

**FAIRFAX COUNTY PLANNING COMMISSION  
ENVIRONMENT COMMITTEE  
THURSDAY, SEPTEMBER 30, 2010**

**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

**OTHER COMMISSIONERS PRESENT:**

John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District

**DEPARTMENT OF PLANNING AND ZONING STAFF PRESENT:**

Noel H. Kaplan, Senior Environmental Planner, Environment and Development Review  
Branch (EDRB), Planning Division (PD)  
Maya P. Dhavale, Planner II, EDRB, PD

**PLANNING COMMISSION OFFICE STAFF PRESENT:**

S. Robin Ransom, Assistant Director  
Kara A. DeArrastia, Deputy Clerk  
Jeanette Nord, Associate Clerk

**ATTACHMENTS:**

- A. New Items from June 24th and July 22nd Committee Meetings
- B. Remaining Green Building Policy Review Issues

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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 JULY 22, 2010 BE APPROVED.

Commissioner de la Fe seconded the motion which carried unanimously.

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Maya Dhavale and Noel Kaplan, Environment and Development Review Branch, Planning Division, Department of Planning and Zoning, and Committee members discussed research and staff recommendations on Green Building Policy Review issues that had been raised at the June 24th and July 22nd Committee meetings, items 22-30, as shown in Attachment A.

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Ms. Dhavale, Mr. Kaplan, and Committee members next discussed remaining items to be considered prior to drafting Plan language, items 1a, 1b, and 6a-6e, and additional sources of information to consider, such as potential stakeholders and other staff members, as shown in Attachment B. At the request of the Committee, Ms. Dhavale and Mr. Kaplan agreed to prepare a strawman policy document that addressed issues and incorporated suggestions discussed this evening. Ms. Dhavale said she would also provide guidance to the Committee members when they considered the remaining items, 2-5.

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The following Committee meetings were scheduled to be held at 7:00 p.m., in the Board Conference Room:

- Wednesday, October 6, 2010 – Presentation by Department of Public Works and Environmental Services (DPWES) staff on stormwater management.
- Thursday, October 28, 2010 (tentative) – Possible presentation by Ellen Eggerton, Engineer III, Building Plan Review Division, Land Development Services, DPWES, (pending her availability) on data collection and monitoring energy usage for existing green buildings. *(Note: Please refer to the October 6th Committee meeting minutes for any changes to the meeting schedule.)*
- Thursday, December 2, 2010 – Discussion of the strawman document.

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Commissioner Litzenberger asked if anyone would be interested in visiting the rebuilt stream at the Aerospace Corporation site, located at 4801 Stonecroft Boulevard in Chantilly. Commissioners de la Fe, Hart, Lawrence, Migliaccio, and Sargeant and S. Robin Ransom, Assistant Director, Planning Commission Office, said they would be interested. Mr. Kaplan pointed out that a number of staff members would be interested as well. Commissioner Litzenberger noted that information would be provided to all interested parties once a date had been scheduled.

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The meeting was adjourned at 8:13 p.m.  
James R. Hart, Chairman

CLOSING

September 30, 2010

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: October 6, 2010

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Linda B. Rodeffer, Clerk  
Fairfax County Planning Commission

<b>New Items from June 24th PC meeting</b>			
<b>Item</b>	<b>Issue</b>	<b>Research</b>	<b>Staff Recommendation</b>
22	Status of NAHB residential green rating system	The NAHB National Green Building Standard is available for use. The NAHB Model Green Building Guidelines are being phased out.	None.
23	Can occupants recoup the costs of a green building?	Depends on the costs for which the occupants are responsible. There is some research to support this, but it is difficult to make a determination without specifics.	None.
24	NAIOP's current position on green building?	Favorable.	Recommend speaking with NAIOP members.
26	How to address existing buildings, and by-right construction? / Wish list for existing buildings	--	Further discussion is required.
27	Incentives for renovations?	--	Further discussion is required.
<b>New Items from July 22nd PC meeting</b>			
<b>Item</b>	<b>Issue</b>	<b>Research</b>	<b>Staff Recommendation</b>
28	"Doing Well by Doing Good" - conclusions still hold true with market changes?	Other articles by the same researchers indicate similar outcomes.	None.
29	Staff/budget implications for implementation entity.	--	Recommend waiting to research implications until parameters for implementation entity are established.
30	BOMA's position on green building?	Favorable (for existing buildings specifically). BOMA Energy Efficiency Program was developed with EPA/Energy Star.	Recommend speaking with BOMA members.

**Remaining items to be considered prior to drafting Plan language**

1. Which green building rating system to reference in the Plan?
  - a. Commercial: update to LEED-NC or LEED-CS (single building rating systems), or equivalent.
  - b. Residential: update to a system based on Energy Star.
2. How to address existing buildings, and greening operations and management?
3. Use/role of an implementation entity similar to Tysons.
4. Data collection and monitoring energy usage for green buildings; documenting/certifying if green building goals are met.
5. Language to encourage higher levels of green building for extraordinary developments.
6. Possible inclusion in Plan language:
  - a. Flexibility of this language to address case-by-case concerns.
  - b. Building green, i.e. how a building fits into the environment.
  - c. Adaptive reuse of buildings and historic preservation.
  - d. Defining “or equivalent.”
  - e. Potential for public-private partnerships (i.e. expectation of consistency with current County policy for public facilities).

**Additional sources of information to consider**

1. Stakeholder viewpoints (e.g. NAIOP, NVBIA, BOMA)
2. Staff viewpoints (building review)