Planning Communicator

A Publication of the Fairfax County Planning Commission August 2007

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Commissioner Spotlight

The focus of this issue's spotlight is on Kenneth A. Lawrence, Providence District representative, who has served on the Planning Commission since 2004.

Ken Lawrence was born and raised in Western New York and first arrived in Fairfax County when he was assigned to Fort Belvoir in 1955. He met his wife, Joyce, at that time, when he would try to park his MG vehicle close to the MG that she owned. They recently celebrated their 49th wedding anniversary and Lawrence notes that they still have his wife's 1953 MG. Lawrence and his wife still live in the same Briarwood house they moved to in 1964. They have three grown children who live in Fairfax County, Berryville and San Diego and visit their two grandchildren often.

Lawrence first became interested in local land use when he aligned with his neighbors to oppose a proposed development of townhouses, a hotel and other uses on property located across Nutley Street from the Vienna Metro Station access road. His citizens' association leader persuaded him and his neighbors to testify before the Planning Commission and Board of Supervisors. Later, that same person also encouraged Lawrence to serve as the Briarwood representative on the 2001 Area Plans Review (APR) task force. That person is current Providence District Supervisor Linda Smyth, who appointed Lawrence in January 2004 to complete her term on the Planning Commission. Supervisor Smyth reappointed Lawrence to a full four-year term that

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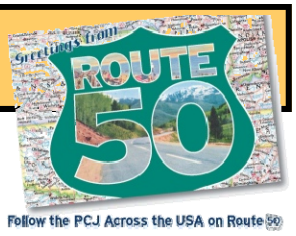
On the Road with the *PC Journal*



Beginning in late May, Wayne Seville, editor of the *Planning Commissioners Journal,* with periodic assistance from his Office Manager Betsey Krumholz, traveled coast-to-coast for about six weeks to discuss issues facing local planning commissions in jurisdictions located along Route 50. Fairfax County was included among the designated stops.

The *Planning Commissioners Journal's* writing team traveled the length of Route 50, a 3,073 mile stretch of highway from Ocean City, Maryland to West

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On the Road with the *PC Journal*

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Sacramento, California. During that time, the team visited approximately 60 different jurisdictions to learn what similarities and differences planning commissions face in their respective localities.

On Friday, June 1st, Betsey Krumholz met with Commissioners Walter Alcorn, Frank A. de la Fe, and Ken Lawrence, and Executive Director Barbara Lippa at the Commission office in the Government Center.

At that meeting, Krumholz spoke about the *Journal's* motivation for the road trip and described what they hoped to accomplish. She explained that the inspiration for the Route 50 experiment evolved out of a series of special interests (water, energy, etc.) that were constantly mentioned in discussions with various planning commissioners around the country. The *Journal* staff believed that an article about the differing ways in which commissions throughout the nation handled these issues would be both interesting and insightful for their readers.

Planning Commission Director Barbara Lippa and Commissioners Kenneth Lawrence, Frank de la Fe and Walter Alcorn meet with Betsey Krumholz of the Planning Commissioners Journal

At the Fairfax County meeting, the topics of conversation ranged from traffic and density to job centers and the "big box" retail issue. The development of Tysons Corner and Reston Town Center were discussed by Commissioners Lawrence and de la Fe, respectively, with the concept of growth management being a universal theme. Following the discussion, Ms. Krumholz toured parts of Tysons Corner.

In addition to Fairfax County, Krumholz visited Arlington, and Middleburg, Va., while Seville spent time in Washington, D.C. Topics discussed at those meetings ranged from planning future national memorials to controversies surrounding the development of a luxury resort.

The *Planning Commissioners Journal* team completed their coast-to-coast trip on July 9 in West Sacramento, California. To read about their experiences and to view pictures, visit the *Planning Commissioners Journal* website at www.plannersweb.com or http://www.rte50.com.

PC Members Recognized As 2007 *Fairfax Royalty*

At-Large Commissioner Walter L. Alcorn (pictured left) and Providence member Kenneth A. Lawrence (pictured right), were among the honorees named as 2007 Lord and Ladies Fairfax.

The tradition of selecting Lords and Ladies Fairfax began in 1984 as a way to recognize outstanding citizens in this County, as part of Celebrate Fairfax Fair. Each year, the Board of Supervisors selects two people from their respective districts who have demonstrated exceptional volunteer service, heroism or other special accomplishments to receive the award. The 2007 Lords and Ladies were first officially honored by the Board at the June 4th meeting at 9:00 a.m. Later that evening, the Lords and Ladies were again honored at a special event hosted by Celebrate Fairfax, Inc. and the Board of Supervisors at the County Government Center.

Do you have a great story idea for the Planning Communicator?
If so, please send your ideas to Kara DeArrastia at kara.dearrastia@fairfaxcounty.gov, or to Christopher Remer at christopher.remer@fairfaxcounty.gov.

Commissioner Lawrence Spotlight

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began in January 2005.

Lawrence has witnessed two major types of land use change in the Providence District since his appointment to the Commission. "One is the conversion of previously-approved office to residential, usually to some form of multi-family residential. The other is the increasing number of mixed-use applications that are coming up, especially as transit-oriented development proposals," he said.

When asked what he considered his most memorable land-use case to date, Lawrence joked: "Providence is such a quiet district that it's hard to think of a case that's really memorable." After careful consideration, he replied that in his "few years' experience," it would have to be the Fairlee/MetroWest Plan Amendment and rezoning. He noted that he was forced to think outside his neighborhood and the Providence District and consider countywide impacts when assessing the proposal. Although Lawrence also highlighted the Tysons Mall and Merrifield Town Center proposals, he said Fairlee remained the most memorable thus far because it was his first experience with such a complex proposal.

With regard to applications in other areas of the county, he recalled reviewing a case in the southern portion of the county "which had what was to me an absolutely bizarre set of lot lines, done to get frontage for the maximum number of subdivisions of a property." Lawrence disclosed, "When I looked at the diagram layout of the lots that we were given for the hearing, I thought the whole thing was some sort of joke that was played on rookie commissioners." He noted that case and similar others "led to the Zoning Ordinance Amendment on lot proportions," which he believes "will take 'Kafka' out of Fairfax land use, at least to some degree."

Lawrence credits the emergence of information technology in enabling and encouraging "much broader public participation in the land use planning process." He anticipates future technological developments, such as plugging specific APR nominations into "My Neighborhood" on the county's web site as well as more extensive use of the web for the Tysons Land Use Task Force work as it proceeds.

As a member of the Commission's Transportation Committee, Lawrence believes the committee's recent work on amending the county's Transportation Plan Map was "very significant." He noted that this achievement "demonstrates the use of information technology in the process of conforming text and graphics." Lawrence commended the county staff members who "performed in an outstanding fashion to handle the sheer amount of information that had to be meticulously scrutinized. It allows those interested, particularly property owners, to be more confident about their special concerns, in that text and graphics are now much more likely to agree on what is planned," he said.

Lawrence has maintained his membership with the Northern Virginia Family Services' Training Futures Association of Virginia since the late 1990s. He explained that the program provides "people who are stuck in low-income jobs a new start in jobs that can lead both to much higher incomes and to career ladders. The training goes beyond office and computer user skills to include very effective sessions on how to get a good job, and having gotten one, how to keep it and get promoted. Measured results show that graduates have a very high degree of success – so much so that the program returns far more in increased earnings and economic participation such as buying a home than it costs in donations and grants to run it." Trainees are also able to earn college credits through Northern Virginia Community College and many continue their college work after graduating from the program. Lawrence credits Training Futures with enhancing the lives of over a thousand people and considers it an honor to be part of such a wonderful program. Lawrence also started volunteering with the American Lung Association of Virginia around 1982, and for about 20 years, was an instructor for the association and other groups in smoking cessation clinics where he had the opportunity to "help many people quit smoking." He recently became a member of their Government Relations Committee where he coordinates with other members to help the association achieve various legislative goals.

Lawrence retired from a 40-year career in private industry and the federal government and enjoys traveling with his wife. He notes that one of his fondest travel memories was "down the Danube from Budapest to the Black Sea, with visits to the major Balkan nations along the way. The people we met were very proud of their democratic forms of government. We thought it was significant, though, that none of the younger people wanted anything to do with the idea of work in public service," he recalled.

Lawrence modestly suggests that others would be more adept to say what, if anything, may be his major accomplishment on the Planning Commission. "There are so many people with so much knowledge and experience – it's been a tremendous learning experience." He admits: "Perhaps the great accomplishment to date has been survival."

Planning Commission Certification – Virginia style

There are many different ways that planning commissioners across the Commonwealth of Virginia handle local land use planning and zoning issues but common ground can be found in the training certification program available to local planning commissions, boards of zoning appeals, and professional planning staff.

For almost sixty years, the Citizens Planning Education Association of Virginia, Inc. (CPEAV), formerly known as the Virginia Citizens Planning Association (VCPA), has been helping to educate appointed officials (planning commissioners and members of zoning appeal boards), elected officials, staff, and citizens on polices and procedures related to planning and zoning in an effort to strengthen their capacity for skillful, knowledgeable and responsible community planning and decision making.

This spring Fairfax County's two newest Planning Commissioners, Earl Flanagan and Tim Sargeant, along with Christopher Remer, Communications Specialist II with the Planning Commission Office, attended planning commissioner certification classes sponsored by CPEAV. Flanagan, Sargeant, and Remer began their certification process with class #56, which held its first two sessions on March 12 and 13 in Richmond. Following completion of the home-study component, Flanagan and Remer concluded their training and received their certification at a two-day session in Charlottesville on May 24-25. Commissioner Sargeant could not attend the Charlottesville session and will receive his certification with class #57 in August.

Taught by CPEAV's Director of Education, Michael Chandler, the class brings together planning commissioners from all regions of the state, which provides an eclectic insight into the various problems and solutions encountered by the participants. Attendees range in experience from newly-appointed officials with no experience to veterans who have been serving on a planning commission or board of zoning appeals for several years.

Beginning in 1985, the CPEAV (formerly VCPA) certification program was one of the first in the country to help planning commissioners. After their recognition by the American Planning Association in 1987, the program served as a model for other states, localities and universities to develop their own training programs. Today, more than 35 states offer training programs for new commissioners, though none are as rigorous as the Virginia program.

"The component from the Virginia program that no one has copied is the home study portion. People across the nation are amazed that planning commissioners in Virginia agree to read four books, answer a series of true/false questions based on the books, complete four essays and visit and critique a PC meeting outside their own locality. When I have been asked how we got this part of the program approved by PC members in Virginia, I simply state that we set the bar high in Virginia and Virginia's local planning commissioners as well as professional planners have responded in kind," explains Chandler.

Of interest is that attendees - not instructors - requested a greater workload for commissioner certification. When the program started in 1985 it was a 1 ½ day program utilizing just one textbook and was only offered once a year until 1989. Today, the course has grown to its current requirements and is offered three times per year for a total of six classroom sessions overseen by Chandler.

CPEAV Director of Education, Michael Chandler, answers questions from the students of Class #56 in Charlottesville, VA. Chandler overseas six classroom sessions per year with CPEAV.

Change is nothing new for CPEAV, which was originally formed in 1950 as the Virginia Citizens Planning Association by members of the Virginia Department of Housing and Community Development, who also helped form the curriculum. Chandler himself was a faculty member at Virginia Tech when VCPA was established and he became the Director of Education in 2003. VCPA was officially merged into CPEAV in July, 2005.

The program has also changed the way that planning commissions do business and Chandler believes that the quality of planning commissions has improved as a result of the program. "There is little question the PC (planning commission) is now viewed as a key player in the planning process. As a result of the certification program, PCs are making better decisions at the local level. PC members are more confident as they go about their business. There is a greater appreciation today for the good a competent PC can deliver at the local level. These statements are validated by

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Planning Commission Certification—Virginia Style

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the fact that numerous localities have mandated that newly-appointed PC members take the certified PC program within a certain length of time following their appointment to the PC," Chandler states.

Naturally, the blending of different localities in his classes allows Chandler to keep abreast of happenings in the state, and the Northern Virginia region is no exception. As the population of this area has grown, so has its number of planning issues and their impact on the rest of the state.

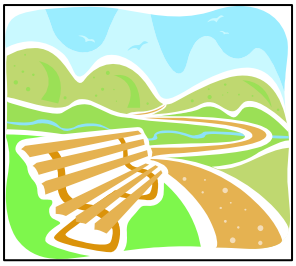
Chandler notes that "Planning Commissions throughout Northern Virginia face enormous challenges. This has been the case since the end of World War Two. The planning issues and challenges have grown in scope and complexity as well as geographic scale. The question of how best to manage growth is no longer restricted to Fairfax County alone. The Northern Virginia of today extends westward to Frederick County and Shenandoah County as well as south to Caroline and King George Counties. Solutions to local problems are needed of course. But many of the problems and opportunities facing the new northern Virginia will require regional dialogue and regional collaboration. It is likely local planning commissions across northern Virginia will find they need to be talking to one another more than ever before. In so doing, the PCs will be cutting a new path other PCs across the state might choose to emulate. As NOVA (Northern Virginia) goes, so goes eventually, many of Virginia's other distinct geographic regions. NOVA has and will continue to be the trend setter."

"As NOVA (Northern Virginia) goes, so goes eventually, many of Virginia's other distinct geographic regions. NOVA has and will continue to be the trendsetter."

Flanagan and Sargeant are not the first planning commissioners from Fairfax County to take advantage of the CPEAV certification program. In 1986 former Planning Commission Chairman George Lilly became the first certified planning commissioner in Fairfax County. Since that time, numerous Fairfax County Planning Commissioners have attended this training. Current Commissioners who have completed the certification process are Vice Chairman Walter Alcorn, Janet Hall, Nancy Hopkins, Ron Koch, Ken Lawrence, and Rodney Lusk. The certification program was also completed by two current staff members: Executive Director Barbara Lippa and Assistant Director Robin Hardy.

According to Chandler, "The greatest gain or benefit a (PC) member gains from the certified PC program, I believe, is the confidence they can discharge the duties and responsibilities they have been given in an efficient, equitable and ethical manner. The planning commission is charged by the *Code of Virginia* with the responsibility of inventing their locality's tomorrow today. This is a calling of the first magnitude and it is a responsibility that should not be taken lightly by any planning commissioner anywhere. This is the special mission that the CPEAV has been and remains committed to fulfilling."

Fairfax County Trail Maps Now Online



The Fairfax County Park Authority (FCPA) maintains a network of over 200 miles of trails throughout the county, providing access to natural areas and linking parks and neighborhoods. These trail maps are now available online for convenient viewing and downloading at http://www.fairfaxcounty.gov/parks/trailsframe.htm. The maps show the nearest points to access a trail, the location of stream crossings, and provide trail descriptions and distances. For more information about trails, contact FCPA's trails coordinator at 703-324-8726 or visit the above website. Trail maps are also available at the Herrity Building, 12055 Government Center Parkway, Suite 927, Fairfax.

Planning Commission Mailbag

Readers are welcome to submit questions via the Planning Commission Web site and receive answers in future issues. All questions should be submitted to:

plancom@fairfaxcounty.gov or via our Web page at http://www.fairfaxcounty.gov/planning.

What are public facilities?

The Comprehensive Plan defines public facilities as "Facilities that are required to support the services and functions provided by the county government or public utility companies…support the community and its development and enhance the overall quality of life." These facilities include such community necessities as schools, parks, water and sewer lines, drainage and stormwater management facilities, police and fire stations, and various types of telecommunications and public transportation facilities.

What is a 2232 application?

Section 15.2-2232 of the *Code of Virginia* requires that the Planning Commission review public facility, public utility, and public service corporation proposals, including mobile and land-based telecommunication facilities to be located on existing or replacement structures and the placement of antennas and their related equipment structures. A 2232 application requires a public hearing before the Planning Commission if the facility is not featured in the Comprehensive Plan. 2232 applications must comply with review and notification procedures similar to that of other land-use applications that require a public hearing. After the public hearing, the Planning Commission determines if the general or approximate location, character and extent of the proposal is substantially in accord with the county's Comprehensive Plan and either approves, denies or defers decision on the proposal.

Are there any special circumstances that would prompt the Board of Supervisors to hold a public hearing on a 2232 application?

The Board of Supervisors will hold a public hearing on a 2232 application if the decision of the Planning Commission is appealed by the applicant or if the Board, on its own motion, chooses to hear the application. In accordance with the Standard Operating Procedures for reviewing 2232 public facility projects approved by the Board of Supervisors on July 25, 1994, a public hearing will automatically be held by the Board on all 2232 proposals by the Fairfax County Redevelopment and Housing Authority after a decision has been rendered by the Planning Commission.

What is a *feature shown* application? ✸

A public proposal, as defined under *Virginia Code* Section 15.2-2232, may be a *feature shown* of the Comprehensive Plan if it is either specifically identified on the Plan map or described by the Plan text relative to character, features, type and location. If the Planning Commission concurs with the staff recommendation that a particular item is a *feature shown*, then the application is approved administratively without a public hearing. Should the Commission disagree with the staff recommendation; a public hearing will then be scheduled on the proposed application.

What is a *consent agenda* application? ✸

Consent agenda applications are defined under the Public Facilities Policy Plan guidelines as certain telecommunications proposals of very low impact that can be approved by the Planning Commission without a staff report and public hearing.

✸In connection with such determinations, the Planning Commission may, and at the direction of the Board of Supervisors must, hold a public hearing on *feature shown* or *consent agenda* applications, after notice as required by *Virginia Code* Section 15.2-2204.

How are the deadlines set for these applications?

Except for applications involving telecommunication facilities, a *feature shown*, *consent agenda* or 2232 application must be acted on by the Planning Commission within 60 days of the official acceptance date of the application by the Department of Planning and Zoning, unless such time has been extended by the Board of Supervisors or the applicant. For such applications involving telecommunications facilities, the Planning Commission must act within 90 days of the official acceptance date unless the Board authorizes an extension of time for consideration by no more than 60 additional days, or the applicant may agree to extend the proposal indefinitely.

Quarterly Land Use Actions

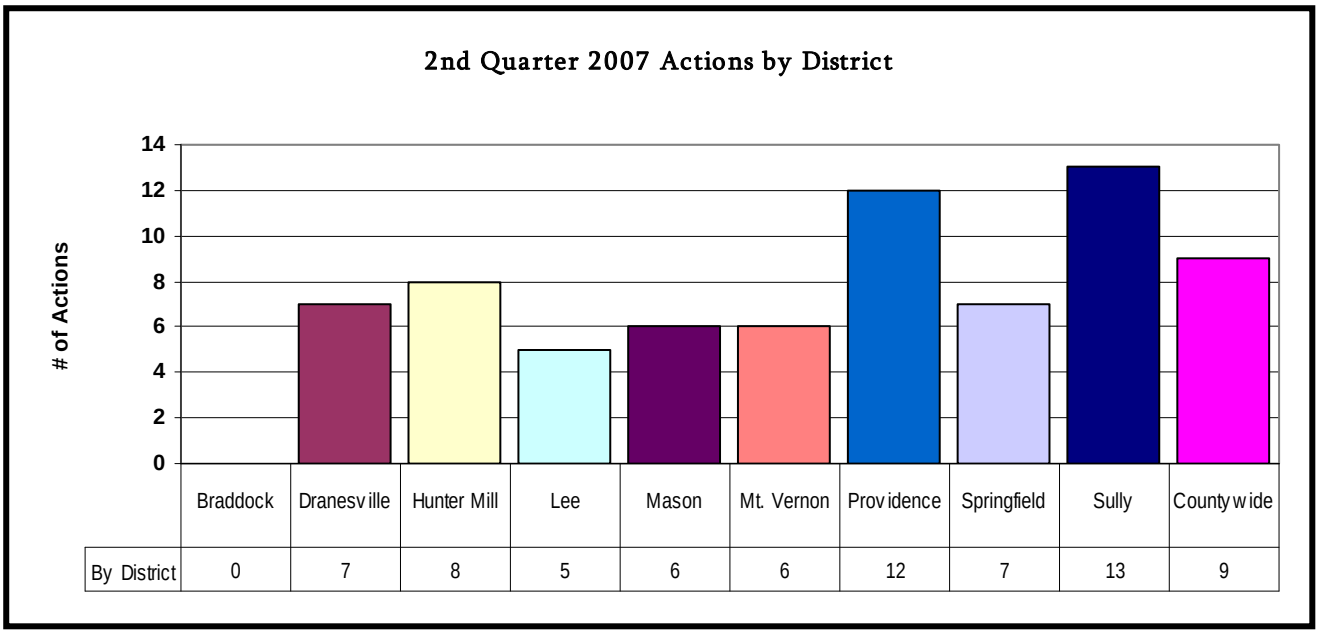
2007 Second Quarter Overview

During the months of April, May and June of 2007, the Planning Commission held 13 regular meetings and took action on 73 land use applications. Five meetings (one in April, three in May, and one in June) were cancelled because the public hearings on the scheduled agenda items were deferred to future dates. There was a significant decline in the number of second quarter speakers when compared to the second quarter of 2006. This drop in citizen testimony is directly attributable to (1) the deferral of numerous complex and/or controversial applications to future dates, and (2) the 2007 Plan monitoring phase of the cyclical Area Plans Review process which does not propose site specific amendments to the Comprehensive Plan. The chart below documents second quarter land use activity over a five-year period:

Second Quarter Comparison: 2003 - 2007					
	2003	2004	2005	2006	2007
Meetings	16	13	15	16	13
Speakers	168	95	190	209	45
Actions	89	70	97	93	73

District Breakdown

During the second quarter of 2007, the Planning Commission took action on more land use applications located in the Sully District than in other Districts. The figure below depicts second quarter activity for each district.



Thanks to all our Planning Commission Fair Volunteers!

Volunteers (from left) Mary Pascoe, former PC Clerk, PC alumni Steve Hubbard (Dranesville District) and Laurie Frost Wilson (At-Large), PC Chairman Pete Murphy and alumni member John Thillmann (Centreville (now Hunter Mill) District) awaiting the crowds at the PC Beverage Booth.

This year marked the 26th year that current and former Planning Commissioners and staff, and their families and friends had the privilege of serving ice cold beverages to attendees at the Celebrate Fairfax! Fair. Thanks to our "family" for volunteering at the Commission beverage booth from Friday, June 8, through Sunday, June 10: **Pete, Charlene and Cherilyn Murphy; Walter Alcorn; Frank de la Fe; Earl Flanagan; Suzanne Harsel; Jim Hart; Nancy Hopkins; Ron and Lois Koch; Ken and Joyce Lawrence; Rodney Lusk; Barbara Lippa; Robin Hardy; Chris Remer; Kara DeArrastia; Norma Duncan; Steve Hubbard; Ilyrong and Joonyoung Moon; Linda and Nigel Smyth; John Thillmann; Laurie Frost Wilson; Mary Pascoe and Myra Musialkiewicz**.

Special thanks to Chairman Murphy for his contribution of time and energy to the weekend event and to Barbara Lippa, Executive Director, for coordinating the volunteers and scheduling coverage for the weekend. All proceeds from the booth's sales, in addition to separate donations, have been contributed to the Hokie Spirit Memorial Fund, which was established to honor the victims of the tragic events of April 16, 2007 at Virginia Tech.

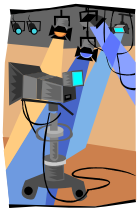
Planning Commission *Roundtable*

The Planning Commission (PC) *Roundtable* is a 30-minute televised panel discussion by various "experts" on land use related issues of interest to Fairfax County residents. Initiated in 2003, the *PC Roundtable* has covered more than 30 topics. Planned programs for September and October will feature the Economic Development Authority and the Water Authority.

The two programs described below were broadcast in June, July and August 2007.

"Green Building" - What Does the Concept Mean? - Broadcast in June 2007

This edition of the *Planning Commission Roundtable* explored the concept of "Green Building" and answered the following questions. What is "Green Building"? How does such an approach to building affect construction costs and the efficiency of buildings? How can this method benefit our overall environment at the local, county, and regional levels? The program featured Planning Commission Chairman Pete Murphy and his guests: At-Large Planning Commissioner Jim Hart, Chairman of the Commission's Environment Committee; George Lamb, Vice-Chairman of the Environmental Quality Advisory Commission; and Noel Kaplan, Senior Environmental Planner with the Department of Planning and Zoning.



"Green Building" - Fairfax County style - Broadcast in July-August 2007

The current edition of the *Planning Commission Roundtable* continues to explore the concept of "Green Building", implications for the environment and citizens, and how it is being utilized for County buildings. Questions discussed included: 1) how can this method benefit our overall environment at the local, county, and regional levels? And, 2) what are the future plans for Green Building in Fairfax County? The program features Planning Commission Chairman Pete Murphy and his guests: At-Large Planning Commissioner Jim Hart, Chairman of the Planning Commission's Environment Committee; Carey Needham, Chief, Building Design Branch, Planning and Design Division, Department of Public Works and Environmental Services (DPWES); and Teresa Lepe, Project Manager, Planning & Design Division, DPWES.

The *PC Roundtable* can be viewed via live video streaming during the scheduled Channel 16 broadcast or anytime through Video on Demand at http://www.fairfaxcounty.gov/cable.htm.

Comprehensive Plan Review Comparisons, Part 2

Section 15.1-446.1 of the *Code of Virginia* requires that all local governments prepare and adopt comprehensive plans. Section 15.-1-454 requires that those plans be reviewed years.

The Comprehensive Plan review process in Fairfax County provides for the cyclical review of the Policy Plan as well as the four Area Plans. The chart below compares this process with other regional neighbors not covered in the May 2007 issue.

Name of Jurisdiction	Description of the Comprehensive Plan Amendment Process—Frequency of reviews or amendments	Ad hoc amendments: Extent of separation between the Comp. Plan amendment and land use application.	Comp Plan process divided by topic or geographic area?	Key issues in the last two years. Current problems with regard to growth and Comprehensive Plan.
Fairfax County	Four-year cycle Plan monitoring Policy Plan North County Area Plans South County Area Plans.	Many out of turn amendments are initiated w/ zoning applications. Activities are processed on a coordinated schedule w/ Board action on Plan amendments prior to the PC public hearing.	Area plans organized with a geographic hierarchy. Policy Plan is organized by topic.	Traffic Environment Mass-transit Affordable Housing.
Town of Warrenton	Five year review cycle.	Must be in conformance with the Comprehensive Plan.	By topic.	Scarcity of land to develop; only five unoccupied parcels left in the township.
City of Falls Church	Five year review cycle.	City Council may direct the Planning Commission to prepare an amendment and submit to public hearing within 60 days of written request by the Council.	By topic.	Environment, open space, and transportation are key issues.
Fauquier County	Five year review cycle.	If an application is not in conformance with the Comprehensive Plan, an amendment is needed.	Geographic Area (service district) and topic.	Preservation of open spaces and agricultural areas, creation of job opportunities, enhanced transportation without disruption of natural scenic areas.
Town of Purcellville	Every five years.	Land use applications must be in conformance with the Comprehensive Plan.	By topic.	Traffic management, street side improvements, historic preservation.
Town of Leesburg	Timetable is set for five years, but is subject to more frequent amendments with a Plan monitoring process and formal surveys conducted by the citizens.	Any citizen or developer may apply to amend the Plan.	By subject category, though specific areas may be highlighted.	Growth management, traffic, providing economic and housing opportunities that reflect the character of old and historic downtown.
City of Manassas	Many reviews of the Plan have been undertaken since 1989; individual portions of the Plan may be reviewed and amended as needed.	Amendments can be initiated as needed since individual portions of the Plan can be reviewed.	Divided by topic and subdivided by study areas.	Land use is a key topic-Manassas has reached a 90% development rate on existing land.
City of Manassas Park	At least once every five years.	No established procedures, amendments can be accepted at any time.	By topic.	Transportation, public facilities, lack of developable land.
Town of Vienna	Every five years.	Amendment does not have to be in place prior to receipt of application.	By topic (objectives).	Preservation of single-family housing, traffic congestion, historic preservation.

Committee Activities: May-July 2007

There were nine committee meetings held during May, June and July. Each committee is working on specific land use-related issues and will continue to do so through the remainder of the year. The following is a brief synopsis of Committee activity from May through July

Environment Committee

Members: James Hart, Nancy Hopkins, Rodney Lusk, Tim Sargeant
Alternates: Walter Alcorn, Frank de la Fe, Ken Lawrence

On May 16th, the Environment Committee received a briefing from the Northern Virginia Building Industry Association (NVBIA) and from the National Association of Home Builders (NAHB) on green building practices and programs. Committee members learned that the NVBIA had recently adopted the Model Green Building Guidelines utilized by the NAHB. The Committee was informed that that the Leadership in Energy & Environmental Design for Homes (LEED-H) Program was a pilot program developed by the United States Green Building Council and had not yet been adopted by any jurisdiction.

At the May 31st meeting, the Committee reviewed the draft amendment that proposed revisions to the Environment section of the Policy Plan to strengthen Comprehensive Plan guidance regarding air quality issues and green building practices. Committee members recommended several revisions to the proposed amendment and met again on June 27th to complete review of the current version of the proposed amendment. (On July 9th the Board of Supervisors authorized a public hearing on S97-CW-3CP, consistent with the proposal endorsed by the Commission's Environment Committee, but requested that the Commission also investigate methods to provide incentives for implementation.)

On July 25th, the Committee convened in response to this directive from the Board of Supervisors to begin consideration of various types of incentives that could produce more green building in the County and possibly add language to the proposed language for S97-CW-3CP. The Committee will continue discussion of this issue at a special August 13th meeting and anticipate holding a citizen workshop in early September.

Fort Belvoir Committee (BRAC)

Members: Earl Flanagan, Rodney Lusk, Pete Murphy, Tim Sargeant

The Fort Belvoir Committee held its initial meeting on May 2nd to discuss the overall approach to the BRAC-related APR process and how this would fit within the timeline of the other ongoing Comprehensive Plan studies and upcoming Area Plan Review efforts.

DPZ staff explained that the existing conditions report had been started, with a January 2008 completion date anticipated. Staff also presented a proposed map of the study area and received concurrence from the Committee. The Committee was briefed on the expected use of Federal grant funds which will allow the hiring of additional staff to work on this project, with particular emphasis on communication and outreach efforts. Discussion also ensued on the potential redevelopment of Springfield Mall and its potential impacts.

The next meeting of the BRAC committee has been set for Thursday, September 20th at 7:00 p.m.

Parks Committee

Members: Frank de la Fe, James Hart, Rodney Lusk
Alternates: Suzanne Harsel, Earl Flanagan, Ronald Koch

The Commission's Parks Committee met with members of the Park Authority on May 30 to review the alternative methods of guiding the provision of park proffers and to discuss the need for higher per capita fees of $893. for each new resident. Following the Committee endorsement, the Park Authority staff subsequently presented this information to the Planning Commission on June 21st.

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Committee Activities: May-July 2007

(Continued from page 10)

Policy and Procedures Committee

Members: Walter Alcorn, Suzanne Harsel, James Hart, Janet Hall, Ken Lawrence
Alternates: Earl Flanagan, Nancy Hopkins, Rodney Lusk

The Policy and Procedures Committee met on May 24th, June 13th and July 26th to discuss a process for the next Area Plans Review (APR) cycle from 2008 to 2011.

On May 24th the Committee started a series of meetings with staff from the Department of Planning and Zoning to discuss proposed changes to the APR process, including improvements to public outreach, and options for the timing of the next cycle. Staff reported on meetings held with APR task force representatives, staff and Commissioners noting some of their recommendations to include: simplifying language used in outreach materials and making information more accessible to the public. The Committee also discussed the need to formulate a training strategy for APR task force participants and a communications strategy for notifying the public of the upcoming APR process.

At the June 13th meeting, the Committee exchanged ideas on early screening of nominations, screening criteria, deferrals for special studies, and when and if task force votes on original nominations should be taken. Handouts (available for review at the Commission office) were distributed as follows: Proposed Communication and Strategy Outreach Effort, Timeline of Special Studies and the 2008-2009 North County and 2009-2010 South County proposed timelines.

On July 26th, the Committee met with a representative from the Virginia Department of Transportation (VDOT) to discuss their new Traffic Impact Analysis requirement for Plan Amendments and other land use applications that meet certain threshold requirements. In addition, the Committee approved the proposed timeline for the North and South APR cycles. (The Planning Commission subsequently ratified the Committee's recommendation on the APR timeline at its regular meeting).

The next meeting of the Committee is set for Wednesday, October 3rd at 7:00 p.m. in the Board Conference Room at the Government Center.

Redevelopment and Housing Committee

Members: Frank de la Fe, Earl Flanagan, Suzanne Harsel, Ron Koch, Rodney Lusk, Tim Sargeant
Alternates: Walter Alcorn, Nancy Hopkins

The Housing Committee met with members of the Redevelopment and Housing Authority on June 21st to continue discussions on the proposed Policy Plan Amendment to increase the supply of workforce housing in the County, resulting from recommendations of the High-Rise Affordability Panel. The key Panel recommendation supported a policy that at least 12 percent of new multi-family units produced in mixed-use development centers should be affordable, either through workforce housing or affordable dwelling units, with one bonus unit added for every affordable unit provided, with the 12% minimum achieved. The Panel also supported providing affordable and workforce housing in commercial, industrial and mixed use districts through either the special exception process of a by-right prototype. Such housing would be targeted to household incomes up to 120 percent of the Area Median Income.

The Policy Plan Amendment, S07-CW-2CP, was subsequently endorsed by the Planning Commission on July 26th, following its public hearing and is scheduled to be heard by the Board of Supervisors on September 24th.

The next Redevelopment and Housing Committee meeting has been set for Wednesday, September 26th at 7:30 p.m. in the Board Conference Room at the Government Center.

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2007 Planning Commission

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Lee District

Tim Sargeant
At-Large

Welcome New Planning Commission Employee

The Planning Commission staff welcomes new employee Jeanette Phillips, who started as the Administrative Assistant III/Associate Clerk on May 14. Phillips, who currently resides in Reston, was previously employed for approximately 16 years with the federal government. In her spare time, Jeanette volunteers with a nearby ferret shelter and sings with a band.

DPZ Employees Recognized for Performance

Congratulations to Catherine E. Lewis, from the Department of Planning and Zoning, on her recent promotion to Chief of the Rezoning/Special Exception Branch, Zoning Evaluation Division (ZED) for Plan Areas II and IV.

In addition, the following Department of Planning and Zoning employees have received promotions due to upgrades in the planner classification:

- Linda Blank - Planner IV, Planning Division (PD)
- David S. Jillson - Planner IV, PD
- Noel H. Kaplan - Planner IV, PD
- Heidi Merkel - Planner IV, PD
- Joseph Bakos - Planner IV, Zoning Administration Division (ZAD)
- Donna Pesto - Planner IV, ZAD
- John E. "Jack" Reale, Jr. - Planner IV, ZAD
- Daryl L. Varney - Planner IV, ZAD
- Peter H. Braham - Planner IV, ZED
- Tracy D. Strunk - Planner IV, ZED
- John "Jack" M. Thompson - Planner III, ZED

Congratulations also to the following Department of Planning and Zoning recipients who merited recent Outstanding Performance Awards:

- Deborah L. Albert, Planner II
- Jennifer R. Bonnette, Planner I
- Leanna L. Hush, Planner III
- Hoa T. Huynh, Administrative Assistant III
- Mercedes Palencia, Administrative Assistant III
- Michael L. Simms, Planner II

The following staff contributed to this issue of the *Planning Communicator*:

- Kara DeArrastia
- Sara Robin Hardy
- Barbara Lippa
- Christopher Remer

This publication will be made available in alternative formats upon request. Please call 703-324-2865 (V), 703-324-7951 (TTY). Please allow seven days for the preparation of material.