

**FAIRFAX COUNTY PLANNING COMMISSION  
ENVIRONMENT COMMITTEE  
THURSDAY, FEBRUARY 24, 2011**

COMMITTEE MEMBERS PRESENT:

Walter L. Alcorn, At-Large  
Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District  
Earl L. Flanagan, Mount Vernon District  
James R. Hart, At-Large, Chairman  
Kenneth A. Lawrence, Providence District  
Timothy J. Sargeant, At-Large

COMMITTEE MEMBER ABSENT:

James T. Migliaccio, Lee District

ENVIRONMENTAL QUALITY ADVISORY COUNCIL MEMBER PRESENT:

Linda Burchfiel, At-Large

FAIRFAX COUNTY STAFF PRESENT:

Pamela Nee, Chief, Environment and Development Review Branch (EDRB), Planning Division (PD), Department of Planning and Zoning (DPZ)  
Noel H. Kaplan, Senior Environmental Planner, EDRB, PD, DPZ  
Maya P. Dhavale, Environmental Planner, EDRB, PD, DPZ  
Mary Ann Welton, Environmental Planner, EDRB, PD, DPZ  
S. Robin Ransom, Assistant Director, Planning Commission Office  
Kara A. DeArrastia, Clerk to the Planning Commission

OTHERS PRESENT:

Jennifer Brophy-Price, Associate Engineer, Wetland Studies and Solutions, Inc.

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Planning Commission Vice Chairman Walter L. Alcorn constituted the meeting at 7:04 p.m. pursuant to Section 4-102 of the Commission's *Bylaws & Procedures*, and indicated that the first order of business was to elect a Committee Chairman.

Commissioner Lawrence MOVED TO NOMINATE JAMES R. HART AS CHAIRMAN OF THE 2011 ENVIRONMENT COMMITTEE.

Commissioner Donahue seconded the motion which carried unanimously.

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Commissioner Lawrence MOVED THAT THE ENVIRONMENT COMMITTEE MINUTES OF JANUARY 19, 2011 AND FEBRUARY 3, 2011, BE APPROVED.

Commissioner Donahue seconded the motion which carried unanimously.

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Maya Dhavale and Noel Kaplan, Environment and Development Review Branch, Planning Division (PD), Department of Planning and Zoning (DPZ), and Committee members discussed the proposed revisions to the Green Building Comprehensive Plan Policies a and b, as outlined on page 3 of the draft strawman document dated February 2011, a copy of which is in the date file.

Committee members suggested additional modifications to the following language:

- Change the beginning of the first sentence under Policy a on page 2 to read, "In consideration of other Policy Plan objectives...;"
- Change the first new bullet on top of page 3 to read, "Reuse, preservation, and conservation of existing buildings, including historic structures;"
- Add a new bullet that read, "Retrofit other green building practices within existing structures to be preserved, conserved, or reused;"
- Change the second new bullet on top of page 3 to read, "Energy and water usage data collection and performance monitoring;" and
- Insert at the end of the first sentence in the paragraph following the bulleted list on page 3, the definition for "equivalent" to read, "...independent third party verified rating system that is nationally recognized;"
- Change the end of the third sentence in the same paragraph to read, "...a level of energy performance that is substantially equal to or exceeds ENERGY STAR qualification for homes;" and
- Change the beginning of the first sentence under Policy b on page 3 to read, "Within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers, Industrial Areas, and Transit Station Areas as identified on the Concept Map for Future Development, ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development of four or more stories incorporate green building practices...."

Ms. Dhavale and Mr. Kaplan said they would present the revised language to Linda Blank, Preservation Planner, PD, DPZ, to determine if there should be a new bullet addressing the application of green building standards to historic structures.

Answering a question from Commissioner Flanagan, Ms. Dhavale explained that Policy a encouraged green building commitments throughout the entire County, but Policies b and c set expectations for certain types of developments in the specified areas as being the most appropriate for green building. She suggested adding "and other areas where the development type is appropriate" following the identified areas in the first sentence under Policy b on page 3 to expand the expectation for green building commitments outside these areas.

Ms. Dhavale and Mr. Kaplan noted that they would incorporate the suggestions in a revised strawman document.

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Chairman Hart announced that the following Committee meetings would be held at 7:00 p.m., in the Board Conference Room:

- Thursday, March 10, 2011 – Presentation on solid waste collection and recycling management by Department of Public Works and Environmental Services staff;
- Thursday, April 14, 2011 – Continuation of the line-by-line review of the Green Building Comprehensive Plan Policy Review Strawman and discussion of the process for review (e.g., stakeholders).

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The meeting was adjourned at 8:10 p.m.  
James R. Hart, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved: March 10, 2011

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Kara A. DeArrastia, Clerk to the  
Fairfax County Planning Commission