

**FAIRFAX COUNTY PLANNING COMMISSION  
ENVIRONMENT COMMITTEE  
THURSDAY, APRIL 14, 2011**

**COMMITTEE MEMBERS PRESENT:**

Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District  
James R. Hart, At-Large, Chairman  
Kenneth A. Lawrence, Providence District  
Timothy J. Sargeant, At-Large

**COMMITTEE MEMBERS ABSENT:**

Walter L. Alcorn, At-Large  
Earl L. Flanagan, Mount Vernon District  
James T. Migliaccio, Lee District

**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  
S. Robin Ransom, Assistant Director, Planning Commission Office  
Kara A. DeArrastia, Clerk to the Planning Commission

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Chairman James R. Hart called the meeting to order at 7:05 p.m., in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Commissioner Lawrence MOVED THAT THE ENVIRONMENT COMMITTEE MINUTES OF MARCH 10, 2011, BE APPROVED.

Commissioner de la Fe seconded the motion which carried unanimously.

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Maya Dhavale, Environmental Planner, Environment and Development Review Branch (EDRB), Planning Division (PD), Department of Planning and Zoning (DPZ), discussed the suggestions from Committee members at the February 24th meeting that were incorporated in the revised draft strawman document dated April 2011, a copy of which is in the date file. Ms. Dhavale noted that she would consult Linda Blank, Preservation Planner, PD, DPZ, regarding the revised language addressing the application of green building standards to historic structures.

Ms. Dhavale, Noel Kaplan and Pamela Nee, with EDRB, PD, DPZ, and Committee members discussed the proposed revisions to the Green Building Comprehensive Plan Policies b through g, as outlined on pages 3-4 of the strawman document.

Committee members suggested additional modifications to the following language:

- Revise the language in the first paragraph under the "Resource Conservation and Green Building Practices" heading on page 2 to reflect recent and foreseeable events that have highlighted the need for resource conservation, greenhouse gas reduction, and green building practices and note the recent trend of jurisdictions engaging in community energy planning;
- Under Policy c on page 4, add a period after "energy performance", begin a new sentence with "Where such zoning proposals,...", and add language emphasizing the importance of zoning proposals seeking development at the high end of the Plan density range to exceed County expectations for the incorporation of green building practices;
- Replace "high end of the Plan density range" under Policy c with "at or above the mid range of the Plan density range";
- Add a qualitative statement that encouraged, for the development "at or above the mid range of the Plan density range," a demonstration of excellence in at least two of the following measurable categories: energy efficiency, water conservation, reusable building materials, pedestrian orientation, traffic reduction, etcetera, and allow flexibility in how those measures were achieved on a case-by-case basis;
- Change the sentence under Policy f on page 4 to read, "Encourage public-private partnerships, wherein land is leased or provided by the County and developed by private companies, to comply with County guidelines for green building certification"; and
- Change the sentence under Policy g on page 4 to read, "Encourage provision of charging stations for electric vehicles and related infrastructure within new development and redevelopment proposals."

Answering questions from Chairman Hart, Ms. Dhavale explained that the establishment of a green building escrow was recommended for green building certification programs where the applicant could fail to attain the certification, such as LEED, but not for programs where the applicant could not fail, such as Earthcraft and ENERGY STAR. She said Policy d did not need an "escape valve," noting that there was proffer language that did not require the applicant to post an escrow because of the potential level of commitment that had been demonstrated in a preliminary review. Mr. Kaplan pointed out that Policy d supported green building escrow as one of the available implementation mechanisms but did not require it because it was not necessarily applicable in all cases. He said staff was open to other ways presented by applicants to guarantee achievement of a specified level of green performance.

Following a brief discussion of the outstanding issues as outlined at the bottom of page 4 of the strawman document, Ms. Dhavale noted that she would incorporate the suggestions in a revised document and address the outstanding issues in the Policy text and highlight those changes for discussion at the next meeting.

In response to a question from Chairman Hart, Mr. Kaplan said the Environmental Quality Advisory Council (EQAC) members were aware that the Committee had been discussing possible revisions to the Green Building Comprehensive Plan Policies but had not spent any time discussing it themselves.

Chairman Hart requested that staff present at the next meeting a proposal for how to inform stakeholders in the development and environment communities about the strawman document and solicit their input.

Replying to a suggestion from Mr. Kaplan, Ms. Dhavale said she would reformat the strawman document to include the following changes:

- Replace a double underline with a single underline;
- Replace a double strikethrough with a single strikethrough;
- Bold the major changes;
- Highlight the new changes; and
- Insert at the beginning a summary of the major changes and an executive summary.

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

- Thursday, April 28, 2011 – Review the revised strawman document and discuss the remaining outstanding issues and the process for review and input by stakeholders; and
- Thursday, May 19, 2011 – Possible follow-up or discussion on a topic to be determined (*Note: This meeting was subsequently postponed because the Planning Commission meeting scheduled for this date was cancelled*).

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Commissioner Lawrence recognized Ms. Dhavale for her exemplary work on developing a green building energy monitoring and data collection proffer. Ms. Dhavale briefly discussed with Commissioner Sargeant the issues she had encountered so far in this endeavor.

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The meeting was adjourned at 8:14 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: April 28, 2011

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