

**FAIRFAX COUNTY PLANNING COMMISSION
POLICY AND PROCEDURES COMMITTEE
THURSDAY, SEPTEMBER 20, 2006**

COMMITTEE MEMBERS PRESENT:

Walter L. Alcorn, At-Large
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, at-Large
Nancy Hopkins, Dranesville District
Kenneth Lawrence, Providence District
Laurie Frost Wilson, At-Large

COMMITTEE MEMBERS ABSENT:

John R. Byers, Mount Vernon District
Rodney Lusk, Lee District

OTHER PLANNING COMMISSIONER PRESENT:

Peter F. Murphy, Jr., Springfield District

OTHERS PRESENT:

Ari Cetron, Connection Newspapers
Elizabeth McKeeby, Walsh Colucci

STAFF PRESENT:

Marianne Gardner, Planning Division (PD), Department of Planning and Zoning (DPZ)
Lindsay Mason, PD, DPZ
Barbara J. Lippa, Executive Director, Planning Commission Office
Linda B. Rodeffer, Clerk, Planning Commission Office

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The meeting was called to order by Chairman Janet R. Hall at 7:30 p.m. in the Board of Supervisors' Conference Room, Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Hall announced that the first order of business was approval of the minutes.

Commissioner Hart MOVED THAT THE COMMITTEE MINUTES OF MARCH 2, 2006 BE APPROVED. Commissioner de la Fe seconded the motion which carried unanimously.

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Chairman Hall noted that the committee would be briefed on the Base Realignment and Closure Act (BRAC) by Lindsay Mason, PD, DPZ.

Ms. Mason said staff had originally envisioned a smaller scale APR process for BRAC-related nominations but after further review decided a more comprehensive study of the area was warranted before proposing changes to the Comprehensive Plan. She said it was anticipated that 22,000 jobs would be moved to the Engineering Proving Ground (EPG) and Fort Belvoir. She explained that staff was working with the Department of Defense to obtain grant funds from the Office of Economic Adjustment to be used for new positions to support studies of transportation, land use, and public facilities impacts. She noted that a land use study would describe existing conditions, review population forecasts, assess military and expected contractor relocation impacts, and identify how the land use, transportation and public facilities recommendations in the Plan may need to be revised. She said the grant proposal included a request to fund a consultant to handle a significant public outreach component that would involve the community in the formulation and review of Plan recommendations.

Ms. Mason distributed a map which defined the areas that were most appropriate for the types of uses required to support the new jobs coming to the area, a copy of which is in the date file. She said several specific areas would be looked at based on the Army's requirements that contractors be located within three miles of the supported installation:

- Springfield Community Business Center (CBC) and portions of the Franconia/Springfield Transit Station Area (TSA)
- Interstate 395 industrial area
- Richmond Highway Corridor
- Huntington TSA
- Interstate-95 industrial area;
- Lorton South-Route 1 Community Planning Sector.

Ms. Mason explained that other studies taking place included an Environmental Impact Statement (EIS) for Fort Belvoir, a Metro connectivity study for the Franconia-Springfield area by WMATA, and a transportation study by the Fairfax County Department of Transportation. She distributed a timeline for the BRAC process beginning September 1, 2006 through February/March 2008. (A copy of the timeline is in the date file.)

Ms. Mason noted that since the grant was one of the main driving forces, the timeline could change depending upon if and when it was received. She said it was anticipated that the Board of Supervisors (BOS) would authorize the request on Monday, September 25, 2006 and then staff would move ahead with the existing conditions report which was expected to take about four months to complete. She said if the BRAC APR process began in March 2007, the Planning Commission public hearings would be scheduled in late fall of that year and if funding was granted, staff would move forward with procuring and working with a consultant to design and implement a public outreach process.

In response to a question from Commissioner Alcorn, Ms. Mason said of the 22,000 jobs, 18,000 would be located at the EPG site.

Commissioner Lusk commented that the final decision had not yet been made that the 18,000 jobs would be located at the EPG site. He said other possible locations were the GSA warehouse and the Davidson Air Base.

In response to a question from Chairman Hall, Ms. Mason said the remaining 4,000 jobs would be located at the main post of Fort Belvoir.

Commissioner Alcorn said when a decision had been made about the location of the 18,000 jobs, he would like the lines on the map to be revised to reflect that decision.

Responding to a question from Commissioner Hart, Marianne Gardner said a \$1.2 million grant had been requested from the Office of Economic Adjustment, an agency of the Department of Defense, specifically tasked with assisting communities impacted by BRAC actions. In response to another question from Commissioner Hart, Ms. Gardner said the Board of Supervisors had authorized \$750,000 to fund a study to look at the I-495 area and if the grant was approved that money would be repaid to the General Fund. She said the remainder of the amount requested would be used to fund positions to support the transportation effort or the APR process. She said if the funding was not received, internal resources would have to be reallocated and the process would take longer.

Responding to a question from Commissioner Wilson, Commissioner Harsel said she had been told that the Virginia Railway Express (VRE) was not considered a transit station. Ms. Gardner added that since the area around the Lorton VRE had already been developed, it would not be appropriate for redevelopment the same way as other properties in the I-495 corridor.

Commissioner Wilson said since it was likely that a significant amount of traffic would be coming from Lorton on Route 1, she thought the Lorton VRE station should be designated a transit station area. She also pointed out that Route 1 was a direct route to Fort Belvoir and the EPG and asked if BRAC-related development would be to the north of Fort Belvoir and the EPG or to the south. Chairman Hall said it was unknown at this point where development would occur.

Responding to a question from Commissioner Wilson, Ms. Gardner said the circles of relevant areas shown on the map indicated areas that would be assessed for development potential, although areas outside of the circles could also be considered.

Commissioner Harsel commented that she thought VRE stations should be considered transit station areas.

In response to a question from Commissioner Murphy, Ms. Gardner said the number of visitors to the Army Museum would be taken into consideration when assessing the needs for the BRAC area.

Responding to a question from Commissioner Lawrence, Ms. Gardner said the grant proposal requested four positions to support the land use study, one of which would be a full time transportation planner. Commissioner Lawrence said it was important that staff support for other projects, such as the Tysons development, not be reduced or eliminated.

In response to a question from Commissioner Harsel, Ms. Gardner said the existing conditions study should provide a foundation to determine the need for additional residential use and the appropriate balance of uses would be sorted out through the APR process.

Commissioner Lusk pointed out that a number of existing developments in the area, such as Metro Park, Kingstowne, and Springfield Mall, could provide office space.

Responding to a question from Commissioner Lusk, Ms. Gardner said staff had initially envisioned only one task force for the APR BRAC process, not a separate task for each magisterial district. Commissioner Lusk said now that the project was broader than anticipated, the size of the task force could become an issue. Ms. Gardner said hopefully a consultant would manage the effort in consonance with the Planning Commission.

Chairman Hall said it should be taken into consideration that contractors would most likely want to be co-located with their clients. Commissioner Lusk said it was possible that contractors had been included in the projected number of employees.

Commissioner Murphy commented that BRAC legislation called for decisions to be made by the Army by 2011. He said the EIS was going to be extremely important, noting that the Davidson Army Airfield was located on environmentally sensitive land. Commissioner Murphy also said that joint ventures would increase the FAR and the population for Fort Belvoir proper and the EPG.

In response to a question from Commissioner Wilson, Commissioner Murphy explained that a joint venture would allow the military to get buildings built without using military construction funds. He said RCI housing at Fort Belvoir was an example of a joint venture where housing had been constructed by a private developer for enlisted and non-commissioned officers. He noted since the construction was on federal land, County approval had not been required.

Responding to a question from Commissioner Harsel, Commissioner Murphy said in return, the soldiers' housing allowance, not one penny more or one penny less, was paid to the developer.

In response to a question from Commissioner Alcorn, Ms. Gardner said that transportation service levels would be considered as part of the EIS. She added that the study would also serve as a basis for review of APR nominations to determine what changes were warranted and supportable.

Commissioner Hart expressed concerns about the timeline. He said his first concern was about having adequate time to hold public meetings and second was that a "lame duck" Planning Commission would make recommendations to the BOS which would not be acted upon until

after supervisors' elections. He said perhaps the timeline could be revised one way or the other so this did not happen.

Commissioner Wilson said it would be important to know the results of the Environmental Impact Study to determine if the road network could support additional development.

Chairman Hall said these issues could not be solved tonight and adjourned the meeting.

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The meeting was adjourned at 8:17 p.m.
Janet R. Hall, Chairman

For a verbatim record of this meeting, reference may be made to the audio recording which can be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved: February 28, 2007

Linda B. Rodeffer, Clerk
Fairfax County Planning Commission