

**FAIRFAX COUNTY PLANNING COMMISSION
TRANSPORTATION COMMITTEE/TRANSPORTATION
ADVISORY COMMISSION MEETING
WEDNESDAY, JANUARY 25, 2006**

COMMITTEE MEMBERS PRESENT:

Frank A. de la Fe, Hunter Mill District
James R. Hart, Commissioner At-Large
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Laurie Frost-Wilson, Commissioner At-Large

COMMITTEE MEMBERS ABSENT:

John R. Byers, Mount Vernon District
Nancy Hopkins, Dranesville District

TRANSPORTATION ADVISORY COMMISSION MEMBERS PRESENT:

George Barker, Chairman, At-Large
Janyce Hedetniemi, Vice Chairman, Braddock District
Jeff Parnes, Sully District

STAFF PRESENT:

Barbara J. Lippa, Executive Director, Planning Commission Office
Linda B. Rodeffer, Clerk, Planning Commission Office
Leonard Wolfenstein, Acting Chief, Planning Division, Fairfax County Department of
Transportation (FCDOT)
Jay Guy, Transportation Planner, FCDOT
Kevin Guinaw, Chief, Special Projects/Applications Management Branch,
Department of Planning and Zoning (DPZ)
Regina Coyle, Branch Chief, Rezoning and Special Exception Branch, Zoning Evaluation
Division, DPZ

OTHERS PRESENT:

Ben Wales, Cooley Godward LLP
Hillary Zahm, Cooley Godward LLP
Lori Greenlief, McGuire Woods LLP
Karen Consiglio, Virginia Department of Rail and Public Transportation (DRPT)
Marcia McAllister, DRPT

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Chairman Frank de la Fe convened the meeting at 7:30 p.m. in the Board of Supervisors' Conference Room, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman de la Fe noted that the first item on the agenda tonight was approval of committee minutes of October 26, 2005. Commissioner Hart SO MOVED. Commissioner Wilson seconded the motion which carried unanimously with Commissioners Byers and Hopkins absent from the meeting.

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Chairman de la Fe noted that other items on tonight's agenda were: (1) the status of the Dulles Corridor Metrorail Project and 2232 and special exception applications associated with the project; and (2) the update of the Transportation Element of the Comprehensive Plan.

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Dulles Corridor Metrorail Project

Hillary Zahm, Urban Planner, with Cooley Godward LLP, introduced Ben Wales, also with Cooley Godward; Marcia McAllister and Karen Consiglio, with the Dulles Corridor Metrorail Project, Virginia Department of Rail and Public Transportation (DRPT); and Lori Greenlief with McGuire Woods LLP.

Ms. McAllister stated that preliminary engineering on the Metrorail project had been completed this week and a full funding agreement was anticipated from the Federal government in October 2006, with construction to begin soon thereafter. She invited the committee members to visit her office to see a model of Dulles Rail Project showing the layout and alignment of the rail station as well as existing and proposed development around the stations. Ms. McAllister distributed a project update and overview of the proposal, copies of which are in the date file.

Ms. Zahm said that a number of land use applications would need to be approved for the project to move forward. She explained that the first application would be a Countywide 2232 application for the tracks and associated facilities, such as stormwater management ponds, tracks, and power stations, and was expected to be filed in the next several weeks. She explained that Phase I consisted of four stations in Tysons, a Wiehle Avenue station and an enlarged rail yard at the West Falls Church rail station. She said that she and Ben Wales would be handling the Tysons Central 7 station and the Tysons West station, both located on Route 7, and Lori Greenlief, McGuire Woods LLP, would be handling the West Falls Church Rail Yard, the Tysons East station on Route 123, and the Tysons Central station on Route 123. She noted that the Wiehle Avenue station was the subject of a joint development request for proposals by the County and might be handled differently. She said the 2232 application would also cover Phase II of the project and the special exception applications would seek approval for the actual stations, platforms, and entrance pavilions. Ms. Zahm explained that meetings had been held with Gerald Connolly, Chairman of the Board of Supervisors, the Dranesville, Hunter Mill, Lee, and Providence Supervisors and Planning Commissioners, and former Board of Supervisors Chairman, Katherine Hanley. She also said meetings would be held with community groups and

homeowners associations. She emphasized that the purpose of the meetings would be to discuss the 2232 and SE applications, not to debate the issue of rail.

Responding to a question from Commissioner Wilson, Ms. Zahm said the systemwide 2232 application would cover the tracks, the stormwater facilities, traction power substations, and power facilities. In response to another question from Commissioner Wilson, Ms. Consiglio said that stormwater management facilities would be located within the Dulles Access Road right-of-way and in existing facilities, not in the stations proper.

In response to a question from Commissioner Lawrence, Chairman de la Fe pointed out that because the Tysons stations would not have large parking facilities, outfall from platform construction could be handled by existing facilities. Responding to a question from Commissioner Wilson, Ms. Consiglio said that kiss and ride lots at the Tysons East and the Tysons West stations would increase impervious surface.

Responding to questions from Commissioners Hart and Alcorn, Ms. Zahm said there would be no underground stormwater detention ponds and that stormwater management facilities would be identified in the 2232 applications.

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Update on the Transportation Element of the Comprehensive Plan

Leonard Wolfenstein, Acting Chief, Planning Division, Fairfax County Department of Transportation, explained that in response to a request made by Chairman de la Fe at the October 26, 2005 Transportation Committee meeting, he and Fred Selden, Director, Planning Division, Department of Planning and Zoning, had reviewed both the North County and South County Area Plans Review (APR) nominations concerning transportation issues. He said they had determined that some North County nominations had involved minor, local transportation issues which had been reviewed as part of the North County cycle and that four of the twelve South County nominations rejected by the Planning Commission staff should be accepted and reviewed as part of the 2005 South County APR cycle to remain consistent with the North County cycle. He distributed a table summarizing the review of the twelve nominations, a copy of which is in the date file.

Commissioner Wilson requested that the nominations on the handout be identified by their APR numbers instead of the Planning Commission log in numbers so it could be easily determined which nominations had been accepted. Mr. Wolfenstein pointed out that the last column of the table identified the four nominations recommended for consideration during the South County cycle with the remainder recommended for consideration with the Countywide Transportation Plan review. Barbara Lippa, Executive Director, Planning Commissioner Office, said she and Mr. Selden would make the final determination about this issue.

Mr. Wolfenstein indicated that seven meetings had been held around the County, with modest attendance, to discuss the Transportation Plan update. He noted the draft update was being reviewed by staff and would be reviewed by TAC in February. He said from mid-February to mid-March 2006 the proposed update would be presented to stakeholders and other interested parties; the report would be published and advertised in April 2006; and a public hearing was scheduled before the Planning Commission on May 4, 2006. Chairman de la Fe said he would like to see a final draft with TAC's comments before the scheduled public hearing and requested that another Committee meeting be held for this purpose. George Barker, Chairman TAC, said that TAC had already reviewed the Policy Plan section and would review the appendices and the map at their February meeting.

Commissioner Hart recommended that the scope of the advertisement be broad and indicate that additional changes may be proposed based on public input.

Responding to a question from Commissioner Lawrence, Mr. Wolfenstein said the Plan update would define the direction in which the County wanted to go and the codification of regulatory tools, such as the Transportation Demand Strategies (TDMs) would implement the policies. He said although the TDM report might be available before the policy update, the challenge would be the implementation of the TDM recommendations.

Commissioner Alcorn requested that staff provide information on the four scenarios affecting the transportation network, particularly scenario 2, concerning the job-housing balance with more housing units in employment centers. He said these scenarios were shown on slide 16 of the "Fairfax County Transportation Plan Update," handed out at the October 26, 2005 Transportation Committee meeting, a copy of which is in the date file.

Commissioner Wilson noted that the Planning Commission public hearing on May 4, 2006 would precede the consideration of APR items and that some of the APR items should be reviewed in conjunction with the Countywide Transportation Plan and vice versa and asked how they would interface. Chairman de la Fe responded that the Transportation Plan update was part of the Policy Plan and APR items, if approved, would become part of the Comprehensive Plan. Mr. Wolfenstein said the intent was that everything be part of the Policy Plan update or part of the APR.

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Chairman de la Fe reiterated his request to schedule another Committee meeting to see a final draft of the update as soon as possible following TAC review and comment.

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TRANSPORTATION COMMITTEE/TRANSPORTATION
ADVISORY COMMISSION MEETING

January 25, 2006

The meeting was adjourned at 8:16 p.m.
Frank A. de la Fe, Chairman

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

Minutes by: Linda B. Rodeffer

Approved on: March 16, 2006

Linda B. Rodeffer, Clerk
Fairfax County Planning Commission