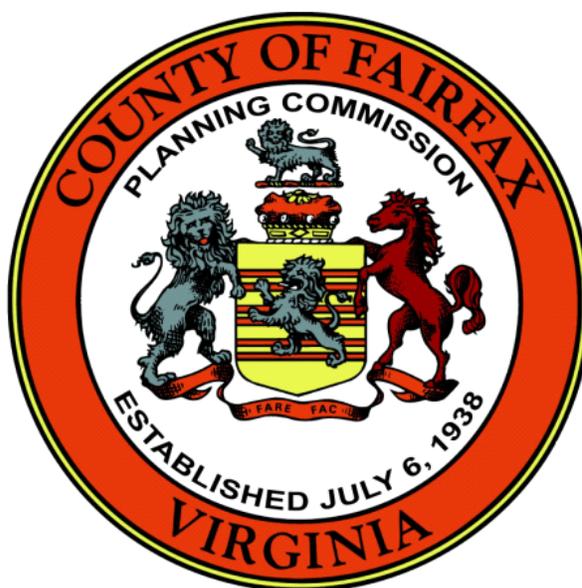


March 2013

# REPORT OF ACTIVITIES 2012



## Fairfax County Planning Commission



A Fairfax  
County, VA  
publication

**BOARD OF SUPERVISORS**

Sharon Bulova, Chairman, At-Large  
Penelope A. Gross, Vice Chairman, Mason District

John C. Cook, Braddock District  
John W. Foust, Dranesville District  
Michael R. Frey, Sully District  
Pat S. Herrity, Springfield District

Catherine M. Hudgins, Hunter Mill District  
Gerald W. Hyland, Mount Vernon District  
Jeff C. McKay, Lee District  
Linda Q. Smyth, Providence District

Anthony H. Griffin, County Executive (through April 2012)  
Edward L. Long, Jr., County Executive (May 2012-present)

**PLANNING COMMISSION**

Peter F. Murphy, Chairman, Springfield District  
Frank A. de la Fe, Vice Chairman, Hunter Mill District  
Janet R. Hall, Secretary, Mason District  
James R. Hart, Parliamentarian, At-Large

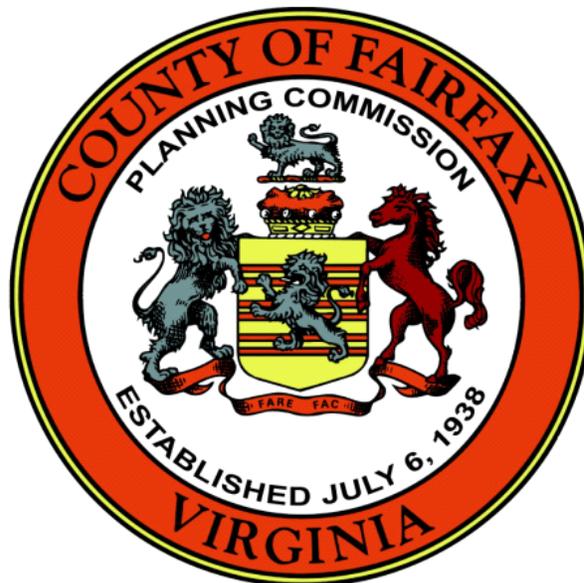
Jay P. Donahue, Dranesville District  
Earl L. Flanagan, Mount Vernon District  
Janyce N. Hedetniemi, At-Large  
Ellen J. "Nell" Hurley, Braddock District

Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Timothy J. Sargeant, At-Large

Barbara J. Lippa, Executive Director

March 2013

# REPORT OF ACTIVITIES 2012



## Fairfax County Planning Commission



A Fairfax  
County, VA  
publication



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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**

**FAIRFAX COUNTY PLANNING COMMISSION**

12000 Government Center Parkway – Suite 330

Fairfax, Virginia 22035

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[www.fairfaxcounty.gov/planning](http://www.fairfaxcounty.gov/planning)

March 2013

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

Chairman Bulova and Members of the Board:

The Fairfax County Planning Commission is pleased to submit its *Report of Activities for 2012*, which 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 annual report are descriptions of committee activities and a breakdown by supervisory district of the 265 land-use actions taken by the Planning Commission. In 2012, the Commission held 33 regular and 40 committee meetings.

The most active committees in 2012 were the Tysons Corner, Environment, Policy and Procedures, and Telecommunications Committees. In September, the Tysons Committee presented recommendations to the Commission on issues related to the Tysons Plan implementation, particularly a financing proposal, which was unanimously adopted by the Commission. These recommendations were adopted by the Board in October 2012.

The Telecommunications Committee completed a recommendation for proposed modifications to the *Mobile and Land-Based Telecommunication Services* section of the Policy Plan which was adopted by the Commission and forwarded to the Board. This proposal has been scheduled for public hearings in early 2013.

The Environment Committee completed its recommendations on proposed revisions to the Green Building policies in the Comprehensive Plan which the Commission adopted and forwarded to the Board in December to authorize for public hearings.

Also in December, the Planning Commission recommended changes to the Area Plans Review process, based on the work of its Policy and Procedures Committee, referred to as *Fairfax Forward*, and is scheduled to hold a public hearing on that proposal at the end of March 2013.

The Planning Commission and its staff continued outreach efforts through its monthly *Planning Commission Roundtable* broadcasts on Channel 16 and quarterly *Planning Communicator* newsletter. The staff continued to document Commission actions for the Board, County staff and the public. Daily updates were posted on the Planning Commission website 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  
Chairman  
Springfield District



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## Introduction

The *2012 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 made by the Planning Commission in 2012.

The tables and charts on pages 1 through 7 provide information about the number of meetings held each quarter (both regular meetings and committee meetings); the number of speakers at public hearings; the number and type of land-use actions taken by the Commission by quarter and for the year; and the amount of “traffic” on the Planning Commission website in 2012.

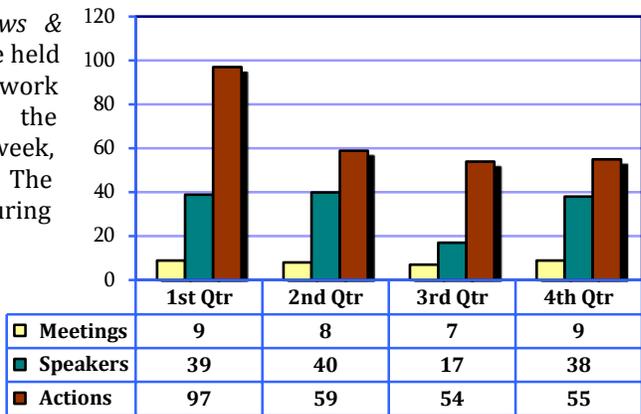
### 2012 Regular Meetings

As illustrated in Figure 1, the Planning Commission held 33 regular meetings during this past year. As a result of the August recess in the third quarter and the holiday periods in the fourth quarter, typically there are fewer regular Commission meetings during the second half of the year.

As set forth in the *Planning Commission Bylaws & Procedures*, regular meetings of the Commission are held on Wednesday and Thursday of each week, as the work of the Commission may require. Occasionally, the Commission may meet on a different day of the week, such as a Saturday, to focus on a specific topic. The Commission held one such Saturday session during 2012 to focus on telecommunication matters.

Of the 33 regular Commission meetings held in 2012, seven were Wednesday meetings, 25 were on Thursday evenings and one was held on a Saturday. The longest meeting (Thursday, February 23) adjourned at 1:55 a.m. and the shortest (Thursday, March 29) ended at 8:56 p.m.

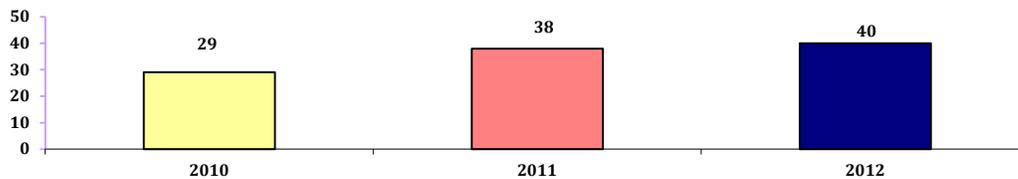
**Figure 1: 2012  
Regular Meeting Data**



### 2012 Committee Meetings

Figure 2 illustrates that the standing and special committees of the Planning Commission held 40 meetings in 2012. While the Tysons Corner Committee completed work on the Tysons Plan Amendment and Zoning Ordinance Amendment in May of 2010, they were called on again in March 2011. At that time, the Board of Supervisors requested that the Planning Commission make recommendations on issues related to the implementation of the Tysons Plan, particularly a financing proposal. As a result, the Commission reactivated its Tysons Corner Committee, which held 12 meetings in 2011 and 11 meetings in 2012 to formulate recommendations on these implementation issues.

**Figure 2: 2010 - 2012 Committee Meetings**



## Introduction

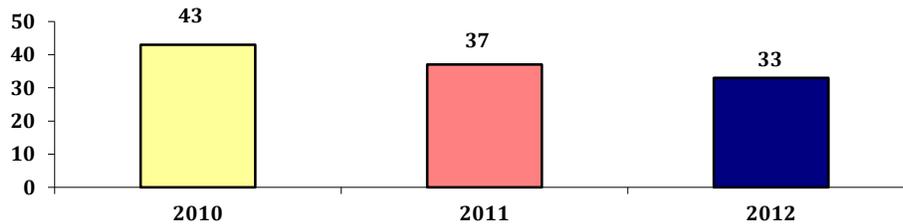
Below are the 2012 standing and special committees of the Planning Commission and the number of times each committee met. The Parks Committee was appointed but held no meetings in 2012.

Capital Improvement Program	1	Policy & Procedures	6
Environment	10	Schools	1
Land Use Process	1	Telecommunications	4
Housing Committee	1	Transportation	1
Personnel & Budget	1	Tysons Corner	11
Ad Hoc Committee on Public Entertainment Establishments			3

### Three-Year Comparison of Regular Meetings

As shown below in Figure 3, the number of regular Planning Commission meetings over the past three years has remained relatively constant, with a slight decrease in meetings held in 2012. It should be noted that 2010 and 2011 had a higher number of meetings due to the Commission's ongoing work on the Tysons Plan Amendment.

**Figure 3: Regular Meetings: 2010-2012**



The numbers in Table 1 below document that fewer regular Commission meetings are 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 also more speakers during the first half of the year.

Quarters	2010		2011		2012	
	1st & 2nd	3rd & 4th	1st & 2nd	3rd & 4th	1st & 2nd	3rd & 4th
	(Jan - June)	(July - Dec)	(Jan - June)	(July - Dec)	(Jan - June)	(July - Dec)
<b>Meetings</b>	28	15	21	16	17	16
<b>Speakers</b>	202	161	132	91	79	55
<b>Actions</b>	161	161	153	142	156	109

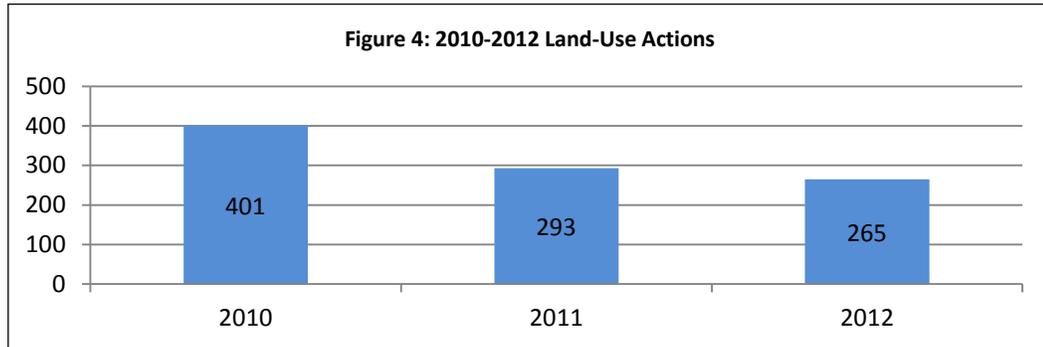
The number of actions taken by the Planning Commission during each quarter of the year is less predictable and dependent on such factors as whether an Area Plans Review (APR) is pending or the number of "Feature Shown" (FS) applications filed. For example, mark-up of North County and South County APR nominations occurred in 2009 and 2010, respectively; therefore the total number of actions in those two years exceeded the number in 2011. "Feature Shown" public facility applications do not require public hearings and action is taken by the Commission typically within 60 or 90 days of the application acceptance date. The number of such applications has increased significantly over the past three years due to the market-driven demand for increased bandwidth and data coverage for wireless

## Introduction

devices. As shown in Table 3 on page 5, “Feature Shown” applications were the most prevalent type of land-use actions taken by the Planning Commission during 2012.

### Land-Use Actions: 2010-2012

Figure 4 illustrates a decrease in the number of 2012 of land-use actions as compared to the previous two years, primarily because an Area Plans Review process was not held in 2012.



### Public Testimony

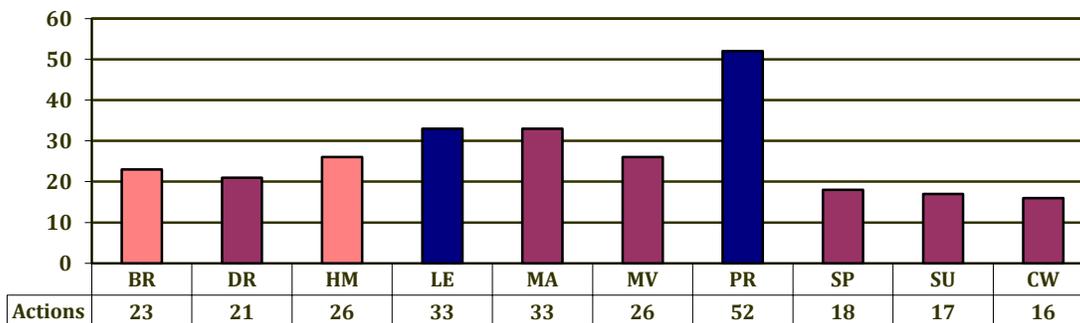
The Planning Commission heard verbal statements from 134 speakers in 2012. This was also less than the previous two years. There were a higher number of speakers in 2010 and 2011 primarily due to action on Area Plans Review and the Tysons Area Plan Amendment. The applications generating the most citizen interest and testimony in 2012 were:

1. 2232-V11-25 (Fairfax County Park Authority/Westgrove Park Interim Off-Leash Dog Area) 16 speakers
2. RZ 2012-HM-013 (Sekas Homes, Ltd.) 10 speakers
3. PRC-C-546-02 (Fairfax County Public Schools/Terre Centre Elementary)/ SE 2012-HM-009 (Insite Real Estate Investment Properties, LLC) 8 speakers

### 2012 District Workload

As shown in Figure 5 below, the District with the most land-use actions in 2012 was Providence while the Lee and Mason Districts were tied for second. Excluding countywide actions, the least active districts in 2012 were Springfield and Sully.

**Figure 5: 2012 Actions by District**





## Introduction

### Application Type

Table 3 shows a quarterly breakdown of the land-use categories and types of applications acted on by the Planning Commission in 2012.

<b>Table 3                      2012 Actions by Land-Use Category &amp; Application Type</b>						
Application Category & Type	1st	2nd	3rd	4th	Subtotal	Total
<b><i>Special Exception Applications (SE/SEA)</i></b>						
SE (new applications for a Special Exception)	5	2	7	1	15	25
SEA (amendments to a previously-approved SE)	0	5	2	3	10	
<b><i>Rezoning Applications &amp; Associated Development Plans (RZ/FDP)</i></b>						
RZ & PRC (new rezoning applications)	7	5	5	10	27	74
PCA (amendments to previously-approved proffers)	6	2	9	4	21	
FDP (new Final Development Plans)	2	2	3	7	14	
DPA/FDPA (amendments to a previously-approved DP/FDP)	2	3	4	3	12	
CDPA/CPA (Conceptual Development/Conceptual Plan amendments)	0	0	0	0	0	
<b><i>Comprehensive Signage Plan Applications (Plan)</i></b>						
CSP (new applications)	0	0	0	3	3	8
CSPA (amendments to previously-approved CSP)	1	1	2	1	5	
<b><i>Public Facility Applications (2232/FS)</i></b>						
2232 (new applications for a public facility)	4	2	2	2	10	133
2232A (amendments to previously-approved 2232)	12	2	1	1	16	
FS (new requests for a feature shown determination)	6	7	7	3	23	
FSA (amendments to previously-approved FS items)	42	22	8	12	84	
<b><i>Amendments to the Comprehensive Plan (Plan)</i></b>						
Board-Authorized Plan Amendments	4	3	0	2	9	9
Area Plans Review Items (North County & South County)	0	0	0	0	0	
<b><i>Agricultural &amp; Forestal District Applications (A&amp;F)</i></b>						
AF (new applications)	0	0	0	1	1	1
AA or AR (amendments or renewal of existing AF districts)	0	0	0	0	0	
<b><i>Code Amendments (Code)</i></b>						
	4	0	2	0	6	6
<b><i>Policy, Procedural &amp; Miscellaneous Recommendations (Misc.)</i></b>						
Zoning Ordinance Amendment Work Program	N/A	1	N/A	N/A	1	9
Capital Improvement Program	1	N/A	N/A	N/A	1	
Committee & Other Recommendations	0	1	1	1	3	
Review of Site Plans or Architectural Renderings	1	1	1	1	4	
<b>Totals</b>	97	59	54	55	265	265

## Introduction

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The top five types of applications acted on by the Planning Commission in 2012 were:

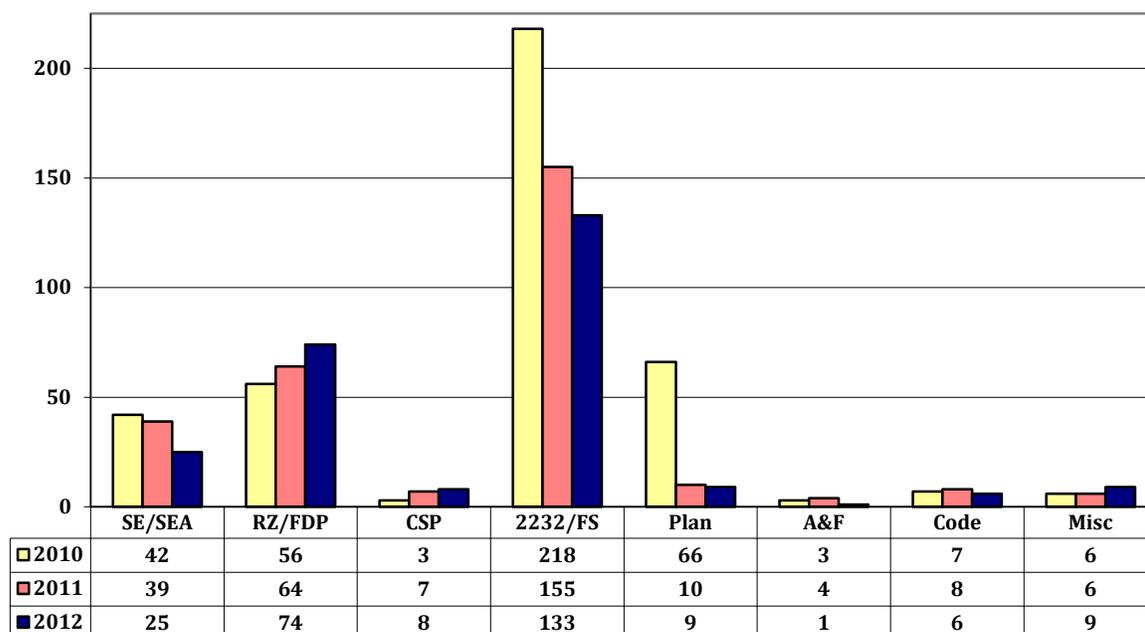
- |    |  |    |
|----|--|----|
| 1. | Amendments to previously-approved “Feature Shown” applications | 79 |
| 2. | Amendments to previously-approved proffers                     | 22 |
| 3. | New rezoning applications                                      | 21 |
| 4. | New requests for “Feature Shown” Determinations                | 21 |
| 5. | New final development plans                                    | 20 |

### Trends by Land-Use Application Category

Utilizing Table 3 data, Figure 7 provides a comparison of the eight major land-use categories for the three year period of 2010 through 2012. Due to telecommunication carriers and the public demand for increased service and better coverage, “Feature Shown”/2232 applications continued as the most prevalent type of applications acted upon by the Planning Commission.

The number of RZ/FDP actions increased slightly, while the number of actions taken on SE/SEA cases decreased slightly. Following the Area Plans Review cycle in 2010, Plan-related actions continued to remain low for both 2011 and 2012.

**Figure 7: Comparison of Land Use Categories: 2010-2012**



### Planning Commission Website

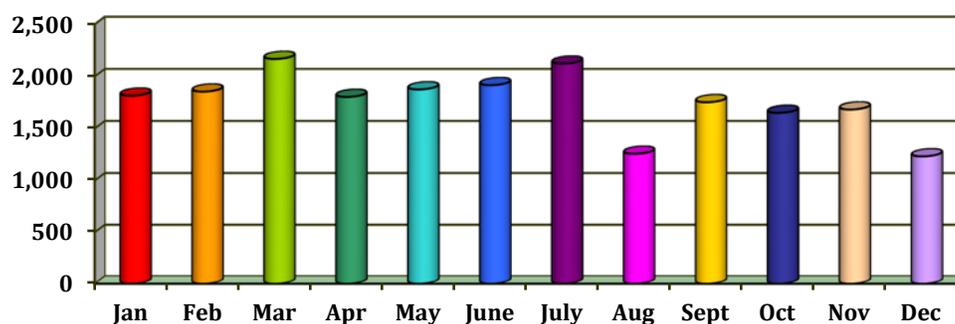
Based on data available from *Urchin* (via the Department of Information Technology), the Planning Commission website received 21,115 visits and 61,457 page views between January 1 and December 31, 2012. In 2011 the website received 21,349 visits and 58,402 page views. A *visit* is defined as an individual’s interaction with a website consisting of one or more requests to view a web page. A *page view* is the number of times a page was viewed.

## Introduction

It should be noted that before 2011, the County used a different tool known as *WebTrends* to analyze website statistics. Because the data collection method has changed, it is not possible to compare 2011 and 2012 statistics with previous years.

Figure 8 illustrates website hits for 2012. March and July were the two months with the highest volume of visits.

**Figure 8: 2012 PC Website Visits**



The top ten pages viewed in 2012 are listed below in Table 4 with the number of views for each page. These top ten pages account for 50% of the 2012 page views.

**Table 4** **2012 Top Ten Pages Viewed**

	Number of Views	% of Total Views
<b>1. Planning Commission Home Page</b>	<b>11,251</b>	<b>19.3%</b>
<b>2. Meeting Calendar</b>	<b>9,135</b>	<b>15.6%</b>
<b>3. Planning Commission Members</b>	<b>1,315</b>	<b>2.3%</b>
<b>4. LDS Overview</b>	<b>1,155</b>	<b>2.0%</b>
<b>5. Tysons Corner</b>	<b>1,131</b>	<b>1.9%</b>
<b>6. Committees</b>	<b>927</b>	<b>1.6%</b>
<b>7. Minutes</b>	<b>881</b>	<b>1.5%</b>
<b>8. Summaries</b>	<b>872</b>	<b>1.5%</b>
<b>9. Meeting Information</b>	<b>822</b>	<b>1.4%</b>
<b>10. Verbatims</b>	<b>797</b>	<b>1.4%</b>

In 2012, 17,673 visits (83.7%) to the Commission's website originated within the United States. However, visits also came from 38 other countries. The top numbers of visits were from the following countries: Canada, Australia, India, the United Kingdom, and Spain.

Domestically, the top originating locations were: Virginia (13,074); Washington D.C. (1,337); Maryland (927); California (314), and New York (276).

Excluding minutes, summaries and verbatim transcripts from Commission meetings, the top five documents viewed from the website in 2012 were: Walking Distance Research Abstracts, Tysons Fiscal Impact Analysis, Planning Commission Calendars, Green Building Policy Review, and Tysons Neighborhood Transportation Documents.

## Introduction

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### Conclusion

The high level of concurrence in 2012 on actions taken by the Board of Supervisors as recommended by the Planning Commission continued as in previous years. This concurrence factor continues to demonstrate the high level of commitment undertaken by the Commission to ensure that the majority of issues raised by applicants and surrounding neighborhoods are resolved prior to consideration by the Board of Supervisors.

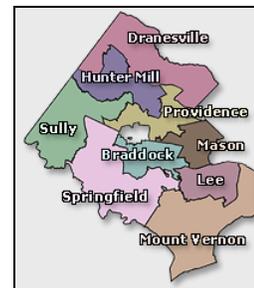
In the sections that follow, this *Report of Activities* provides information about the members of the Planning Commission as well as an overview of staff and committee activities. The final section is a short description by district of each item acted upon by the Planning Commission during the past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



## 2012 Planning Commission Members

The 2012 Planning Commission consisted of twelve members, one for each supervisor district and three At-Large members, as listed below.

Braddock District	Ellen J. "Nell" Hurley
Dranesville District	Jay P. Donahue
Hunter Mill District	Frank A. de la Fe
Lee District	James T. Migliaccio
Mason District	Janet R. Hall
Mount Vernon District	Earl L. Flanagan
Providence District	Kenneth A. Lawrence
Springfield District	Peter F. Murphy
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) start below and continue on the next several pages.



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

Walter Alcorn was 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, he was reappointed (on a motion by former Chairman Gerry Connolly) to his second and third terms as Commissioner At-Large. His current term expired in December 2012 and he declined reappointment. Alcorn has been a *Virginia Certified Planning Commissioner* since December 1997.

Alcorn served four consecutive terms as Planning Commission Parliamentarian prior to being elected as Vice Chairman in 2007. In 2012, Alcorn finished his sixth consecutive term as Vice Chairman. He served as a regular member of four 2012 Planning Commission committees (Housing, Policy & Procedures, Schools, and Tysons Corner) and was an alternate member of the Environment Committee. Alcorn continued to chair the Planning Commission's Tysons Corner Committee that was constituted in late 2008 at the request of the Board of Supervisors. Alcorn was appointed by the Board of Supervisors to serve on the Redistricting Committee in 2011.

In April 2012, Alcorn received the 2011 Fairfax County *Citizen of the Year* Award by the Fairfax County Federation of Citizens Associations.

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). Alcorn co-founded the National Center for Electronics Recycling in 2005 and led the development of the National Electronics Recycling Infrastructure Clearinghouse.

Prior to his private sector employment, Alcorn was a Policy Aide to a former Providence District member of the Board of Supervisors. He currently is Vice President of Environmental Affairs and Industry Sustainability at the Consumer Electronics Association where he leads environmental policy and electronics recycling efforts as well as legislative initiatives impacting electronic product design, eco-labeling, and hazardous materials restrictions.

Alcorn was featured in the December 2005 issue of the *Planning Communicator* available online at: <http://www.fairfaxcounty.gov/planning/December2005Newsletter.pdf>. He resides in Reston with his wife and two children.

## 2012 Planning Commission Members

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



Frank de la Fe was appointed to the Planning Commission by the Board of Supervisors (on a motion by Supervisor Cathy 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.

After moving 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, he was Chairman of the Fairfax County Park Authority Board for five years, after being appointed as an At-Large member in 1996. In 2012, de la Fe was honored as Lord Fairfax for the Hunter Mill District.

In 2012, de la Fe completed his sixth consecutive term as Parliamentarian, having been first elected to that office in 2007. In 2012 he chaired the Transportation Committee and was a member of the following five additional committees: Capital Improvement Program, Housing, Parks, Personnel & Budget, and Tysons Corner. Commissioner de la Fe was also an alternate member of the Environment and Schools Committees.

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.

Commissioner 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 John Foust) as the Dranesville District Planning Commissioner. He was reappointed in December 2008 to his first full four-year term and was subsequently reappointed in December 2012.

Donahue previously served on the Herndon Planning Commission from 1995-2007, having spent the last five years as its 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. He has been a *Certified Planning Commissioner* since 2006.

Donahue was a member of the following 2012 Planning Commission committees: Environment, Transportation, and Tysons Corner. He also served as the Planning Commission appointee to the Board's Economic Advisory Commission.

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 retired in March 2007 following a

## 2012 Planning Commission Members

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32-year career in management and sales with the American Automobile Association. He was a Democratic candidate for the Virginia House of Delegates in 2007.

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 Gerry Hyland) to complete the remaining term of former Commissioner John Byers. Flanagan was reappointed in February 2010 to his first 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, and Director of the Fairfax Committee of 100.

In 2012 Flanagan was a member of the following Planning Commission committees: Environment, Land Use Process Review, Parks, Telecommunications and Transportation. He was an alternate member of the Housing, Policy & Procedures, and the Schools Committees. In addition, he served as the Commission's appointee to the Airports Advisory Committee. Flanagan became a *Virginia Certified Planning Commissioner* in 2007.

Flanagan, a registered architect, worked in Champaign, Chicago, and Harvey, Illinois. He was 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.

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* available 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 Tina Trapnell) and has been subsequently reappointed by Supervisor Penny Gross. In December 2011, Hall was reappointed by the Board to her sixth four-year term. Her latest term will expire at the end of December 2014.

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

## 2012 Planning Commission Members

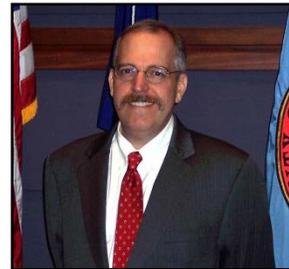
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J.E.B. Stuart High School. She served on the Bailey's Crossroads Advisory Committee and the Mason District Planning, Land Use, and Transportation Advisory Committee.

Hall has been a *Virginia Certified Planning Commissioner* since 1999. In 2012, she was elected Secretary. In addition, she was a member of the Personnel & Budget Committee as well as the Policy & Procedures and Telecommunications Committees.

Hall was chief of the contracts and procurement staff at the Executive Office for Immigration Review until she retired in December 2011. She was featured in the April 2006 issue of the *Planning Communicator* at: <http://www.fairfaxcounty.gov/planning/April2006Newsletter.pdf>. Hall resides with her husband in the Lake Barcroft area of the Mason District.

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



James Hart was appointed by former Board Chairman Gerry Connolly on January 5, 2004 for a four-year term. In December 2011, he was reappointed by the Board of Supervisors to a third four-year term that will expire at the end of December 2015.

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 2012, Hart chaired the Environment Committee and the Ad Hoc Committee on Public Entertainment Establishments. He was a member of the Policy & Procedures, Parks, and Transportation Committees; and an alternate member of the Land Use Process Review and Telecommunications Committees.

Hart, a graduate of the University of Virginia's School of Law, 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 resides in the Virginia Run community in the western part of Fairfax County. He was featured in the April 2008 issue of the *Planning Communicator* available at: <http://www.fairfaxcounty.gov/planning/april2008newsletter.pdf>.



### **Ellen J. "Nell" Hurley** *Braddock District*

On December 6, 2011, the Board of Supervisors, on a motion by Braddock District Supervisor John Cook, appointed Ellen J. "Nell" Hurley to serve as the Planning Commissioner for the Braddock District. Officially sworn in on January 18, 2012, Commissioner Hurley's current term will expire on December 31, 2015.

Hurley became a *Certified Planning Commissioner* in June 2012.

In 2012, Hurley was a member of the Capital Improvement Program, Parks, and Schools Committees as well as the Ad Hoc Committee on Public Entertainment

## 2012 Planning Commission Members

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Establishments. She was also an alternate member of the Telecommunications and Transportation Committees.

Hurley is a retired U.S. Navy Captain with 25 years in leadership, education, technical, acquisition, and staff positions. Among her many duties were Senior White House Systems Analyst; Director of Plans, Programs and Budgeting for the Defense Nuclear Agency; Executive Officer, Naval Support Facility Diego Garcia; Executive Officer, Navy ROTC Unit Hampton Roads; and Commanding Officer, Navy Recruiting District Philadelphia. She served at Navy Communications Stations in Hawaii, Northern Ireland, Florida, and the Republic of the Philippines.

Hurley has been actively involved in her community, including participation in the Braddock District Community Dialog on Transportation and Land Use and serving as Field and Uniform Director for Braddock Road Youth Club Soccer and as Girl Scout Service Unit Cookie Manager for 36 troops. She received a 2010 Fairfax County Champion of Character award "as a parent who always exemplifies superb sportsmanship and character in youth sports." Her current community activities include Corresponding Secretary for the Fairfax Genealogy Society and volunteer service with Neighborhood Watch, Fairfax County Public Libraries, and the Medical Reserve Corps.

Hurley has also participated in a wide variety of education-related groups including serving as President, W. T. Woodson High School Parent-Teacher-Student Organization; Education Chair and Corresponding Secretary, Fairfax County Council of Parent Teacher Associations (FCCPTA); officer of the Northern Virginia District of the Virginia PTA; and member of the Annandale Regional Planning Study, the Fairfax County Public Schools Business and Community Advisory Committee, the Gifted and Talented Advisory Committee, the Mathematics Textbook Advisory Committee, and the Fairfax County Association for the Gifted.

Hurley earned a Master of Science degree from the University of Virginia in Urban and Environmental Planning with a concentration in Public School Policy Planning and a Master of Science degree from the U.S. Navy Postgraduate School in Decision Systems Technology. She has been an Associate Professor at Old Dominion, Hampton, and Norfolk State Universities where she taught Leadership and Management.

She and her husband, retired Navy Supply Corps Rear Admiral Gwilym "Bill" Jenkins, have raised four daughters.

She was featured in the August 2012 issue of the *Planning Communicator* available at: <http://www.fairfaxcounty.gov/planning/august2012newsletter.pdf>

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

Kenneth Lawrence was appointed by the Board of Supervisors (on a motion by Supervisor Linda 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 and December 2012.



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" 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. Lawrence was named 2007 Providence District Lord Fairfax, a yearly honor awarded by

## 2012 Planning Commission Members

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the Board of Supervisors to recognize two people from each district and At-Large who demonstrate exceptional volunteer service, heroism, or other special accomplishment.

In 2012, Lawrence chaired the Policy & Procedures Committee. In addition, he was a member of the following committees: Environment, Land Use Process Review, Transportation, and Tysons Corner. He was also a member of the Ad Hoc Committee on Public Entertainment Establishments and an alternate member of the Telecommunications Committee. Lawrence has been a *Virginia Certified Planning Commissioner* since 2005.

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 with 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 *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 Michael Frey) to a four-year term effective January 1, 2008. In December 2011, he was appointed to a second four-year term that will expire at the end of 2015.

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.

In 2012, Litzenberger served as a member of the Housing, Land Use Process Review, Personnel & Budget, Policy & Procedures, Schools, and Telecommunications Committees. He was an alternate member of the Capital Improvement Program Committee.

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>

## 2012 Planning Commission Members

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### **James T. Migliaccio** *Lee District*



James Migliaccio was appointed to represent the Lee District by the Board of Supervisors (on a motion by Supervisor Jeff McKay) on June 22, 2010 to complete the term of former Commissioner Rodney Lusk, which expired on December 31, 2011. In December 2011, he was reappointed to his first four-year term that will expire at the end of 2015.

Migliaccio became a *Certified Planning Commissioner* in 2010.

In 2012, Migliaccio chaired the Capital Improvement Program Committee and was a member of the Parks, Telecommunications, and Tysons Corner Committees as well as the Ad Hoc Committee on Public Entertainment Establishments. He was an alternate member of the Transportation Committee.

Migliaccio previously worked for TSCG, Inc., a national management consulting firm specializing in land use development issues. He was a former senior staff member to U.S. Senator Charles S. Robb as well as Mason District Supervisor Penny Gross. He now provides freelance public relations and grassroots outreach consulting services through his own company, Migliaccio Solutions.

Migliaccio received a B.S. from James Madison University and continued his education with certificate programs from the Legislative Studies Institute, Harvard-MIT and the Meany Center for Labor Studies. A lifelong resident of northern Virginia, Migliaccio currently resides in the Springfield area of Lee District. He has one son.

He was featured in the April 2011 edition of the *Planning Communicator*, which is available online at: <http://www.fairfaxcounty.gov/planning/april2011newsletter.pdf>.



### **Peter F. Murphy** *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 Marie 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 was reappointed to his eighth four-year term in late 2010. His current term will expire at the end of December 2014.

Murphy is a member of the Board of Directors of Celebrate Fairfax, Inc. He is also 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.

## 2012 Planning Commission Members

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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 was the first elected chairman of the Northern Virginia Planning District Commission's Council for Planning Commissioners. He is currently serving his 23<sup>rd</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 2012, Murphy chaired the Land Use Process Review Committee and the Telecommunications Committee. He was also a member of the Capital Improvement Program and Personnel & Budget Committees.

A graduate of Boston College, Murphy received a commission in the U.S. Army through the Reserve Officers' Training Corps program. He currently is a public relations and communications professional. He resides in Burke with his wife and daughter.

Murphy was featured in the first issue of the *Planning Communicator*, which is available online at: <http://www.fairfaxcounty.gov/planning/August2005Newsletter.pdf>.

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



Effective January 2007, 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. Sargeant was reappointed to his second four-year term, effective in January 2011, by the Board in December 2010. He was sworn into office on January 13, 2011 for a term that will expire at the end of December 2014.

Sargeant became a *Virginia Certified Planning Commissioner* in 2007.

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 chaired the Laurel Hill Adaptive Reuse Citizens Task Force and 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 and was president of his homeowners association. Sargeant previously served on the Board of Directors of Celebrate Fairfax, Inc., completing that term in June 2011, and also completed his term as President of the Mount Vernon-Lee Chamber of Commerce in December 2011. He currently serves as Chair of the Board of Directors of the Northern Virginia Regional Park Foundation and Chair of the Laurel Hill Project Advisory Commission. He also serves as Chair of the Board of Directors of the Greater Reston Chamber of Commerce and serves on the Board of the Northern Virginia Community College Foundation.

Sargeant was appointed by former Virginia Governor Tim Kaine in 2008 as a member of the Board of Visitors of Gunston Hall and was reappointed by Governor Bob McDonnell in 2011 for a third one-year term. Gunston Hall Plantation, a National Historic Landmark, is located on 550 acres in Fairfax County and was the home of George Mason.

## 2012 Planning Commission Members

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In 2012, Sargeant chaired the Schools and Capital Improvement Committees. In addition, he was a member of the following committees: Environment, Housing, Land Use Process Review, Personnel & Budget, and Transportation. Sargeant has served as an alternate member of the Policy & Procedures Committee.

In November 2011, Sargeant was appointed to the Leadership Team for the Community Transformation Grant from the Centers for Disease Control and Prevention and administered by the Fairfax County Department of Neighborhood and Community Services. The Leadership Team is tasked with helping to provide strategic direction to the Partnership for a Healthier Fairfax, a multi-sector coalition leading the effort to build County and community capacity to implement environmental, policy, and systems changes to promote health and prevent chronic disease.

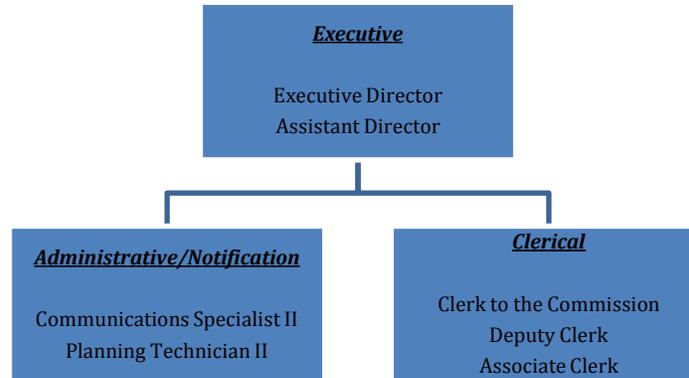
Currently a state and local affairs manager with Dominion Virginia Power, Sargeant was previously in charge of media relations for a natural gas utility. He also worked as a newscaster, reporter, and editor for the Associated Press Radio Network in Washington, D.C.

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>

## 2012 Planning Commission Office

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The Planning Commission Office consists of seven employees and three branches or program areas, as reflected in the organization chart below. Each branch within the Planning Commission Office performs different functions; however, the staff is cross-trained in order to ensure maximum operating efficiency. In 2012, the office responded to approximately 9,000 requests for information.



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, the *PC Roundtable*, and other special projects (including the Area Plans Review process), 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 2012, the Commission held 33 regular meetings, including two workshops (one on the Capital Improvement Program and one on the proposed Environmental strawman on Green Buildings), 40 Committee meetings, a Telecommunications Seminar, and took

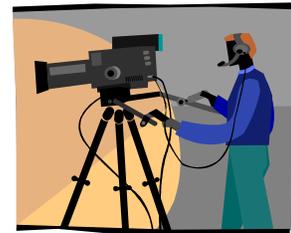
## 2012 Planning Commission Office

action on 265 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.

Of the total number of applications requiring public hearing by the Planning Commission, only 62 items were the subject of Planning Commission public hearing on the originally-scheduled date. Public hearings and/or decisions on the majority of scheduled applications required one or more deferrals thus necessitating approximately 220 rescheduling and calendar changes. In addition to the rescheduling requirement, these deferrals required staff updates to the calendar agenda featured on the Planning Commission website. Public hearing deferrals also necessitated re-advertising, re-notification, and re-posting of application properties (for all cases not deferred prior to completion of the public notice requirements).

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

The *Planning Commission Roundtable* is a monthly video program about land-use topics of interest to County citizens. The *Roundtable*, begun in 2003, is one of the most popular components of the Commission's public outreach efforts. Each broadcast is hosted by the Planning Commission Chairman, Peter F. Murphy, 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 p.m. and Wednesday at 10:30 p.m. (when the Commission is not meeting or if meetings have adjourned prior to that time). The 2012 *Roundtable* broadcast schedule is listed below.

### **2012 Program Schedule**

January/February	<i>Fire and Rescue Training &amp; Animal Shelter Expansion</i>
March	<i>I-495 Express Lanes</i>
April	<i>A discussion with outgoing County Executive Tony Griffin</i>
May/June	<i>Fairfax Forward: The Next Planning Horizon</i>
July/August	<i>"State of the Plan"</i>
September	<i>Tysons Partnership Update</i>
October	<i>Fairfax Forward: Updated</i>
November	<i>How Will the Landscape Change in Tysons?</i>
December/January (2013)	<i>Tysons Financing Recommendations</i>

More information on the *Planning Commission Roundtable* is available on the Commission's website 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 viewed at the PC Office. 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).



### ***Planning Communicator***

Three issues of the *Planning Communicator* newsletter were published in 2012. In addition to providing information about the activities of the Planning Commission, each issue included articles on relevant land-use issues and the following standard features:

- Commissioner Spotlight and/or Feature Article
- Committee Activities
- Roundtable Program Updates
- Land Use Actions
- Announcements

## 2012 Planning Commission Office

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The April 2012 issue highlighted At-Large Commissioner Walter Alcorn's receipt of the "Volunteer Citizen of the Year" award from the Fairfax County Federation of Citizens Associations (FCFCA). The August issue featured an article on new Braddock Commissioner Ellen "Nell" Hurley and the December/January issue spotlight was again on Commissioner Alcorn, who resigned in December 2012 after sixteen years of service on the Planning Commission.

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

### *Special Projects*

The Executive Branch served as agency *Training Coordinators*, reassigned internal tasks as part of strategic planning procedures, and served as key contacts for all Planning Commission committees. Prior to the previous Assistant Director's retirement in June 2011, explicit materials on specific job responsibilities were also prepared by the Branch to ensure as seamless a transition as possible.

### *Area Plans Review Retrospective*

The Area Plans Review (APR) process to date has provided the public the opportunity to propose site specific changes to the land-use recommendations found in the Area Plan volumes of the Comprehensive Plan and on the Comprehensive Plan Map. The Comprehensive Plan is a guide used by the Planning Commission and the Board of Supervisors when making land-use decisions.

During 2011, the Planning Commission recommended to the Board of Supervisors a delay for the next APR process until early 2013 to allow time to review, revise, and improve upon the existing process that has been in use since the early 1990's. This process has been evaluated by staff and the Commission's Policy and Procedures Committee during 2012 to determine ways to expand and improve public outreach; provide a more holistic, rather than piecemeal, approach; and enhance the land use and transportation analyses used during specific reviews.

This retrospective also documents the changing nature of the process to help make more informed decisions about the future of community planning in Fairfax County. More information on this review process and how citizens have been involved is available on the County's website at: <http://www.fairfaxcounty.gov/dpz/apr/retrospective.htm>.

### 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 134 speakers who testified at 2012 public hearings. The Clerical Branch staff also prepared Summaries, Verbatim transcripts, and Minutes of the meetings of the Planning Commission and its committees.

## 2012 Planning Commission Office

	2010	2011	2012
Verbatim Transcripts Prepared	349	193	223
Summaries Completed	43	35	32
Commission Minutes	43	28	29
Committee Minutes	29	37	32
Speakers Registered	363	223	134

Table 5 provides a three-year comparison of that portion of the Clerical Branch workload concerning Planning Commission meetings. The chart on the next page illustrates the variety and number of 2012 web postings handled by the Clerical Branch and/or the Administrative/Notification Branch.

Commission Minutes are available online to the public from 1992 through 2012 and may be found at: <http://www.fairfaxcounty.gov/planning/minutes.htm>. Minutes from 1941 through the present are also available in PDF format and can be emailed upon request.

### Administrative/Notification Branch

This branch consists of two members (Communications Specialist II and Planning Technician I). Under the guidance of the Assistant Director, the branch assists the Clerical Branch with telephone and in-person interaction with the public, verifies written public notice accuracy, updates the committee agenda on the website, and updates the Commission's online calendar and meeting agenda.

#### *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 2012, the Branch verified the accuracy of public notices (required due to regulations of the *Code of Virginia* and the *Fairfax County Zoning Ordinance*) for 141 applications. Of that number, 49 were for applications scheduled for public hearing by the Board of Supervisors and 92 were for applications scheduled for Planning Commission public hearing. Staff also sent first class deferral letters announcing deferral dates on four applications set for Planning Commission public hearing and eight items deferred to a date certain by the Board.

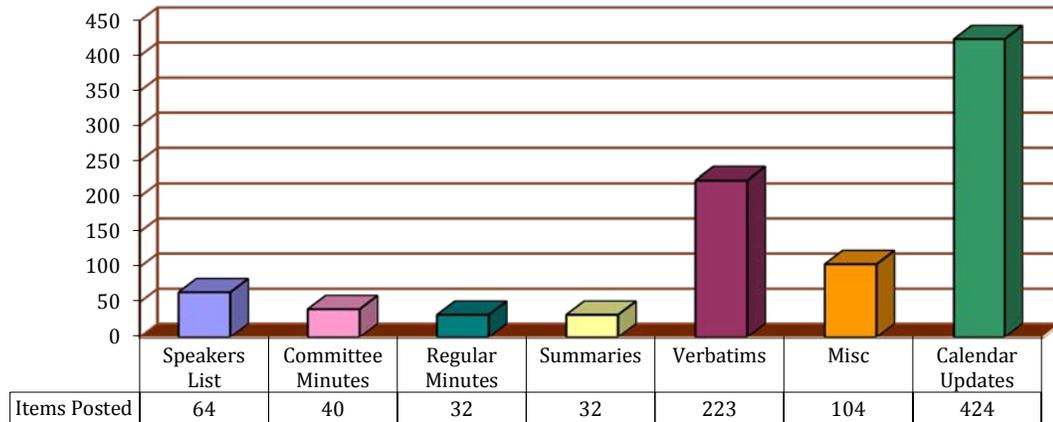
#### *Web Posting*



The branch is responsible for posting daily online updates to the Commission's meeting agenda for the future three months from a specific date. Updates to the Committee meeting schedule and the *PC Roundtable* program schedule are posted on a monthly basis. In addition, Committee minutes are posted upon completion.

As documented in Figure 9, the Planning Commission website is constantly updated by the Clerical Branch and/or the Administrative/Notification Branch. The following chart depicts the variety and number of updates made to the Commission's website in 2012.

Figure 9: 2012 Web Postings



Speakers Lists were posted twice for the 32 regular meetings (once the day of a Commission meeting and once the day after a meeting to reflect updates). There were no Speakers Lists posted for the meeting on Saturday, October 27th. Summaries and verbatim transcripts are posted within several days of a meeting and draft Minutes are posted within several weeks of a meeting.

The miscellaneous category includes the posting of the following items: nine updates made to the 2012 Roundtable program descriptions, two issues of the 2012 *Planning Communicator*, 75 items related to the Tysons Corner Committee, two Green Building updates, three items related to the Public Entertainment Establishment Committee, and the *Report of Activities* for 2011. There were also numerous updates to the Commissioner Biography pages and several changes made to the home page. The Minutes category includes 2012 regular and committee Minutes. The verbatim transcripts category reflects the number of 2012 verbatim transcripts that were posted on the Commission's website following completion by the Clerical Branch. The large number of calendar updates reflects the new policy of linking and refreshing staff reports on the abbreviated and detailed agendas on the calendar pages.

NOTE: Refer to the *Introduction* section of this report for *Urchin* data about the number of visitors to the Planning Commission website as well as the most popular pages viewed in 2012.

**Staff Biographies**

A short biography of the seven 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 subsequently 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 Master's 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

## 2012 Planning Commission Office

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Education, both in Washington, D.C., and Supervisor of Freezer Operations for the Chateau Ice Cream Distribution Corporation in Rochester, NY. In December 1999, Lipa was designated a *Virginia Certified Planning Commissioner*. On July 23, 2010, she was presented with a Team Excellence Award for her work with the Commission's Tysons Committee. In October 2012, Lipa was awarded the *Marge Bleiweis Peace Builder Award* for demonstrating exemplary conflict resolution skills in the workplace or community.

For 28 years, Lipa has been an active member of Zonta International, a service organization of business and professional executives seeking to improve the legal, economic, political, health and educational status of women. She has previously served as president, vice president, secretary, and Board member of the Fairfax Club and in several Club Committee Chair positions, and currently serves as a 2012/2013 Club Board member, Scholarship Chair, and writer/editor of the newsletter, *Zontalines*. In August 2012, Lipa was named as the Zonta Club of Fairfax's *2011 Volunteer of the Year* and honored by the Inter-Service Club Council of the City of Fairfax (ISCC) for her continued outstanding efforts in leading club activities. At the District level, Lipa has previously served as Service Chair, Area IV Director, Lt. Governor, Governor, and three-time member of the District Nominating Committee, twice as Chair. She currently serves as a District 3 Centurion. Lipa also served as a member of the Northern Virginia Community College Business Advisory Curriculum Committee from 1994 to 2008.

### ***Dawn M. Ashbacher***

Dawn Ashbacher joined the Planning Commission Office in September 2011 as Assistant Director (Management Analyst III). Before that, she was a Budget Analyst for the Fairfax County Department of Management and Budget for three years. Prior to working for Fairfax County, she served as the Assistant to the City Manager in Winchester, VA for over two years. Ashbacher was designated a *Virginia Certified Planning Commissioner* in June, 2012. Ashbacher resigned November 9, 2012 to become Town Manager of Sykesville, Maryland.

### 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 to Communications Specialist II. He recently took graduate level courses at George Mason University toward a Master's 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.

### Clerical Branch

### ***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 degree in Business at Western International University and a B.S. degree

## 2012 Planning Commission Office

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in Business/Communications from the University of Phoenix. She is currently pursuing her Master's Degree in Public Administration at George Mason University and anticipates graduation in May 2013. DeArrastia was promoted to Deputy Clerk (Administrative Assistant IV) in September 2006, and to Clerk to the Commission (Administrative Assistant V) in January 2011.

### *Jeanette Nord*

Jeanette Nord was promoted to Deputy Clerk (Administrative Assistant IV) in April 2011 after serving as an Associate Clerk (Administrative Assistant III) since May 2007. She received a B.A. degree 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.

### *Jacob L. Caporaletti*

Jacob Caporaletti was hired in June 2011 as an Associate Clerk (Administrative Assistant III). He received a B.A. degree in Communications from Virginia Tech. Caporaletti has lived in Fairfax County for over 25 years and attended Oakton High School. He was previously employed as a Technical Support Analyst with Hobsons in Fairfax, providing customer assistance to major educational institutions such as Harvard, Yale, Boston College and 400 other schools. When Jacob is not watching sports or reading comics, he enjoys hanging out with his family and the company of his closest friends.

## 2012 Planning Commission Committees

### Overview of Committees

Planning Commission committees perform an essential role in developing recommendations for consideration by the Board of Supervisors on a variety of land-use issues. Many committees meet jointly with other Board-appointed authorities and commissions (e.g. the Environmental Quality Advisory Council, the Park Authority, and the Redevelopment and Housing Authority). In addition to receiving input from County staff and private sector experts, public participation is encouraged at all committee meetings.



Eleven committees were appointed in 2012. In addition to the two standing committees (Personnel & Budget and Policy & Procedures), nine other appointed committees were: Capital Improvement Program, Environment, Housing, Land Use Process Review, Parks, Schools, Telecommunications, Transportation, and Tysons Corner.

As shown in Figure 10, there were 40 committee meetings held in 2012. This is an increase over the previous year due in part to the Tysons Corner Committee completing its work in 2012 and the ongoing workload of the Environment Committee.

**Figure 10: 2006 - 2012 Committee Meetings**

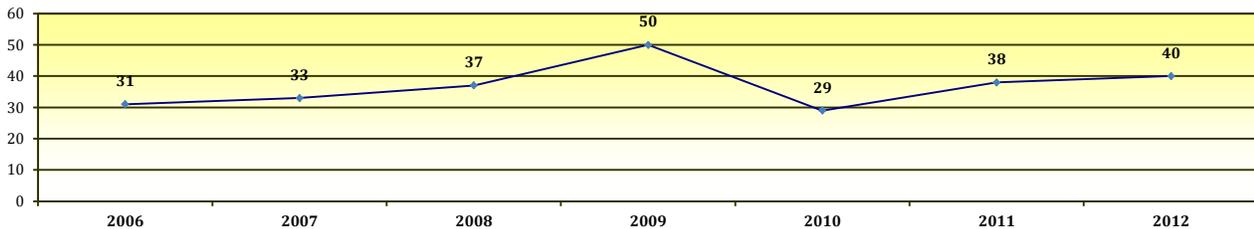
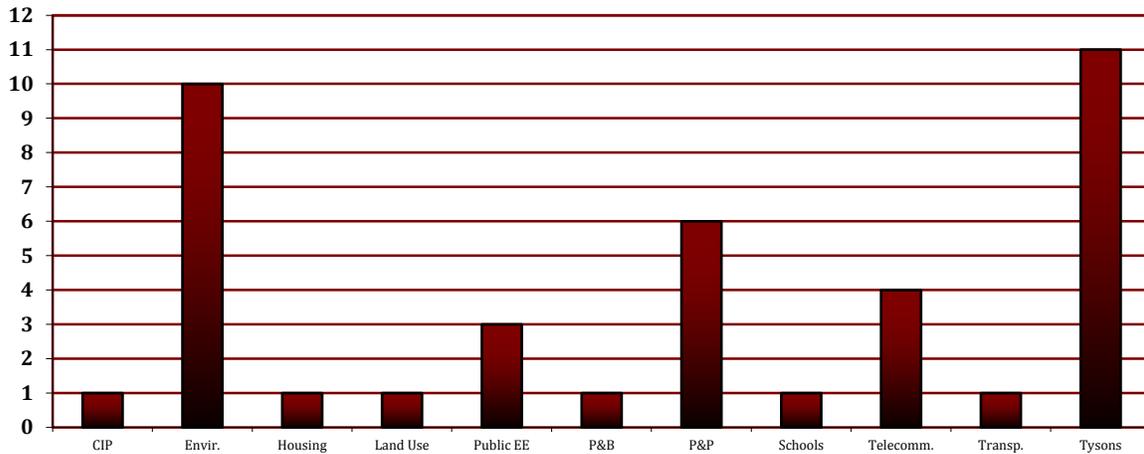


Figure 11 shows that the most active 2012 committees were the Tysons Corner (11 meetings), Environment (10 meetings), and Policy and Procedures (6 meetings). Though constituted, the Parks Committee did not meet in 2012 due to the pressing matters before other committees.

Figure 11: 2012 Committee Meetings



The committees are listed (in alphabetical order) on the following pages along with a synopsis of the issues reviewed and actions taken.

**Capital Improvement Program Committee**

Timothy J. Sargeant, Chair  
 Frank A. de la Fe  
 Nell J. Hurley  
 Peter F. Murphy  
 John L. Litzenberger, Jr.  
 James Migliaccio



On March 1, 2012, during a regular meeting of the Planning Commission, representatives from the following Fairfax County agencies gave presentations on the proposed *Capital Improvement Program (CIP) for Fiscal Years 2013-FY 2017 with Future Fiscal Years to 2022*:

Schools  
 Fire and Rescue Department  
 Department of Transportation  
 Park Authority  
 Wastewater Management

Libraries  
 Police Department  
 Fairfax-Falls Church Community Services Board  
 Stormwater Management

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).

The Commission’s CIP public hearing was held on March 8th. The CIP Committee held one meeting (March 14th) to discuss the testimony provided at the workshop and public hearing. The Committee voted to recommend to the Planning Commission that it recommend to the Board of Supervisors approval of the Advertised CIP for FY 2013 – 2017, with future years to 2022, to include a bond program designed to:

## 2012 Planning Commission Committees

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- Continue to fund projects underway;
- Increase School bond sales for FY 2013 and beyond from \$130 million to \$155 million per year;
- Include County Bond Referenda in fall 2012 for \$120 million;
- Include \$100 million in fall 2014 for roads for the transformation of the Tysons area;
- Include a steady level of School Bond Referenda at \$240 million in fall 2011, fall 2013 and fall 2015;
- Fund a limited Paydown Program for critical projects and begins to address Department of Justice requirements for ADA improvements;
- Continue three-year short-term borrowing plan to address capital renewal backlogs; and
- Identify significant future requirements including: Public Safety Headquarters to replace the Massey Building, requirements associated with the Tysons Corner redevelopment plan, and support for the Dulles Rail project.

In addition, the Committee added a recommendation that the Board of Supervisors increase the proposed \$38 million bond referendum for the Fairfax County Park Authority for land acquisition, subject to adherence to Fairfax County's principles of sound financial management and debt capacity ratios.

*NOTE: On March 2st1, the Planning Commission voted unanimously to endorse the recommendations of its CIP Committee.*

### 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 10 meetings in 2012. The Committee discussed revisions to the Policy Plan regarding Green Buildings; stormwater management, green building energy monitoring and data collection, and the County's solid waste and recycling program.

### Revisions to the Green Building Policy

The Committee finished its review, begun in late 2009, of the Green Building Policy set forth in the Policy Plan. The Board of Supervisors directed that the Commission review the policy two years following its adoption in December 2007 to determine whether any revisions were needed.

The Committee finished its review of the Green Building Policy Plan strawman language comments matrix and language for final recommendation. *Note: The Commission endorsed the Committee recommendations on December 5th and forwarded a request to the Board of Supervisors requesting authorization of public hearings on the proposed Policy Plan language.*

## 2012 Planning Commission Committees

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The Committee proposed to add the following to the Green Building Policies:

- Policy f. Encourage private companies involved in public-private partnerships where land is leased or provided by the County to meet or exceed County guidelines for green building certification.
- Policy g. Encourage provision of charging stations and related infrastructure of electric vehicles within new development and redevelopment proposals particularly for residential where other opportunities are not available.
- Policy h. Encourage recording of aggregated energy and water consumption data for a defined period of time following construction for use in monitoring and evaluating performance of green building strategies and technology.

In addition, the Committee discussed existing mechanisms for enforcing the implementation of Green Building commitments. The current methods of enforcement utilized by Fairfax County include the establishment of a Green Building escrow fund or a commitment to a demonstration of potential for a higher level of certification under the applicable rating system. The Committee also discussed options for cases where applicants express an interest in Green Building design but the project is located outside an area of the County which expects a Green Building commitment.

In other action, the Committee reviewed the County's stormwater management system as it relates to state and federal regulations. DPWES staff presented information on stormwater management retrofit projects in the County; removal of trees during stream restoration; operation and maintenance costs for projects; weeding and re-vegetation; sediment removal; and pervious pavers.

### Housing Committee

John L. Litzenberger, Jr., Chair  
Walter L. Alcorn  
Frank A. de la Fe  
Tim J. Sargeant  
*Alternate: Earl L. Flanagan*



The Housing Committee met once in 2012 for an initial discussion relating to a possible nonresidential contribution for affordable and workforce housing, as requested by the Board of Supervisors as part of the Tysons review. The Committee discussed a designated rate per square foot of nonresidential contribution for housing and staff presented a comparison of how other jurisdictions approached these types of contributions. Discussion will continue on this topic in 2013.



### Land Use Process Review Committee

Peter F. Murphy, Chair  
Earl L. Flanagan  
Kenneth A. Lawrence  
John L. Litzenberger, Jr.  
Timothy J. Sargeant  
*Alternate: James R. Hart*

The Land Use Process Review Committee held one meeting in 2012 to discuss a proposed increase of Zoning Application fees, as well as a new online submission process for applications submitted to the Department of Planning and Zoning. Some of the proposed changes included imposing a flat fee for amendments to proffers or development conditions and clarifying the no fee conditions on certain accepted applications.

## 2012 Planning Commission Committees

### Parks Committee

Frank A. de la Fe, Chair  
James R. Hart  
Earl L. Flanagan  
Nell J. Hurley  
James T. Migliaccio

Though constituted, the Planning Commission's Parks Committee did not meet during the 2012 year.



### Personnel & Budget Committee

Timothy J. Sargeant, Chair  
Frank A. de la Fe  
Janet R. Hall  
John L. Litzenberger, Jr.  
Peter F. Murphy

This Committee met in closed session on September 27 to discuss proposed cuts to the Commission's budget, as requested by the County Executive for FY 2014. All agencies were requested to submit proposals for up to 5% reductions for FY 2014 and FY 2015.

### Policy & Procedures Committee

Kenneth A. Lawrence, Chair  
Walter L. Alcorn  
Janet R. Hall  
James R. Hart  
John L. Litzenberger, Jr.  
*Alternates: Earl L. Flanagan, Timothy J. Sargeant*

The Policy and Procedures Committee met six times with senior staff from the Planning Division and the Zoning Administration Division of the Department of Planning and Zoning (DPZ), to discuss (1) the 2012 Zoning Ordinance Amendment Work Program; and (2) a Fairfax Forward proposal to replace the Area Plans Review process.



### 2012 Zoning Ordinance Amendment Work Program

Representatives of the Zoning Administration Division, DPZ, provided an update on the 2011 Work Program and the proposed 2012 Work Program. It was noted that the 2012 Priority 1 Work Program consisted of 23 proposed amendments, seven of which were new, with 16 carried over from the 2011 Work Program. Following discussion, the Committee voted unanimously to recommend that the Planning Commission endorse the proposed 2012 Zoning Ordinance Work Program.

*NOTE: On May 10, 2012, the Planning Commission voted unanimously to support the Committee recommendation and forwarded the 2012 Work Program to the Board of Supervisors for approval.*

### Fairfax Forward

Planning Division representatives, DPZ, presented updates regarding Fairfax Forward, a proposed replacement to manage and review the



## 2012 Planning Commission Committees

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Comprehensive Plan. The proposal would replace the current Area Plans Review process. Input has been received to date from Planning Commissioners, Board of Supervisors, and the public.

The Fairfax Forward alternative includes a Comprehensive Plan amendment work program. This work program would consist of four types of studies: 1) activity center planning studies, 2) neighborhood planning studies, 3) Policy Plan and countywide amendments, and 4) Board-authorized amendments and special studies. Rather than a wholesale review of an area or policies, the scope of these studies could be tailored to meet individual needs of a particular area or policy issue. The work program would be reviewed by the Commission every two years, as currently proposed, and open for public comment. Further, Commission and Board members, representing the affected districts, would be involved in the development of public participation plans; assist in outreach efforts; and be consulted on issues during individual planning studies.

It was also indicated that DPZ staff had finished all the databases, updated the Concept Plan for Future Development, and prepared a digital version of the Fairfax County Comprehensive Land Use Plan Map, as part of this overall review. Following the Committee and Commission endorsements in December, public hearings will be scheduled before the Commission and Board of Supervisors in early 2013.



### *Ad Hoc Committee on Public Entertainment Establishments*

James R. Hart, Chair  
Nell J. Hurley  
Kenneth A. Lawrence  
James T. Migliaccio

At the request of the Board of Supervisors, an Ad-Hoc Committee on Public Entertainment Establishments was formed to coordinate with interested representatives of the dance and legal community, as well as County staff, to present recommendations to the Board's Development Process Review Committee on revised language for a proposed Zoning Ordinance Amendment on Public Entertainment Establishments. In addition to Planning Commissioners, the members of the committee included: John McBride, Esquire, Odin, Feldman & Pittleman, PC; Douglas McKinley, Esquire, McKinley & Bornman, PLC; David Norton, Washington Dance Institute; and Gary Mann, Northern Virginia Shag Club.

The Committee met on April 2nd, 11<sup>th</sup>, and 25<sup>th</sup>. The Committee discussed the redefinition of public entertainment establishments based on size and primary use and potential restrictions on where they could be located. Hours of operation, parking, application fees, and noise limitations were also discussed.

The Process Summary, dated May 2, 2012, is available online at [http://www.fairfaxcounty.gov/planning/pec\\_recommendations\\_outline050212.pdf](http://www.fairfaxcounty.gov/planning/pec_recommendations_outline050212.pdf)



### *Schools Committee*

Timothy J. Sargeant, Chair  
Walter L. Alcorn  
Nell J. Hurley  
John Litzenberger  
*Alternate: Earl L. Flanagan*

## 2012 Planning Commission Committees

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The 2012 Schools Committee had an initial meeting with members of the Fairfax County Public Schools' Facilities Planning Advisory Council (FPAC) to discuss the Comprehensive Plan Update Project related to school sites and an effort to move away from labeling sites in the Area Plans. In addition, the committee discussed the 2232 process for bond-approved school improvements, FPAC's Strategic Facility Plan and associated community outreach efforts, and plans for the Richmond Highway corridor. Discussion topics would be continued in 2013.

### Telecommunications Committee

Peter F. Murphy, Chair  
Earl L. Flanagan  
Janet R. Hall  
John L. Litzenberger, Jr.  
James T. Migliaccio  
*Alternates: Jim R. Hart, Ken A. Lawrence*



The Telecommunications Committee held four meetings in 2012 to continue discussions with County staff and industry representatives on proposed revisions to the Policy Plan portion of the Comprehensive Plan regarding Mobile and Land-Based Telecommunication Services.

### Proposed Revisions to the Policy Plan Telecommunications Text

The Committee discussed proposed revisions to the *Mobile and Land-Based Telecommunication Services* section of the Policy Plan for reviewing and approving telecommunications facilities, including visual impacts, and evaluating the requirement for exploring alternative sites. The Committee reviewed distributed antenna systems (DAS) and whether language should be added about this technology.

Also discussed were various locations of telecommunications monopoles and towers as well as guidelines for the replacement and removal of obsolete equipment cabinets and structures. Following industry feedback on the proposed Policy Plan amendment text, the Committee finalized recommendations for the proposed Policy Plan text changes and forwarded them to the full Commission on June 28.

In an additional meeting, the Committee met in closed session to receive an update from the County Attorney's Office on recent legal decisions relative to telecommunications cases.

*Note: The Policy Plan Telecommunications text changes were endorsed by the Planning Commission on June 28th with a request that the Board of Supervisors authorize public hearings to be held before the Commission and Board of Supervisors. These hearings are scheduled for spring 2013.*



### Transportation Committee

Frank A. de la Fe, Chair  
Jay P. Donahue  
Earl L. Flanagan  
James R. Hart  
Kenneth A. Lawrence  
Timothy J. Sargeant  
*Alternates: Nell J. Hurley, James T. Migliaccio*

The Transportation Committee met on October 17th to discuss a Countywide Transit Network Study. The Committee reviewed national and international case studies regarding transit solutions as well as data collected from public meetings and workshops held in various locations throughout the County. The Committee identified remaining tasks and set a tentative timetable for covering these objectives moving forward.

## 2012 Planning Commission Committees

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### Tysons Corner Committee

Walter L. Alcorn, Chair  
Frank A. de la Fe  
Jay P. Donahue  
Kenneth A. Lawrence  
James T. Migliaccio



The Tysons Corner Committee held 11 meetings in 2012. The Committee met with staff of various County agencies to discuss issues related to the implementation of the Tysons Plan, such as financing the proposed transportation infrastructure and options for providing commuter parking at Metrorail stations on an interim basis. The Committee also received several briefings from County staff on the various transportation studies that have been undertaken related to the Tysons Corner area and various financing options that might be available to fund the proposed transportation infrastructure needs in that area. In addition, the Committee held a listening session in June to gather opinions from the general public on various financing options.

### Background

In March 2011, the Board of Supervisors requested that the Planning Commission make recommendations on issues related to the implementation of the approved Tysons Plan, such as how the transportation infrastructure could be financed, options for commuter parking at Metrorail stations on an interim basis, developing a County policy on walking distances in transit-oriented developments (TODs), and reviewing possible affordable housing contributions from non-residential developments. To accomplish these tasks, the Commission reinstated its Tysons Corner Committee in May 2011.

### Financing for Transportation Infrastructure

On January 19th, January 25th, May 2nd, May 16th, and June 12th, 2012, the Committee discussed financing options for the transportation infrastructure with staff from the Department of Planning and Zoning (DPZ); the Department of Transportation (FCDOT); the Office of Community Revitalization (OCR); the Department of Management and Budget (DMB); the Virginia Department of Transportation (VDOT); representatives of the Tysons Partnership; and other interested parties.



A look at issues discussed included:

--revised cost estimates for 2012-2030 and 2030-2050 transportation improvements. These can be found on the PC website at:

[http://www.fairfaxcounty.gov/planning/tysons\\_docs/011912tysons\\_2012\\_to\\_2030\\_transportation\\_costs.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/011912tysons_2012_to_2030_transportation_costs.pdf)

and [http://www.fairfaxcounty.gov/planning/tysons\\_docs/011912tysons\\_2030\\_to\\_2050\\_transportation\\_costs.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/011912tysons_2030_to_2050_transportation_costs.pdf).

-- possible private sector funding solutions that were presented by representatives from AvalonBay Communities, Lerner Enterprises, and the Tysons Partnership Board of Directors. Also discussed were the associated fiscal, legal, and stakeholder challenges. It was noted that the vast majority of Tysons landowners believed that there should be a cost sharing for the needed transportation infrastructure. *Note: In June, the Tysons Partnership Board agreed to recommend that one-half of the Table 7 transportation infrastructure costs be funded by a Tysons-wide service district tax and one-half should be funded by new Tysons development, including all current and future*

## 2012 Planning Commission Committees

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applicants, with conditions. More detailed information on this can be found at: [http://www.fairfaxcounty.gov/planning/tysons\\_docs/061212tysonspartnershipletter.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/061212tysonspartnershipletter.pdf).

The Committee recommended that for a transportation funding baseline, "primary responsibility" be defined as a 90 percent/10 percent funding split with the following assumptions:

- Tysons developers/landowners would have primary responsibility for building the new grid of streets in Tysons;
- Other sources, starting with State and Federal agencies, would have primary responsibility for funding the planned Tysons neighborhood access and Tysons Bus Circulator, Neighborhood, and Regional bus transit service improvements;
- Tysons developers/landowners would have primary responsibility for funding road projects located mostly inside Tysons; and
- Other sources, to include State, Federal, and regional entities; County General Obligation bonds; County general revenue; dedicated County taxes; parking districts; tolls; and user fees would generally be sought to fund road projects located mostly outside Tysons.
- A significant revenue source for the grid of streets would be the extension and expansion of the existing Tysons Road Club. FCDOT staff estimated that 20 percent of the total cost of the grid of streets would be provided by the new Tysons Road Club based on the total portion of the grid that would be located adjacent to properties without development rights.

For more details on each of these aspects of the discussions, please visit: [http://www.fairfaxcounty.gov/planning/tysons\\_docs/052412tysonsworkingassumptions.pdf](http://www.fairfaxcounty.gov/planning/tysons_docs/052412tysonsworkingassumptions.pdf)

### Public Input Session

In June, 28 speakers representing various civic associations, businesses, and the development community appeared before the Committee to voice their opinions on the strawman proposal. Statements provided during that listening session can be found online at: <http://www.fairfaxcounty.gov/planning/2012tysonspresentations.htm>.

### Proposed Recommendations for the Board of Supervisors

In June, July, and September the Committee discussed multiple versions of a draft "strawman" document outlining proposed recommendations to the Board of Supervisors.

### Tyson's Corner Interim Metro Parking Study

On February 15th and May 24th, possible Tysons Corner Interim Metro Parking was discussed to provide temporary parking locations for commuters until such time as transit-oriented development (TOD) was in place near the Tysons Metrorail stations. The Committee discussed the pros and cons of providing such interim commuter parking. It was anticipated that an Interim Parking Request for Interest (RFI) process would begin approximately 12 months prior to the opening of the Metrorail stations in December 2013.

## 2012 Planning Commission Committees

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The Committee endorsed the following recommendations related to interim parking in the Tysons area:



- Staff should implement a notification process or marketing campaign to ensure that commuters understood that any identified lots were for interim use only; and
- If interim parking locations were identified, staff should consider applying data collection methods to learn about the users' departure location and their purpose for parking at the lot and use these data to modify transportation routes to help better serve their needs.

### Policy for Walking Distances within Transit-Oriented Development (TOD) Areas

In February, the Committee also discussed TOD policy. The Board of Supervisors had requested the Planning Commission to amend the TOD Policy to incorporate conditions related to walking distance from Metrorail stations. Following discussion, it was agreed that the TOD areas would be considered mainly within one-quarter mile from Metrorail station entrances and gradually taper off to within a one-half mile radius of the stations. This proposed new TOD Policy language would specify factors to help encourage people to use mass transit such as ensuring that their walk to the stations would be safe, pleasant, and convenient.

### Policy for Affordable Housing Contributions from Non-Residential Developments

The Committee recommended that this issue be referred to the Planning Commission's Housing Committee for further discussion since it would apply to areas outside of Tysons Corner.

### Other briefings

*Transportation Planning Studies Updates:* In May, the Committee received updates from FCDOT staff on the following transportation planning studies: Tysons Metrorail Station Access Management Study (TMSAMS)-(approved by the Board of Supervisors on May 22, 2012); Dulles Toll Road Ramp Study; Tysons Circulator Study; and the Consolidated Transportation Impact Analyses as well as preliminary design efforts for the Jones Branch Connector.

Additional information related to the Tysons Area redevelopment is available online at:

<http://www.fairfaxcounty.gov/planning/tysonscorner.htm>;

[www.fairfaxcounty.gov/dpz/tysonscorner/tysons-active-zoning-cases.htm](http://www.fairfaxcounty.gov/dpz/tysonscorner/tysons-active-zoning-cases.htm); and

<http://www.fairfaxcounty.gov/tysons/implementation/download/2011tysonsreporttobos.pdf>

### Other 2012 Planning Commission Appointments:

Economic Advisory Commission: Jay Donahue

Airports Advisory Committee: Earl Flanagan

Leadership Team for the Community Transformation Grant from the Centers for Disease Control and Prevention: Timothy Sargeant



## 2012 Braddock District Actions

As illustrated in Figure 12, during 2012, the Planning Commission took action on 23 Braddock District 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

*Jan. 18* FSA-B96-64-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas (with amplifiers) on the existing 150-foot tall monopole (with two new additional equipment cabinets on the slab within the existing compound) at 7920 Woodruff Court. Map 70-4 ((10)) 701.

*Jan. 18* FSA-B09-38-1 – AT&T MOBILITY – To amend the previously-approved telecommunications facility to permit the addition of three panel antennas on the existing 120-foot tall light pole (with two additional equipment cabinets placed on the fenced concrete pad) at Robinson Secondary School, 5035 Sideburn Road. Map 68-4 ((3)) 1.

*Jan. 26* S11-II-F1 – COMPREHENSIVE PLAN AMENDMENT (ELEVEN OAKS SCHOOL) – To amend the Comprehensive Plan for 6.1 acres (north of University Drive, east of Ox Road and south of School Street), currently planned for public facilities, governmental and institutional uses, to plan for residential use at a maximum of 7 dwelling units per acre. Map 57-4 ((1)) 6.

*Jan. 26* FSA-48-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas (with amplifiers) on the existing 69-foot tall tower on a building rooftop (with two replacement equipment cabinets placed on the concrete pad) at Robinson Terminal/Washington Post Building, 7171 Wimsatt Road. Map 80-1 ((1)) 13A.

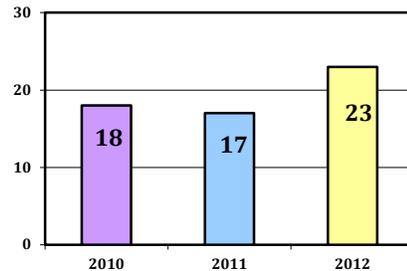
*Feb. 23* 2232A-B04-6-2 – SPRINT – To amend the previously-approved telecommunications facility by removing three antennas and adding six new panel antennas to the existing 120-foot tall monopole designed as an athletic field light pole (with the addition of one equipment cabinet on the existing fenced concrete pad) at Robinson Secondary School, 5035 Sideburn Road. Map 68-4 ((3)) 1.

*Feb. 23* RZ 2011-BR-014 – MIDLAND ROAD LLC AND RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION – To rezone 3.01 acres from PRM to PDH-12 and 0.82 acres from PRM to PDC with an overall density of 11.3 dwellings/acre to develop 39 single family attached dwelling units and a four-story, 35,000 square foot, office building located in the northeast and southeast quadrant of the intersection of Government Center Parkway and Ridge Top Road. Map 56-2 ((1)) 37B, 37D, and 37G. (Concurrent with FDP 2011-BR-014 and PCA 2005-SP-019)

*Feb. 23* FDP 2011-BR-014 – MIDLAND ROAD LLC AND RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION – Submission of conceptual and final development plans for 39 single-family attached dwelling units and a four-story, 35,000 square foot, office building on 3.83 acres located in the northeast and southeast quadrant of the intersection of Government Center Parkway and Ridge Top Road. Map 56-2 ((1)) 37B, 37D, and 37G. (Concurrent with RZ 2011-BR-014 and PCA 2005-SP-019)

*Feb. 23* PCA 2005-SP-019 – MIDLAND ROAD LLC AND RIDGEWOOD COMMERCIAL OWNERS PROPERTY ASSOCIATION – To amend the proffers for RZ 2005-SP-019 to remove 3.83 acres (without negatively impacting the proffered conditions) to develop 39 single family attached dwelling units and a four-story, 35,000 square foot office, building located in the northeast and southeast quadrant of the intersection of Government Center Parkway and Ridge Top Road. Map 56-2 ((1)) 37B, 37D, and 37G. (Concurrent with RZ/FDP 2011-BR-014)

**Figure 12: Braddock Land-Use Actions 2010-2012**



## 2012 Braddock District Actions

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*Mar. 14* FSA-S03-3-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas on the 92-foot tall rooftop (with one equipment cabinet retrofitted and one equipment cabinet added to the steel frame platform behind a screen wall) of the Crown Ridge Office Building, 4035 Ridge Top Road. Map 56-2 ((1)) 36.

*Mar. 14* FSA-B00-111-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three new antennas on the existing 120-foot tall monopole (with one additional equipment cabinet placed within the fenced compound) at 5637 Guinea Road. Map 77-2 ((1)) 34.

*May 31* PRC C-546-02 – FAIRFAX COUNTY PUBLIC SCHOOLS (TERRE CENTRE ELEMENTARY SCHOOL) – To permit expansion of Terra Centre Elementary School, including five separate additions totaling 19,868 square feet, which consists of an administration/lobby area, a library addition, a pre-school classroom, a kindergarten classroom, expanded mechanical space, and a new roof access area from the gymnasium, as well as a reorganization of the existing parking area to accommodate a larger parent drop-off/pick-up area and additional parking spaces, expanded hard-surfaced play areas, and ramps to allow Americans' with Disabilities access to the upper ball fields, located on approximately 11.62 acres of land in the southeast quadrant of the intersection of Burke Centre Parkway and Pond Spice Lane. Map 77-4 ((1)) 28A.

*May 31* PRC A-787-02 – CARDINAL FOREST (E&A), LLC – To amend the Cardinal Forest PRC plan to allow the establishment of a free-standing drive-through financial institution on an outparcel to Cardinal Forest Plaza Shopping Center located at 8316 to 8332 Old Keene Mill on approximately 8.67 acres of land zoned PRC and HC. Map 79-3 ((8)) 5D (partial). (Concurrent with SE 2011-BR-016)

*May 31* SE 2011-BR-016 – CARDINAL FOREST (E&A), LLC – To permit the establishment of a free-standing drive-through financial institution on an outparcel to Cardinal Forest Plaza Shopping Center located on the north side of Old Keene Mill Road approximately 1000 feet east of its intersection with Rolling Road on approximately 37,897 square feet of land zoned PRC and HC. Map 79-3 ((8)) 5D (partial). (Concurrent with PRC A-787-02)

*July 19* FSA-B97-53-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas with three larger antennas (and amplifiers) on the existing 140-foot tall transmission tower (with two replacement equipment cabinets placed within the fenced compound and the replacement of the fencing with a wooden fence) at the Dominion Power Substation, 5687 Rolling Road. Map 79-1 ((1)) 5.

*July 26* PCA 86-W-001-12 – THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – To amend the proffers for RZ 86-W-001, previously-approved for mixed use development to permit modifications to proffers to transfer 26,667 square feet of office density from Land Bay C to Land Bay B of the Fairfax County Government Center generally located on 116.93 acres in an area bounded by Monument Drive (north); Government Center Parkway (east and south), Post Forest Drive (south); and Legato Road (west). Map 56-1 ((15)) 5A, 5B, 6, 7, 8, and 14. (Concurrent with FDPA 86-W-001-07)

*July 26* FDPA 86-W-001-07 – THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY – To amend the conceptual and final development plans for RZ 86-W-001, previously-approved for mixed use development, to permit the construction of a new County Public Safety Headquarters and secure parking garage generally located on 26.54 acres west of Government Center Parkway on land zoned PDC and WS. Map 56-1 ((15)) 5A, 6, 7, and 8. (Concurrent with PCA 86-W-001-12)

## 2012 Braddock District Actions

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*Sept. 13* FS-B12-15 – NEW CINGULAR WIRELESS PCS, LLC (AT&T MOBILITY) – To co-locate 12 panel antennas on the rooftop of an existing 73-foot tall building (with one equipment shelter placed on a steel platform on the rooftop) at 11191 Waples Mill Road. Map 56-2 ((1)) 37C.

*Sept. 13* PCA 89-A-001-02 – BOARD OF SUPERVISORS’ OWN MOTION –To amend the proffers for RZ 89-A-001 previously-approved for assisted and independent living for the elderly and related programs for the adult day care to permit ten additional participants in the Program of All-Inclusive Care for the Elderly (PACE) run by Inova Health Care Services in the southeast quadrant of the intersection of Little River Turnpike and Olley Lane on approximately 14.04 acres of land zoned R-3. Map 58-4 ((1)) 47A1, 47A2, and 47L. (Concurrent with PCA 87-A-011-02)

*Sept. 13* PCA 87-A-011-02 - BOARD OF SUPERVISORS’ OWN MOTION – To amend the proffers for RZ 87-A-011 previously-approved for assisted and independent living for the elderly and related programs for the adult day care, to permit ten additional participants in the Program of All-Inclusive Care for the Elderly (PACE) run by Inova Health Care Services in the southeast quadrant of the intersection of Little River Turnpike and Olley Lane on approximately 7.28 acres of land zoned R-2. Map 58-4 ((1)) 41A. (Concurrent with PCA 89-A-001-02)

*Oct. 4* SEA 87-A-086-03 – COLLEGE TOWN ASSOCIATES LIMITED PARTNERSHIP – To amend SE 87-A-086 previously-approved for child care center, fast-food restaurant, drive-in financial institution, increase in building height, service station, and mini mart to permit a waiver of certain sign regulations to create a unified sign plan for the University Mall Shopping Center located at 10697 Braddock Road on approximately 18.8 acres of land zoned C-6. Map 68-1 ((1)) 9 pt. and 9A.

*Nov. 15* RZ 2012-BR-014 – ELEVEN OAKS, LLC – To rezone from R-1 to PDH-8 to permit residential development with an overall density of 6.9 dwelling units per acre for the Fairfax County portion and 6.5 dwelling units per acre for the overall development (including the City of Fairfax) and approval of the conceptual and final development plans located north of University Drive and east of the intersection with Ox Road and south of School Street on approximately 5.36 acres of land. Map 57-4 ((1)) 6.

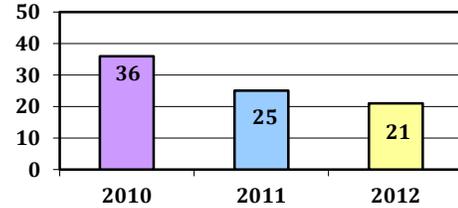
*Nov. 15* FDP 2012-BR-014 – ELEVEN OAKS, LLC – To rezone from R-1 to PDH-8 to permit residential development with an overall density of 6.9 dwelling units per acre for the Fairfax County portion and 6.5 dwelling units per acre for the overall development (including the City of Fairfax) and approval of the conceptual and final development plans located north of University Drive and east of the intersection with Ox Road and south of School Street on approximately 5.36 acres of land. Map 57-4 ((1)) 6.

*Dec. 5* 2232A-B12-8 – ELEVEN OAKS LLC – To install a sanitary sewer pump station facility to be mounted on a baseplate and contained above grade at 10515 School Street and maintained by the City of Fairfax. Map 57-4 ((1)) 6. (Concurrent with RZ 2012-BR-014 and FDP 2012-BR-014)

## 2012 Dranesville District Actions

As shown in Figure 13, the Planning Commission took action on 21 Dranesville District land-use applications in 2012. All 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.

**Figure 13: Dranesville  
Land-Use Actions  
2010 - 2012**



### **Items Approved**

*Jan. 18* CSPA 86-C-029-07 - DULLES VIEW PROPERTY B1, LLC AND DULLES CORNER OFFICE II, LLC - To amend the previously-approved Comprehensive Sign Plan for Dulles Corner to allow seven additional signs for two buildings located on the west side of Wasser Terrace at the terminus of Mansarde Avenue. Map 15-4 ((1)) 13E2 and 13E3.

*Jan. 26* FSA-D97-5-1 - SPRINT - To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas (with amplifiers) on the existing 182-foot tall lattice tower (with two replacement equipment cabinets placed on the concrete pad) at 11000 Leesburg Pike. Map 12-1 ((1)) 36.

*Feb. 23* 2232A-D00-4-6 - SPRINT - To amend the previously-approved telecommunications facility by replacing three antennas and adding three new panel antennas (with amplifiers) to the existing 139-foot tall monopole (with two replacement equipment cabinets and one new equipment cabinet in the shelter) at I-495 and Old Dominion, 7511 Old Dominion Drive. VDOT easement map number not available.

*Feb. 23* 456A-D95-19-1 - SPRINT - To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas (and amplifiers) on the existing 200-foot tall lattice tower (with two replacement equipment cabinets within the existing fenced compound) located at Great Falls Volunteer Fire Station, 9916 Georgetown Pike. Map 13-1 ((1)) 2.

*Mar. 8* FSA-D02-24-2 - SPRINT - To amend the previously-approved telecommunications facility to permit the replacement of three antennas with six new stealth canisters (with amplifiers) on the existing 100-foot tall monopole (with one equipment cabinet retrofitted and placed within the existing fenced compound) at George Washington Memorial Parkway and I-495 (VDOT right-of-way). Map 21-2 ((1)) 7.

*Mar. 29* PCA-C-696-08 - CAMDEN SUMMIT PARTNERSHIP, L.P. - To amend the proffers for RZ-C-696 previously-approved for mixed use development to permit an option to convert approximately 15,000 square feet of commercial space to residential space located on Dulles Station Boulevard, approximately 550 feet south of its intersection with Sunrise Valley Drive and 400 feet north of Sayward Boulevard on approximately 2.61 acres of land zoned PDC. Map 15-4 ((5)) 7A1.

*Apr. 18* FSA-D97-58-1 - SPRINT - To amend the previously-approved telecommunications facility to permit the replacement of three panel antennas and the addition of three new panel antennas (with amplifiers) on the existing 60-foot tall Vinson Hall building (with two replacement equipment cabinets and two new equipment cabinets placed on the rooftop) at 6251 Old Dominion Drive. Map 31-3 ((1)) 83.

*Apr. 26* SEA 94-D-019 - CAPITAL ONE, NATIONAL ASSOCIATION - To resolve a notice of violation by amending SE 94-D-019 previously-approved for a drive-in financial institution to permit a waiver of certain sign regulations and to permit the use of a pneumatic tube for teller service on the

## 2012 Dranesville District Actions

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outside drive-through lane located at 1439 Chain Bridge Road on approximately 18,275 square feet of land zoned C-8 and CRD, HC, and SC. Map 30-2 ((9)) 67.

*Apr. 26* SEA 2008-DR-003 – CAPITAL ONE, NATIONAL ASSOCIATION – To resolve a notice of violation by amending SE 2008-DR-003 previously-approved for a drive-in financial institution to permit a waiver of certain sign regulations and to permit the use of a pneumatic tubes for teller service on two of the bank’s three drive-through lanes located at 6890 Elm Street on approximately 29,122 square feet of land zoned C-2 and CRD, HC, and SC. Map 30-2 ((5)) 6A.

*May 10* FSA-D02-28-1 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – To amend the previously-approved telecommunications facility to permit the modification of a soccer field by adding shielded, downward facing lights to the 50-yard by 75-yard rectangular field at 1437 Balls Hill Road. Map 30-1 ((1)) 33.

*May 10* FSA-28-1 – SPRINT – To amend the previously-approved telecommunications facility by permitting the replacement of five antennas with three new panel antennas (with amplifiers) on the existing 138-foot tall monopole (with one replacement and one new equipment cabinet within the enclosed compound) at 10516 Leesburg Pike. Map 12-4 ((1)) 54.

*June 28* FDPA 92-H-015 - GBI CORPORATION – To amend the proffers, conceptual, and final development plans for RZ 92-H-015, previously approved for a child care center, to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.16, located in the northeast quadrant of the intersection of Sunrise Valley Drive and Dulles Town Boulevard on approximately 40,075 square feet of land zoned PDH-20 and SC. Map 15-4 ((1)) 3E.

*June 28* PCA 92-H-015 - GBI CORPORATION – To amend the proffers, conceptual, and final development plans for RZ 92-H-015, previously approved for a child care center, to permit associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.16, located in the northeast quadrant of the intersection of Sunrise Valley Drive and Dulles Town Boulevard on approximately 40,075 square feet of land zoned PDH-20 and SC. Map 15-4 ((1)) 3E.

*July 26* SE 2012-DR-003 – TD BANK, N.A. – To permit a drive-in financial institution and waiver of minimum lot size requirement for property located in the Chesterbrook Plaza Shopping Center at 6256 and 6260 Old Dominion Drive, on approximately 29,595 square feet of land zoned C-5. Map 31-3 ((1)) 112A and 116A pt.

*July 26* SE 2010-DR-019 – SIVNAM PARTNERSHIP LLC – To permit a fast food restaurant with a drive-through located at 12218 Leesburg Pike on approximately 42,535 square feet of land zoned C-8. Map 6-1 ((1)) 18.

*Sept. 13* PCA 92-H-015 – GBI CORPORATION – To amend the proffers for RZ 92-H-015, previously approved for a child care center, to permit a decrease in the “landscaped buffer screen” around the perimeter from 30 feet to 20 feet on the property located in the northeast quadrant of the intersection of Sunrise Valley Drive and Dulles Town Boulevard on approximately 40,075 square feet of land zoned PDH-20 and SC. Map 15-4 ((1)) 3E. (Concurrent with FDPA 92-H-015)

*Sept. 13* FDPA 92-H-015- GBI CORPORATION – To amend conceptual and final development plans for RZ 92-H-015, previously-approved for a child care center, to allow the expansion of an approved one-story child care building of 6,016 square feet to a two-story building of 9,800 square feet located in the northeast quadrant of the intersection of Sunrise Valley Drive and Dulles Town Boulevard on approximately 40,075 square feet of land zoned PDH-20 and SC. Map 15-4 ((1)) 3E. (Concurrent with PCA 92-H-015)

*Sept. 20* RZ 2012-DR-006 – BOARD OF SUPERVISORS’ OWN MOTION – To rezone from PDH-3 to R-1 to permit the existing residential development to return to the development status that

## 2012 Dranesville District Actions

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existed prior to a 2006 rezoning approval because the related development project was not pursued for the property located on the south side of Lewinsville Road approximately 300 feet west of its intersection with Spring Hill Road on approximately 8.11 acres of land. Map 29-1 ((1)) 33, 33A, 34, 34A, 35, 35A pt, 36, 37, 37A, 38, 39, 40B, and 41 and portions of Odrick's Lane and Gordon's Lane.

*Nov. 1* FSA-D97-41-3 – SPRINT – To amend the previously-approved telecommunications facility to permit the removal of three pole-mounted antennas and the installation of five panel antennas and one dish antenna (with the replacement of two existing equipment cabinets on the rooftop) on the rooftop of the 120-foot tall residential building at 1350 Beverly Road. Map 30-2 ((1)) 30B.

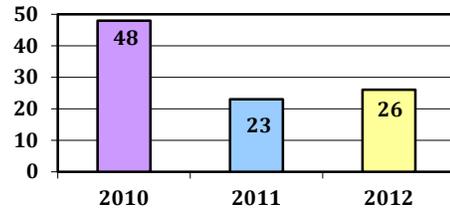
*Nov. 29* CSPA-C-696-02 – JLB DULLES LLC – To amend the previously-approved Comprehensive Sign Plan associated with RZ-C-696 to permit sign modifications located in the southeastern quadrant of the intersection of Dulles Station Boulevard and Sayward Boulevard on approximately 8.07 acres of land. Tax Map 15-4 ((5)) 2B and 3A

*Dec. 5* RZ 2012-DR-017 – CHRISTOPHER AND KAREN BARTH – To rezone from R-2 and HC to R-3 and HC to permit residential development at a density of 2.15 dwelling units per acre located in the northwest quadrant of Idylwood Road and Redd Road on approximately 40,591 square feet of land. Map 40-3 ((1)) 82.

## 2012 Hunter Mill District Actions

As shown in Figure 14, the number of 2012 land-use actions in the Hunter Mill District increased over the past year. In 2012, the Commission acted on 26 land-use applications all of which were approved, either wholly or in part. Additional information on these items (listed below by action date), is available from the Planning Commission Office.

**Figure 14: Hunter Mill  
Land-Use Actions  
2010 - 2012**



### **Items Approved**

*Jan. 18* 2232-H11-18 – FAIRFAX COUNTY BOARD OF SUPERVISORS – To construct a new two story, 38,000 square foot Reston police station and Hunter Mill District Government Center on approximately 8.44 acres of land zoned PRC in the northeast and southeast quadrant of the intersection of Town Center Parkway and Cameron Glen Drive and on the north side of Bowman Towne Drive. Map 17-1 ((1)) 14B. (Concurrent with PCA 74-2-113-4, DPA74-2-113-8, and PRC 74-2-113-2)

*Jan. 18* PCA 74-2-113-4 – FAIRFAX COUNTY BOARD OF SUPERVISORS – To amend the proffers for RZ 74-2-113 previously-approved for governmental uses to permit modifications of approved proffers to specifically site public facilities for the construction of a new Reston police station and Hunter Mill District Government Center in the northeast and southeast quadrant of the intersection of Town Center Parkway and Cameron Glen Drive and on the north side of Bowman Towne Drive. Map 17-1 ((1)) 14B. (Concurrent with DPA 74-2-113-8, PRC 74-2-113-2, and 2232-H11-18)

*Jan. 18* DPA 74-2-113-8 – FAIRFAX COUNTY BOARD OF SUPERVISORS – To permit the eighth amendment to the Development Plan for RZ 74-2-113 previously-approved with unlimited FAR to permit site modifications and associated modifications to site design for the construction of a new Reston police station and Hunter Mill District Government Center in the northeast and southeast quadrant of the intersection of Town Center Parkway and Cameron Glen Drive and on the north side of Bowman Towne. Map 17-1 ((1)) 14B. (Concurrent with PCA 74-2-113-4, PRC 74-2-113-2, and 2232-H11-18)

*Jan. 18* PRC 74-2-113-02 – FAIRFAX COUNTY BOARD OF SUPERVISORS – To reconstruct a new Reston police station and Hunter Mill District Government Center on approximately 8.44 acres of land zoned PRC in the northeast and southeast quadrant of the intersection of Town Center Parkway and Cameron Glen Drive and on the north side of Bowman Towne. Map 17-1 ((1)) 14B. (Concurrent with PCA 74-2-113-4, DPA74-2-113-8, and 2232-H11-18)

*Jan. 26* FSA-H05-4-1 – SPRINT – To amend the previously-approved telecommunications facility by permitting the replacement of six panel antennas on the existing 126-foot tall building (with the upgrade of one equipment cabinet in the existing shelter) at 2231 Colts Neck Road. Map 26-1 ((7)) 3B.

*Jan. 26* FSA-30-2 – SPRINT – To amend the previously-approved telecommunications facility by permitting the replacement of three panel antennas and the addition of three new panel antennas on the rooftop of the existing 182-foot tall office building (with the replacement of one equipment cabinet on the existing steel platform behind a cement wall) at 11800 Sunrise Valley Drive. Map 17-3 ((3)) 1C.

*Feb. 9* 2232A-H98-18-1 – AT&T MOBILITY – To amend the previously-approved telecommunications facility to add three panel antennas to the existing 170-foot tall lattice tower, one replacement equipment cabinet and one new equipment cabinet at the Fox Mill Fire Station, 2610 Reston Parkway. Map 26-3 ((1)) 22A.

## 2012 Hunter Mill District Actions

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*Feb. 23* FSA-H00-97-2 – APC REALTY AND EQUIPMENT COMPANY LLC d/b/a SPRINT PCS – To amend the previously-approved telecommunications facility by permitting the replacement of three antennas with six new panel antennas on the rooftop of the existing 70-foot tall building (with the upgrade of the existing equipment cabinet and installation of a new battery cabinet on the existing steel platform) at 13861 Sunrise Valley Drive. Map 15-4 ((1)) 22D3.

*Feb. 23* SE 2011-HM-018 – CORINTHIAN COLLEGES, INC., d/b/a EVEREST COLLEGE – To permit a college/university offering of a nursing degree along with other diploma and certificate programs serving up to 374 students and 56 employees within an existing office building at 8620 Westwood Center Drive on approximately 2.5 acres of land zoned I-4. Map 29-3 ((20)) 9 and 9B pt.

*Feb. 23* FSA-H00-73-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of three existing panel antennas and the addition of three larger antennas (net gain of 24 inches in height) on the existing 180-foot tall monopole (with the upgrade of the existing equipment cabinet located within the existing building) at 2455 Fox Mill Road. Map 25-2 ((1)) 10.

*Apr. 18* SEA 84-C-024 – CHIPOTLE MEXICAN GRILL OF COLORADO LLC d/b/a CHIPOTLE MEXICAN GRILL – To amend the previously-approved application for a fast food restaurant to permit an additional fast-food restaurant (no drive-through) within the South Lakes Shopping Center located at 11160 South Lakes Drive, #G2, on approximately 10.56 acres of land zoned PRC. Map 27-1 ((9)) 2A and 4A.

*Apr. 18* FSA-H97-17-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of three panel antennas (with amplifiers) on the existing 174-foot tall building (with the replacement of two existing equipment cabinets on the rooftop) at 11400 Washington Plaza West. Map 17-2 ((10)) 6.

*May 3* FS-H12-3 – VERIZON WIRELESS – To co-locate twelve panel antennas on the rooftop of a 194-foot tall office building (with one equipment shelter added to the rooftop adjacent to the penthouse) at Reston Town Center, 11955 Democracy Drive. Map 17-3 ((10)) 15.

*June 14* SE 2011-HM-019 – CORESITE REAL ESTATE 12100, SUNRISE VALLEY DRIVE LLC – To permit an increase in floor area ratio to 0.7 to allow for the construction of a new data center building adjacent and connected to the existing building located at 12100 Sunrise Valley Drive, on approximately 13.88 acres of land zoned I-4. Map 17-3 ((8)) (3A) 1A.

*June 28* PRC 77-C-076 – RTC PARTNERSHIP, LLC – To approve the PRC plan associated with DPA 77-C-076 to redevelop an existing five-story office building into a 23-story mixed-use office building to include office, retail uses, and/or an eating establishment, structured parking, and approximately 1.1 acres of open space located at 1760 Reston Parkway on approximately 2.36 acres of land zoned PRC. Map 17-1 ((1)) 2C.

*June 28* FSA-H01-70-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas with three new panel antennas on the existing 124-foot tall light pole (with the retrofit of one equipment cabinet and the addition of one equipment cabinet on the existing screened steel beam platform) at South Lakes High School, 11400 South Lakes Drive. Map 26-2 ((18)) 7,8.

*July 12* FS-H12-4 – CRICKET COMMUNICATIONS – To co-locate three panel antennas on a 180-foot guyed lattice tower (with one equipment cabinet placed inside an existing fenced compound) at 1720 Wiehle Avenue. Map 17-4 ((6)) 1.

*July 26* SE 2012-HM-008 – RESTON HOSPITAL CENTER, LLC & INOVA HEALTH SYSTEM SERVICES – To permit a temporary helistop for use by Reston Hospital Center on property owned by

## 2012 Hunter Mill District Actions

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Inova Health System Services during construction of a medical office building on the site of the existing helistop. The temporary site is located at 1800 Cameron Glen Drive on approximately 3,744 square feet of land zoned PRC. Map 17-1 ((1)) 14E pt.

*Sept. 20* FSA-H05-22-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of three panel antennas and the addition of a new platform mounted on the existing 126-foot tall utility tower (with the retrofit of one equipment cabinet and the addition of one equipment cabinet on the existing steel platform) at 1725 Port Place/12000 Cameron Pond Place. Map 17-1 ((12)) 8.

*Sept. 27* SE 2012-HM-006 – TYSONS WEST RESIDENTIAL, LLC – To permit waiver of certain sign regulations to permit an increase in building-mounted signs, wayfinding signs and monument signs, and to permit an additional temporary leasing sign for proposed redevelopment in the northwest quadrant of the intersection of Leesburg Pike and Westwood Center Drive, on approximately 7.06 acres of land zoned C-7, HC, and SC. Map 29-3 ((1)) 1B and 29-3 ((20)) C1.

*Sept. 27* FSA-10-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the addition of three panel antennas and the replacement of a sled-mounted antenna with a flush-mounted antenna of a larger size on the penthouse wall of a 97-foot tall building (with the replacement of one equipment cabinet on the existing steel platform) at 10690 Parkridge Boulevard. Map 27-1 ((1)) 13.

*Nov. 1* PRC 86-C-121-04 – RESTON SPECTRUM, LLP AND HARRIS TEETER PROPERTIES, LLC – To approve the PRC Plan associated with RZ 86-C-121 depicting removal and redevelopment of the existing Spectrum shopping center (with the exception of the existing Harris Teeter/Office Depot and drive-in financial institution located in the north end of the property) to permit mixed-use development containing a maximum of 774,879 square feet of non-residential uses and a maximum of 1,422 multifamily units in seven new residential structures and three commercial buildings with a minimum of 4,697 parking spaces and 30 percent open space on 24.29 acres zoned PRC located north of New Dominion Parkway, east of Fountain Drive, west of Reston Parkway, and south of Baron Cameron Avenue. Map 17-1 ((1)) 3K, 3P, and 3Q.

*Nov. 1* CSP 86-C-119 – DISCOVERY SQUARE, LLC & RESTON VA 939, LLC & DISCOVERY SQUARE, LLC – To approve a Comprehensive Sign Plan associated with RZ 86-C-121 for freestanding monument and office directory signs for an additional 1,457 square feet of sign area which will total a sign area of 2,748 square feet for all four buildings located at 12010, 12011, and 12021 Sunset Hills Road, on approximately 19.52 acres of land zoned PRC. Tax Map 17-3 ((1)) 5 and 35B. (Concurrent with CSP 86-C-121-03)

*Nov. 1* CSP 86-C-121-03 – DISCOVERY SQUARE, LLC & RESTON VA 939, LLC & DISCOVERY SQUARE, LLC – To approve a Comprehensive Sign Plan associated with RZ 86-C-121 for freestanding monument and office directory signs for an additional 1,457 square feet of sign area which will total a sign area of 2,748 square feet for all four buildings located at 12010, 12011, and 12021 Sunset Hills Road, on approximately 19.52 acres of land zoned PRC. Tax Map 17-3 ((1)) 5 and 35B. (Concurrent with CSP 86-C-119).

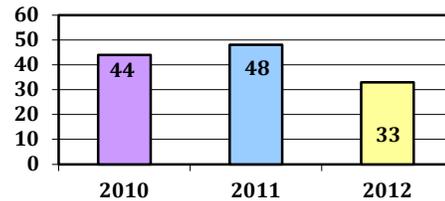
*Nov. 29* PRC C-203 – FAIRFAX COUNTY PUBLIC SCHOOLS – To approve the PRC plan associated with RZ C-203 to permit building additions at an existing public elementary school located on the south side of Ridge Heights Road approximately 400 feet east of its intersection with Soapstone Drive on approximately 14.44 acres of land zoned PRC. Map 26-2 ((2)) 6.

*Nov. 29* RZ 2012-HM-013 – SEKAS HOMES, LTD. – To rezone from R-1 to R-2 to permit a residential development at a density of 2.0 dwelling units per acre located 2,000 feet northwest from the intersection of Old Courthouse Road and Drewlaine Drive on approximately 2.5 acres of land. Map 28-4 ((1)) 12.

## 2012 Lee District Actions

As illustrated in Figure 15, the Planning Commission took action on 33 Lee District land-use items in 2012, a decrease from the previous year. The Commission took favorable action, either wholly or in part, on all Lee District land-use items. For more information on the applications described below (by action date), contact the Planning Commission Office.

**Figure 15: Lee Land-Use Actions  
2010 - 2012**



### **Items Approved**

*Jan. 26* FS-L11-36 – SPRINT PCS – To co-locate twelve cylindrical antennas attached to a 10-foot platform extension on an existing 100-foot transmission pole (with four equipment cabinets placed inside a new fenced equipment compound located near the base of the pole) at 3701 Lockheed Boulevard. Map 100-2 ((2)) G.

*Feb. 23* FDPA 2003-LE-025-02 – EGON F. HAWRYLAK – To amend the previously-approved Final Development Plan for RZ 2003-LE-025 to permit a reduction of certain yard requirements on an approximately 3,975 square foot single family lot for construction of a screened porch at 6307 Still Spring Place on land zoned PDH-5. Map 81-4 ((48)) 38.

*Feb. 23* FSA-L00-128-1 – AT&T Mobility – To amend the previously-approved telecommunications facility to permit the replacement of three antennas and the addition of three new panel antennas (with amplifiers) on the rooftop of the existing 98-foot tall building (with the replacement of two existing equipment cabinets placed behind the existing screen wall) at 6350 Walker Lane. Map 91-1 ((28)) 1A.

*Feb. 23* FSA-L99-34-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of three existing antennas and the addition of three new panel antennas on the existing 121-foot tall transmission tower (with the retrofit of one existing equipment within the existing shelter) at 7150 Hayfield Road. Map 91-3 ((1)) 90.

*Mar. 1* FSA-L99-7-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of three panel antennas on the rooftop of the existing nine-story hotel (with the replacement of three existing equipment cabinets with two equipment cabinets on the rooftop) at 5716 South Van Dorn Street. Map 81-2 ((3)) 2.

*Mar. 8* RZ 2011-LE-022 – SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD 6601 LLC – To rezone 1.03 acres from C-4 and 5.25 acres from I-4 to PDC to permit commercial development of two 150-foot tall office buildings for a total of 517,600 square feet located on the west side of Springfield Center Drive and south of the Joe Alexander Transportation Center. Map 90-2 ((1)) 56C pt. and 58D; 90-4 ((1)) 11B pt. (Concurrent with PCA 1998-LE-064, PCA 2008-LE-015 and FDP 2011-LE-022)

*Mar. 8* FDP 2011-LE-022 – SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD 6601 LLC – Approval of the final development plan for the commercial development of two 150-foot tall office buildings for a total of 517,600 square feet located on the west side of Springfield Center Drive and south of the Joe Alexander Transportation Center. Map 90-2 ((1)) 56C pt. and 58D; 90-4 ((1)) 11B pt. (Concurrent with PCA 1998-LE-064, PCA 2008-LE-015 and RZ 2011-LE-022)

*Mar. 8* PCA 1998-LE-064-02 – SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C LLC – To amend the proffers for RZ 1998-LE-064 and RZ 2008-LE-015 on 10.39 acres previously-approved for commercial development by deleting 1.03 acres from the proffers to allow for the construction of a parking garage that would support two 120-foot tall office buildings for a total of 474,000 square feet and an additional 66,900 square feet of cellar space located on the west

## 2012 Lee District Actions

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side of Springfield Center Drive and southwest of the Joe Alexander Transportation Center. Map 90-2 ((1)) 56C pt. and 90-4 ((1)) 11B pt. (Concurrent with RZ/FDP 2011-LE-022 and PCA 2008-LE-015)

*Mar. 8* PCA 2008-LE-015 – SPRINGFIELD METRO CENTER II, LLC AND SPRINGFIELD PARCEL C LLC – To amend the proffers for RZ 1998-LE-064 and RZ 2008-LE-015 on 10.39 acres previously-approved for commercial development by deleting 1.03 acres from the proffers to allow for the construction of a parking garage that would support two 120-foot tall office buildings for a total of 474,000 square feet and an additional 66,900 square feet of cellar space located on the west side of Springfield Center Drive and southwest of the Joe Alexander Transportation Center. Map 90-2 ((1)) 56C pt. and 90-4 ((1)) 11B pt. (Concurrent with RZ/FDP 2011-LE-022 and PCA 1998-LE-064-02)

*Mar. 8* SE 2011-LE-017 – HYBLA CENTER, LP – To permit a vehicle light service establishment to relocate from its existing space to the northernmost portion of the shopping center in the Commercial Revitalization District (CRD) located at 7800-7844 Richmond Highway on approximately 12,112 square feet of land zoned C-6, CRD, and HC. Map 101-2 ((6)) 507B pt.

*Mar. 8* FSA-L99-18-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three new panel antennas on the rooftop of the existing 163-foot tall office building (with the replacement of one equipment cabinet on the platform on the rooftop) at 6320 Augusta Drive. Map 80-4 ((1)) 4F.

*Mar. 8* FSA-L04-72-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three new antennas on the rooftop of the existing 121-foot tall office building (with one equipment cabinet placed on the rooftop) at 5971 Kingstowne Village Parkway. Map 91-2 ((1)) 36C.

*Mar. 21* 2232-L11-19 – FAIRFAX COUNTY PARK AUTHORITY – To permit the development of Olander and Margaret Banks Neighborhood Park on approximately ten acres of land zoned R-1 located at 7400 Old Telegraph Road. Map 91-4 ((1)) 23, 24.

*Mar. 21* ST10-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (PENN DAW SPECIAL STUDY) – To amend the Area IV volume of the Comprehensive Plan for approximately 17.23 acres to add options for residential mixed-use to support redevelopment of up to 735 residential units and a minimum of 40,000 square feet of retail use located at 6128, 6130, 6132, 6134, 6136, 6138, 6200, 6206, 6210, 6211, 6216, 6218, 6220, 6224, 6226, 6228, 6230 North Kings Highway, 2704, 2708, 2800, 2804 Poag Street, 6230, 6232, 6236 Richmond Highway, 2721 School Street, west of the intersection of Richmond Highway, and North Kings Highway, between School Street and the Kings Garden Apartments. Map 83-3 ((1)) 6, 7, 22A, 22B1; 83-3 ((4)) A, 34, and 35; 83-3 ((11)) 2, 3, 4, 5, and 6.

*Mar. 29* S11-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (BUCKMAN ROAD) – To amend the Area IV volume of the Comprehensive Plan by adding an option for all-residential use at an overall density of 20-30 dwelling units per acre, consisting of townhouses and multifamily homes, and removing two existing options for residential, office, and retail uses for approximately 16.94 acres located at 3419, 3427, 3431, 3501, 3505, 3509, 3601, 3605, 3609 Buckman Road, 8101, 8111, 8115 Janna Lee Avenue, 8120, 8122, 8124, 8126, 8130, 8142 Richmond Highway, 3503 through 3604 Rolling Hills Avenue. Map 101-2 ((1)) 22-24, ((5)) (2) 1-7, 8A, 8B, 9-16, (3) 1, 2A, 3A, 4-13).

*Mar. 29* ADMINISTRATIVE ARCHITECTURAL REVIEW – WRI HILLTOP VILLAGE, LLC – Approved architectural renderings of building elevations and parking garage for the Hilltop Village Center (aka Alexandria Wegmans) pursuant to proffers 9c and 9g for RZ 2008-MD-003.

*Mar. 29* FSA-L00-881 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas on the existing 499-foot tall AM-radio broadcasting tower (with the retrofit of one equipment cabinet and the addition of one new

## 2012 Lee District Actions

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equipment cabinet in the fenced compound) at 3900 Augustine Street (aka 3900 San Leandro Place). Map 101-2 ((1)) 10E.

*Apr. 18* FSA-L97-22-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas (with amplifiers) on the existing 170-foot tall utility communication tower (with the replacement of two existing equipment cabinets and the addition of one new equipment cabinet placed on the existing concrete slab within the fenced compound) at 7111 Fullerton Road. Map 99-1 ((5)) 17.

*Apr. 26* SEA 2008-LE-013 – CAPITAL ONE, NATIONAL ASSOCIATION – To resolve a notice of violation by amending SE 2008-LE-013 previously-approved for a drive-in financial institution to permit a waiver of certain sign regulations and to permit the use of a pneumatic tube for teller service in addition to an ATM at one of the existing drive-through lanes at 5511 Franconia Road, on approximately 30, 474 square feet of land zoned C-2 and HC. Map 81-4 ((4)) 6A.

*Apr. 26* 2232-L11-21 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) – To permit a three-story, 24,252 square foot WMATA police substation and separate one story, 29,953 square foot training facility with an indoor firing range on a portion of the site that includes the Franconia-Springfield Metro Station and Joseph Alexander Transit Station located at 6770 Frontier Drive on approximately 54.38 acres of land zoned I-4. Map 90-2 ((1)) 60 and 61B. (Concurrent with SEA 91-L-053-06)

*Apr. 26* SEA 91-L-053-06 – WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) – To amend the previously-approved special exception to permit the construction of a WMATA police substation and training facility in the floodplain and a regional rail transit facility located at 6770 Frontier Drive on approximately 54.38 acres of land zoned I-4. Map 90-2 ((1)) 60 and 61B. (Concurrent with 2232-L11-21)

*June 28* RZ 2011-LE-016 – INSIGHT PROPERTY GROUP, LLC – To rezone from R-4 and C-5 to PRM to permit a multi-family residential building with 245 dwelling units on the property located in the northwest quadrant of North Kings Highway and Poag Street on approximately 3.38 acres of land. Map 83-3 ((4)) A; 83-3 ((11)) 2, 3, 4, 5, and 6. (Concurrent with FDP 2011-LE-016)

*June 28* FDP 2011-LE-016 – INSIGHT PROPERTY GROUP, LLC – Approval of the final development plans for a multi-family residential building with 245 dwelling units on the property located in the northwest quadrant of North Kings Highway and Poag Street on approximately 3.38 acres of land. Map 83-3 ((4)) A; 83-3 ((11)) 2, 3, 4, 5, and 6. (Concurrent with RZ 2011-LE-016)

*June 28* FS-L12-14 – CRICKET COMMUNICATIONS, INC. – To co-locate three panel antennas on an existing 164-foot office building (with one equipment cabinet placed inside the penthouse) at 6320 August Drive. Map 80-4 ((1)) 4F.

*July 26* FSA-L97-49-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of three panel antennas (with amplifiers) on the existing 102-foot tall transmission tower (with the replacement of two existing equipment cabinets and the installation of an eight-foot wooden fence around the entire equipment cabinet compound) at 6112T Clovegrass Drive. Map 82-3 ((1)) 6C.

*July 26* PCA 2008-MD-003 – WRI HILLTOP VILLAGE, LLC – To amend the proffers for RZ 2008-MD-003, previously-approved for mixed-use development to permit health clubs, child care centers, colleges/universities, fast food restaurants, private school of special education, quick service food store, and veterinary hospital as additional uses; add 15,000 square feet as a mezzanine level within an approved building; and modify the landscaping between the grocery store and Telegraph Road due to the location of Virginia Power easements and restrictions on landscaping for the property located in the northeast quadrant of the intersection of Beulah Street and Telegraph Road

## 2012 Lee District Actions

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on approximately 31.87 acres of land zoned PDC and NR. Map 100-1 ((1)) 9A, 11A, 11A1, 14, and 15. (Concurrent with FDPA 2008-MD-003)

*July 26* FDPA 2008-MD-003 - WRI HILLTOP VILLAGE, LLC - To amend the final development plans for RZ 2008-MD-003, previously-approved for mixed-use development to permit health clubs, child care centers, colleges/universities, fast food restaurants, private school of special education, quick service food store, and veterinary hospital as additional uses; add 15,000 square feet as a mezzanine level within an approved building; and modify the landscaping between the grocery store and Telegraph Road due to the location of Virginia Power easements and restrictions on landscaping for the property located in the northeast quadrant of the intersection of Beulah Street and Telegraph Road on approximately 31.87 acres of land zoned PDC and NR. Map 100-1 ((1)) 9A, 11A, 11A1, 14, and 15. (Concurrent with PCA 2008-MD-003)

*Sept. 20* SEA 90-L-045-03 - SUNOCO, INC. (R&M) - To amend SE 90-L-045 previously-approved for service station, quick-service food store, car wash and vehicle light service establishment to permit service station, quick-service food store, waiver of certain sign regulations, modifications in the commercial revitalization district, and associated modifications to development conditions for the property located at 7025 and 7037 Old Keene Mill Road on approximately 1.15 acres of land zoned C-6, CRD, HC, and SC. Map 80-4 ((1)) 11 and 11A1. (Concurrent with PCA 90-L-050-03.)

*Sept. 20* PCA 90-L-050-03 - SUNOCO, INC. (R&M) - To amend the proffers for RZ 90-L-050 previously-approved for commercial development to permit modifications to proffers and site design to expand and upgrade the existing Sunoco gasoline service station located in the southwest quadrant of the intersection of Old Keene Mill Road and Springfield Boulevard on approximately 1.15 acres of land zoned C-6, CRD, HC, and SC. Map 80-4 ((1)) 11 and 11A1. (Concurrent with SEA 90-L-045-03.)

*Oct. 11* SEA 93-L-014-02 - BURGUNDY FARM COUNTRY DAY SCHOOL, INC. - To amend SE 93-L-014 previously-approved for nursery school, child care center, and private school of general education to permit the addition of community center uses on the campus facilities after-hours up until 9 p.m. on weekdays and Saturday, an increase in land area, building additions (e.g. an open-air science pavilion), and associated modifications to site design (e.g. construction of stormwater management features, construction of an improved play area, and planting of a tree orchard) for the property located at 3700 Burgundy Road on approximately 23.66 acres of land zoned R-4. Map 82-2 ((1)) 5, 6, and 8; 82-2 ((11)) 1.

*Nov. 1* ADMINISTRATIVE ARCHITECTURAL REVIEW - SPRINGFIELD TOWN CENTER PLANS - Architectural review of the proposed building and materials pursuant to proffer #9 of RZ 2007-LE-007.

*Nov. 8* RZ 2012-LE-005 - MUSSARAT S. AHMAD, ADEELA I. AHMAD, AND TANZEELA I. AHMAD - To rezone from R-1 to PDH-5 to permit the construction of five single family detached dwellings with an overall density of 4.86 dwelling units per acre on the east side of Villa Street approximately 500 feet south of its intersection with Franconia Road on approximately 1.03 acres of land. Tax Map 81-4 ((3)) L and M. (Concurrent with FDP 2012-LE-005)

*Nov. 29* PCA 89-L-008 - FAIRFAX COUNTY SCHOOL BOARD - To amend the proffers for RZ 89-L-008 previously-approved for a public school to permit an increase in proffered gross floor area for renovation/expansion of existing facilities and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.22 located at 7101 Old Keene Mill Road on approximately 8.14 acres of land zoned R-3 and HC. Map 90-1 ((1)) 52.

## 2012 Mason District Actions

As shown in Figure 16, the number of Mason District land-use actions increased in 2012. The Commission approved 33 items, either wholly or in part. Additional information on the Mason District applications (described below by action date) is available from the Planning Commission Office.

### Items Approved

*Jan. 18* FSA-M04-49-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of four antennas and the addition of two panel antennas (with amplifiers) to the rooftop penthouse of the existing 73-foot tall building (with one additional equipment cabinet placed behind the existing wall) at 6565 Arlington Boulevard. Map 50-4 ((1)) 16.

*Jan. 18* SEA 87-M-103 – FAIRFAX COUNTY BOARD OF SUPERVISORS – To amend the previously-approved application for a waiver of minimum lot size and lot width requirements to permit, during the reconstruction of a permanent facility for the Bailey’s Crossroads Volunteer Fire Station #10, construction of a temporary fire and rescue station to include three truck bays in a steel frame and fabric skinned building connected to 3,672 square feet of modular office space and living quarters at 3521 Moncure Avenue. Map 61-2 ((19)) 5A. (Concurrent with 2232-M11-22)

*Jan. 18* 2232-M11-22 – FAIRFAX COUNTY BOARD OF SUPERVISORS – To permit the development of a temporary fire station to house the Bailey’s Crossroads Volunteer Fire Station on approximately 28,540 square feet of land zoned C-8 located at 3521 Moncure Avenue. 61-2 ((19)) 5A. (Concurrent with SEA 87-M-103)

*Feb. 9* FSA-M03-40-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three panel antennas (all with amplifiers) to the rooftop penthouse of the existing 281-foot tall building (with one equipment cabinet retrofitted and one additional equipment cabinet placed behind the existing wall) at 5501 Seminary Road. Map 62-3 ((12)) (S) 1001.

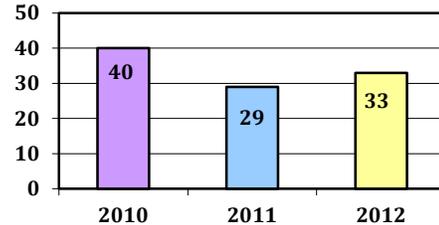
*Feb. 9* FSA-M03-30-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three panel antennas (all with amplifiers) to the rooftop penthouse of the existing 106-foot tall building (with one equipment cabinet retrofitted and one additional equipment cabinet placed in the penthouse) at 6066 Leesburg Pike. Map 61-2 ((1)) 6.

*Feb. 9* FSA-M04-40-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three panel antennas (all with amplifiers), and the removal of an inactive antenna to the rooftop penthouse of the existing 122-foot tall building (with one equipment cabinet retrofitted and one additional equipment cabinet placed in the penthouse) at Woodlake Towers Condominiums, 3100 South Manchester Street. Map 51-4 ((130)) (2) 1017.

*Feb. 9* FSA-M00-106-4 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three panel antennas (all with amplifiers) to the rooftop of the existing 57-foot tall building (with one equipment cabinet retrofitted in the existing equipment shelter on the roof) at 5881 Leesburg Pike. Map 61-2 ((17)) (C) 6.

*Feb. 23* FSA-M99-22-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three panel antennas (with amplifiers) on the existing 150-foot tall monopole (with two replacement equipment cabinets in the existing fenced compound) at Mason District Park, 6621 Columbia Pike. Map 60-4 ((1)) 28.

**Figure 16: Mason Land-Use Actions 2010-2012**



## 2012 Mason District Actions

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*Feb. 23* FS-M11-43 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – To construct a new one-story, 17,000 square foot, Baileys Crossroads Fire Station with mezzanine at 3601 Firehouse Lane. Map 61-4 ((1)) 20A, 20A1.

*Mar. 8* 2232-M11-24 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – To develop a County indigent cemetery for burials of unclaimed persons or for burials of persons with families that do not have the means to provide burial at 6271 Lincolnia Road. Map 72-2 ((1)) 39.

*Mar. 8* FSA-M01-39-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three panel antennas (with amplifiers) on the rooftop of the existing 76-foot tall building (with the upgrade of one equipment cabinet in the existing shelter), 5225 Backlick Road. Map 71-4 ((1)) 40C.

*Mar. 14* SE 2011-MA-013 – PAGE LITTLE RIVER TURNPIKE, LLC – To re-establish vehicle sales, rental, and ancillary service establishment at 6500 Little River Turnpike on approximately 5.31 acres of land zoned C-6 and HC. Map 72-1 ((1)) 23A.

*Mar. 21* FSA-M04-71-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas on the penthouse of the existing 78-foot tall building (with the replacement of two equipment cabinets behind the existing screen wall on the rooftop) at 4327 Ravensworth Road. Map 71-1 ((9)) 4C.

*Apr. 26* S11-I-B1 – COMPREHENSIVE PLAN AMENDMENT (PEACE VALLEY LANE) – To amend the Area I volume of the Comprehensive Plan by adding an option for all-residential use at a density of 3-4 dwelling units per acre for approximately 1.89 acres located at 3236 Peace Valley Lane. Map 61-1((1)) 7.

*Apr. 26* FS-M12-9 – CRICKET COMMUNICATIONS, INC. – To co-locate three panel antennas on the existing 70-foot tall Ravensworth Apartments building (with one equipment cabinet placed inside the existing penthouse) at 4327 Ravensworth Road. Map 71-1 ((9)) 4C.

*Apr. 26* 2232A-M01-16-2 – AT&T MOBILITY – To amend the previously-approved telecommunications facility by adding one equipment cabinet within the existing fenced facility and extending the concrete slab at 7212 Early Street. Map 60-3 ((24)) 9B.

*Apr. 26* FSA-M01-17-1 – SPRINT VISION – To amend the previously-approved telecommunications facility to permit the replacement of six antennas with three new panel antennas, and the installation of a microwave dish and amplifiers on the existing 194-foot tall monopole (with the retrofit of one equipment cabinet and the addition of one equipment cabinet in the existing fenced compound), at 6800 Versar Center. Map 80-2 ((1)) 22B.

*Apr. 26* FSA-M00-127-2 – AT&T MOBILITY – To amend the previously-approved telecommunications facility to permit the addition of one equipment cabinet on the existing steel platform at Woodlake Condominiums, 3100 S. Manchester Street/6100 Arlington Boulevard. Map 51-4 ((13)) (3) 1-924.

*June 14* RZ 2011-MA-029 – NEIGHBORHOODS, VI, LLC – To rezone approximately 8.79 acres from R-2 to PDH-4 to permit the development of 29 single family detached dwelling units with an overall density of 3.3 dwelling units per acre located in the southwest quadrant of the intersection of Willow Run Drive and Little River Turnpike. Map 71-2 ((1)) 36; 71-2 ((10)) 17A and 71-2 ((13)) 1. (Concurrent with FDP 2011-MA-029)

*June 14* FDP 2011-MA-029 – NEIGHBORHOODS, VI, LLC – Approval of the final development plan to permit the development of 29 single family detached dwelling units with an overall density of

## 2012 Mason District Actions

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3.3 dwelling units per acre located in the southwest quadrant of the intersection of Willow Run Drive and Little River Turnpike on approximately 8.79 acres of land. Map 71-2 ((1)) 36; 71-2 ((10)) 17A and 71-2 ((13)) 1. (Concurrent with RZ 2011-MA-029)

*June 28* FSA-M01-62-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas on the existing 110-foot tall light pole (with the retrofit of one equipment cabinet and addition of one equipment cabinet placed within the existing fenced compound beneath the bleachers), at Jefferson High School, 6560 Braddock Road. Map 71-4 ((1)) 60.

*June 28* FSA-68-4 – AT&T MOBILITY – To amend the previously-approved telecommunications facility to permit the addition of one equipment cabinet on the steel platform on the rooftop of an existing 115-foot tall residential building at 3800 Powell Lane. Map 61-4 ((35)) C1.

*June 28* FSA-M04-46-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of three antennas on the existing 120-foot tall transmission tower (with the addition of one equipment cabinet placed on the existing concrete pad), at 3342 Gallows Road. Map 59-2 ((17)) A.

*July 25* FSA-M03-20-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas with three panel antennas on the existing 150-foot tall treepole (with the retrofit of one equipment cabinet and addition of one equipment cabinet placed on the existing steel equipment frame within the fenced compound), at Broyhill Crest Recreation Club, 7212 Early Street. Map 60-3 ((24)) 9B.

*July 26* SE 2012-MA-004 – JOOAN PEACE, INC. – To permit construction of an overflow parking lot (to serve the patrons of the Ye Chon restaurant located on the adjacent property) in a residential district located at 4119 Hummer Road on approximately 26,939 square feet of land zoned R-2 and HC. Map 59-4 ((6)) 20B.

*Sept. 20* FS-M12-20 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – To permit infrastructure revitalization and an addition to the Woodrow Wilson Library. The current one story facility is an approximately 12,300 square-foot building and the addition will increase the size to approximately 14,430 square feet located at 6101 Knollwood Drive. Map 71-4 ((20)) 1L.

*Sept. 20* FSA-M10-65-1 – NEW CINGULAR WIRELESS PCS, LLC (AT & T MOBILITY) – To amend the previously-approved telecommunications facility to permit the replacement of one antenna on the existing 100-foot tall monopole at 7001 Cindy Lane. Map 71-1 ((1)) 130.

*Sept. 27* FS-M12-19 – CRICKET COMMUNICATIONS, INC. – To co-locate three panel antennas inside the existing 115-foot tall stealth monopole/flagpole (with one equipment cabinet placed inside the existing board-on-board fenced compound) at Phillips School, 7010 Braddock Road. Map 61-2 ((1)) 1A.

*Nov. 15* RZ 2012-MA-012 – TITAN AMERICA, LLC – To rezone from C-8 and R-2 to I-6 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.05 located on the east side of Industrial Drive, north of Iron Place and north and south of Electronic Drive on approximately 1.28 acres of land. Map 80-2 ((1)) 33pt. (Concurrent with SE 2012-MA-011.)

*Nov. 15* SE 2012-MA-011 – TITAN AMERICA, LLC – To permit a concrete mixing and batching plant and increase in building height from 75 feet to 85 feet located at 6600 Electronic Drive on approx. 9.43 acres of land zoned I-6. Map 80-2 ((1)) 33 and 33A. (Concurrent with RZ 2012-MA-012.)

## 2012 Mason District Actions

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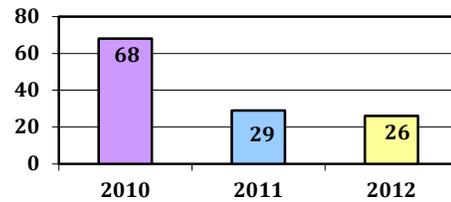
*Nov. 29* FSA-M97-15-3 – SPRINT – To amend the previously-approved telecommunications facility to replace three existing panel antennas with six new panel antennas and two microwave dishes and to replace one equipment cabinet and retrofitting one existing cabinet on the rooftop at 6200 Wilson Boulevard. Map 51-3 ((1)) 43.

*Nov. 29* FSA-M08-22-1 – VERIZON – To amend the previously-approved telecommunications facility to replace six existing panel antennas with nine new panel antennas flush-mounted to the exterior penthouse wall at 6200 Wilson Boulevard. Map 51-3 ((1)) 43.

## 2012 Mount Vernon District Actions

As illustrated in Figure 17, the Commission acted on fewer Mount Vernon District land-use items in 2012 than the previous year. In 2012, the Commission acted on 26 items, all of which 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.

**Figure 17: Mount Vernon Land-Use Actions 2010 - 2012**



### **Items Approved**

*Jan. 18* FSA-V08-7-1 - AT&T - To amend the previously-approved telecommunications facility to permit the addition of three panel antennas to the existing 105-foot tall steeple (with two additional equipment cabinets placed inside the existing fenced compound) at St. Luke's Episcopal Church, 8009 Fort Hunt Road. Map 102-2 ((12)) A.

*Jan. 26* FSA-V02-23-1 - SPRINT - To amend the previously-approved telecommunications facility to permit the replacement of six antennas (with amplifiers) on the existing 105-foot tall monopole (with one equipment cabinet retrofitted within the existing compound) at 7956 Twist Lane. Map 98-2 ((9)) 3.

*Feb. 23* 456A-V97-18-3 - SPRINT - To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas (with amplifiers) on the existing 149-foot tall self-support tower (with two replacement equipment cabinets on the existing concrete pad) located at 9130 Belvoir Court. Map 109-1 ((1)) 38.

*Feb. 23* 456A-V95-26-1 - SPRINT - To amend the previously-approved telecommunications facility to permit the replacement and addition of three new panel antennas on the existing 196-foot tall lattice tower (with the retrofit of one equipment cabinet and addition of one equipment cabinet on the existing concrete pad) located at 10112 Furnace Road. Map 113-1 ((1)) 11.

*Mar. 8* SE 2011-MV-012 - REDPATH DEVELOPMENT, LLC - To allow the construction of a new single family detached dwelling on a 14,000 square foot lot zoned R-3 located within a 100-year floodplain and Resource Protection Area located at 6415 13th Street. Map 93-2 ((8)) (27) 13.

*Mar. 14* PCA 1996-MV-037-08 - LORTON MEDICAL LLC - To amend the proffers previously-approved for RZ 1996- MV-037 for mixed use development located on a 3.95 acre portion zoned PDC of the Lorton Town Center on the west side of Lorton Station Boulevard approximately 1,000 feet south of Pohick Road and on the east side of the Fredericksburg and Potomac Railroad. Rather than provide on-site community meeting space, \$166,000 will be contributed to fund the construction of a concession building with restroom facilities at Lower Potomac Park. Map 107-2 ((19)) 300 and 310.

*Mar. 29* 2232A-L00-17-1 - MID-ATLANTIC TELECOM TOWER LLC - To amend the previously-approved telecommunications facility to permit an extension, from 105 feet to 149 feet, of the existing monopole tower and the replacement of four four-foot dish antennas with four three-foot antennas at the top of the increased tower located at 7956 Twist Lane. Map 98-2 ((9)) 3.

*Apr. 26* FSA-V01-44-1 - SPRINT - To amend the previously-approved telecommunications facility to permit the replacement and addition of three new panel antennas (with amplifiers) on the rooftop of the existing 90-foot tall building (with one additional equipment cabinet placed on the existing rooftop platform) at the Hampton Inn, 5821 Richmond Highway. Map 83-4 ((1)) 11A.

*Apr. 26* FSA-V00-67-1 - SPRINT - To amend the previously-approved telecommunications facility to permit the replacement of six antennas on the existing 138-foot tall transmission tower

## 2012 Mount Vernon District Actions

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(with the replacement of two equipment cabinets placed on the existing platform under the transmission tower) at 8912 (aka 8906) Ox Road. Map 106-2 ((1)) 47A.

*May 3* FS-V11-37 – WASHINGTON GAS – To co-locate two whip and three dish antennas on an existing 480-foot tall guyed lattice tower (with equipment placed inside the existing equipment shelter within the fenced compound) near Landfill and Furnace Roads. Map 113-1 ((1)) 14.

*June 14* FSA-V01-56-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas and the addition of nine radio amplifiers on the existing 103-foot tall transmission pole (with the retrofit of one equipment cabinet, addition of one equipment cabinet, and replacement of the chain link fence with an eight-foot board fence around the compound) on the Virginia Power easement on the Water Authority property at 9604 Ox Road. Map 106-4 ((1)) 56.

*June 14* FSA-V03-22-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas with three new panel antennas (with amplifiers) on the existing 100-foot tall treepole (with the retrofit of one equipment cabinet and addition of one equipment cabinet placed within the fenced compound) at 3200 Mount Vernon Highway. Map 110-2 ((1)) 12.

*June 14* FS-V12-6 – CRICKET COMMUNICATIONS – To co-locate three panel antennas and a 10-foot extension on an existing 106-foot tall tower (with one equipment cabinet placed inside an expanded (10 feet by 15 feet) equipment area) located at 2709 Popkins Lane. Map 93-3 ((1)) 3.

*July 19* RZ 2012-MV-001 – WOODLAWN HOSPITALITY, LLC – To rezone approximately 2.0 acres from C-6 to C-8 to permit construction of an extended stay, 92-room hotel within the Woodlawn Community Business Center in the Richmond Highway Commercial Revitalization District located in the northwest quadrant of the intersection of Richmond Highway and Woodlawn Court. Map 101-3 ((1)) 96. (Concurrent with SE 2012-MV-001)

*July 19* SE 2012-MV-001 – WOODLAWN HOSPITALITY, LLC – To permit an increase in FAR from 0.50 to 0.62 and an increase in building height from 50 feet up to a maximum of 57 feet, 6 inches to construct an extended stay hotel located at 8668 Richmond Highway. Map 101-3 ((1)) 96. (Concurrent with RZ 2012-MV-001)

*July 19* FAIRFAX COUNTY PARK AUTHORITY (WESTGROVE PARK INTERIM OFF-LEASH DOG AREA) – to permit the development of an interim off-leash dog park located at 6801 Fort Hunt Road. Map: 93-2 ((1)) 6.

*Sept. 20* RZ 2011-MV-031 – MIDATLANTIC REALTY PARTNERS, LLC – To rezone from I-5 to PRM to remove the existing office building and permit mixed-use development consisting of a multi-family building for up to 390 dwelling units, an office building (including ground floor retail), and a hotel with up to 200 rooms located in the northwest quadrant of the intersection of Huntington Avenue and Metroview Parkway on approximately 6.04 acres of land. Map 83-1 ((1)) 34C. (Concurrent with FDP 2011-MV-031)

*Sept. 20* FDP 2011-MV-031 – MIDATLANTIC REALTY PARTNERS, LLC – To approve the final development plan for mixed-use development consisting of a multi-family building for up to 390 dwelling units, an office building (including ground floor retail), and a hotel with up to 200 rooms located in the northwest quadrant of the intersection of Huntington Avenue and Metroview Parkway on approximately 6.04 acres of land. (Concurrent with RZ 2011-MV-031)

## 2012 Mount Vernon District Actions

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*Oct. 4* FS-V12-17 – PRINCE WILLIAM COUNTY GOVERNMENT – To co-locate an additional two panel antennas on an existing 480-foot tall guyed tower located at 9900 Landfill Road to expand the Prince William County public safety radio system. Map 113-1 ((1)) 15.

*Oct. 4* S12-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (FAST EDDIE'S) – To amend the Area IV Volume of the Comprehensive Plan for approximately 4.4 acres of land located east of North Kings Highway, south of Jamaica Drive, and west of Richmond Highway to re-plan the entire area for mixed-use development to include multi-family residential use and ground-floor retail and office uses up to 1.8 FAR with conditions relating to consolidation, pedestrian, and bicycle connectivity, urban design, transitions to residential areas, and stormwater management. Recommendations to the transportation network may also be modified. Located at 6228 and 6220 Richmond Highway and 6117 North Kings Highway, Map 83-3 ((1)) 22B, 22C, 22D; 6200 Richmond Highway, Map 83-3 ((9)) (1) B1; 2515, 2513, 2511, and 2509 Jamaica Drive, Map 83-3 ((9))(1) 1, 2, 3, 4; and Map 83-3 ((9))(1) A, B, B2, 4A, 5, and 5A. Parcels 83-3 ((1)) 22B, 22C, 22D are planned for retail use up to .50 FAR, Parcels 83-3 ((9)) (1) B, B1, B2, 4A, 5, 5A are planned for office use up to .35 FAR, and Parcels 83-3 ((9)) (1) A, 1, 2, 3, 4, are planned for residential use at 3-4 dwelling units per acre.

*Nov. 1* FSA-V12-11-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and installation of three new antennas on the existing 77-foot tall building (with the replacement of two equipment cabinets within the interior of the lower penthouse) at 6677 Richmond Highway. Map 93-1 ((1)) 22.

*Nov. 8* S11-IV-LP2 – COMPREHENSIVE PLAN AMENDMENT (LAUREL HILL ADAPTIVE REUSE) – To amend the Comprehensive Plan guidance for the Laurel Hill Adaptive Reuse Area in Lorton to incorporate the Board-adopted Laurel Hill Adaptive Reuse Area Master Plan, which includes residential, retail, and office uses and recommendations for adaptive reuse of historic buildings and new construction, for the former Reformatory and Penitentiary associated with the former D.C. Department of Corrections facilities on approximately 79 acres generally located north of Lorton Road, west of Silverbrook Road, and south of White Spruce Way and planned for Alternative Uses, including residential retail and education.. Map 107-1 ((1)) 9.

*Nov. 8* FSA-V97-13-3 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas on the existing 170-foot monopole (with the replacement of three equipment cabinets and installation of an ice-bridge on the existing pad within the equipment compound) at 8101 Lorton Road. Map 107-4 ((1)) 74.

*Nov. 8* RZ 2012-MV-007– BAINBRIDGE COMMUNITIES ACQUISITION III, LLC – To rezone from R-3, R-20, C-5, and C-8 to PRM to permit mixed-use development with an overall density of 46.7 including Affordable Dwelling Units, bonus density, approval of a conceptual development plan, and a waiver (#5224-WPFM-001-1) along with the location of underground storm water management facilities in a residential area located in the northwest quadrant of the intersection of Richmond Highway and Backlick Road on approximately 6.06 acres of land. Map 109-1 ((1)) 5, 6, 7, 8, 9, 13, 14, 15, and 16 and portions of public right-of-way for Anderson Lane to be vacated and/or abandoned. (Concurrent with FDP 2012-MV-007)

*Nov. 8* FDP 2012-MV-007\_– BAINBRIDGE COMMUNITIES ACQUISITION III, LLC – To approve final development plan for RZ 2012-MV-007 to permit mixed-use development with an overall density of 46.7 including Affordable Dwelling Units and bonus density, along with the location of underground storm water management facilities in a residential area located in the northwest quadrant of the intersection of Richmond Highway and Backlick Road on approximately 6.06 acres of land. Map 109-1 ((1)) 5, 6, 7, 8, 9, 13, 14, 15, and 16 and portions of public right-of-way for Anderson Lane to be vacated and/or abandoned. (Concurrent with RZ 2012-MV-007)

## 2012 Mount Vernon District Actions

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*Dec. 5* FS-V12-21 – ASTRO SYSTEMS, INC. – To amend a previous approval for the installation of four dish antennas with four new antennas on the existing 149-foot monopole located at the Fullerton Industrial Park at 7956 Twist Lane. Map 98-2 ((9)) 3.

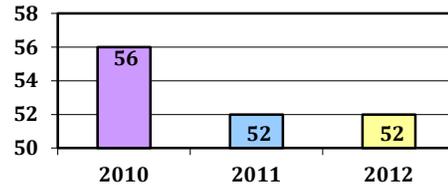
## 2012 Providence District Actions

As illustrated in Figure 18, the Commission took action on 52 Providence District land-use applications in 2012, the same number as in 2011. The Planning Commission approved all of the 52 items, either wholly or in part. Additional information on the applications (listed below by action date) is available from the Planning Commission Office.

**Figure 18: Providence  
Land-Use Actions  
2010 - 2012**

### **Items Approved**

*Jan. 18* RZ 2011-PR-030 – FAIRFAX COUNTY SCHOOL BOARD – To rezone approximately 9.21 acres of land from R-1 to R-2 to permit a 1,800 square foot expansion of the school’s cafeteria and an option to use four modular classrooms totaling 5,000 square feet at Oakton Elementary School, 3000 Chain Bridge Road. Map 47-2 ((1)) 34.



*Jan. 26* FSA-P01-36-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas on the rooftop of the 48-foot tall office building (with the retrofit of one equipment cabinet within the existing equipment shelter) at 8100 Oak Street. Map 39-4 ((1)) 4A.

*Jan. 26* FS-P11-42 – WORLD CLASS WIRELESS, LLC – To co-locate two low profile antennas on an existing 324-foot tall WMZQ broadcast tower (with one equipment cabinet placed inside the existing fenced compound) at 7330 Ronald Street. Map 50-1 ((12)) 2.

*Feb. 23* SE 2011-PR-008 – WELLS FARGO BANK – To permit a waiver of certain sign regulations to permit an increase in building-mounted sign area; to allow two building-mounted signs to remain at a higher location than the Zoning Ordinance allows; and to allow an increase of sign area, height and a closer setback for an existing freestanding sign related to two office buildings located at 1751 and 1753 Pinnacle Drive on approximately 6.68 acres of land zoned C-4, HC, and SC. Map 29-4 ((1)) 2.

*Feb. 23* FSA-P99-35-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas (with amplifiers) on the rooftop of the 47-foot tall building (with the retrofit of one equipment cabinet within the existing equipment shelter) at 7115 Leesburg Pike. Map 40-4 ((41)) 101.

*Feb. 23* FSA-P97-10-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas (with amplifiers) on the rooftop of the 171-foot tall building (with the replacement of two equipment cabinets on the existing platform on the rooftop) at 3111 Fairview Park Drive. Map 49-4 ((13)) 12A.

*Feb. 23* FSA-P98-17-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three panel antennas (with amplifiers) on the rooftop of the existing 135-foot tall building (with the retrofit of one existing equipment cabinet and the installation of one new equipment cabinet on the rooftop), Encore of McLean Condominiums, 1808 Old Meadow Road. Map 39-2 ((34)) 106.

*Feb. 23* FSA-P96-55-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three new panel antennas, all larger than originally approved (with a net gain of six inches in length) on the rooftop of the existing 126-foot tall building (with the replacement of three existing equipment cabinets with two new equipment cabinets on the rooftop platform) at 2311 Pimmit Drive. Map 40-3 ((27)) 1.

## 2012 Providence District Actions

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*Mar. 1* FSA-P04-44-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three new panel antennas (with amplifiers) on the rooftop of the existing 147-foot tall building (with the retrofit of one existing equipment cabinet and removal of a booster cabinet on the rooftop) at 2600 Park Tower Drive. Map 49-2 ((37)) B.

*Mar. 1* FS-P11-40 – NEXTNAV – To co-locate one omni whip antenna on the rooftop of an existing 220-foot tall building (with one equipment cabinet placed inside the existing storage room) at 1751 Pinnacle Drive. Map 29-4 ((1)) 2.

*Mar. 1* FS-P11-41 – NEXTNAV – To co-locate one omni whip antenna on the rooftop of an existing 132-foot tall building (with one equipment cabinet mounted to the interior of the rooftop screen wall) at 7926 Jones Branch Drive. Map 29-4 ((7)) 5C.

*Mar. 8* FS-P12-1 – AT&T Mobility – To co-locate nine panel antenna on the rooftop of an existing 128-foot tall building (with all related equipment placed inside the penthouse mechanical room) at 9451 Lee Highway. Map 48-4 ((1)) 3.

*Mar. 8* FSA-P96-30-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the addition of three panel antennas on the rooftop of the existing 118-foot tall building (with one equipment cabinet placed in the equipment room) at 3201 Jermantown Road. Map 47-2 ((1)) 46D.

*Mar. 8* FSA-P99-31-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six existing antennas (with amplifiers) and the addition of one dish antenna on the rooftop of the existing 108-foot tall building (with the retrofit of one equipment cabinet on the existing rooftop platform) at 8245 Boone Boulevard. Map 39-1 ((6)) B1.

*Mar. 8* FSA-P03-26-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three panel antennas (with amplifiers) on the 184-foot tall water tower (with the retrofit of one equipment cabinet, the replacement of one equipment cabinet, and the installation of one equipment cabinet within the fenced compound) at 3300 Gallows Road. Map 59-2 ((1)) 1A1.

*Apr. 18* CSPA 2004-PR-044 – MACW PROPERTY MANAGEMENT, LLC – To amend the previously- approved Comprehensive Sign Plan for the Tysons Corner Mall to permit revisions to the wayfinding signs and building and garage mounted signs, and to provide new building mounted signage for a new office building located on the south side of Chain Bridge Road, east of International Drive, north of Leesburg Pike, and west of I-495 on approximately 78.64 acres of land zoned PDC, HC, and SC. Map 29-4 ((1)) 35A and 35C; 39-2 ((1)) 2, 4, and 5.

*Apr. 18* FSA-P96-57-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas with three new antennas (with amplifiers) on the 104-foot tall water tower (with the replacement of two equipment cabinets on the existing concrete slab) at 1766 Chain Bridge Road. Map 30-3 ((1)) 5.

*Apr. 26* 2232A-P00-5-5 – AT&T MOBILITY– To amend the previously-approved telecommunications facility to permit the addition of one new equipment cabinet on the existing steel platform at the right-of-way at I-495 and Route 50. Map 49-4.

*Apr. 26* FSA-P01-13-3 – AT&T MOBILITY – To amend the previously-approved telecommunications facility to permit the addition of one new equipment cabinet on the existing steel rooftop platform at 2230 George C. Marshall Drive. Map 39-4((61)) 100.

*May 17* FSA-P00-87-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas (with amplifiers) on the 97-foot tall Falls Church

## 2012 Providence District Actions

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water tower (with the replacement of two equipment cabinets and the installation of one new equipment cabinet in the existing fenced compound). Map 50-1 ((2)) 94A.

*May 31* 2232-P12-1 – NEWPATH NETWORKS LLC/NEW CINGULAR WIRELESS PCS LLC – To permit the development of one Distributed Antenna System node facility, which will include three antennas and an equipment box attached to one replacement 56-foot tall utility pole and aerial fiber-optic cable connecting the nodes to the hub, located in the 2700 block of Hunter Mill Road. Map: 37-4 (within VDOT right-of-way).

*May 31* PCA 85-P-111-02 – YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF THE NATIONAL CAPITAL, INC. – To amend the proffers for RZ 85-P-111 previously-approved for a principal use as single-family dwellings with secondary use as Public Benefit Association with child care center to permit a building addition to increase enrollment in the child care center from 84 children to a maximum of 119 children and to provide a second swimming pool to be utilized as a private swimming school of special education located at 8101 Wolfrap Road on approximately 3.74 acres of land zoned PDH-3. Map 39-4 ((35)) A. (Concurrent with FDPA 85-P-111-02)

*May 31* FDPA 85-P-111-02 – YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF THE NATIONAL CAPITAL, INC. – to amend the final development plan for RZ 85-P-111 previously-approved for a principal use as single-family dwellings with secondary use as Public Benefit Association with child care center to permit a building addition to increase enrollment in the child care center from 84 children to a maximum of 119 children and to provide a second swimming pool to be utilized as a private swimming school of special education located at 8101 Wolfrap Road on approximately 3.74 acres of land zoned PDH-3. Map 39-4 ((35)) A. (Concurrent with PCA 85-P-111-02)

*June 28* ADMINISTRATIVE ARCHITECTURAL REVIEW – METROPOLITAN WASHINGTON AIRPORTS AUTHORITY – Architectural review of building elevations and materials for the Tysons Central 123 South Pavilion pursuant to Proffer 17 for RZ 2004-PR-044.

*July 12* PCA 2005-PR-041-03 – ESKRIDGE (E&A) LLC –To amend the proffers for RZ 2005-PR-041, previously-approved for mixed-use development to permit site modifications and associated modifications to proffers, with an overall Floor Area Ratio (FAR) of 2.53 for PCA/FDPA area (with no change to the overall original rezoning FAR of 1.39) located in the southwest quadrant of the intersection of Strawberry Lane and District Avenue on approximately 4.62 acres of land zoned PRM and HC. Map 49-3 ((37)) C, J pt., L, and N pt. (Concurrent with FDPA 2005-PR-041-03)

*July 12* FDPA 2005-PR-041-03 – ESKRIDGE (E&A) LLC – To amend the final development plan for RZ 2005-PR-041, previously-approved for mixed-use development consisting of residential, theater, office, hotel and retail uses to modify the multi-family residential development option for Parcels C, E and G to transfer approved residential and retail square footage within the three parcels provided the maximum of 610,000 square feet of gross floor area currently approved is not exceeded , to increase the maximum height from 75 feet to 90 feet, and to provide an above grade parking garage development option for Parcels C and E in the Merrifield Town Center located in the southwest quadrant of the intersection of Strawberry Lane and District Avenue on approximately 4.62 acres of land zoned PRM and HC. Map 49-3 ((37)) C, J pt., L, and N pt. (Concurrent with FDPA 2005-PR-041-03) (Concurrent with PCA 2005-PR-041-03)

*July 12* CSPA 2005-PR-041 – ESKRIDGE (E&A) LLC – To amend the previously-approved Comprehensive Sign Plan associated with RZ 2005-PR-041 to permit a fourth interchangeable sign for the Angelika Movie Theatre in the Mosaic District of the Merrifield Town Center located on the south side of Lee Highway approximately 500 feet west of its intersection with Gallows Road on approximately 12.0 acres of land zoned PDC and HC. Map 49-3 ((37)) D, H, J pt., and K; 49-3 ((38)) 1-4; 49-3 ((38)) (1) 1-11; and 49-3 ((38)) (2) 1-4. (Concurrent with CSPA 2003-PR-009-02.)

## 2012 Providence District Actions

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*July 12* CSPA 2003-PR-009-02 – MTC COMMERCIAL, LLC – To amend the previously-approved Comprehensive Sign Plan associated with RZ 2003-PR-009 to reference the correct date of the approved sign plan for the property located at 8190 and 8191 Strawberry Lane on approximately .533 acres of land zoned PRM and HC. Map 49-4 ((17)) 100-517, C1-C4; 49-4 ((17)) (2) 100-522, C1-C4. (Concurrent with CSPA 2005-PR-041)

*July 19* FSA-P05-10-2- AT&T – To amend the previously-approved telecommunications facility to permit the replacement of one antenna on the penthouse wall of a 104-foot tall office building (with the addition of two equipment cabinets inside the penthouse equipment/mechanical room) located at 8401 Arlington Boulevard. Map 49-3 ((9)) 11A.

*Sep. 13* RZ 2010-PR-019 – KETTLER SANDBURG, LLC – To rezone from R-1 to PDH-3 to permit the development of six single-family detached dwelling units located on the west side of Sandburg Street, south of Elm Place, and north of Idylwood Road on approximately 2.28 acres of land. Map 39-4 ((1)) 46 and 47. (Concurrent with FDP 2010-PR-019)

*Sept. 13* FDP 2010-PR-019 – KETTLER SANDBURG, LLC – To approve the final development plan for the development of six single-family detached dwelling units located on the west side of Sandburg Street, south of Elm Place, and north of Idylwood Road on approximately 2.28 acres of land. Map 39-4 ((1)) 46 and 47. (Concurrent with RZ 2010-PR-019)

*Sept. 20* RZ 2010-PR-021 - CAPITAL ONE BANK (USA) NA – To rezone from C-3 to PTC to permit mixed-use, transit-oriented development, including residential, office, hotel, retail, and civic space adjacent to the easternmost Metro station (Tysons East) located east of I-495, north of Route 123, and southwest of Scotts Crossing Road on approximately 26.22 acres of land. Map 29-4 ((5)) A2. (Concurrent with PCA 92-P-001-08 and FDP 2010-PR-021)

*Sept. 20* FDP 2010-PR-021 – CAPITAL ONE BANK (USA) NA – To approve a final development plan for a portion of land area associated with RZ 2010-PR-021 to permit mixed-use development on Block A (Capital One Expansion Phase), including a 281-foot tall office building, a 111-foot-tall hotel served by and built upon a shared parking structure, and a private park space located on top of the eight-story parking structure located east of I-495, north of Route 123, and west of Scotts Crossing Road on approximately 12.78 acres of land zoned PTC and HC. Map 29-4 ((5)) A2 pt. (Concurrent with RZ 2010-PR-021 and PCA 92-P-001-08.)

*Sept. 20* PCA 92-P-001-08 – CAPITAL ONE BANK (USA) NA – To amend the proffers for RZ 92-P-001-08 previously-approved for office development to permit partial proffered condition amendment to West\*Gate and associated modifications to proffers and site design to permit mixed-use, transit-orient development on the property located east of I-495, north of Route 123, and southwest of Scotts Crossing Road, less and except the vacated portions of Old Springhouse Road, on approximately 24.77 acres of land zoned C-3 and HC. Map 29-4 ((5)) A2 pt. (Concurrent with RZ 2010- PR-021 and FDP 2010-PR-021.)

*Sept. 20* PCA 2004-PR-044 – TYSONS CORNER PROPERTY HOLDINGS, LLC AND TYSONS CORNER HOLDINGS, LLC – To amend the proffers for RZ 2004-PR-044 previously-approved for mixed-use development to permit the transfer of up to 41 multifamily residential units from Phase 2 to Phase 1 of the approved development planned for the perimeter of the existing Tysons Corner Center located at 1961 Chain Bridge Road on approximately 12.95 acres of land zoned PDC, HC, and SC. Map 29-4 ((1)) 35A pt.

*Sept. 20* SE 2012-PR-007 – STERLING JEWELERS, INC. D/B/A JARED THE GALLERIA OF JEWELRY – To permit waiver of certain sign regulations to increase the amount of building-mounted sign area for the store located at 8113 Leesburg Pike on approximately 19,507 square feet of land zoned C-5, HC, and SC. Map 39-2 ((2)) 52.

## 2012 Providence District Actions

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*Sept. 27* ADMINISTRATIVE ARCHITECTURAL REVIEW – TYSONS CORNER PROPERTY HOLDINGS, LLC & TYSONS CORNER HOLDINGS, LLC – Architectural review of building elevations and materials for the Tysons Corner Center Phase I: Hotel, Residential Tower And Metro Pedestrian Bridge pursuant to Proffers 17-19 for RZ 2004-PR-044.

*Oct. 4* 2232A-P05-9-1 – SPRINT– To amend the previously-approved telecommunications facility to permit the replacement of three panel antennas on the existing 124-foot tall light pole (with the retrofit of one cabinet and the addition of one new equipment cabinet on the existing steel frame) at Oakton High School, 2900 Sutton Road. Map 48-1 ((1)) 111.

*Oct. 4* FSA-P97-20-1– SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of three panel antennas (with amplifiers) on the 159-foot tall building (with the retrofit of one cabinet and the addition of one new equipment cabinet inside the equipment room on the top floor of the building) located at the Massey Building, 4100 Chain Bridge Road. Map 57-4 ((1)) 14.

*Oct. 4* RZ 2012-PR-009 – PROSPERITY METRO PLAZA OF VIRGINIA, LLC – To rezone from PDC and PRM to PDC to permit additional commercial development by allowing an increase in existing gross square footage of development from 309,160 to 361,440 square feet and to permit a potential increase in height of one or both existing office buildings from approximately 100 feet to a maximum of 135 feet. In addition, 10,855 square feet of land that currently functions as a cul-de-sac for Dorr Avenue will be added to the to allow an extension of Dorr Avenue to Prosperity Avenue located east of Dorr Avenue and south of Prosperity Avenue on approximately 3.72 acres of land. Map 49-1 ((13)) 19B pt. and a portion of Dorr Ave. public right-of-way to be vacated and/or abandoned. (Concurrent with FDP 2012-PR-009)

*Oct. 4* FDP 2012-PR-009 – PROSPERITY METRO PLAZA OF VIRGINIA, LLC – To approve the final development plan by adding the potential to increase up to two stores (maximum height of 135 feet) to one or both of the two existing seven-story office buildings (approximately 100 feet tall) for the property located east of Dorr Avenue and south of Prosperity Avenue on approximately 3.72 acres of land. Map 49-1 ((13)) 19B pt. and a portion of Dorr Ave. public right-of-way to be vacated and/or abandoned. (Concurrent with RZ 2012-PR-009)

*Oct. 17* RZ 2011-PR-023 – CITYLINE PARTNERS, LLC – To rezone from C-3 to PTC to permit mixed-use development, Arbor Row, that be located between  $\frac{1}{4}$  -  $\frac{1}{2}$  mile from the Tysons Corner Metro Station and that would include office, residential, hotel, and retail and service uses to replace the existing five office buildings and associated surface parking lots located in the southeast and southwest quadrant of the intersection of Westbranch Drive and Westpark Drive on approximately 19.40 acres of land. Map 29-4 ((7)) 1, 2, 3, 5A, 9, 10, and a portion of Westbranch Dr. public right-of-way to be vacated and/or abandoned. (Concurrent with FDP 2011-PR-023, FDP 2011-PR-023-02, FDP 2011-PR-023-03, and PCA 88-D-005-07).

*Oct. 17* PCA 88-D-005-07 – CITYLINE PARTNERS, LLC – to amend the proffers for RZ 88-D-005 previously-approved for commercial development (known as West\*Park office park) to permit deletion of 27.25 acres of land on the north and south sides of Westpark Drive, east and west of Westbranch Drive, bounded on the north and east by Jones Branch Drive on approximately 85.93 acres of land zoned C-3, HC, and SC. Map 29-2 ((15)) B2; 29-4 ((7)) A4, C1, C2, 1, 1A1, 1A2, 2, 3, 5A, 6, 7A1, 7B, 8, 9, 10, and 11A. (Concurrent with RZ 2011-PR-023, FDP 2011-PR-023, FDP 2011-PR-023-02, and FDP 2011-PR-023-03).

*Oct. 17* FDP 2011-PR-023 – CITYLINE PARTNERS, LLC – To approve the final development plan for RZ 2011-PR-023 to permit mixed-use development located in the southwest quadrant of the intersection of Westbranch Drive and Westpark Drive on approximately 5.47 acres of land zoned PTC. Map 29-4 ((7)) 10 and a portion of Westbranch Drive public right-of-way to be vacated and/or

## 2012 Providence District Actions

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abandoned. (Concurrent with RZ 2011-PR-023, FDP 2011-PR-023-02, FDP 2011-PR-023-03, and PCA 88-D-005-07).

*Oct. 17* FDP 2011-PR-023-02 – THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY – To approve the final development plan for RZ 2011-PR-023 to permit mixed-use development located approximately 350 feet to the southeast of the intersection of Jones Branch Drive and Westpark Drive on approximately 1.84 acres of land zoned PTC, HC, and SC. Map 29-4 ((7)) 5A. (Concurrent with RZ 2011-PR-023, FDP 2011-PR-023, FDP 2011-PR-023-03, and PCA 88-D-005-07).

*Oct. 17* FDP 2011-PR-023-03 – CITYLINE PARTNERS, LLC – To approve the final development plan for RZ 2011-PR-023 to permit mixed-use development located at the terminus of Jones Branch Drive and Westpark Drive on approximately 3.14 acres of land zoned PTC, HC, and SC. Map 29-4 ((7)) 1 and 2, partial. (Concurrent with RZ 2011-PR-023, FDP 2011-PR-023, FDP 2011-PR-023-02, and PCA 88-D-005-07).

*Nov. 1* FSA-P99-8-1– SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas with three new panel antennas and two microwave dishes on the 142-foot tall building (with the replacement of three equipment cabinets on the existing equipment platform) located at the Circle Tower Apartments, 9411 Lee Highway. Map 48-4 ((1)) 3.

*Nov. 8* FDPA 89-P-042 – RICHARD AND TERESA GENDRON – To amend the final development plan for FDP 89-P-042 to permit the addition of a porch (a portion screened and a portion open) 10.1 feet from front lot line and associated modifications to development conditions at 2108 Tysons Executive Court on approximately 8,751 square feet of land zoned PDH-3. Tax Map 39-2 ((48)) 11.

*Nov. 8* 2232-P12-4 – FAIRFAX COUNTY PARK AUTHORITY (HARTLAND GREEN PARK) – To permit the development of Hartland Green Park at 2733 Hartland Road. Tax Map 49-2 ((16)) 2 and 3.

*Dec. 5* CSP 2003-PR-022 – PULTE HOME CORPORATION –To approve a Comprehensive Sign Plan associated with RZ 2003-PR-022, located north of Lee Highway, west of Nutley Street, and south of Saintsbury Drive on approximately 50.14 acres of land zoned PDH-12, PRM, PDH-16, and HC. Map 48-2 ((24)) B1; 48-3 ((49)) 2B, 2C1, 2C2, 2C3, 2E, 2F, 2G, 2H; 48-3 ((50)) 35, 36, 119-174; 48-4 ((28)) A, 1-34, 37-118, and 175-218.

*Dec. 5* FSA-33-1– SPRINT – To amend the previously-approved telecommunications facility to replace six existing antennas with four new panel antennas and one microwave dish flush-mounted to the penthouse wall of the office building rooftop and replace two equipment cabinets at 3211 Jermantown Road. Map 47-3 ((1)) 29B.

*Dec. 5* FS-P12-24 – CRICKET COMMUNICATIONS – To install a telecommunications facility including three panel antennas and one compact Metro Cell on an equipment platform on the water tank located at Fairfax Hospital, 3300 Gallows Road. Map 59-2 ((1)) 1A1.

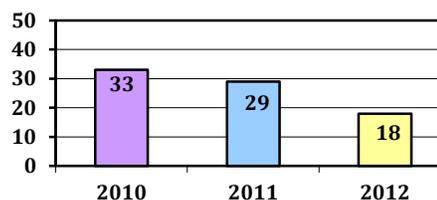
## 2012 Springfield District Actions

Figure 19 illustrates the number of Springfield District land-use actions taken in 2012. The Planning Commission approved 18 land-use applications (listed below by action date), either wholly or in part. Additional information on these items is available from the Planning Commission Office.

**Figure 19: Springfield  
Land-Use Actions  
2010 - 2012**

### Items Approved

*Feb. 9* 456A-S97-6-4 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas (with amplifiers) on a 140-foot tall lattice tower (with the replacement of two equipment cabinets in the existing fenced compound) at the West Springfield Public Safety Center and Government Center, 6140 Rolling Road. Map 79-3 ((4)) 32.



*Feb. 23* FSA-S04-69-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three panel antennas (with amplifiers) on the existing 146-foot tall transmission tower (with the replacement of one existing equipment cabinet and the installation of one new equipment cabinet in the existing fenced compound) at 7410 Willowbrook Road. Map 86-4 ((7)) A1.

*Mar. 21* 456A-S96-6-3 – AT&T MOBILITY – To amend the previously-approved facility to permit the addition of one equipment cabinet on the existing steel platform at the firing range at 5645 Revercomb Court. Map 67-4 ((1)) 22A.

*Mar. 21* FSA-S97-40-4 – AT&T MOBILITY – To amend the previously-approved telecommunications facility to permit the addition of one equipment cabinet on the existing fenced concrete slab at Centreville High School, 6001 Union Mill Road. Map 66-1 ((1)) 12A and 12B.

*Mar. 21* FSA-S01-4-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas on the existing 175-foot tall monopole (with the replacement of two equipment cabinets in the existing fenced compound) at 12111 Braddock Road. Map 67-1 ((1)) 35.

*Mar. 21* 2232A-S98-6-1 – SPRINT – To amend the previously-approved facility to permit the replacement of six panel antennas (with amplifiers) and the addition of one dish antenna on an existing 192-foot tall monopole (with the retrofit of one equipment cabinet in the existing shelter) at 8606 Ox Road. Map 97-3 ((1)) 14.

*Apr. 18* FS-S12-11 – DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES – To install a 12,000 gallon double-wall, above ground, diesel fuel tank and dispensers for fueling County refuse vehicles at 4618 West Ox Road. Map 56-1 ((1)) 2.

*May 3* FDPA 82-P-069-01-16 – CHICK-FIL-A, INC. – To amend the previously-approved Final Development Plan for RZ 82-P-069 to permit a 4,569 square foot fast food restaurant with 142 seats and a drive-through at 4516 Fair Knoll Drive on land zoned PDC. Map 45-4 ((11)) 1C.

*May 3* FSA-S97-70-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three antennas (with amplifiers) on the existing 125-foot tall transmission tower (with the retrofit of one equipment cabinet within the existing shelter) at 6500 Westbury Oaks Court. Map 88-2 ((136B)) B.

*May 3* FSA-S99-32-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three antennas (with amplifiers) on the existing

## 2012 Springfield District Actions

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123-foot tall transmission tower (with the replacement of two equipment cabinets within the fenced compound) at 8101 Long Shadows Drive. Map 97-1 ((4)) 4.

*June 14* FSA-S01-57-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six panel antennas (with amplifiers) on the existing 131-foot tall transmission tower (with the replacement of one equipment cabinet and the addition of one equipment cabinet within the fenced compound) at 7325 Kincheloe Road. Map 85-2 ((10)) 2Z.

*July 19* FS-S12-16 – METRO RADIO, INC. – To co-locate one FM broadcast antenna on an existing 450-foot tall guyed tower (with one equipment cabinet placed within the equipment shelter at the base of the tower) at 6199 Old Arrington Lane. Map 77-3 ((1)) 1A.

*July 25* FSA-S06-46-1 – SPRINT VISION – To amend the previously-approved telecommunications facility to permit the replacement and addition of three new panel antennas (with amplifiers) on the existing 252-foot tall lattice tower (with the replacement of two equipment cabinets within the existing compound) at 11209 Fairfax Station Road. Map 77-1 ((1)) 1.

*July 25* FS-S11-39 – VIRGINIA ELECTRIC AND POWER COMPANY d/b/a DOMINION VIRGINIA POWER – To permit the replacement of approximately 1.5 miles of existing 115kV transmission line, including the replacement of 12 existing 55-foot tall wooden structures with ten 101-foot tall single-circuit, steel poles, within the existing 300-foot wide utility easement from the Ox Substation to the Occoquan River. Within the substation area, one pole will be removed and three new poles added to allow the new line to tie into the existing infrastructure. Map 96-4, 97-3, 105-2, 106-1, 106-3.

*Sept. 20* FS-S12-7 – CRICKET COMMUNICATIONS – To co-locate three panel antennas on the existing 164-foot tall Centerpointe Office Building penthouse (with one equipment cabinet placed on a steel platform on the rooftop) at 4000 Legato Road. Map 46-3 ((1)) 41C.

*Oct. 17* FSA-S04-61-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of three panel antennas on the existing 150-foot tall monopole (with the retrofit of one equipment cabinet at the base of the tower behind the fence) at 4643 West Ox Road. Map 56-1 ((13)) 4.

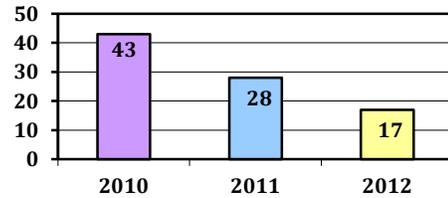
*Nov. 29* FSA-S96-33-2 – SPRINT – To amend the previously-approved telecommunications facility to replace and add three new panel antennas and one microwave dish on an existing 160-foot tall monopole and replace two equipment cabinets on the existing concrete pad at 6401 Little Ox Road. Map 77-3 ((1)) 30B.

*Dec. 5* FDPA 82-P-069-09-09 – THE SHOPS AT FAIR LAKES, LP – To amend the ninth final development plan for RZ 82-P-069 to permit the addition of a pharmacy with a drive-through, modifications to the service station to include a quick service food store, and associated changes to development conditions with an increase in FAR from 0.36 to 0.39 located on the east and west sides of Shoppes Lane north of Fairfax County Parkway and south of Fair Lakes Parkway on approximately 8.46 acres of land zoned PDC and WS. Map 55-2 ((5)) A1 B, C, and D2 pt.

## 2012 Sully District Actions

As illustrated in Figure 20, the Planning Commission took action on 17 Sully District land-use applications, all of which were approved either wholly or in part. This is a decrease in the number of actions in the previous two years. Additional information on the applications (listed below by action date) is available from the Planning Commission Office.

**Figure 20: Sully Land-Use Actions  
2010 - 2012**



### **Items Approved**

*Feb. 9* RZ 2011-SU-024 – POHANKA

STONECROFT LLC – To rezone from I-5 to C-8 to permit the construction and operation of a new car dealership and an auto body repair facility and the construction of a 117-foot tall electric-generating wind turbine located in the northeast quadrant of the intersection of Stonecroft Boulevard and Stonecroft Center Court on approximately 9.86 acres of land. Map 34-3 ((1)) 1D. (Concurrent with SE 2011-SU-009)

*Feb. 9* SE 2011-SU-009 – POHANKA STONECROFT LLC – To permit the construction and operation of a new car dealership and an auto body repair facility, construction of a 117-foot tall electric-generating wind turbine, modification of maximum sign height and area for two free-standing signs, and modification of maximum sign area to permit up to a total of 750 square feet of building mounted signage at 4175 Stonecroft Boulevard on approximately 9.86 acres of land. Map 34-3 ((1)) 1D. (Concurrent with RZ 2011-SU-024)

*Feb. 9* 2232A-Y01-21-1 – SPRINT – To amend the previously-approved telecommunications facility by replacing three panel antennas with six new panel antennas on the existing 100-foot monopine (with the replacement of two equipment cabinets on the exiting concrete pad inside the fenced compound) at 13224 Franklin Farm Road. Map 35-1 ((4)) (19) C2.

*Feb. 9* FSA-Y08-102-1 – AT&T MOBILITY – To amend the previously-approved telecommunications facility by permitting an increase in size of two previously-approved antennas on the existing 143-foot tall electrical transmission tower (with two equipment cabinets inside the existing equipment compound) at 6800 Compton Valley Place. Map 65-4 ((6)) A1.

*Feb. 9* FSA-Y97-1-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement of six antennas on the rooftop of the existing 60-foot tall Hallmark Building and the replacement of three equipment cabinets inside the equipment shelter on the roof at 13873 Park Center Road. Map 24-2 ((1)) 22E.

*Feb. 23* FSA-Y00-134-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three new antennas, all larger than originally-approved (for a net gain of 24 inches in height) on a seven-foot extension to an electrical transmission pole for a maximum height of approximately 97-feet (with the retrofit of one existing equipment cabinet within the existing shelter) at 3799 Lees Corner Road. Map 35-3 ((1)) 9.

*Mar. 1* 2232A-Y00-37-1 – SPRINT – To amend the previously-approved telecommunications facility to permit the replacement and addition of three new antennas on the existing 60-foot monopole, along with the replacement of one equipment cabinet and addition of one equipment cabinet in the existing fenced compound, at 3721 Stonecroft Boulevard. Map 34-1 ((1)) 5.

*Apr. 18* FSA-Y11-21-1 – APC REALTY AND EQUIPMENT COMPANY LLC d/b/a SPRINT PCS – To amend the previously-approved telecommunications facility to permit the replacement of six antennas, all larger than originally approved (for a net gain of 24 inches in height for each) on a 93-foot tall electrical transmission tower (with the replacement of two equipment cabinets on the existing fenced platform) at 14708 Mt. Olive Road. Map 64-2 ((1)) 20.

## 2012 Sully District Actions

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*July 19* 2232-Y11-9 – NEWPATH NETWORKS, LLC AND NEW CINGULAR WIRELESS PCS, LLC – To permit the installation of ten distributed antenna system (DAS) nodes located on ten proposed replacement utility poles ranging in height from 49 feet to 63 feet, consisting of three panel antennas and one equipment cabinet per pole, in the Penderbrook area along portions of the public right-of-way for Fox Mill Road and Vale Road. Maps: 36-1, 36-3, 36-4, 46-1, and 46-2.

*July 25* 456A-Y93-18-2 – AT&T MOBILITY – To amend the previously-approved telecommunications facility to permit the replacement of one panel antenna on the existing 150-foot monopole with the replacement of two equipment cabinets within the fire station building equipment tower at the Centreville Volunteer Fire Department, 5856 Old Centreville Road. Map 54-4 ((1)) 63.

*July 26* SEA 88-S-077-05 – BROOKFIELD-BEVERLY ROAD ASSOCIATES LIMITED PARTNERSHIP – To amend SE 88-S-077 (previously-approved for a service station, quick-service food store, car wash, drive-in financial institutions, fast food restaurants with drive-thru windows, increase in building height, hotels, and vehicle rental establishment) to waive certain sign regulations to permit a larger sign adjacent to Route 28 located at 4320, 4335, and 4368 Chantilly Shopping Center on approximately 49.73 acres of land zoned C-6, AN, and WS. Map 44-1 ((9)) A, B, C, D1, E2, F2, and F3.

*Oct. 11* FSA-Y96-70-2 – SPRINT – To amend the previously-approved telecommunications facility to permit the removal and replacement of three antennas (with amplifiers) on the 171-foot tall rooftop (with the removal of one equipment cabinet and replacement of two equipment cabinets on the rooftop platform) at 12777 Fair Lakes Circle. Map 55-2 ((1)) 7A.

*Oct. 18* AF 2012-SU-001 – JON & KIM HICKOX – To permit the creation of an Agricultural and Forestal District with an established winery operation that includes the growing of grapes located at 15950 Lee Highway on approximately 21 acres of land zoned R-C and WS. Map 64-1 ((4)) 7C.

*Oct. 18* PCA 2006-SU-007 – TIMBER RIDGE AT EDS, LLC – To amend the proffers for RZ 2006-SU-007 previously-approved for mixed-use development to permit modifications to the residential portion of the development and associated modifications to proffers and site design at a density of 0.80 dwelling units per acre (du/ac) inclusive of affordable dwelling units (ADU) and bonus units associated with workforce housing and ADU located west of Centreville Road between Wall Road and EDS Drive on approximately 37.4 acres of land zoned PRM, AN, and WS. Map 24-4 ((1)) 6C3 and 6C4. (Concurrent with FDPA 2006-SU-007)

*Oct. 18* FDPA 2006-SU-007 – TIMBER RIDGE AT EDS, LLC – To amend the final development plan for RZ 2006-SU-007 previously-approved for mixed-use development to permit the reduction of dwelling units from 1,159 to 805 (720 multi-family dwelling units and 85 single family attached dwelling units), provide four different residential building types, remove 30,750 square feet of retail use in Blocks 3 and 4, combine blocks 5 and 7 into a new Block 5, increase the building height from 62 feet to 70 feet in Block 5, realign the internal streets, areas of open space, and the location of recreational amenities, and redistribute parking associated with the residential development for the property located west of Centreville Road between Wall Road and EDS Drive on approximately 37.4 acres of land zoned PRM, AN, and WS. Map 24-4 ((1)) 6C3 and 6C4. (Concurrent with PCA 2006-SU-007)

*Nov. 29* PCA 86-S-083-05 – BRANCH BANKING AND TRUST COMPANY – To amend the proffers for RZ 86-S-083 previously-approved for commercial and residential development to permit a drive-in financial institution and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.20 located in the southeast quadrant of the intersection of

## 2012 Sully District Actions

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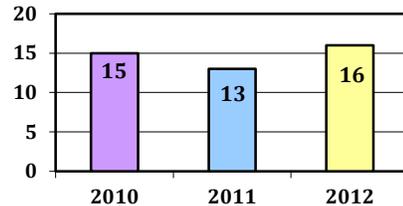
Braddock Road and Stone Road on approximately 14.92 acres of land zoned C-6 and WS. Map 54-1 ((17) E. (Concurrent with SEA 93-Y-032.)

*Nov. 29* SEA 93-Y-032 – BRANCH BANKING AND TRUST COMPANY – To amend SE 93-Y-032 previously-approved for a drive-in financial institution to permit an additional drive-in financial institution and associated modifications to site design and development conditions located in the southeast quadrant of the intersection of Braddock Road and Stone Road on approximately 14.92 acres of land zoned C-6 and WS. Map 54-1 ((17)) E. (Concurrent with PCA 86-S-083-05.)

## 2012 Countywide Actions

As shown in Figure 21, the Planning Commission took action on 13 countywide land-use items in 2011. All countywide items were approved by the Commission, either wholly or in part. Additional information on the items described below (listed by action date) is available from the Planning Commission Office.

**Figure 21: Countywide Land-Use Actions 2010 - 2012**



### **Items Approved**

**Jan. 18** PUBLIC FACILITIES MANUAL AMENDMENTS – To amend the Public Facilities Manual (PFM) to address issues related to new procedures for installation of street lights in the Dominion Virginia Power (VEPCO) service area. As of July 1, 2011, payments for the cost of installing street lights in the Dominion service area are made to the County. Dominion no longer coordinates street light job requests directly from developers, does not accept street light payments directly from developers, and only accepts payments from the County. The Department of Public Works and Environmental Services will authorize VEPCO to proceed with the street light installation after the payment has been received from the developer and cleared by the bank. The amendments to the PFM also delete the option to use mercury vapor lights for new street light installations.

**Feb. 9** S11-CW-4CP – COMPREHENSIVE PLAN AMENDMENT (HERITAGE RESOURCES PLAN) – To update the Inventory of Historic Sites tables and maps that appear in the Area Plans; and revise the language in the Heritage Resources sections of the Area Plans to reflect changes that have taken place, such as where new research has uncovered more accurate information on a site.

**Feb. 9** CODE AMENDMENT – To amend Chapter 112 (Zoning Ordinance) to create a new subset of the current independent living facility use to serve low income occupants with handicaps/disabilities and/or are 62 years of age and older. The amendment allows a 25% density bonus provided not less than 70% of the units shall be provided for occupants with an annual income of not more than 50% of the Area Median Income (AMI) for the Washington Metropolitan Statistical Area (WMSA) and not more than 30% of the units are provided for occupants with an annual income of not more than 70% of AMI for the WMSA. The amendment includes additional standards to ensure compatibility and appropriateness of the use at a proposed location. Correlating provisions of the Affordable Dwelling Unit Program are being modified accordingly. The amendment modifies the definition of dwelling unit to delete the reference to “permanent” when referring to provisions for living, sleeping, eating, cooking and sanitation within the dwelling unit. The amendment also modifies the definition of “Independent Living Facility” by adding the word “disabilities” to be more current with preferred terminology. An application fee of \$1,100 is added, regardless of whether the independent living facility for low income resident use is established through approval of a new special exception, in conjunction with an amendment to a previously-approved special permit or special exception, or as an amendment to an existing development plan and/or proffered condition.

**Feb. 23** CODE AMENDMENT – EDITORIAL AND MINOR REVISIONS – To amend the Zoning Ordinance to: (1) Revise Sect. 2-506 to allow rooftop guardrails as required by the Virginia Uniform Statewide Building Code for safety reasons to be excluded from the building height; (2) Revise Par. 6 of Sect. 10-103 to allow for a substitute child care provider to operate a home child facility in the absence of the provider for up to 240 hours per calendar year in accordance with Chapter 30 of the Fairfax County Code and/or Title 63.2 Chapter 17 of the *Code of Virginia*; (3) Pursuant to authority granted by §§ 15.2-107 and 15.2-2286(A)(6), of the *Code of Virginia*, reduce the special exception filing fee for home child care facilities in the PDH, PDC, PRM, and PTC Districts from \$16,375 to \$1,100; (4) Remove the maximum allowable five horsepower limitation for lawnmowers that can be repaired and serviced in a repair service establishment; (5) Replace the reference to “mentally retarded” persons with the term “intellectually disabled” in the group residential facility definition,

## 2012 Countywide Actions

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and replace the term “mental retardation facilities” in the medical care facility definition with “intellectual disability care facilities”; (6) Revise Par. 5 of Sect. 6-308 to clarify that the preceding Par. 3 does not apply to certain bonus units, bonus floor area, affordable dwelling units and workforce dwelling units; and (7) Revise Par. 1A of Sect. 8-924 to clarify that the paragraph refers to residential districts.

*March 1* CAPITAL IMPROVEMENT PROGRAM (FY 2013 – 2017) – Review of the Capital Improvement Program for FY 2013-FY 2017 with Future Fiscal Years to 2022, 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 functional areas: public private partnerships; public schools, to include new construction, renovation and building additions; parks; community improvements; public safety and court facilities; government facilities; utility services; and transportation and pedestrian initiatives.

*March 1* ZONING ORDINANCE AMENDMENT – PUBLIC ENTERTAINMENT ESTABLISHMENTS – To revise the definition of an eating establishment and provides a new definition of a public entertainment establishment that allows for a distinction to be drawn between a use that functions primarily as an eating establishment and a use that primarily offers entertainment for adults.

*March 21* CAPITAL IMPROVEMENT PROGRAM (FY 2013 – 2017) – Review of the Capital Improvement Program for FY 2013-FY 2017 with Future Fiscal Years to 2022, 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 functional areas: public private partnerships; public schools, to include new construction, renovation and building additions; parks; community improvements; public safety and court facilities; government facilities; utility services; and transportation and pedestrian initiatives.

*Apr. 26* FS-MD12-2 – AT&T MOBILITY – To modify the existing facility by adding one equipment cabinet to the existing compound at: 4904 Mattie Moore Court, Map 56-4 ((1)) 20A (Braddock); VDOT right-of-way, I-495 @ Dulles Airport Access Road, Map 30-1 (partial), and 1927 Pimmit Drive, Map 40-1 ((15)) B (Dranesville); 11450 North Shore Drive, Map 17-2 ((1)) 3, and 8661 Leesburg Pike, Map 29-1 ((1)) D (Hunter Mill); 1900 Gallows Road, Map 39-1 ((6)) 81A, and 4100 Chain Bridge Road, Map 57-4 ((1)) 14 (Providence); and 14900 Conference Center Drive, Map 43-4 ((6)) 25A (Sully).

*May 10* 2012 ZONING ORDINANCE AMENDMENT WORK PROGRAM – Review and approval of the 2012 Zoning Ordinance Amendment work program, submitted by the Zoning Administration Division of the Department of Planning and Zoning, consisting of a prioritized list of pending proposed amendments to the Zoning Ordinance.

*May 17* S11-CW-2CP – COMPREHENSIVE PLAN AMENDMENT (UPDATE OF CONCEPT PLAN) – To update the Concept for Future Development to reflect the past twenty years of planning studies and amendments. Updates include removing the intensity ranges expressed in terms of floor area ratio (FAR) and references to core and non-core areas that have been superseded by specific guidance in the Area Plans, and revising the Concept for Future Development Map (addition of planned Transit Station Areas along the Dulles Airport Access and Toll Road and refining the general boundaries of land areas using Geographic Information System technology).

*May 31* S11-CW-1CP – COMPREHENSIVE PLAN AMENDMENT (UPDATE OF FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN MAP) – To update the Comprehensive Land Use Plan Map to reflect land use actions taken by the Board of Supervisors since 1995; revise existing conditions on the land use map, such as public parks, private recreation, and public facilities uses; and remove the Dam Failure Impact Areas from the map. In addition, this amendment results in a

## 2012 Countywide Actions

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modified printed paper format and a new online format to allow for more routine updates of the Map and associated maps concurrent with any future amendments adopted by the Board of Supervisors.

*June 28* TELECOMMUNICATIONS COMMITTEE RECOMMENDATION – Review and support of the Telecommunications Committee recommendations that the Board of Supervisors authorize proposed text for a Policy Plan Amendment to Telecommunications text for public hearings before the Commission and the Board. The proposed plan amendment provides improved direction and incentive for locating telecommunication facilities with minimal visual impact, improves the clarity and organization of objectives and policies related to wireless telecommunication uses, and clarifies and expands plan guidance concerning “Administrative Review” locations.

*July 19* CODE AMENDMENT – HEIGHT LIMITS FOR CERTAIN INDEPENDENT LIVING FACILITIES – To amend the Zoning Ordinance to set forth a maximum building height of 35 feet for independent living facilities that are designed to look like single-family detached dwellings that utilize the minimum required yards (setbacks) specified for single family detached dwellings in the R-E through R-8 Districts and to clarify the applicability of existing setback requirements for other independent living facilities in other structures or districts.

*July 19* CODE AMENDMENT – TRUCK ESTABLISHMENT IN THE PRC DISTRICT – To amend the Zoning Ordinance to allow truck rental establishments in the Village Center areas of the Planned Residential Community (PRC) District as an ancillary or secondary use to a principal use, when shown on an approved development plan or by Special Exception approval, subject to the additional standards in Sect. 9-525 of the Zoning Ordinance, which address noise, parking, lighting, site access, size of the use, number of trucks, as well as adequate buffering and screening of abutting properties.

*Sept. 20* TYSONS CORNER COMMITTEE RECOMMENDATIONS – Review and support of the Tysons Corner Committee recommendations resulting from the Board of Supervisors directive on March 29, 2011 that the Commission address issues related to the implementation of the Tysons Plan, such as financing infrastructure, developing options for providing commuter parking at Metro stations on an interim basis, developing County policy on walking distances in transit-oriented developments and affordable housing contributions from non-residential developments, and reviewing the Initial Development Levels set forth in the Comprehensive Plan.

*Dec. 5* ADMINISTRATIVE REVIEW – MRP TYSONS, LLC ELEVATIONS AND RENDERINGS – To review architectural elevations submitted for the proposed structured parking garage at 7940 Jones Branch Drive as approved in conjunction with SEA 94-P-040.

*Dec. 5* ADMINISTRATIVE REVIEW – GREEN BUILDING COMPREHENSIVE PLAN POLICY HEARING AUTHORIZATION – To recommend that the Board of Supervisors advertise changes to the Green Building component of the Policy Plan.

## **Acknowledgements**

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