouse wall of the existing 106-foot tall office building (with no additional equipment cabinets) at 6606 Leesburg Pike. Map 61-2 ((1)) 6.

*October 1* FS-M09-74 – CLEARWIRE – to co-locate two microwave antennas on the building façade of the existing 60-foot tall Word of Life Assembly of God church (with no additional equipment cabinets) at 5225 Backlick Road. Map 71-4 ((1)) 40C.

*October 15* FS-M09-51 – CLEARWIRE – to co-locate three flush-mounted dish antennas to the façade of the existing 125-foot tall Cavalier Club apartment building (with no additional equipment cabinets) at 6200 Wilson Boulevard. Map 51-3 ((1)) 43.

*October 22* FS-M09-89 – CLEARWIRE – to co-locate three dish antennas (with no equipment cabinets) on the roof of the existing 35-foot tall Hampton Inn hotel building at 4800 Leesburg Pike. Map 62-3 ((1)) 25A.

*October 22* FS-M09-93 – CLEARWIRE – to co-locate three dish antennas (with no additional equipment cabinets) on an existing 150-foot tall monopole on the grounds of the Mason District Park at 6621 Columbia Pike. Map 60-4 ((1)) 28.

*October 29* 2232-M09-23 – FAIRFAX COUNTY PARK AUTHORITY – to provide lighting for the softball field (to comply with Title IX Civil Rights Equity requirements) and other improvements at J.E.B. Stuart Park at 3312 Peace Valley Lane on 18 acres. Map 61-1 ((1)) 15.

*October 29* FS-M09-72 – CLEARWIRE – to co-locate one dish antenna inside an existing 40-foot tall stealth telecommunications chimney (hose drying tower) on the top of the Annandale Volunteer Fire Station (with no new equipment cabinets) at 7128 Columbia Pike. Map 71-1 ((4)) 109B1.

## 2009 Mason District Actions

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*November 5* 2232-M06-18 – T-MOBILE NORTHEAST LLC – to permit the construction of a 115-foot tall telecommunications flagpole/monopole (with three equipment cabinets to be placed within a fenced equipment compound) on the grounds of the private Phillips School (formerly the School for Contemporary Education) at 7010 Braddock Road. Maps 71-3 ((8)) 5 and 71-4 ((20)) 1, 4.

*November 5* SEA 85-M-101-03 – T-MOBILE NORTHEAST LLC – to amend the Development Conditions associated with the prior of SE 85-M-101 to permit a 115-foot tall telecommunications flagpole/monopole to be placed on the site of the Phillips School of special education, on 8.27 acres zoned R-1 and R-5 at 7010 Braddock Road. Maps 71-3 ((8)) 5 and 71-4 ((20)) 1, 4.

*November 19* FSA-M01-21-1 – VERIZON WIRELESS – to amend the previously-approved telecommunications facility by replacing three existing antennas with three larger antennas (with no additional equipment cabinets) flush-mounted to the penthouse structure on the roof of the existing building at 5600 Columbia Pike. Map 62-1 ((1)) 7.

*December 2* FS-M09-52 – CLEARWIRE – to co-locate three flush-mounted dish antennas to the façade of the rooftop penthouse (with no additional equipment cabinets) of the existing 142-foot tall Lakeside Plaza condominium building at 3800 Powell Lane. Map 61-4 ((35)) C1.

*December 2* FS-M09-132 – CLEARWIRE – to co-locate three panel and three dish antennas behind a screened cylinder on the roof of the existing 58-foot tall residential building (with one equipment cabinet within a rooftop enclosure) at 6925 Columbia Pike. Map 60-4 ((1)) 21.

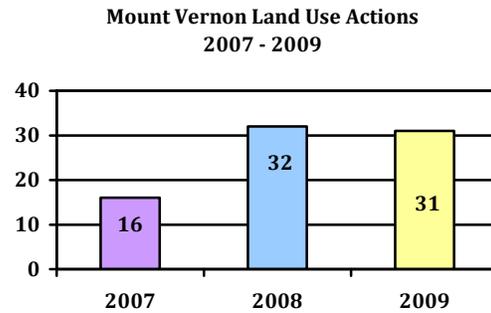
*December 9* FS-M09-100 – CLEARWIRE – to co-locate two dish antennas (and no additional equipment cabinets) on the roof of the existing 150-foot tall building at 5550 Bloomfield Drive. Map 81-1 ((1)) 7H1.

*December 9* FSA-M03-37-1 – VERIZON WIRELESS – to amend the previously approved telecommunications facility by permitting the replacement of six existing antennas with six new antennas (with no new equipment cabinets) on the existing light pole/monopole on the grounds of Thomas Jefferson High School at 6560 Braddock Road. Map 71-4 ((1)) 60.



## 2009 Mount Vernon District Actions

Thirty-one land-use applications located in the Mount Vernon District were acted upon by the Planning Commission in 2009. As shown in the chart to the right, this is one less than in 2008 but almost 50% more than in 2007. The Commission accepted withdrawal of two items and denied one item. The remaining 28 applications were approved either wholly or in part. Additional information on the below-described applications (listed by action date) is available from the Planning Commission Office.



### **Withdrawals Accepted**

February 26 BRAC APR-08-IV-1LP - 2008 BRAC AREA PLANS REVIEW NOMINATION - nomination by William C. Thomas, Jr. to amend the Comprehensive Plan for 5.76 acres (on Shepherd Lane, Belvoir Court, and Backlick Road in the Richmond Highway area east of the Fairfax County Parkway along Backlick Road) by adding an option for mixed use (hotel, office and retail) up to 1.2 FAR. Map 109-1 ((1)) 29-32 and 35-42.

June 17 BRAC APR-08-IV-2LP - BRAC AREA PLANS REVIEW NOMINATION - nomination by David Gill, on behalf of WRIT NVIP LLC, to amend the Comprehensive Plan for 69.37 acres (west of Telegraph Road, east of Pohick Estates Park, and north of Southgate Woods townhouse development) by adding options office, retail, institutional, industrial/flex, and hotel uses at .80 FAR and 1.0 FAR. Map 108-1 various parcels.

### **Item Denied**

July 15 BRAC 08-IV-1MV - BRAC AREA PLANS REVIEW NOMINATION - nomination by Keith Martin to amend the Comprehensive Plan for 6.5 acres (at the southwest corner of Huntington Avenue and Richmond Highway) from residential use at 40 du/ac with an option for up to 50 du/ac to mixed use development to include the existing multifamily development, office, ground floor retail, hotel and high-rise residential development over structured parking. Map 83-3 ((1)) 76.

### **Items Approved**

January 15 FS-V08-46 - CRICKET COMMUNICATIONS - to co-locate three cylindrical antennas on the existing 148-foot tall tower (with one equipment cabinet placed within the existing fenced equipment compound near the base of the tower) at 9128 Belvoir Court. Map 109-1 ((1)) 38.

February 11 FS-V08-121 - CRICKET COMMUNICATIONS - to co-locate six cylindrical antennas on an existing 95-foot tall Dominion Virginia Power electrical transmission pole (with two equipment cabinets placed within a fenced equipment compound) at 8905 Ox Road. Map 106-2 ((1)) 7.

February 18 FS-V08-95 - CRICKET COMMUNICATIONS - to co-locate three flush-mounted cylindrical antennas to the side of the penthouse wall on the roof of the existing four-story building (with two equipment cabinets placed inside the penthouse) at 6677 Richmond Highway. Map 93-1 ((1)) 22.

February 26 FS-V08-45 - CRICKET COMMUNICATIONS - to co-locate three cylindrical antennas on the existing 196-foot tall tower (with one equipment cabinet placed within the current fenced equipment compound) at 10112 Furnace Road. Map 113-1 ((1)) 11.

February 26 FS-V08-92 - CRICKET COMMUNICATIONS - to co-locate eight flush-mounted cylindrical antennas to the penthouse façade of the existing 133-foot tall Montebello Condominium

## 2009 Mount Vernon District Actions

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building (with two equipment cabinets placed on the roof) at 5903 Mount Eagle Drive. Map 83-3 ((31)) 3.

*March 5* FS-V09-6 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 152-foot tall monopole (with three equipment cabinets placed within the current fenced equipment compound) at 8201 Terminal Road. Map 99-3 ((1)) 38.

*March 25* FS-V08-120 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the existing 115-foot tall Dominion Virginia Power electrical transmission pole (with two equipment cabinets placed within a new fenced equipment compound) within the South Run Stream Valley Park at 8101 Pohick Road. Map 98-4 ((8)) U.

*April 15* S09-IV-LP1 – OUT-OF-TURN PLAN AMENDMENT – to amend the Comprehensive plan by permitting a land exchange of 40 acres (known as the “Nike site” within Laurel Hill south of Silverbrook Road and north of Laurel Crest Drive) owned by the Fairfax County Park Authority with 40 acres owned by the Fairfax County Public Schools to allow the South County Middle School to be developed adjacent to the existing South County Secondary School to facilitate shared recreational and educational opportunities. Maps 98-3 ((1)) 25 and 107-3 ((1)) part of 19.

*May 14* FS-V09-25 – FAIRFAX COUNTY PUBLIC SCHOOLS – to construct a new two-story South County Middle School with surface parking, athletic fields and recreation courts on 38.75 acres previously used for part of a Nike Missile administrative facility (within the Laurel Hill area on Laurel Crest Drive adjacent to the site of the South County Secondary School) to accommodate up to 1,250 7<sup>th</sup> and 8<sup>th</sup> grade students. Map 107-3 ((1)) part of 19.

*May 28* FSA-V08-92-1 – CRICKET COMMUNICATIONS – to correct the building address and tax map number to 5904 Mount Eagle Drive and 83-3 ((31)) 4, respectively, in the staff report, applications, drawings and photo simulations for FS-V08-92 that was approved by the Planning Commission on February 26, 2009 for six flush-mounted cylindrical antennas on one of the existing Montebello Condominium buildings. Map 83-3 ((31)) 4.

*June 11* FS-V09-28 – CRICKET COMMUNICATIONS – to co-locate six flush-mounted cylindrical antennas to the exterior wall of the rooftop penthouse of the existing 94-foot tall Inova Mount Vernon Hospital (with two equipment cabinets placed inside the rooftop penthouse) at 2501 Parkers Lane. Map 102-1 ((1)) 4.

*July 8* SEA 79-V-073-04 – AMERICAN HORTICULTURAL SOCIETY – to revise and delete two previously approved amended Development Conditions (Condition #6 and Condition #22 (for a new greenhouse and a relocated site entrance) in order to permit the existing site entrance and building footprints for the George Washington’s River Farm facility, located on 24.69 acres zoned R-2 at 7931 East Boulevard Drive, to remain in the current condition. Map 102-2 ((1)) 20.

*July 15* BRAC APR-08-IV-9S- BRAC AREA PLANS REVIEW NOMINATION – nomination by David Gill to amend the Comprehensive Plan for 118 acres (west of Telegraph Road, south of Backlick Road, and east of Cinder Bed Road), currently planned for industrial use up to .35 FAR on top soil processing site (30 acres) with the remainder of the site planned for public parks, private recreation and private open space, by revising the Plan to office uses up to .33 FAR on 56 acres. Maps 99-4 and 108-1, various parcels.

*July 15* BRAC 08-IV-3MV - BRAC AREA PLANS REVIEW NOMINATION: - nomination by Inda Stagg to amend the Comprehensive Plan for 6.04 acres (north of Huntington Avenue, west of Metroview Parkway, and south of Cameron Run) from office use up to .30 FAR to mixed use up to 3.0 FAR with residential, office, and restaurant/retail uses. Map 83-1 ((1)) 34C.

## 2009 Mount Vernon District Actions

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*July 15* PCA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. – to amend the proffers associated with the prior approval of RZ 2003-MV-033 for the Lorton Workhouse Art Center to permit site design modifications and permitted uses (increase attendance limits, extend hours of operation, combine two approved residential buildings into one, combine the two approved restaurant structures into one building, construct a new structure for security/office use, permit a school of special education/university, add a culinary arts component, and permit accessory retail use including a horticultural display area) on 53.98 acres zoned PDC south of the Ox Road/Lorton Road intersection. Map 106-4 ((1)) 58.

*July 15* FDPA 2003-MV-033 – LORTON ARTS FOUNDATION, INC. – to amend the previously-approved Final Development Plan for the Lorton Workhouse Art Center to reflect site design modifications (as listed above in PCA 2003-MV-033) on 53.98 acres zoned PDC and located south of the Ox Road/Lorton Road intersection. Map 106-4 ((1)) 58.

*July 30* AR 84-V-007-03 – EDH ASSOCIATES – to renew the Belmont Bay II Local Agricultural and Forestal District (originally established in 1985 and renewed in 1993 and 2001) for an additional eight-years on 114.99 acres zoned R-E on the west side of Belmont Boulevard at the terminus of Gunston Drive. Map 113-4 ((1)) 27Z.

*September 17* 2232-V09-11 – T-MOBILE NORTHEAST LLC – to replace an existing 78-foot tall stadium light pole with a 125-foot tall light pole to accommodate up to nine antennas (with up to three equipment cabinets within a fenced equipment compound) on the grounds of the South County High School athletic field at 8501 Silverbrook Road. Map 107-1 ((1)) 6.

*September 17* SE 2009-MV-010 – WACHOVIA BANK – to permit a drive-in financial institution on 35,475 square feet of land zoned C-8, CRD and HC at 8770 Richmond Highway. Map 109-2 ((1)) 23.

*September 17* FS-V09-68 – FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to construct a 75-foot tall water storage tank adjacent to the existing Fairfax County Resource Recovery Facility (Covanta Facility) at 9850 Furnace Road. Map 107-3 ((1)) 20.

*September 24* 2232-V08-6 – MOUNT VERNON LODGE #219, NEW CINGULAR WIRELESS & T-MOBILE – to construct an 85-foot tall telecommunications flagpole to accommodate up to fifteen antennas, (six for New Cingular Wireless and three for T-Mobile), with equipment cabinets (seven for Cingular and three for T-Mobile) concealed in a screened accessory building placed close to the existing Mount Vernon Masonic Lodge on 1.03 acres at 8717 Fort Hunt Road. Map 111-2 ((3)) 11.

*September 24* SE 2008-MV-031 - MOUNT VERNON LODGE #219, NEW CINGULAR WIRELESS & T-MOBILE – to permit continuation of the existing public benefit association (Mount Vernon Masonic Lodge #219) and the addition of an 85-foot tall telecommunications flagpole (with related equipment building) on 1.03 acres zoned R-3 at 8717 Fort Hunt Road. Map 111-2 ((3)) 11.

*October 22* FS-V09-96 – CLEARWIRE – to co-locate three dish antennas on the existing 120-foot tall monopole (with no additional equipment cabinets) at 7401 Lockport Place. Map 108-1 ((1)) 1H).

*October 22* FSA-V05-35-1 – VERIZON WIRELESS – to amend the previously-approved telecommunications application (FS-V05-35) by permitting the addition of three panel antennas on the roof of the existing 8-story office building (with no additional equipment cabinets) at 5845 Richmond Highway. Map 83-4 ((1)) 11.

*November 19* FS-V09-162 – CLEARWIRE – to co-locate three panel antennas and three dish antennas on an existing light pole/monopole (with one additional equipment cabinet placed within

## 2009 Mount Vernon District Actions

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the proposed fenced equipment compound) on the athletic field of the South County High School at 8501 Silverbrook Road. Map 107-1 ((1)) 6.

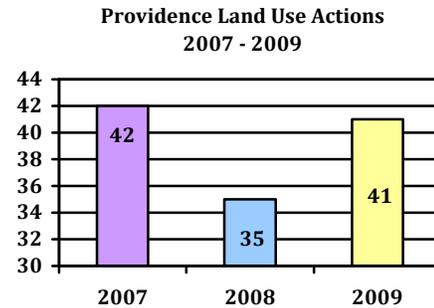
*December 2* 2232-V09-10 - T-MOBILE NORTHEAST LLC - to construct a 125-foot tall tree pole/monopole to accommodate nine panel antennas (with three equipment cabinets within a fenced equipment compound) on the grounds of the George Washington RECenter at 8426 Old Mount Vernon Road. Map 101-4 ((1)) 47A.

*December 9* FS-V09-128 - CLEARWIRE - to co-locate four antennas inside the existing St. Luke's Episcopal Church steeple (with one rooftop cabinet placed on a new steel frame) at 8009 Fort Hunt Road. Map 102-2 ((12)) A.

*December 9* FS-V09-147 - T-MOBILE NORTHEAST LLC - to co-locate six flush-mounted antennas on the rooftop penthouse of the existing 113-foot tall Belle Haven apartment building (with three equipment cabinets placed within the existing equipment room) at 6034 Richmond Highway. Map 83-3 ((1)) 90.

## 2009 Providence District Actions

As illustrated in the chart to the right, the number of land use actions taken by the Planning Commission in the Providence District increased from 35 in 2008 to 41 in 2009. All of the 2009 Providence District applications were approved, either wholly or in part. Additional information on the applications (listed below by action date) is available from the Planning Commission Office.



### Items Approved

January 29 2232-P07-17 - COMMUNITY WIRELESS STRUCTURES -to permit the construction of a 125-foot tall monopole/treepole and placement of twelve antennas, with up to twelve future additional panel antennas and one dish antenna on each of four platform levels by other telecommunication providers (for a maximum of 65 antennas) and a fenced equipment compound on the site of the Holmes Run Swim Club on 3.83 acres zoned R-3 at 3457 Gallows Road. Map 59-2 ((9)) (1) 6, 7.

January 29 SE 2008-PR-009 - COMMUNITY WIRELESS STRUCTURES - to permit the construction of a 125-foot tall monopole/treepole and placement of twelve antennas, with up to twelve future additional panel antennas and one dish antenna on each of four platform levels by other telecommunication providers (for a maximum of 65 antennas) and a fenced equipment compound on the site of the Holmes Run Swim Club on 3.83 acres zoned R-3 at 3457 Gallows Road. Map 59-2 ((9)) (1) 6, 7.

January 29 FS-P08-77 - CRICKET COMMUNICATIONS - to co-locate six flush-mounted cylindrical antennas on the rooftop penthouse wall of the existing Renaissance Condominium Apartments (with two equipment cabinets placed on the roof) at 2230 George Marshall Drive. Map 39-4 ((61)).

February 12 24989-SP-001-2 - WEST\*GOUN PROPERTIES LLC, WEST\*MAC ASSOCIATES & THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY - pursuant to the proffers and development conditions associated with the prior approval of PCA 88-D-005 and SE 94-P-040, submission of the site plan for three office buildings (Tyson's Towers) and an accessory parking garage (to determine conformance with the generalized development plan and the special exception plat) at 7940 Jones Branch Drive. Map 29-2 ((15)) C2.

February 18 2232-P08-011 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION - to permit public facilities (comprised of the Tysons Central 123 Metrorail Station with platform, pedestrian bridge and bus bays) on 3.46 acres zoned PDC, HC and SC in the northeast and northwest quadrants of the Tysons Boulevard/Chain Bridge Road intersection. Map 29-4 ((10)) parts of 4A, 5A, 5B, 5C.

February 18 SE 2008-PR-035 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION - to establish the Tysons Central 123 Metrorail Station (to extend Metrorail from a point east of the existing West Falls Church Station through Tysons Corner to the proposed Wiehle Avenue Station), including station with platform, pedestrian bridge over Route 123, four bus bays and associated components on 3.46 acres zoned PDC, HC and SC in the northeast and northwest quadrants of the Tysons Boulevard/Chain Bridge Road intersection. Map 29-4 ((10)) parts of 4A, 5A, 5B, 5C.

February 18 2232-P08-010 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION - to permit public facilities, (comprised of the Tysons East Metrorail Station with platform and associated kiss-and-ride lot) on

## 2009 Providence District Actions

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4.4 acres zoned C-3 in the southwest quadrant of the intersection of Dolley Madison Boulevard and Colshire Drive. Maps 29-4 ((5)) A1, D, E, parts of B1 and C1; 30-3 ((28)) part of B3.

*February 18* SE 2008-PR-033 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION - to permit construction of the Tysons East Metro Station (proposed to be the easternmost station in the Dulles Corridor Metrorail Project to extend the Silver Line past the Dulles International Airport to a terminus in Loudoun County) and electrically powered regional rail transit facility, with associated lines in the Scotts Run floodplain consisting of a train platform and a kiss-and-ride lot on the north and south sides of Dolley Madison Boulevard on 4.4 acres zoned C-3 in the southwest quadrant of the Dolley Madison Boulevard/Colshire Drive intersection. Maps 29-4 ((5)) A1, D, E, parts of B1 and C1; 30-3 ((28)) part of B3.

*February 26* CSP 2006-PR-028 - TYCON I INVESTMENT LP, TOWERS CRESCENT LLC, 1850 TC PLAZA LLC AND TOWERS CRESCENT LAND LLC - submission of the comprehensive signage plan (including building-mounted signs, directional signs, monument signs and banner signs) for the mixed-use Towers Crescent development in Tysons Corner on 17.86 acres zoned PDC north of Towers Crescent Drive and west of I-495. Map 39-2 ((29)) 1A1, 1E, 1G, 1H.

*February 26* FS-P08-122 - CRICKET COMMUNICATIONS - to co-locate six cylindrical antennas on an existing 115-foot tall Dominion Virginia Power electrical transmission pole (with two equipment cabinets placed within a new fenced equipment compound) within the utility easement west of Herrell Court and north of Shreve Road. Map 49-2 ((24)) B.

*March 18* FS-P08-97 - CRICKET COMMUNICATIONS - to co-locate six flush-mounted cylindrical antennas on the exterior of the rooftop penthouse on the existing 159-foot tall office building (with two equipment cabinets on the roof adjacent to the penthouse) at 9302 Lee Highway. Map 48-4 ((1)) 1G.

*March 18* FSA-P01-24-1 - VERIZON - to amend the previously-approved application by permitting removal/replacement of nine existing panel antennas with twelve flush-mounted antennas attached to the façade of the existing 77-foot all office building (with additional equipment placed within the penthouse mechanical room) at 3050 Chain Bridge Road. Map 47-2 ((1)) 54A.

*April 16* FS-P08-90 - CRICKET COMMUNICATIONS - to co-locate six cylindrical antennas on the existing 689-foot tall guyed lattice tower (with three equipment cabinets placed within the fenced equipment compound at the base of the tower) at 8101 Lee Highway. Map 49-4 ((1)) 54B.

*April 30* CSPA 80-P-039-04 - CP III VIENNA METRO LLC - to amend the previously-approved signage plan in order to provide identification and marketing signage for the existing Carmel Vienna Metro multi-family residential rental community, located within the Hunters Branch development on 9.99 acres zoned PDC in the northwest quadrant of the intersection of Nutley Street and Hermosa Drive. Map 48-4 ((10)) 58.

*May 6* FS-P09-4 - VERIZON WIRELESS - to co-locate twelve panel antennas on the existing 183.6-foot tall Fairfax Water storage tank (with one equipment cabinet placed within the fenced equipment compound) at 3300 Gallows Road. Map 59-2 ((1)) 1A.

*June 10* APR 08-II-4V - NORTH COUNTY AREA PLANS REVIEW NOMINATION - nomination by Timothy Sampson, on behalf of Vienna Metro LLC, to amend the Comprehensive Plan for 28.91 acres (south of the Vienna Transit Station and west of Hunters Branch Condominiums) by substituting 700,000 square feet of residential use for 700,000 square feet of office use. Map 48-2 ((24)) B, C, and part of D.

## 2009 Providence District Actions

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*June 25* PCA 87-P-038-04 – INOVA HEALTH CARE SERVICES – to amend the proffers associated with the prior approval of RZ-87-P-038 by removing the assisted living facility use in Building 1 and reallocating 487,804 square feet among four newly constructed office buildings and to conceptually design a fifth building for potential use by the new Mid-County Center (including the Woodburn Center for Community Mental Health) on 16.14 acres zoned C-3 in the southeast quadrant of the Arlington Boulevard/Williams Drive intersection. Map 49-3 ((1)) 141.

*June 25* RZ 2008-PR-009 - INOVA HEALTH CARE SERVICES – to rezone 65.46 acres (in the northwest quadrant of the Woodburn Road/Gallows Road intersection) from R-1 and R-12 to C-3 to permit an expansion of existing medical care facilities (Inova Fairfax Hospital and accessory uses) and public uses with an overall floor area ratio of 0.8. Maps 49-3 ((1)) 136C, 136C1; 059-2 ((1)) 1A pt., 1B, 1C, 1D, 1E.

*June 25* SEA 80-P-078-15 – INOVA HEALTH CARE SERVICES – to permit an increase in land area, building additions, site modifications, and associated modifications to site design and development conditions for the Inova Fairfax Hospital campus and related facilities (at 3300-3312 Gallows Road and 3300-3340 Woodburn Road) on 65.46 acres of land proposed to be rezoned to C-3. Maps 49-3 ((1)) 136C and 136C1; 59-2 ((1)) part of 1A, 1B, 1C, 1D, 1E.

*June 25* RZ 2008-PR-017 – MERRIFIELD GARDEN CENTER CORPORATION – to rezone 10,155 square feet of land from R-3 to C-8 for retail sales (plant nursery) for inclusion in the existing Merrifield Garden Center east of Gallows Road and north of Lee Highway. Map 49-2 ((1)) 28A.

*June 25* SE 2006-PR-018 – MERRIFIELD GARDEN CENTER CORPORATION – to permit a plant nursery in the I-5 District, in conjunction with the surrounding C-8 property currently in use as a plant nursery (Merrifield Garden Center) on 3.91 acres at 8112 Lee Highway. Map 49-2 ((1)) 28.

*July 29* FSA-P06-109-1 – CLEARWIRE – to co-locate two 8-inch flush-mounted dish antennas on the penthouse façade of the existing 175-foot tall Regency of McLean condominium building (with associated radio equipment placed within the building) at 1800 Old Meadow Road. Map 29-4 ((8)) 1.

*July 30* SEA 2006-PR-019 – VIRGINIA INTERNATIONAL UNIVERSITY – to amend the Development Conditions associated with the prior approval of SE 2006-PR-019 to permit expansion of the existing university located at 3957 Pender Drive into a 4,012 square foot portion of the adjacent office building at 3953 Pender Drive within the Fairfax Executive Office Park on 11 acres zoned I-4. Map 57-1 ((1)) 10.

*September 9* FSA-P09-4-1 – VERIZON WIRELESS – to amend the previously-approved telecommunications facility by permitting the addition of twelve antennas to the existing 183.6-foot tall Fairfax Water Storage Tank (with one additional equipment cabinet placed within the fenced equipment compound) at 3300 Gallows Road. Map 59-2 ((1)) 1A.

*September 10* RZ 2009-PR-006 – ARLINGTON BOULEVARD CONSOLIDATION – to rezone 0.78 acres (west of the intersection of Pennell Street with Williams Drive) from R-1 to C-3 to permit the construction of a two-story office building. Map 49-3 ((9)) 6, 6A.

*September 10* PCA 2004-PR-003-02 – ARLINGTON BOULEVARD CONSOLIDATION – to amend the proffers associated with the prior approval of RZ 2004-PR-006 and PCA 2004-PR-003 to (a) provide access to parcels 6 and 6A for the use described in related application RZ 2009-PR-006; (b) remove a landscaped buffer serving those parcels; (c) add a secondary access point to the approved parking structure; and (d) increase the parking structure height from 70 to 85 feet on 2.02 acres zoned C-3 (on the south side of Arlington Boulevard, west of its intersection with Williams Drive). Map 49-3 ((9)) parts of 7A and 11A and 49-3 ((1)) 135.

## 2009 Providence District Actions

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*September 10* PCA 2009-PR-007 – ARLINGTON BOULEVARD CONSOLIDATION – to amend the proffers associated with the prior approval of RZ 2009-PR-007 by incorporating floor area ratio from a previously approved covenant on parcel 104B into the overall Arlington Boulevard Consolidation development and to establish proffers for the approved Office Building A and parking structure partially sited on parcel 104B (0.99 acres zoned C-3) on the south side of Arlington Boulevard, west of its intersection with Williams Drive. Map 49-3 ((1)) 104B.

*October 15* PCA 2003-PR-037 – BEECH GROVE NEIGHBORHOODS LLC & KENDALL SQUARE HOMEOWNERS ASSOCIATION – to amend the proffers associated with the prior approval of RZ 2003-PR-037 for the Beech Grove residential development, located west of the Kingsbridge Drive/Blake Lane intersection, by changing the permitted front yard setback for eight townhouses (on a 0.64 acre portion of the 4.43 acre site zoned PDH-20) from 11 feet to 4 feet to accommodate the previously dedicated right-of-way along Kingsbridge Drive. Map 48-3 ((48)) A, 6-19.

*October 15* FDPA 2003-PR-037 – BEECH GROVE NEIGHBORHOODS LLC & KENDALL SQUARE HOMEOWNERS ASSOCIATION – to amend the previously-approved Final Development Plan for the Beech Grove residential development zoned PDH-20 (west of the Kingsbridge Drive/Blake Lane intersection) by reflecting a front yard setback of 4 feet for eight townhouses on a 0.64 acre portion of the 4.43 acre site to accommodate the previously dedicated right-of-way along Kingsbridge Drive. Map 48-3 ((48)) A, 6-19.

*October 15* FS-P09-73 – CLEARWIRE – to co-locate ten dish antennas on the roof of the existing 12-story Massey Building (with two equipment cabinets placed inside the penthouse mechanical room) at 4100 Chain Bridge Road. Map 57-4 ((1)) 14.

*October 15* FS-P09-50 – CLEARWIRE – to co-locate one dish antenna on the existing 183.6-foot tall Fairfax Water Storage Tank (with no additional equipment cabinets) at 3300 Gallows Road. Map 59-2 ((1)) 1A.

*October 29* FS-P09-91 – CLEARWIRE – to co-locate one flush-mounted dish antenna to the penthouse wall of the existing 45-foot tall office building (with no additional equipment cabinets) at 8100 Oak Street. Map 39-4 ((1)) 4A.

*October 29* FSA-P96-9-2 – VERIZON WIRELESS – to replace three antennas with three new 72-inch tall flush-mounted antennas and to move five antennas from the equipment shelter wall to the penthouse wall (with no additional equipment cabinets) of the existing 116.6-foot tall building at 1950 Old Gallows Road. Map 39-2 ((14)) 1.

*November 5* FS-P09-120 – CLEARWIRE – to co-locate three flush-mounted panel antennas and four flush-mounted dish antennas on the rooftop penthouse of the existing 115-foot tall office building (with one equipment cabinet on the roof adjacent to the penthouse) at 3211 Jermantown Road. Map 47-3 ((1)) 29B.

*November 18* FS-P09-86 – CLEARWIRE – to co-locate two dish antennas on the roof of the existing 170-foot tall office building (with no additional equipment cabinets) at 8200 Greensboro Drive. Map 29-3 ((15)) 12A.

*November 19* PCA 2007-PR-001 – DSF/LONG/METRO II & III, LLC – to amend the proffers associated with the prior approval of RZ 2007-PR-001 to allow water service to be provided by the Fairfax County Water Authority or the City of Falls Church for the mixed use development south of the Gallows Road/Prosperity Avenue intersection on 8.49 acres zoned PRM. Maps 49-1 ((16)) 14, 15 and 49-2 ((1)) 18, 19.

## 2009 Providence District Actions

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*November 19* FS-P09-133 – CLEARWIRE – to co-locate three panel antennas and four microwave antennas to the screen wall on the roof of the existing 167-foot tall office building (with one equipment cabinet placed on the roof) at 6402 Arlington Boulevard. Map 51-3 ((1)) 1E.

*November 19* FS-P09-80 – CLEARWIRE – to co-locate four dish antennas on the roof of the existing office building (with no additional equipment cabinets) at 11250 Waples Mill Road. Map 46-4 ((1)) 52A, 52B, 52C.

*November 19* FS-P09-105 – CLEARWIRE – to co-locate one flush-mounted dish antenna on the façade of the existing 48-foot tall office building (with no additional equipment cabinets) at 7115 Leesburg Pike. Map 40-3 ((41)) 107.

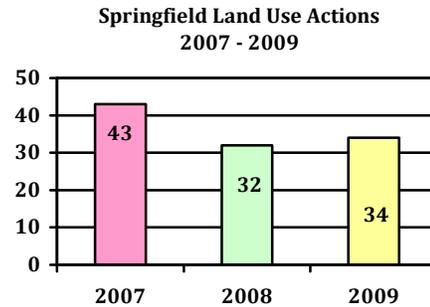
*December 10* 2232A-P00-16-1 - VERIZON WIRELESS – to amend the previously-approved application for a telecommunications facility by permitting replacement of six antennas with six new larger antennas on the existing monopole (with no additional equipment cabinets) in the VDOT right-of-way at the I-66/Nutley Street intersection in the area of the Vienna Metro Station. Map 48-2.

*December 10* FSA-P06-107-1 – CLEARWIRE – to co-locate four flush-mounted panel antennas and four flush-mounted dish antennas on the rooftop penthouse of the 141.6-foot tall Marriott Hotel (with one equipment cabinet placed behind the existing parapet walls) at 3111 Fairview Park Drive. Map 49-4 ((13)) 12A.



## 2009 Springfield District Actions

As illustrated in the chart, the number of Springfield District actions taken by the Planning Commission in 2009 is slightly more than in 2008 but less than that in 2007. The Commission took action on 34 applications, all of which were approved either wholly or in part. The applications are listed below by action date. Additional information on these items is available from the Planning Commission Office.



### **Items Approved**

*February 11* AR 90-S-005-2 – STEPHEN, KAREN, KRISTIN, ALESIA & BRIAN KLARE – to renew the Klare Local Agricultural and Forestal District for a third 8-year period for continued undisturbed forestal uses on 20.12 acres on the east side of Union Mill Road north of Compton Road. Map 74-2 ((1)) 23Z and 75-1 ((1)) 35Z.

*February 11* RZ 2008-SP-012 – 11-7 ASSOCIATES LLC – to rezone 2.09 acres from R-1 to C-2 for a 30,000 square foot office building in the Fairfax Center Area on the south side of Lee Highway, east of its intersection with McKenzie Avenue. Map 56-2 ((1)) 66.

*February 12* FS-S08-126 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on an existing 118-foot tall Dominion Virginia Power electrical transmission tower (with two equipment cabinets placed within a new fenced equipment compound at the base of the tower) at 13940 Balmoral Greens Avenue. Map 74-2 ((5)) B1.

*February 12* FS-S08-101 – MEDIAFLO USA – to co-locate one omni-directional antenna and two dish antennas on the existing 495-foot tall guyed tower (with one equipment cabinet placed within the fenced equipment compound) at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

*March 12* FS-S08-128 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on an existing 134-foot tall Dominion Virginia Power electrical transmission pole (with two equipment cabinets placed within a new fenced equipment compound near the base of the pole) in a utility easement at 9220 Old Keene Mill Road. Map 88-2 ((1)) 4.

*March 25* FS-S09-5 – MEDIAFLO USA – to co-locate one whip antenna and two dish antennas on an existing 310-foot tall tower (with one equipment cabinet placed within the existing fenced equipment compound near the base of the tower) at 4618 West Ox Road. Map 56-1 ((1)) 2.

*April 30* 2232-S09-4 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to renovate and expand the existing West Ox Animal Shelter from 15,600 square feet to a two-story 29,000 square foot building in order to provide additional space to meet current and future needs, improve space layout, and provide better animal care at the facility on 3.8 acres at 4500 West Ox Road. Map 56-1 ((1)) 2.

*April 30* FS-S08-118 – T-MOBILE – to replace an existing 69-foot tall steeple on the Abiding Presence Lutheran Church with an 85.5-foot tall steeple with three panel antennas enclosed within the steeple (with three equipment cabinets placed within a new fenced equipment compound on the ground behind the church) at 6304 Lee Chapel Road. Map 78-3 ((1)) 22.

*May 14* AR 83-S-011-03 – OBER TRUST & SARAH OBER – to renew the Walnut Ridge Local Agricultural and Forestal District, first established in 1984, for a fourth 8-year term for the preservation of forested open space, on 21.32 acres zoned R-C and WS at 8226 and 8228 Roseland Drive. Map 96-4 ((1)) 7Z, 8Z, 10Z, 11Z.

## 2009 Springfield District Actions

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*May 14* AF 2009-SP-001 – MARY KINCHLOE, JOHN KINCHLOE & JOHN KINCHLOE, TRUSTEE – to establish the Kinchloe Local Agricultural and Forestal District for an eight year term, for the preservation of agricultural (horse barns and pasture grazing) and forested open space uses on 261.88 acres zoned R-C and WS at 7900 My Way, 7875, 7901, 7925, 7955, 8001, 8009, 8015, 8021, 8025, 8031, 8037 and 8041 Evans Ford Road. Maps 85-1, 85-3 and 8504.

*May 14* AF 2009-SP-002 – RAYMOND & TERESA CRAWFORD – to establish the Crawford Local Agricultural and Forestal District for a eight year term for the preservation of open space and forestal uses on 21.24 acres zoned RC and WS at 12655 Wiltonshire Drive. Map 85-2 ((1)) 1, 2, 3, 4.

*May 20* FS-S09-11 – DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES – to permit construction of a four-floor Class B Live Fire Training Prop and Rappelling Tower at the Fire & Rescue Department Fire Training Academy at 4600 West Ox Road. Map 56-1 ((1)) part of 2.

*May 20* 2232A-S05-15 – FAIRFAX COUNTY FACILITIES MANAGEMENT DIVISION – to amend the previously approved public facilities application (to light two existing ball fields) by temporarily extending the lighting shut-off time from 10:00 pm to 11:00 pm to allow the Southwestern Youth Association to host a state Little League Baseball Tournament from Friday, July 24 through Tuesday, July 28. 2009 on the ball fields at 12470 Braddock Road. Map 66-2 ((1)) 4D.

*June 10* FS-S09-27 – CRICKET COMMUNICATIONS – to co-locate one omni-directional flush-mounted antenna on a temporary 120-foot tall light pole located on the grounds of Centreville High School (with two equipment cabinets placed within the existing fenced equipment compound) at 6001 Union Mill Road. Map 66-1 ((1)) 12A, 12B.

*June 10* FS-S09-12 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas and one microwave dish on a six-foot extension placed on top of the existing 111-foot tall Dominion Virginia Power electrical transmission pole (with two equipment cabinets placed within a new fenced equipment compound at the base of the pole) at 12895 Clifton Creek Drive within the utility easement. Map 75-3 ((1)) 10.

*June 11* AF 2008-SP-001 – RUSSELL G. HALL – to establish the Hall Local Agricultural & Forestal District for an eight-year term (for the continued preservation of existing forest use) on 20.65 acres zoned R-C and WS at 12510 Yates Ford Road. Map 85-2 ((1)) 33, 38.

*June 11* SEA 83-S-036 – RUSSELL G. HALL – to amend the previously-approved application for a microwave facility including ground tower and telecommunication facility by reducing the subject land area from 15.84 acres to 9,406 square feet (to reflect the actual area utilized by the telecommunications facility) to permit the remaining acreage to be included in the companion application (AF 2008-SP-001) at 12510 Yates Ford Road. Map 85-2 ((1)) 38.

*June 11* SE 2008-SP-025 – ISLAMIC SAUDI ACADEMY – to permit a 114,431 square foot private school of general education (one new three-story 103,000 square foot building and retention of two existing two-story buildings), with a maximum daily enrollment of 500 students (kindergarten through 12<sup>th</sup> grade), to include two new recreation areas, on the site of the existing Islamic Saudi Academy at 11101, 1115, 11121 and 11123 Popes Head Road on 34.05 acres zoned R-C. Maps 68-3 ((1)) 61-64.

*June 12* FS-S09-14 – CINGULAR WIRELESS – to co-locate twelve panel antennas on the existing 112-foot tall Dominion Virginia Power transmission pole (with eight equipment cabinets placed within a new fenced equipment compound at the base of the pole) at 5460 Rockpointe Drive. Map 55-3 ((1)) 38A.

## 2009 Springfield District Actions

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*June 25* 2232-S09-6 – CRICKET COMMUNICATIONS & T-MOBILE NORTHEAST – to replace an existing 65-foot tall light pole on the Centreville High School football field with a 120-foot tall monopole/light pole with six cylindrical antennas (Cricket) and nine panel antennas (T-Mobile), with a total of seven equipment cabinets placed inside a fenced equipment compound beneath the bleachers at 6001 Union Mill Road. Map 66-1 ((1)) 12A, 12B.

*July 9* FS-S07-67 – VERIZON WIRELESS – to co-locate six panel antennas within existing cylinders attached to the existing 120-foot tall monopole (with one equipment cabinet placed within the fenced equipment compound) on the grounds of the Springvale Swim Club at 7008 Elkton Drive. Map 89-4 ((5)) A.

*July 23* SEA 2005-SP-033 – VILLAGE WEST INC./VERIZON WIRELESS – to amend the Development Conditions associated with the prior approval of SE 2005-SP-033 to permit an additional carrier on the existing 120-foot tall candelabra-style monopole on the grounds of the Springvale/Village West community swimming pool at 7008 Elkton Drive. Map 89-4 ((5)) A.

*July 29* 2232-S07-3 – SYDENSTRICKER UNITED METHODIST CHURCH & T-MOBILE - to construct a 90-foot tall flagpole-style monopole with three internal antennas (and three equipment cabinets placed within a fenced equipment compound) on the grounds of the Sydenstricker United Methodist Church at 7230 Sydenstricker Road and 8500 Hooes Road. Map 89-3 ((1)) 14, 15.

*July 29* SE 2007-SP-022 – SYDENSTRICKER UNITED METHODIST CHURCH & T-MOBILE – to permit the continued use of an existing church and child care center (with no changes) under a special exception rather than the previously-approved special permit and to permit the addition of a telecommunications facility on the 4.98-acre site zoned R-1 at 7230 Sydenstricker Road and 8500 Hooes Road. Map 89-3 ((1)) 14, 15.

*September 17* 2232-S09-7 – CRICKET COMMUNICATIONS & VERIZON WIRELESS – to construct a 125-foot tall telecommunications light pole/monopole to accommodate a total of 18 antennas (6 cylinder antennas for Cricket Communications and 12 panel antennas for Verizon Wireless) with a total of nine equipment cabinets (3 for Cricket and 6 for Verizon) placed within a fenced equipment compound under the bleachers of the Chantilly High School football field at 4201 Stringfellow Road. Map 45-1 ((1)) 9, 9A.

*September 24* FS-09-88 – CLEARWIRE – to co-locate three dish antennas on an approved 125-foot tall light pole/monopole (with no additional equipment cabinets) on the grounds of the Chantilly High School football field at 4201 Stringfellow Road. Map 45-1 ((1)) 9.

*October 22* FS-S09-85 – CLEARWIRE – to co-locate four dish antennas on the existing 175-foot tall monopole (with no additional equipment cabinets) on the grounds of the Burke Volunteer Fire Department at 9509 Old Burke Lake Road. Map 78-1 ((1)) 23.

*October 29* PCA 87-S-023-03 – COSTCO WHOLESALE CORPORATION – to amend the proffers associated with the prior approval of RZ 87-S-023 to permit site modifications to the Home Depot Shipping Center (on 17.56 acres in the northeast quadrant of the West Ox Road/Lee Highway intersection) by shifting the location of the western access point on Price Club Plaza to the east and restriping the existing travel lanes. Map 56-3 ((1)) 5C, 5D.

*October 29* SE 2007-SP-001 – COSTCO WHOLESALE CORPORATION – to permit expansion of the existing Costco retail sales establishment from 139,271 to 156,675 gross square feet on the 16.05 acre pad site zoned C-8 at 4725 West Ox Road. Map 56-3 ((1)) 5C.

## 2009 Springfield District Actions

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*November 18* FS-S09-79 - CLEARWIRE - to co-locate two dish antennas to the existing ten-story office building rooftop penthouse (with no additional equipment cabinets) at 12701 Fair Lakes Circle. Map 55-2 ((1)) 9A.

*November 19* FS-S09-61 - CLEARWIRE - to co-locate three panel antennas on the existing 188-foot tall monopole (with one equipment cabinet placed within the fenced compound) on the grounds of the Ox Substation at 9730 Hampton Road. Map 97-3 ((1)) 14.

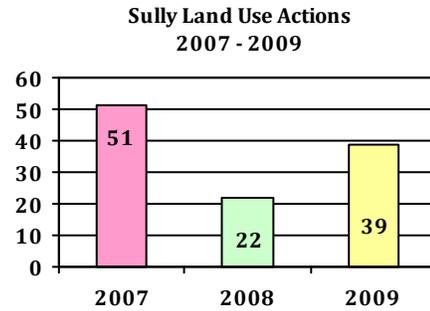
*December 2* FSA-S06-34-1 - FIBER TOWER - to amend the previously-approved telecommunications facility by permitting the addition of one dish antenna (for a total of three Fiber Tower dishes) to the existing 495-foot tall telecommunications tower (with no additional equipment cabinets) at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

*December 10* SE 2009-SP-019 - NEW CINGULAR WIRELESS, NORTHERN VIRGINIA ELECTRIC COOPERATIVE & SMARTPOLE, INC. - to permit a 129-foot tall monopole with four antenna platforms (with seven equipment cabinets placed within a fenced compound at the bottom of the monopole) in a cleared area on the site of a previous electric power substation at 4904 Mattie Moore Court. Map 56-4 ((1)) 20A.

*December 10* 2232-S09-17 - NEW CINGULAR WIRELESS, NORTHERN VIRGINIA ELECTRIC COOPERATIVE & SMARTPOLE, INC. - to construct a 129-foot tall monopole with four antenna platforms (with seven equipment cabinets placed within a fenced compound at the bottom of the monopole) in a cleared area on the site of a previous electric power substation at 4904 Mattie Moore Court. Map 56-4 ((1)) 20A.

## 2009 Sully District Actions

The 2009 Planning Commission took action on 39 applications located in the Sully District, all of which were approved either wholly or in part. As illustrated in the chart to the right, this is a significant increase over the number of actions taken the previous year but was less than the number of 2007 actions. Additional information on the applications (listed below by action date) is available from the Planning Commission Office.



### **Items Approved**

*January 15* PCA 78-S-063-06 – THE AEROSPACE CORPORATION – to amend the proffers associated with the prior approval of RZ 78-S-063 (and its subsequent amendments) to allow vehicular crossings and other encroachments in the Environmental Quality Corridor and to permit the addition of transportation and architectural commitments with the proposed site design for the phased construction of a secure, campus-style research and development facility on 40.41 acres zoned I-3 and WS at the southeastern quadrant of the Lee Road/Stonecroft Boulevard intersection. Map 44-1 ((4)) 35.

*January 15* SE 2008-SU-026 – THE AEROSPACE CORPORATION – to permit an increase in building height from 75 feet up to a maximum of 165 feet for the phased construction of a secure, campus-style research and development facility on 40.41 acres zoned I-3 and WS at the southeastern quadrant of the Lee Road/Stonecroft Boulevard intersection. Map 44-1 ((4)) 35.

*January 15* FS-Y08-110 – T-MOBILE – to co-locate nine panel antennas within a new 15-foot tall “stealth” chimney on the roof of a building within the Village Center Shopping Plaza (with three equipment cabinets placed on the building rooftop) at 5675 Stone Road. Map 54-1 ((17)) E.

*January 15* FS-Y08-74 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas to the façade of the penthouse roof of the existing 60-foot tall office building (with three equipment cabinets placed on the penthouse roof) within the Washington Technology Park at 15000 Conference Center Drive. Map 43-2 ((2)) 9D.

*January 29* FS-Y08-58 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on an existing 150-foot tall tower (with three equipment cabinets placed within the existing fenced compound near the base of the tower) at the Luck Stone Quarry, 15717 Lee Highway. Map 64-1 ((1)) 38.

*February 18* CSP 2006-SU-025 – COMMONWEALTH INVESTORS LLC – submission of the comprehensive signage plan (including freestanding signs, building identification signs, on-site directional signs, wall-mounted hotel signs, wall-mounted office tenant signs, and miscellaneous informational/directional signs) for the Commonwealth Centre at Westfields mixed use development (consisting of an office park, retail park, and Westin Hotel) in the northeastern quadrant of the Westfield Boulevard/Sully Road intersection on 97.60 acres zoned PDC. Map 44-1 ((1)) 6, 6B, 6C, 6D.

*March 11* FS-Y08-82 – CRICKET COMMUNICATIONS – to co-locate six flush-mounted cylindrical antennas to the rooftop penthouse walls of the existing 88-foot tall Inova Fair Oaks Hospital (with three equipment cabinets placed within the rooftop penthouse) at 3600 Joseph Siewick Drive. Map 45-2 ((1)) 41B1.

*March 12* FDPA 78-C-118-17 – LB FRANKLIN FARM LLC – to amend the development plan associated with the prior approval of FDP 78-C-118 (and its sixteen previous amendments) to reflect a fast food restaurant (Chipotle) in lieu of the never-established drive-in bank on 35,895 square feet

## 2009 Sully District Actions

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of land within the Franklin Farm Village Center in the northeast quadrant of the intersection of Franklin Farm Road and Stone Heather Drive. Map 35-1 ((4)) (22) 2B.

*March 12* SE 208-SU-032 – FDPA 78-C-118-17 – LB FRANKLIN FARM LLC – to permit a one-story fast food restaurant with outdoor seating (Chipotle) within the existing vacant building on 35,895 square feet of land zoned PDH-2 within the Franklin Farm Village Center at 13354 Franklin Farm Road. Map 35-1 ((4)) (22) 2B.

*May 6* SE 2008-SU-040 – NOVA RETAIL HOLDINGS, INC. – to operate a 24-hour fast food restaurant (Dunkin Donuts) with a 30-square foot building-mounted sign on the first floor of the existing 5-story office building within the office park complex at 14631 Lee Highway. Map 54-3 ((30)) (B) 101.

*May 14* SE 2009-SU-002 – CENTREVILLE DAY SCHOOL/CENTREVILLE UNITED METHODIST CHURCH – to expand the site of the existing Centreville United Methodist Church by the addition of 3.11 acres to accommodate additional outdoor recreational facilities (grass volleyball court, T-ball field, covered picnic pavilion, concrete pad area, informal outdoor worship area, a mulched on-site trail and relocation of two existing storage sheds) at 6400 Old Centreville Road on 9.46 acres zoned PDH-12 and R-1. Map 65-1 ((1)) 14A, 14A1 and ((5)) J1.

*May 20* FS-Y08-80 – CRICKET COMMUNICATIONS – to co-locate six cylindrical antennas on the penthouse façade on the roof of the existing 87-foot tall Hallmark Building (with up to three equipment cabinets placed inside the mechanical room on the penthouse) at 13873 Park Center Drive. Map 24-2 ((1)) 22E.

*June 10* APR 08-III-2BR – NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by Carol Hawn, on behalf of the West Fairfax Citizens Association, to amend the Comprehensive Plan for 1.33 acres (at the southwest corner of Centreville Road and New Braddock Road) by removing text from Land Bay C-8 of the Centreville Suburban Center concerning private open space with the option for residential use up to 5-8 du/ac. Map 65-2 ((1)) 17 and ((2)) 2.

*June 10* APR 08-III-3DS - NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by staff of the Department of Planning & Zoning to amend the Comprehensive Plan for 265 acres (east of Sully Road, north of McLearen Road, west of Centreville Road, and southwest of Horsepen Run) by adding text acknowledging current land uses (Rachel Carson Middle School, departure of Redskins Park, and the Creekside residential neighborhood) and replanning a portion of the area (east of the middle school) for office uses up to 0.5 FAR. Maps 24-2, 24-4, and 25-3.

*June 10* APR 08-III-4DS - NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by staff of the Department of Planning & Zoning to amend the Comprehensive Plan for 0.55 acres (at the southwest corner of Elmwood Street and Route 50), currently planned for retail use up to .08 and .20 FAR, by deleting the option for retail use at .20 FAR. Map 34-4 ((1)) 52A.

*June 10* APR 08-III-5DS - NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by Frank McDermott to amend the Comprehensive Plan for 49.50 acres (bounded by Sully Road on the west, Willard Road to the south, Brookfield Corporate Drive to the east, and the Sullyfield Business Park to the north) by increasing the non-residential mixed-use from up to 0.5 FAR to up to 0.7 FAR. Map 44-1 ((9)) A, B, C, D1, E2, F2, F3.

*June 10* APR 08-III-7DS - NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by William McCauley Arnold to amend the Comprehensive Plan for 265 acres (along Route 50, east of the Fairfax/Loudoun County line, south of Dulles Airport, and west of Stonecroft Boulevard) by adding an option to allow I-5 uses. Maps 23-4, 33-2, and 34-1.

## 2009 Sully District Actions

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*June 10* S08-III-FC1 – OUT-OF-TURN COMPREHENSIVE PLAN AMENDMENT – proposed amendment, authorized by the Board of Supervisors, to the Comprehensive Plan for 28.05 acres (in the northeast corner of Route 50 and Fair Ridge Drive) by changing 90,000 square feet of office space to 100 units of affordable elderly housing. Map 46-3 ((1)) 15A1, 15A2, 15A3, 15A4.

*June 11* PCA 2006-SU-025 – COMMONWEALTH CENTRE INVESTORS LLC – to amend the proffers associated with the prior approval of the Commonwealth Centre at Westfields mixed use development (on 100.81 acres zoned PDC at the northeast quadrant of the Sully Road/Westfields Boulevard intersection) to permit options for structured parking decks in Land Bay A, a free-standing child care facility in Land Bay C, and a child care use within an office building in Land Bay A. Map 44-1 ((1)) 6, 6B, 6C, 6D, 6E.

*June 11* FDPA 2006-SU-025 – COMMONWEALTH CENTRE INVESTORS LLC – to amend the previously-approved Final Development Plan for the Commonwealth Centre at Westfields mixed use development (in the northeast quadrant of the intersection of Sully Road and Westfields Boulevard) by reflecting options for two structured parking decks in Land Bay A, a free-standing child care facility in Land Bay C, and a child care use within an office building in Land Bay A. Map 44-1 ((1)) 6, 6B, 6C, 6D, 6E.

*June 25* FS-Y09-33 – CRICKET COMMUNICATIONS – to co-locate three temporary panel antennas on an existing 100-foot tall monopole/treepole on the grounds of the United Methodist Church (with two equipment cabinets placed within the existing fenced compound) at 13224 Franklin Farm Road. Map 35-1 ((4)) (19) C2.

*July 29* FDPA 78-C-118-18 – CRICKET COMMUNICATIONS – to amend the original Final Development Plan (and subsequent amendments 10, 11, 12 and 13) for the Franklin Farm residential development to permit the addition of three panel antennas to the existing 120-foot tall treepole/monopole (with the addition of one equipment cabinet within the fenced compound) on the site of the Community of Faith United Methodist Church on 8.91 acres zoned PDH-2 at 13224 Franklin Farm Road. Map 35-1 ((4)) (19) C2.

*July 29* CSPA 83-C-021 – ATLANTIC REALTY COMPANIES, INC. – to amend the Comprehensive Sign Plan that was approved in 2007 for the Pender Village mixed use development zoned PDC (on 28.05 acres in the northwest quadrant of the Route 50/Fair Ridge Drive intersection) to correct minor dimensional discrepancies, add a sign for office entrance and building address identification, and to add signs identifying Building A, Building B2 and the existing office building. Map 46-3 ((1)) 15A1, 15A2 and 15A3.

*July 29* FSA-Y09-33-1 – CRICKET COMMUNICATIONS – to replace three temporary antennas with three panel antennas co-located on an existing 100-foot tall monopole/treepole (with one equipment cabinet replacing the temporary cabinet within an expanded fenced compound) on the grounds of the United Methodist Church at 13224 Franklin Farm Road. Map 35-1 ((4)) (19) C2.

*July 30* SEA 2005-SU-020 – DOMINION CHRISTIAN SCHOOL & WHOLE WORLD FELLOWSHIP AND CHURCH– to modify the development conditions associated with the prior approval of SE 2005-SU-020 to allow student enrollment for grades K through 10 instead of grades K through 8, to relocate an existing service shed, and to re-stripe the surface parking spaces for the private school (with maximum daily enrollment of 135 students) and 430-seat church at 10922 Vale Road on 17.95 acres of land zoned R-E. Map 37-1 ((1)) 17, 17A.

*July 30* APR 08-III-1DS – NORTH COUNTY AREA PLANS REVIEW NOMINATION – nomination by David Houston, on behalf of Pohanka of Chantilly, Inc., to amend the Comprehensive Plan for 9.86 acres (west of Stonecroft Boulevard, south of Pepsi Place, and north of Stonecroft

## 2009 Sully District Actions

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Center Court) by adding an option for expansion of the existing adjacent auto park, not to exceed .35 FAR. Map 34-3 ((1)) 1D.

*October 15* FS-Y09-44 – T-MOBILE – to co-locate nine dual band quad antennas on an existing 116-foot tall utility lattice tower (with three equipment cabinets placed within the existing fenced compound at the base of the tower) at 6296 Hunt Chase Court. Map 53-3 ((6)) 6.

*October 22* 2232-Y09-18 – T-MOBILE NORTHEAST & MILESTONE COMMUNICATIONS – to construct a 125-foot tall monopole on the northeast corner of the Westfields High School football field (with three equipment cabinets placed within a fenced compound) at 4700 Stonecroft Boulevard. Map 43-2 ((1)) 1.

*November 5* FS-Y09-94 – CLEARWIRE – to co-locate one dish antenna on an existing 97-foot tall Dominion Virginia Power transmission utility pole (with no proposed equipment cabinets) at 3799 Lees Corner Road. Map 35-3 ((1)) 9.

*November 5* FS-Y09-104 – CLEARWIRE – to co-locate four dish antennas on an existing 150-foot tall monopole (with no additional equipment cabinets) near the intersection of I-66 and Route 28 within VDOT right-of-way. Map 54-4.

*November 5* FS-Y09-108 – VERIZON WIRELESS – to co-locate four antennas on an existing 100-foot tall monopole (with no additional equipment cabinets) in VDOT right-of-way at 5408 Bobann Drive. Maps 54-2 and 55-1.

*November 19* PCA 83-C-021-02 – TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH – to amend the proffers associated with the prior approval of RZ 83-C-021 to sever the application property (in the northwest quadrant of the Fair Ridge Drive/Lee Jackson Memorial Highway intersection) from the original rezoning case approved from R-1 to PDC for a phased office park in order to include the acreage within RZ/FDP 2009-SE-020. Map 46-3 ((1)) 15A1, 15A2, 15A3.

*November 19* RZ 2009-SU-020 – TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH – to retain the current PDC zoning district but amend the development plan associated with the prior approval of PCA/FDPA 83-C-021 to permit a 100-unit independent living facility (Global Mission Village) in lieu of the three approved but unbuilt office buildings within the northern portion of the Pender Village Center mixed use development (in the northwest quadrant of the Fair Ridge Drive/Lee Jackson Memorial Highway intersection). Map 46-3 ((1)) 15A1, 15A2, 15A3.

*November 19* FDP 2009-SU-020 – TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH - to retain the current PDC zoning district but amend the development plan associated with the prior approval of PCA/FDPA 83-C-021 to permit a 100-unit independent living facility (Global Mission Village) with an age limitation for residents of 55 years in lieu of the three approved but unbuilt office buildings within the northern portion of the Pender Village Center mixed use development (in the northwest quadrant of the Fair Ridge Drive/Lee Jackson Memorial Highway intersection). Map 46-3 ((1)) 15A1, 15A2, 15A3.

*December 2* FS-Y09-36 – CLEARWIRE – to co-locate three panel antennas and five dish antennas on an existing 100-foot tall monopole (with one equipment cabinet placed on an elevated platform at the base of the monopole) in VDOT right-of-way at 5408 Bobann Drive. Maps 54-2 and 55-1.

*December 2* FS-Y09-99 – CLEARWIRE – to co-locate three dish antennas on the penthouse wall of the existing five-story Fair Oaks Hospital building (with no additional equipment cabinets) at 3600 Joseph Siewick Drive. Map 45-2 ((1)) 41L.

## 2009 Sully District Actions

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*December 10* FS-Y09-117 – NEW CINGULAR WIRELESS – to co-locate nine panel antennas (with eight equipment cabinets placed on the roof behind a screening wall) on the penthouse wall of the existing five-story Ridgeview office building at 14900 Conference Center Drive. Map 43-4 ((6)) 25A.

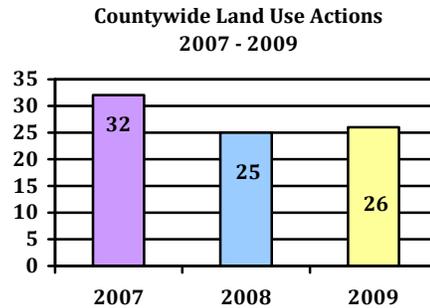
*December 10* FS-Y09-144 – T-MOBILE – to co-locate nine panel antennas on an existing 123-foot tall monopole (with three equipment cabinets placed within the existing fenced compound) at 4460 Brookfield Corporate Drive. Map 44-1 ((3)) 13.

*December 10* FS-Y09-151 – CLEARWIRE – to co-locate three dish antennas on an existing 123-foot tall monopole (with no additional equipment cabinets) at 4460 Brookfield Corporate Drive. Map 44-1 ((3)) 13.



## 2009 Countywide Actions

The number of countywide actions taken by the Commission in 2009 increased slightly over that in 2008 but was less than in 2007. The 2009 Planning Commission took action on twenty-six countywide land-use related applications, all of which were approved either wholly or in part. Additional information on the items described below (listed by action date) is available from the Planning Commission Office.



### Items Approved

*January 8* LOISDALE ROAD STUDY – to request that the Board of Supervisors authorize a special study (with an anticipated completion date of September 2009) to evaluate the merit of re-planning the portion of Land Unit K in the I-95 Corridor Industrial Area (extending south of Loisdale Park to Newington Road) from primarily industrial uses to other uses (including office and private recreation uses) and to evaluate road improvements that may be necessary to support changes to the Comprehensive Plan.

*January. 29* CODE AMENDMENT – to amend Chapter 65 (Plumbing and Gas Provisions) of the County Code to require every building to be connected to a public water supply, and public sewer system where deemed available, when there is no existing well or individual sewage disposal system or the existing well or system has been deemed irreparable, and when they are located in an approved sewer service area (exceptions to the connection requirements may be granted by the Department of Health) and to amend Chapter 9 of the Public Facilities Manual to remove the exemption of two-lot subdivisions with lot sizes between 20,000 square feet and 74,999 square feet from meeting the requirement to extend the public water supply.

*January 29* CODE AMENDMENT – to amend the Zoning Ordinance by (1) increasing the maximum allowable height of structure or building rooftop panel antennas that are permitted by right from 6 feet up to and including 10 feet; (2) allowing by-right replacement of utility poles and light poles on which antennas are mounted that are located in any street right-of-way to be up to and including 80 feet in height and up to and including 30 inches in diameter; (3) defining a mobile and land-based telecommunication hub site as an equipment cabinet or structure that serves a mobile and land-based telecommunication system when there are no antennas located on the same lot as the equipment cabinet or structure; (4) allowing mobile and land-based telecommunication hub sites by right in all C Districts, all I Districts (except the I-1 District) and in the commercial areas of all P Districts; and in any zoning district on property owned or controlled by a public use or Fairfax County governmental unit, subject to height, FAR, screening, and minimum yard requirements; and (5) clarifying that the height of replacement utility poles and light/camera standards shall be measured as the vertical distance between the lowest point of finished ground level adjacent to the structure and the highest point of the structure, including antennas.

*February 11* S08-CW-1CP – POLICY PLAN AMENDMENT – to amend the Policy Plan volume of the Comprehensive Plan by updating the *Roadways by Functional Classification* table as follows: (1) correct Braddock Road (number four) under the Minor Arterials (Type A) heading to read, “From Backlick Road to Union Mill Road”; 2) deletion of Baron Cameron Avenue (number seven) under the Minor Arterials (Type B) heading; and 3) the renumbering of roadways under the Minor Arterials (Type B) heading after the deletion of Baron Cameron Avenue.

*February 18* 2232-MD08-013 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION – to permit public facilities (comprised of the Tysons West Metrorail Station with platform, pedestrian bridges, bus bays and associated components) on 1.91 acres zoned C-7 at 8536 and 8548 Leesburg Pike and 1580 Spring Hill Road. Map 29-3 ((1)) parts of 2C1, 53 and 53A.

## 2009 Countywide Actions

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*February 18* SE 2008-MD-034 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION - to establish the Tysons West electrically powered regional rail transit facility (the westernmost Tysons Corner on the proposed Phase I extension of Metrorail from the existing West Falls Church Station to the proposed Wiehle Avenue Station) to include station with platform, pedestrian bridges, bus bays and associated components on 1.91 acres zoned C-7 at 8536 and 8548 Leesburg Pike and 1580 Spring Hill Road. Map 29-3 ((1)) parts of 2C1, 53 and 53A.

*February 18* 2232-MD08-012 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION - to permit public facilities (comprised of the Tysons Central 7 Metrorail Station with platform, pedestrian bridges and other associated components) on 2.51 acres zoned C-7 and C-8 at 8359 and 8348 Leesburg Pike. Map 29-3 ((1)) parts of 32 and 71A.

*February 18* SE 2008-MD-036 - METROPOLITAN WASHINGTON AIRPORTS AUTHORITY & VIRGINIA DEPARTMENT OF RAIL AND PUBLIC TRANSPORTATION - to establish the Tysons Central 7 electrically powered regional rail transit facility (the third station on the proposed Phase I extension of Metrorail from the existing West Falls Church Station through Tysons Corner to the proposed Wiehle Avenue Station) to include the two-level station (platform and mezzanine levels), pedestrian bridges over Route 7, and other associated components on 2.51 acres zoned C-7 and C-8 at 8359 and 8348 Leesburg Pike. Map 29-3 ((1)) parts of 32 and 71A.

*February 18* 2009 ZONING ORDINANCE AMENDMENT WORK PROGRAM - review and modification of the 2009 Zoning Ordinance Amendment work program, submitted by the Zoning Administration Branch of the Department of Planning & Zoning, consisting of a prioritized list of pending proposed amendments to the Zoning Ordinance as follows: 23 Priority 1 items and 62 Priority 2 items.

*February 18* TABLOID PUBLICATION FOR THE AREA PLANS REVIEW - endorsement of the proposal by the Planning Division of DPZ, due to budget constraints, to suspend publication and mailing of the 2008-2009 North County Area Plans Review and 2009-2010 South County Area Plans Review tabloid (a courtesy publication summarizing nominations to amend the Comprehensive Plan) for two years inasmuch as that information is now available on the County Web site and via list-serve subscriptions.

*February 26* REVISION TO 2009 ZONING ORDINANCE AMENDMENT WORK PROGRAM - clarification that the 2/18 action taken by the Planning Commission on the 2009 Zoning Ordinance Amendment Work Program included the following modifications: Move item 15 (Portable Storage - Commercial) from the 2009 Priority 1 list to the Priority 2 list; move item 38 under Parking Requirements from the 2009 Priority 2 list to the Priority 2 list; and move item 26 under Housing from the 2009 Priority 2 list and integrate it with item 6 on the Priority 1 list for consideration as a special study.

*March 12* CODE AMENDMENTS - to amend various chapters of the Code of the County of Fairfax by increasing the fees charged for the review of plans, processing of permits, and performing site and building inspections as follows:

- Chapter 2 (Property Under County Control): Increase the fees for work or construction on property under County control by up to 40% (with no increase for site related fees associated with inserts, waivers, and bonding fees);
- Chapter 61 (Building Provisions): Increase the building code related fees for buildings, additions, or enlargements to single family detached dwellings and townhouses by up to 51% and increase all other building code related fees by up to 28% with the exception of the

## 2009 Countywide Actions

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base fee applying to building, electrical, mechanical, and plumbing permits which will increase by up to 31%;

- Chapters 101, 104 and 112 (Subdivision Ordinance, Erosion & Sedimentation Control, and Zoning Ordinance): Increase the fees charged for the review of plans, processing of permits, and performing site and building inspections.

*March 18* CODE AMENDMENTS – to clarify that the intent of the action taken by the Planning Commission on 3/12 concerning land development fees was to include, rather than exclude, the two changes to the proposed amendments distributed by staff that evening.

*March 25* CAPITAL IMPROVEMENT PROGRAM - review of the Capital Improvement Program for FY 2010-FY 2014 with Future Fiscal Years to 2019, in order to plan for immediate (within one year), near term (within two to three years), long term (within four to five years), and future (anticipated but not scheduled) projects involving land acquisition, construction, and maintenance of public facilities necessary for the safe and efficient provision of public services in the following seven functional areas: (1) public schools, to include new construction, renovation and building additions; (2) parks, (3) community improvements, (4) public safety and court facilities, (5) government facilities; (6) utility services, and (7) transportation and pedestrian initiatives.

*March 25* CODE AMENDMENT – to amend the Zoning Ordinance by increasing the application fees for variances, special permits, special exceptions, rezonings and amendments by up to 200% to achieve up to a 75% cost recovery rate; increasing the fee for appeals of the Zoning Administrator's decision from \$375 up to \$2,455; increasing the fee for zoning compliance letters for single family lots from \$90 up to \$110 and the fee for all other zoning compliance letters from \$265 up to \$310; increasing the fee for non-residential use permits from \$40 up to \$65; increasing the fee for temporary special permits administratively approved from \$130 up to \$200; increasing the fee for sign permits from \$50 up to \$90; establishing new fees of up to \$50 for home occupation permits, up to \$500 for interpretation of approved zoning applications, fees for conceptual plans and amendments that are consistent with the fees for final development plans and a fee for applicant requested deferral of a public hearing up to \$130 for hearings before the BZA and up to \$1000 for hearings before the Planning Commission or Board of Supervisors.

*March 25* TYSONS CORNER COMMITTEE – review of the proposed schedule to extend the deadline for the Tysons Corner Committee to the fall of 2009 to allow sufficient time for review and discussion of the Comprehensive Plan text for Tysons Corner; to allow for concurrent processing of Plan amendments and rezoning applications for one or more applications at station landing site as demonstrations of the transformation of Tysons from an automobile-oriented area into a set of transit and pedestrian-oriented communities; and to develop screening criteria for review of one or more demonstration projects.

*March 26* CODE AMENDMENT – to amend Articles 6 and 12 of the Zoning Ordinance to allow mini-warehousing establishments as a permitted secondary use in the PDC Planned Development Commercial District, subject to use limitations.

*March 26* 2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE & SCHEDULE OF ACTIVITIES – review of the Guide to the 2009-2010 South County Area Plans Review as well as the schedule for nomination submissions, review by staff and citizen Task Forces, public hearings and mark-up of nominations.

*May 28* TYSONS DEMONSTRATION PROJECT PROCESS – review of the recommendations endorsed by the Planning Commission's Tysons Committee concerning the proposed process guidelines, selection criteria, submission requirements, project participant expectations, and the

## 2009 Countywide Actions

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tentative project timeline for accepting and evaluating demonstration redevelopment projects located at the future Metrorail station entrances in Tysons Corners.

*June 11* PROTECTION OF RIPARIAN BUFFERS – review of the recommendations from the Planning Commission’s Environment Committee concerning protection of headwaters and riparian buffers upstream of Resource Protection Areas.

*June 11* CODE AMENDMENT – to amend Sect. 18-106 (Application and Zoning Compliance Letter Fees) to add a new fees (\$250 plus the cost of actual advertising, not to exceed \$1000) for public hearing deferrals (after legal advertising and public notice has been given) related solely to affidavit errors.

*July 8* TYSONS DEMONSTRATION PROJECT – submission by The Georgelas Group (under the Tysons Demonstration Project guidelines and criteria established by the Tysons Committee and endorsed by the Planning Commission and Board of Supervisors) of a proposal for a mixed-use transit-oriented development (consisting of office, residential, retail, and hotel uses) located on 28.45 acres at and around the proposed Tysons West Metro Station. Map 29-3 ((1)) 48D, 53, 53A, 54A, 57, 57A, 57B, 57H, 57J, 60C, 63C.

*July 30* CODE AMENDMENT – to amend Articles 8, 9, 15, 18 and 20 of the Zoning Ordinance to address the protection of existing neighborhood character by revising the current grade definition to stipulate that the lower of either the pre-existing or the finished average ground level adjacent to a dwelling be used as the baseline for measuring the height of a single family detached dwelling structure instead of the average finished ground level; and, to incorporate the changes to variance standards that were adopted by the 2009 Virginia General Assembly by eliminating the requirement for a showing of hardship “approaching confiscation”.

*November 18* CODE AMENDMENT – to amend Section 7 of the Public Facilities Manual by (1) replacing the traffic calming provisions with references to the Fairfax County Residential Traffic Administration Program (RTAP) and VDOT standards (for both existing and new streets), (2) removing the RTAP standards related to cut-through restrictions.

*November 19* CODE AMENDMENT – to amend Article 16 (Parts 1, 2 and 4) of the Zoning Ordinance to increase the recreational facilities expenditure per dwelling unit from \$1500 to \$1600 in the PDH, PDC, and PRM Districts.

*December 9* SCREENING OF 2009-2010 SOUTH COUNTY AREA PLANS REVIEW NOMINATIONS - review of the nominations submitted under the 2009-2010 South County Area Plans Review process to amend the Comprehensive Plan for the Braddock, Lee, Mason, Mount Vernon, and Springfield Districts, to determine whether the nominations meet the established submission requirements and warrant review by the APR Task Forces and public hearing by the Planning Commission.

## **Acknowledgements**

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