



Planning Communicator

Fairfax County Government

Planning Communicator

April 2010



Tysons Plan Update Nearing Completion

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Imagine: A livable, urban area with 100,000 residents; 200,000 jobs; more housing and less parking; a grid of complete streets built around transit and walking; parks, plazas, and open space; and, a high level of environmental stewardship built over the next 20-40 years.

This vision for a transformed Tysons Corner is nearing completion after extensive work by a Board-appointed Tysons Land Use Task Force (2005-2008), a Planning Commission Tysons Corner Committee (2008-2010), various stakeholder participants, including property owners and residents, and numerous county staff representing several agencies, most notably, the Departments of Planning and Zoning and Transportation.

Representing a shift in the current planning paradigm, growth at Tysons is proposed to be oriented around mass transit, to include enhanced bus service and a new circulator system within the area, in addition to four approved Metro stations. Tysons is envisioned as an urban growth center with less reliance on the automobile that will

provide people with multiple transportation options.

Why Transform Tysons Now? Over the past 50 years, Tysons has grown from a simple country crossroads into the nation's 12th largest employment center and one of its largest retail centers. It currently provides the largest tax base in Fairfax County and is a major economic force in the Commonwealth of Virginia. So why change such a winning formula?

Today's Tysons is built almost solely for use by the automobile, with 167,000 parking spaces covering 40 million square feet. It has more real estate currently devoted to cars than people, and more parking spaces than its 17,000 residents and 105,000 workers combined. It has large blocks and campus-style development that are accompanied by widely separated buildings, limited safe pedestrian walkways, and roadways that are highly congested at most times. With the projected population and business growth anticipated over the next several decades, along with the opening of four Metro stations, a new plan for the area was deemed crucial.

As proposed, Tysons will be retrofitted over the next 20-40 years to allow for 84 to 116 million square feet of growth and redevelopment to occur in stages, depending on the level of density approved. The costs of some

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Planning Commission Roundtable Update

The *Planning Commission Roundtable*, a 30-minute panel discussion on Cox Cable Channel 16, is broadcast every Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. (if the Commission is not in session) and features various "experts" on land use-related issues of interest to Fairfax County residents. The *PC Roundtable* has covered approximately 60 topics since its inception in 2003. A summary of each broadcast is included on the Planning Commission Web site. All former broadcasts can be viewed at the Planning Commission Office, Suite 330, 12000 Government Center Parkway, Fairfax, VA 22035. For summary information about previous *PC Roundtable* programs, visit www.fairfaxcounty.gov/planning/roundtable.pdf.



The three programs described below were broadcast from December 2009 – April 2010, with the most recent edition available via live video streaming during the scheduled Channel 16 broadcast times. The March/April telecast is also available anytime via Video on Demand on the county's Web site at: www.fairfaxcounty.gov/cable/channel16/pc_roundtable.htm. Beginning with the July/August 2009 broadcast, DVD copies can also be borrowed from our office "video lending library." If interested, call the Commission Office at 703-324-2865.



Tyson's Committee Update – December 2009 - January 2010

Division, Department of Planning and Zoning (DPZ). The panel discussed the process and how citizens can continue to play a role in planning the future of Tysons.

BRAC Update – February 2010
This *Planning Commission Roundtable* broadcast focused on the status of the Department of Defense's Base Realignment and Closure (BRAC) implementation plans at Fort Belvoir. Joining Planning Commission Chairman Pete Murphy to discuss the latest activities related to the BRAC move were Colonel Mark Moffatt, Fort Belvoir Deputy Garrison Commander and Colonel Chuck Callahan, DeWitt Army Community Hospital Commander.

Strike Teams Revisited – March/April 2010
The current edition of the *Planning Commission Roundtable* is a follow-up to a previous program (broadcast in July/August 2009) on Fairfax County's Enhanced Strike Teams. Planning Commission Chairman Pete Murphy is joined by Jeff Blackford, Strike Team Operations Chief, Department of Public Works and Environmental Services; Rachael Perrott, Strike Team 2 Supervisor and Environmental Health Specialist II with the Fairfax County Health Department; and Leo Conrad, Senior Zoning Inspector, Strike Team 1, DPZ. The discussion focuses on how the Strike Teams help maintain the health, safety and welfare of our local neighborhoods.

This edition of the *Planning Commission Roundtable* addressed the most recent activities of the Commission's Tysons Committee and how that group is working to revise the Comprehensive Plan language to accommodate the future redevelopment of the Tysons area. Joining Planning Commission Chairman Pete Murphy were At-Large Planning Commissioner Walter Alcorn, Chairman of the Commission's Tysons Committee and Fred Selden, Director of the Planning

PC Meetings Now Available Online



Recent Planning Commission meetings (last 12) may now be viewed on the Fairfax County Web site at: http://www.fairfaxcounty.gov/cable/channel16/pc_meetings.htm.

While the most recent PC meeting won't be posted online for about one week, you will be able to view a meeting if missed live or if you simply wanted to recheck something that occurred. However, please note that due to the streaming size of these meetings, only the last 12 meetings will remain available at this time. Therefore, each time a new meeting is posted, the oldest available will be eliminated.



Tysons Corner Update

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infrastructure elements, like the proposed grid of streets, is planned to be recovered as redevelopment occurs. Space for public facilities is also expected to be garnered as landowners seek redevelopment of their individual parcels. More urban, mixed-use, transit-oriented land-use patterns, in addition to single family subdivisions, will provide county residents with a diversity of life style choices at all stages in life. By offering more transit-oriented, urban style communities in preparation of future growth, the county will be able to better address the transportation and environmental challenges apparent today. Tysons, as envisioned, will be transformed from a textbook case of suburban sprawl into a 21st century urban center that addresses the challenges of sustainable growth, energy conservation, environmental protection, and affordable housing.

Planning Commission activity: When the Board of Supervisors voted unanimously to accept the vision and recommendations presented by its appointed Tysons Land Use Task Force in September 2008, it also directed that the Planning Commission and staff develop a detailed Comprehensive Plan text to implement this vision. In response, the Tysons Corner Committee was established on October 16, 2008 as a special

committee of the Planning Commission to work in cooperation with the Tysons Task Force and county staff to develop modified Plan text and Zoning Ordinance changes, if needed. This Committee listened to multiple stakeholder presentations since that time on a variety of issues including: arts, cultural, and recreation opportunities, green buildings, parcel consolidation, affordable/workforce housing, transportation improvements & costs, transportation demand management & parking, urban



design guidelines & building heights, planning horizon, intensity, phasing strategies, parks, athletic fields, pedestrian and bicycle friendly street grids and stormwater management. They also heard results of public facility and transportation analyses.

In addition, the Committee conceived the notion for a demonstration project that would allow development to occur simultaneously with Metro construction, assist in the drafting of the Plan and Zoning Ordinance

language, assist consideration of implementation strategies and provide a base for development commitments for anticipated future projects. This Demonstration Project idea was approved by the Commission and Board of Supervisors and in July 2009, following a competitive process, the Georgelas Group project at Tysons West was selected and is currently working with the planning staff.

The Commission's Committee also held five community feedback sessions to garner feedback on multiple drafts of a revised Tysons plan. Now in its fourth iteration, this latest version, along with a proposed Zoning Ordinance Amendment for Tysons, will be the subject of the April/May public hearings before both the Planning Commission and Board of Supervisors. The Committee also provided a comment option by email and submittals were received from over 350 individuals and/or groups. Materials from all Tysons Committee meetings to date are available at: <http://www.fairfaxcounty.gov/planning/tysonspresentations.htm>.

Game changer? At the Committee's March 17th meeting, Chairman Walter Alcorn proposed a possible shift in the planning horizon for the Tysons Plan from 40 years to 20 years to help resolve some of the phasing and financing of public improvements

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Tysons Corner Update

(Continued from page 3)

issues that are still major sticking points. Alcorn said: "Looking at a 20-year planning horizon, rather than a 40-year horizon, doesn't solve all of the phasing issues, but it could help."

Much of the need for phasing revolves around needed road improvements in the area. The county's Transportation staff says to accommodate just an additional 14 million square feet of development over what we have today, new highway ramps would be needed, along with widening of major roads such as Route 7 and the Dulles Toll Road along with a more urban-style street grid within the Tysons area.

Alcorn also suggested a cap on development of 84 million square feet during that 20 year time frame with no maximum floor-area ratios for individual buildings. He proposed instead that developers make their case individually to show how a proposed project would fit with the projected vision for Tysons. This proposal, Alcorn says, would allow "real flexibility to landowners to propose levels of development for their property" without citing specific densities in Plan text that might not ever be removed.

Concurring with Alcorn's proposal, Providence District Commissioner Ken Lawrence said: "We've got 46 million square feet on the ground

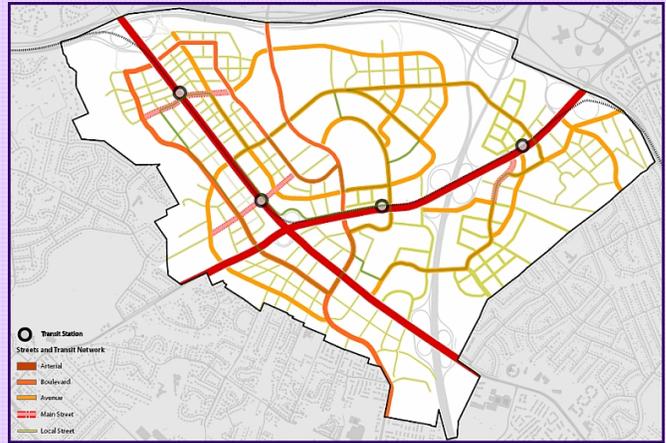
and we've got failing intersections now." With needed road improvements so uncertain after 2030, Commissioner Lawrence agreed that this "argues even further for a 20-year planning horizon."

Alcorn says the key is catering to transportation projects without stifling growth. "I think it certainly could throw a cold blanket on the transformation of Tysons Corner," he said, of squashing too much development over transportation fears. "The trick is finding that balance."

Still to come: Several outstanding issues besides development intensity are still undecided and will need to be resolved before Plan adoption. These include: green building practices, affordable/workforce housing, building heights, coordinated development and parcel consolidation, transportation improvement phasing, and implementation and transportation funding.

Details on an entity to help implement these revised plans for Tysons are also being worked on.

The **Tysons Partnership** is the



group that has been proposed to facilitate the vision for Tysons, including serving as the central coordinating body for project development, and functioning as a transportation management association. Its governance structure, as proposed, will involve collaboration among the county, land owners, businesses, and residents of Tysons and include a development advisory council appointed by the Tysons Partnership Board. The Partnership will also work on specific plans for various forms of financing for needed infrastructure. These financing plans are in the initial stages at this time and will not likely be finished until after the time of Plan adoption.

Public Hearings: Public hearings on these items are currently scheduled before the Planning Commission at 7:30 p.m. on April 21st, and documents are available anytime for review at: <http://www.fairfaxcounty.gov/dpz/tysonscorner>.



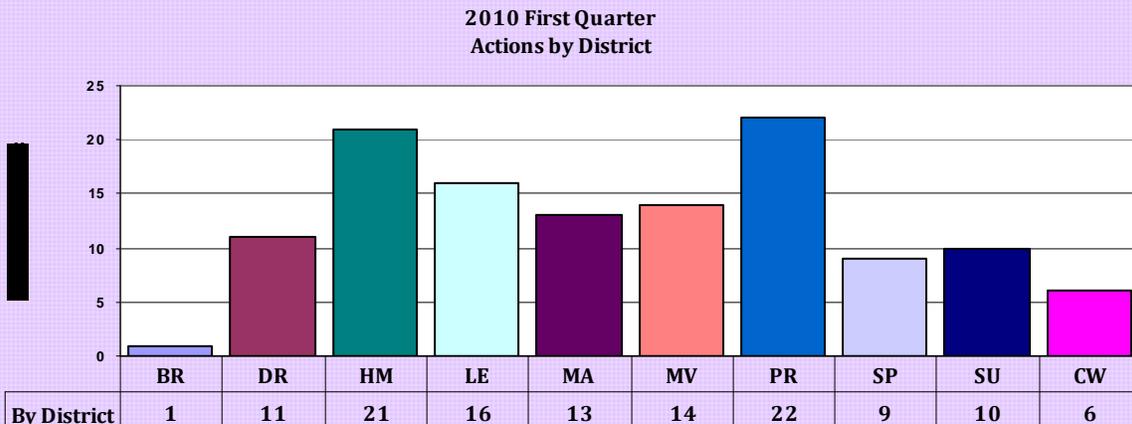
Overview of 2010 First Quarter Activity

The Planning Commission held 14 regular meetings during the first 3 months of 2010. As shown in the table below, there were more actions taken by the Commission during the first quarter of 2010 than in the previous four years.

Planning Commission Land Use Activity					
2006 - 2010					
Year	2006	2007	2008	2009	2010
Meetings	16	18	13	14	14
Speakers	171	130	25	136	117
Actions	70	82	51	96	123

District Breakdown

The 3 districts with the most land use activity were Providence (22 actions), Hunter Mill (21 actions) and Lee (16 actions). The least active districts during the first three months of 2010 were Braddock (one action) and Springfield (nine actions). The figure below depicts the first quarter activity for each district.



Types of Applications

Of the 123 land use actions taken in the first quarter of 2010, more than half were "feature shown" applications (items determined by the Commission to be a "feature shown" of the Comprehensive Plan). Listed below in ascending order is the number of actions taken (by application type) by the Planning Commission during the first three months of 2010.

Capital Improvement Program.....	1
Site Plans.....	1
Special Permit (pulled from BZA)	1
Administrative actions.....	1
Code Amendments.....	2
Public Facility (2232) application and amendments	3
Proffered Condition Amendments	6
Development plans, amendments and signage plans	6
Comprehensive Plan and APR Amendments	7
Rezoning and A&F applications	7
Special Exception applications and amendments	17
"Feature shown" applications and amendments.....	71

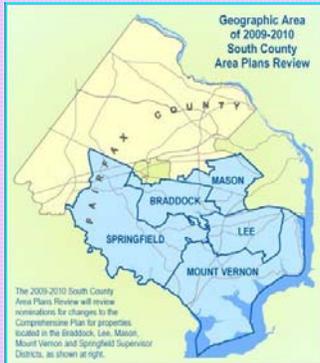
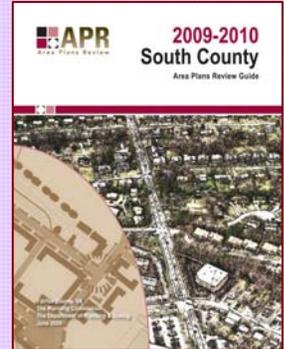


Status of 2009-2010 South County Area Plans Review

Background

The Area Plans Review (APR) process provides the public the opportunity to propose site specific changes to the land use recommendations found in the Area Plan volumes of the Comprehensive Plan and on the Comprehensive Plan Map. The Comprehensive Plan is a guide used by the Planning Commission and the Board of Supervisors when making land use decisions. Nominators and any interested parties can review the nominations that have been submitted; attend Task Force meetings; review the staff report prepared by staff of the Department of Planning and Zoning (DPZ) on each nomination; and testify at public hearings (or in writing) before the Planning Commission and the Board of Supervisors.

As set forth in the *2009-2010 South County Area Plans Review Guide* to the right (click the *Guide* for a hyperlink), the submission period for South County APR nominations was August 3 through September 16, 2009. During that six-week period, the Planning Commission Office received 67 nominations and the Board of Supervisors authorized 1 Out-of-Turn Plan Amendment (S09-IV-MV2) – for a total of 68 nominations. In accordance with the *Guide*, three nominations were rejected by staff because the proposals concerned areas that were the subject of previous Plan amendment nominations. Of the remaining 65 nominations, 4 have been subsequently withdrawn by the nominators, resulting in 61 nominations.



As illustrated in the map to the left, the five Supervisor Districts included in the South County APR process are: Braddock, Lee, Mason, Mount Vernon and Springfield. The map provides hyperlinks to summary information for all nominations submitted as part of the South County APR process. The 61 nominations are distributed among the South County districts as follows:

Braddock:	0	Lee:	12
Springfield:	2	Lee & Mount Vernon:	6
Mason:	6	Mount Vernon:	35

At the screening session (held December 9, 2009), the Planning Commission deferred two of the Lee District nominations to a special study. Since January, Board-appointed District APR Task Forces or Land Use Committees have been reviewing nominations in their respective Districts and developing recommendations to present to the Planning Commission. Public hearing and mark-up dates by the

Planning Commission, for the nominations not subject to review by the Virginia Department of Transportation (VDOT), have been established as follows:

Planning Commission public hearing and mark-up dates have not yet been determined for those South County APR nominations subject to review of a traffic impact analysis by VDOT.

Planning Commission Public Hearing and Mark-up Schedule (Items not subject to VDOT review)					
	Lee	Mason	Joint Lee/Mount Vernon	Mount Vernon	Springfield
Public Hearing	June 16	June 16	June 16	July 14	July 14
Mark-up	June 30	June 30	June 30	July 28	July 28

Staff reports will be distributed to the Planning Commission at least two weeks in advance of the public hearing and will be also be available online after publication. For additional information about the 2009-2010 South County APR, link to <http://www.fairfaxcounty.gov/dpz/apr/southcounty09.htm>.



2010 Planning Commission Committee Appointments

On February 4th, Chairman Peter Murphy proposed a roster of committee appointments to the Planning Commission. All appointments were ratified without objection by the Commission and membership for eight special committees and two standing committees was set for calendar year 2010. In addition, Jay Donahue was reappointed as the Planning Commission representative to the Airports Advisory Committee and Rodney Lusk will continue as the representative to the Board of Supervisors Revitalization and Economic Advisory Committees.

The members of the 2010 Planning Commission committees are listed below by last name.

Standing Committees

Policy & Procedures

Alcorn, Hall, Harsel, Hart, Lawrence

Personnel & Budget

Hall, Murphy, Harsel, de la Fe

Special Committees

Capital Improvement Program

Lusk, de la Fe, Murphy, Sargeant

Alternate: Litzenberger

Land Use Process Review

Lawrence, Murphy, de la Fe, Flanagan, Sargeant

Alternates: Hart, Litzenberger

Environment

Hart, Flanagan, Sargeant, Donahue, Lawrence

Alternates: Alcorn, de la Fe

Parks

Hart, Lusk, de la Fe

Alternates: Harsel, Flanagan

Redevelopment & Housing

Lusk, de la Fe, Alcorn, Harsel, Litzenberger

Alternate: Sargeant

Schools

Harsel, Alcorn, Flanagan, Sargeant, Litzenberger

Alternate: de la Fe

Tysons Corner

Alcorn, de la Fe, Donahue, Lawrence, Lusk

Transportation

Donahue, Lawrence, Hart, Flanagan, de la Fe, Sargeant

COMMITTEE	JOINT BOARD, AUTHORITY OR COMMISSION
Environment	Environmental Quality Advisory Council
Redevelopment & Housing	Redevelopment and Housing Authority
Parks	Park Authority
Schools	School Board
Transportation	Transportation Advisory Commission



Committee Updates

Tyson's Corner Committee

Members: Walter Alcorn, Frank de la Fe, Jay Donahue, Ken Lawrence, Rodney Lusk

The first quarter of 2010 was a busy one for the Commission's Tysons Corner Committee with seven meetings held to discuss various topics as well as hear citizen and industry comments on the proposed Tysons Plan text, as well as a February joint session with the Board of Supervisors and full Commission.

Its first meeting on January 20th focused primarily on a review of the recently-released Draft 3 Strawman for the Tysons Corner area with DPZ staff commenting on changes made to date.

In addition, Barbara Byron, Director, Office of Community Revitalization and Reinvestment, commenting on the proposed Tysons Partnership implementation group, said that every possible source of funding for transportation improvements and other public facilities was being investigated. The group discussed the formation of a Community Development Authority (CDA) for Tysons, with Byron noting that if a district-wide or sub district-wide CDA was established, everyone within its boundaries would be subject to a special assessment on existing and new development.

Commissioner Hart urged that any advertisement of the proposed Plan amendment be flexible enough to allow changes to recommended bonus densities for LEED certification. James Zook, Director, Department of Planning and Zoning (DPZ), said that staff was consulting with the Fairfax County Attorney's Office concerning scope of advertisement.

Daniel Rathbone, Fairfax County Department of Transportation (FCDOT), answered questions relating to levels of service and traffic in the Tysons area, noting that development could impact the phasing of future development. Commissioner Lawrence indicated that he wanted the public record to reflect the

questions and answers concerning the balancing of transportation and growth.

Commissioner Lusk noted that the current draft suggested that non-residential development in Tysons should contribute three dollars per square foot to a housing trust fund for affordable and workforce housing in the area. Chairman Alcorn asked staff to find out how Arlington County had applied a similar trust fund contribution to the development of mixed-use projects, specifically affordable housing.

Prior to receiving public comments on January 27th, Barker presented a white paper to the Committee summarizing the work of the DRC. According to Barker, there were three perspectives that should contribute to the final decisions on the Tysons Plans:



1. Tysons must be seen as a whole
2. Economics, including incentives and requirements, are essential to redevelopment
3. What is not developed in Tysons will go elsewhere

Clark Tyler, Chairman of the Tysons Land Use Task Force, concurred with Barker while offering his opinion that tying road improvements to a level of service standard for allocating density did not make sense. Since the vision for Tysons had always involved transit before cars, he said, the three phasing options would not be appropriate without substantial modifications.

On February 2nd, a joint session with the Board of Supervisors and Planning Commission was held to update the Board

on activities to date concerning the Tysons Plan update and the Georgelas demonstration project. Chairman Alcorn, Mr. Zook, and Aaron Georgelas made presentations and responded to questions from the Board.

The February 24th meeting began with a PowerPoint presentation on the proposed Tysons Zoning Ordinance Amendment by Michelle O'Hare, Deputy Zoning Administrator, DPZ. Zook fielded questions from the Committee, addressing the need for flexibility in the ZOA and the need to create a zoning district specific to Tysons.

Commissioner Lawrence voiced concern that excess parking areas could hinder obtaining financing for projects; Alcorn agreed and reminded the group that allowing this would run contradictory to transit-oriented development (TOD) principles. Zook told the group that staff would inquire if a transportation management authority (TMA) or parking entity would be available to monitor and update the need for parking supply and demand. Developments near Metro stops should have provisions in their TDM programs for designated carpool drop-off areas that did not count against parking quotas, Lawrence said.

Regarding the Transportation Analysis, Keith Turner of West*Group expressed his opinion that transportation modeling had driven density recommendations, when in fact it should have been the other way around. A certain level of congestion would be needed, he said, to encourage transit use instead of cars and adding additional roadways would not change behavior. Chairman Alcorn asked if transportation modeling was driving the vision for Tysons Corner; Turner replied that it was driving the density levels and would impact what could be created in TOD and non-TOD areas.

Irfan Ali, Tysons Task Force member, said future growth should not be restricted by current factors which could change over time. Barker said that based upon the analyses performed by the county's

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Committee Updates

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planning and transportation staff, the Arlington experience and the George Mason University projects, he thought that the Task Force vision could be accomplished.

The Tysons Partnership Business Plan was the focal point of the March 3rd meeting. Byron touched on funding for the Plan, which she had been working on with the County Executive, the Director of Management and Budget and the Debt Manager. Various funding options were being explored, she said, and although a funding plan would not be finalized by the time the Comprehensive Plan Amendment was adopted, it would be referenced. Some of the options being investigated were rail taxes, special tax assessments and tax increment funding.

Responding to a question from Lusk, Byron stated that a district wide and sub-district wide CDA were being considered. Membership in the CDA could come from a broad spectrum of county residents, inside and outside of the Tysons area, with board members being selected by membership and not the Board of Supervisors. Zook added that revenue from a CDA could be a funding source for transportation projects in the Capital Improvement Program.

The Tysons Committee also received public input on January 27th, March 11th and March 17th. Eighty-four presentations from individual citizens, homeowners associations, businesses and property owners were heard over the course of these three meetings. These presentations can be found at: <http://www.fairfaxcounty.gov/planning/tysonscitizencomments.htm>

Environment Committee

Members: Jay Donahue, Earl Flanagan, James Hart, Ken Lawrence, Tim Sargeant
 Alternates: Walter Alcorn, Frank de la Fe

The Environment Committee held their first meeting on January 28, 2010 following an Environmental Quality

Corridor (EQC) Workshop on January 6. Noel Kaplan, Senior Environmental Planner, DPZ, told the group that he had reviewed all comments received regarding the proposed EQC Disturbance Policy and that a response document was being prepared.

Maya Dhavale, Planner II, DPZ, discussed the current countywide Green Building Policy and green building ratings systems for the housing market used by organizations such as EarthCraft, LEED for Homes and the National Association of Homebuilders. She also spoke about the new Passivhaus movement in Europe, which addressed energy conservation through design. Commissioner Alcorn commented that the green housing market was still young and evolving; unlike the commercial market, where LEED was predominant, no single system had yet become the favorite.

Dhavale stated that when staff received an inquiry from developers regarding alternative green building programs, they would evaluate the proposal to determine if it had similar elements to LEED. Kaplan added that the policy was intended to remain open-ended to encourage developers to approach staff with their ideas.

Chairman Hart said that any changes to policy should consider the following: should the policy be more specific as to the different types of certification programs anticipated by the county, and what were the advantages and disadvantages of these programs? Commissioner Lawrence also pointed out that he had encouraged adding the concept of community energy planning to the policy to help address stormwater management and energy production. While the policy discussed design and construction of buildings, he said, it failed to address the operation of buildings.

Robert McLaren, At-Large member, Environmental Quality Advisory Council (EQAC), noted that a building could be constructed to attain a "green standard" but must also be designed to ensure that energy consumption would remain

efficient. Commissioner Flanagan recommended that the beginning of Objective 13 be revised to read, "Design, construct and operate buildings" to help clarify the phrase "green building practices". Kaplan agreed and added that staff had held discussions with the Department of Public Works and Environmental Services (DPWES) about the monitoring of building operations, which EQAC had expressed interest in as well.

The March 4th meeting included the staff response to testimony received at the January 6th EQC workshop. Kaplan recommended text changes to the Strawman Draft Plan Amendment.

The next step, he explained, was for the Committee to forward a recommendation to the Planning Commission and subsequently to the Board of Supervisors.



Following a motion by Commissioner Lawrence, the Environment Committee endorsed the proposed Plan Amendment text on EQC disturbances for advertising purposes and forwarded it to the Planning Commission for action.

In other Committee discussion, Kaplan agreed with the Committee that an executive summary would help those who were not well versed on the issue. The development of such a guide might be beyond the scope of this review, he said, but he would check to see where it might best be included.

Kaplan informed the Committee that the Urban Forest Management Division was currently taking on a vegetative cover

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Committee Updates

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mapping effort to help identify rare vegetative communities throughout the county. On the topic of encroachment and disturbances, he said that the burden would be on the applicant to demonstrate to staff how any proposed encroachment would meet the criteria for providing environmental benefits to all EQC areas.

At the March 25 meeting, the Environment Committee continued discussion with Maya Dhavale regarding topics of interest surrounding green buildings and county policy addressed at the Committee's January 28 meeting, to ensure that all items of concern had been identified. The Committee and Dhavale also discussed an appropriate timeline and approach to address the topics raised. Following discussion, another Committee meeting was scheduled for June 24 on this topic.

Policy and Procedures Committee

Members: Walter Alcorn, Janet Hall, Suzanne Harsel, James Hart, Ken Lawrence

Alternates: Earl Flanagan, John Litzenberger, Tim Sargeant

The Policy and Procedures meeting of January 21, 2010 centered on a revised Fairfax County Public Schools' (FCPS) policy on telecommunications facilities at middle and high schools. David Marshall,

Chief, Facilities Planning Branch, DPZ, explained that

Milestone Communications had been working with FCPS and that the most of the sites identified for telecommunication use thus far were on high school grounds. He noted that staff anticipated a large number of applications from Milestone to place treepoles at county middle schools over the next several years.

Len Forkas, Founder and CEO of Milestone Communications, presented a PowerPoint presentation and fielded questions from

the Committee. Responding to questions from Chairman Hall, Forkas explained the procedure for processing construction, leasing, and maintenance requests on FCPS property. Commissioner Litzenberger pointed out a recent case where a telecommunications applicant had proffered all revenues from their facility at Westfield High School back to the community. Dean Tistadt, Chief Officer, Facilities and Transportation Services, FCPS, told Litzenberger he would raise this with the School Board but doubted the idea would be embraced if FCPS as a whole did not benefit.

In a reply to Commissioner Flanagan, Forkas noted that the total revenue reported in last year's Capital Improvement Program had not taken into account the one-time \$25,000 fee that FCPS received for each monopole placed on school property. If the School Board decided in favor of allowing treepoles on elementary school sites, he said, such applications would generate approximately \$3 million per year to the school system and \$7 million over the next four to five years. The schools would also benefit from reduced costs and higher efficiency with high-speed internet since the telecommunication infrastructure would be located nearby, Forkas said.

Chairman Hall recommended that uniformity should be an objective with the monopoles; antennas should be mounted facing the same direction on the platforms to maintain consistency and aesthetics. Responding to a question from Commissioner Flanagan, Forkas stated that Milestone would no longer build flush-mount or use flagpole towers since they would not cover the demands of a 4G network. All Milestone poles would be designed to accommodate five carriers, Forkas said, as it would not be economically feasible to restrict one carrier per monopole.

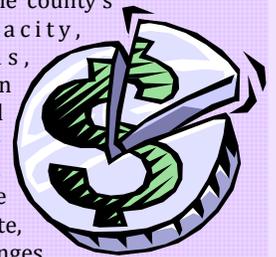
At its April 14th meeting, the Committee discussed and recommended approval to the Planning Commission of the Zoning Ordinance Work 2010 Program. (The Planning Commission subsequently recommended approval to the Board of

Supervisors at the PC meeting on April 14th.) The Committee also briefly discussed the issue of tandem parking, deciding that no further action was needed by the Committee.

Capital Improvement Program Committee

Members: Frank de la Fe, John Litzenberger, Rodney Lusk, Peter Murphy, Tim Sargeant

The Capital Improvement Program (CIP) Committee met on March 24th to discuss the proposed FY 2011-2015 Advertised CIP (With Future Fiscal Years to 2020). Topics included: the Dulles Corridor Metrorail Project and the Wiehle Avenue Metro Station, the county's bond capacity, referendums, limited paydown program, capital renewal, the proposed increase in the stormwater rate, future challenges requiring both capital and operating support, the Park Authority Telecommunications Policy Program and the use of Public Schools facilities and resources to provide community programs.



Martha Reed, Capital Programs Coordinator, and Len Wales, County Debt Manager, Department of Management and Budget, responded to questions from Committee members regarding these issues.

Commissioner de la Fe recommended that the county explore the possibility of acquiring available vacant office space to house the public safety headquarters and allow for the replacement of the aging Massey building. Following the Committee's discussion, Chairman Lusk said he would incorporate Commissioner de la Fe's suggestion into the Committee recommendations he would propose at the Commission's CIP Markup on March 31st.



Congratulations and Farewell to Norma Duncan

**Retire from work,
but not from life.**

– M. K. Soni

Norma J. Duncan began her six-year career with the Planning Commission Office in January 2004 continuing until her retirement on April 2, 2010. As an Administrative Assistant III, her duties were varied, ranging from managing an application database, maintaining and tracking "feature shown" deadlines, updating the Commission's Web site, to handling front desk duties.

In recognition of her exceptional service to Fairfax County, Duncan received an Outstanding Performance Award (OPA) on March 26, 2010 during the Employee Awards Ceremony held in the Government Center Forum. The commendation, read by Human Resources Director Susan Woodruff, follows.

"Norma, on her own initiative – in addition to performing her regular duties – volunteered to take on two additional tasks. First, she volunteered to index scanned archived Planning Commission Minutes to enhance application searchability. She then volunteered to assume the additional duty of posting calendar and application information on the Planning Commission's website to ensure prompt availability of information to the public about actions of the Commission. Both tasks have required extensive research and have been completed successfully."

As an OPA recipient, Norma received a certificate, two days of administrative leave and a coffee mug. The award was presented by County Executive Tony Griffin, Board of Supervisors Chairman Sharon Bulova and Mason District Supervisor Penny Gross (Chairman of the Board's Personnel Committee).

At the Planning Commission meeting on March 10, 2010, Chairman Peter F. Murphy, Jr. congratulated Norma on her

achievement:

"You know, being a receptionist for the Planning Commission means one thing; you're the first person to answer the phone and you're the first person to open the door when the citizens come and call or come to visit the Planning Commission Office, some with a perplexed notion as to what we do and how we do it; and others with a complaint, and very few that come in and praise. And Norma handles it all extremely, extremely well. And I'm glad she's getting the [outstanding performance] award...it's truly well deserved."

Duncan admits that she has mixed thoughts on retiring, which she says are "part terror, part glee." She expects to remain in her home in LeeHi Village where she has lived for 29 years, but says



County Executive Tony Griffin, Duncan, Board Chairman Sharon Bulova and Mason Supervisor Penny Gross

"if something came up that looked potentially good" she would consider moving. Her retirement plans include gardening, organizing personal files and photos, taking day trips and visiting family and friends. As an aspiring author, Norma also intends to complete a murder mystery novel she has been writing in her spare time.

One of the day trips Duncan looks forward to taking is a visit to New York City to see the Statue of Liberty. She says she will also check out the Reston Community Center's trip schedule for seniors to learn about more exciting places she can visit. "I've never been anywhere so it's all new to me," she noted. Duncan's first trip as a

new retiree was to Columbus, Ohio to help her mother celebrate her 90th birthday on April 11. After spending a few days with family, she flew to Miami on April 19 and boarded the Carnival Imagination for a cruise to Cozumel, Mexico by way of the Florida Keys.

Duncan has had a diverse career background, having worked for Science Applications International Corporation as an Executive Assistant with the General Services Administration, Office Manager for Valu.net, Administrative Assistant with Electronic Data Systems, Senior Secretary with McDonnell Douglas, Lead Secretary with the Veterans Administration's Office of Construction and administrative positions at the Social Security Administration and the Army Security Agency. Of the many jobs she has had in

her adult life, she considers her "job with the Veterans Administration as Head Secretary in the Office of Construction Personnel (Management Staff) as probably the most meaningful and challenging." "The job was diverse; I dealt with the top dogs of every department because of what we did. It was a closed office in that we had to keep secrets," Duncan explained. She recalled a time when one of her bosses, Mary Jo Cook ("a redheaded Texan who had worked in the Johnson White House") rented a theatre so they could watch "Gandhi" and later went to her house to eat 1000 year-old soup. She also recalled other times she and her coworkers would eat lunch at the park across from the White House. Duncan notes that Ms. Cook "was ahead of her time on morale boosting and in trying to do something about smoking in the office. She was a hard hitter."

When asked what she considered her major accomplishment at the Planning Commission Office, Duncan responded, "Just that I did a good job." One of the most important things she said she learned from her time at the county was that "people will protest almost anything." When questioned about advice she would give to a new employee to the county, she

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2010 Planning Commission

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 Springfield District

Walter Alcorn
 Vice-Chairman
 At-Large

Suzanne Harsel
 Secretary
 Braddock District

Frank de la Fe
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 Mason District

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 Sully District

Earl Flanagan
 Mount Vernon District

Jay P. Donahue
 Dranesville District

Timothy Sargeant
 At-Large

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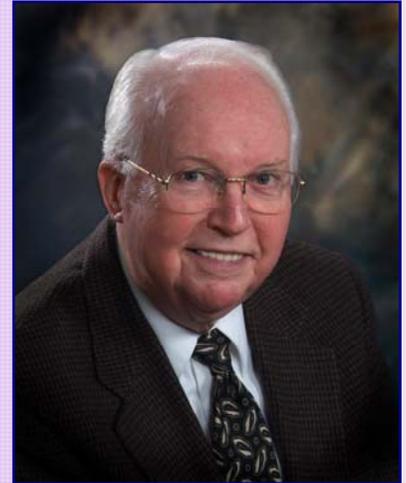
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Flanagan Reappointed

On Tuesday, February 23, 2010, the Board of Supervisors reappointed Earl Flanagan to his first four-year term as the Mount Vernon District Representative on the Planning Commission. Flanagan was first appointed by Mount Vernon Supervisor Gerald Hyland on December 4, 2006, to complete the unexpired term of former Commissioner John Byers. Commissioner Flanagan was sworn-in at the Commission meeting on Thursday, February 25, 2010, by the Honorable John T. Frey, Clerk of the Fairfax County Circuit Court. His term will expire at the end of December, 2013.



Officers Re-Elected for 2010 Term

The Planning Commission re-elected its officers for 2010 on January 14th. Springfield District Commissioner Peter Murphy was re-elected Chairman for the nineteenth consecutive year and Commissioner At-Large Walter Alcorn was re-elected to his fourth term as Vice-Chairman. Suzanne Harsel, Braddock District Commissioner, was again elected Secretary for the nineteenth year and Hunter Mill District Commissioner Frank de la Fe was re-elected to his fourth term as Parliamentarian.

Farewell to Norma Duncan

(Continued from page 11)

replied, "Just do your job to your best ability, listen and learn who people really are." She says the one thing she will miss the most from her time at the county is the people she saw everyday.

Adamant that she did not want a big retirement party, Norma was taken to the Cheesecake Factory for lunch with her co-workers on her final day with the office (April 2, 2010), where she was presented with gifts from both the Planning Commission and the Commission staff.