



Planning Communicator

Fairfax County
Planning Commission

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Spotlight on Planning Commission Staff

This issue directs the spotlight on the Planning Commission staff and their responsibilities. (Note: Past issues of the *PC Communicator* have featured "spotlight" articles on each of the twelve members of the Planning Commission. To view earlier issues, link to <http://www.fairfaxcounty.gov/planning/newsletters.htm>.)

Background

Established on July 6, 1938 by the Board of Supervisors, the Planning Commission was created to oversee and promote orderly development in the county. Fairfax County was one of the first governing bodies in Virginia to appoint a planning commission to oversee land use (State law did not require all Virginia counties to establish planning commissions until 1976).

Eight months after its creation, on March 15, 1939, the Board of Supervisors authorized the first county funds for Commission operations (\$500 for stationery, printed forms and other office supplies). In addition, an anonymous donor gave an additional \$500 to the Commission to supplement its operations at that time.

The first Commission office space and staff were approved by the Board of Supervisors in 1941. At that time, an office in the attic of the County Office was made available for Commission use, along with two staff members, a planning technician and a part-time stenographer. Operating funds were appropriated for a 20 x 20 room, drafting table, oil stove and two electric fans at an estimated cost of \$175.00. The office space came with heat, lights and water, but no janitorial services.

The Commission met once per week until 1955, when it was determined that the workload necessitated a minimum of



(left to right) Norma Duncan (front), Jeanette Nord, Robin Ransom, Chris Remer, Kara DeArrastia and Barbara Lipa (front)

two nights per week. The two-meetings-per-week schedule has continued to the present time, depending on workload, in addition to frequent Committee meetings.

Since its creation, the number of Commissioners appointed by the Board of Supervisors gradually increased from the initial 5 to the current 12 seats (one for each of the nine Supervisor Districts and three At-Large members). Since the Planning Commission Office serves as staff to all 12 Commissioners (unlike the Board of Supervisors who each have separate offices and staff positions), staffing levels also increased gradually. The original 2 positions appointed in 1941 had expanded to 11 (including a temporary hire and 1 exempt position) by the late 1980s. Due to budget constraints, several positions were abolished and the 12-member Planning Commission has been served by a staff of 8

since the early 1990s.

Since 1987, Commission meetings have been televised live on Cable Channel 16 (on Cox and Verizon) and are "streamed live" via the county's Web site at <http://www.fairfaxcounty.gov/cable/channel16/vod.htm>.

Office Structure

As shown in the graphic depiction on page 3, the Planning Commission Office is composed of eight employees in three distinct program areas.

Executive Branch

The Executive Branch consists of the Agency Director and Asst. Director (Mgt. Analyst III) who prepare county-mandated administrative and financial reports and documents; coordinate the agenda for all the meetings of the Planning Commission and its committees; supervise the

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PC 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 55 topics since its inception in 2003. A summary of each broadcast is included on the Planning Commission Web site. All previous broadcasts can be viewed at the Planning Commission Office, Suite 330, 12000 Government Center Parkway, Fairfax, VA 22035.



The programs described below were broadcast from September 2009 – December 2009, with the most recent edition available via live video streaming during the scheduled Channel 16 broadcast times. The December 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 Demonstration Project – September 2009

This program highlighted the recently authorized Tyson's Demonstration Project: what it is, why it is being done and how it might impact future planning for Tyson's Corner. Joining Planning Commission Chairman Pete Murphy were: Aaron Georgelas, Partner with The Georgelas Group; Jim Zook, Director, Department of Planning and Zoning; and Ken Lawrence, Providence District Commissioner. The panel discussed a proposed mixed-use, transit-oriented development project for the Tyson's area.

Greater Springfield business area. Joining Planning Commission Chairman Pete Murphy were: Tracy Betts, member of the Springfield Chamber of Commerce; St. Clair Williams, Senior Planner, Zoning Evaluation Division, Department of Planning and Zoning; and Rodney Lusk, Lee District Commissioner. The group discussed the positive impact this recently approved project will have on surrounding business and residential communities.

District Land Use Committees: Sully Style – October 2009

This edition focused on land use committees in the Sully District: how they operate and their role in the county's land use process. Planning Commission Chairman Pete Murphy was joined by guests: Jim Katcham, Chairman of the Western Fairfax County Citizen Association's Land Use Committee; Jeff Parnes, Land Use and Transportation Chairman, Sully District Council; and John Litzenberger, Sully District Commissioner, as they discussed how the land use review process is handled in the Sully District.

Tyson's Committee Update – December 2009

The current edition of the *Planning Commission Roundtable* focuses on the most recent activities of the Commission's Tyson's Committee and how that group is working to revise the Comprehensive Plan language for future redevelopment of the Tyson's area. Joining Planning Commission Chairman Pete Murphy are his guests: At-Large Planning Commissioner Walter Alcorn, Chairman of the Commission's Tyson's Committee, and Fred Selden, Director of the Planning Division, Department of Planning and Zoning, as they discuss this continuing process and how citizens can continue to play a role in planning the future of Tyson's.

Springfield Mall Revitalization Project – November 2009

This program examined the recently approved Springfield Mall project and its potential to help revitalize the entire

For information on previous PC Roundtable programs, visit www.fairfaxcounty.gov/planning/roundtable.pdf.

Commissioner de la Fe Reappointed



On December 7, 2009, the Board of Supervisors reappointed Frank de la Fe to his third four-year term as the Hunter Mill District Representative on the Planning Commission. His term will expire at the end of December, 2013.

appointment of the Mount Vernon District Commissioner to a future meeting.

Also at the December 7th meeting, the Board of Supervisors deferred its

It is expected that both de la Fe and the Mount Vernon District Commissioner will be sworn-in at the Planning Commission meeting on January 13, 2010 by the Honorable John T. Frey, Clerk of the Circuit Court.

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staff and review work products; oversee production of the quarterly *Planning Communicator* newsletter, the monthly *Planning Commission Roundtable* broadcast, and the Commission's Web site; compose the yearly *Report of Activities*; manage the Area Plans Review intake process; and document, interpret and report information to the Board of Supervisors, county staff and citizens on land use actions taken by the Planning Commission.

Clerical Branch

The Clerical Branch is comprised of one Administrative Assistant V (Clerk to the Commission), one Administrative Assistant IV (Deputy Clerk) and one Administrative Assistant III (Associate Clerk). They prepare the Speakers List for Commission meetings; compose summaries and minutes of Planning Commission meetings; transcribe verbatim excerpts after the close of the public hearing on each application; draft minutes of committee meetings; and archive date files.

Administrative/Notification Branch

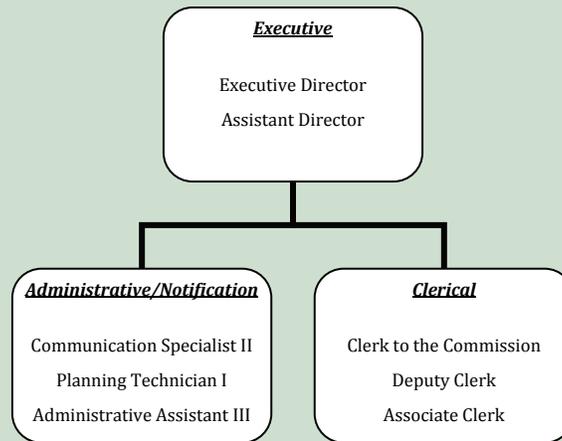
This program area is served by a Communication Specialist II, a Planning Technician I, and an Administrative Assistant II. These three staff members, under the guidance of the Assistant Director, are the first-line responders to the public; verify the accuracy of written notice to citizens about pending land use public hearings before the Planning Commission and Board of Supervisors; and post new and updated information to the Commission's Web site.

Short biographies of Planning Commission staff, including responses to several interview questions, are provided below.

Barbara J. Lipka

Barbara Lipka began her employment with the Planning Commission in 1978 as a Planning Aide. In 1979 she was promoted to Deputy Director and served in that capacity until being appointed Acting Executive Director following the retirement of James C. Wyckoff, Jr. in March 1999. She was appointed Executive Director in July 1999. In December 1999, Barbara was designated a *Virginia Certified Planning Commissioner* after completing CPEAV (formerly VCPA) coursework requirements.

A native of Rochester, New York, Barbara graduated from the State University of New York at Brockport with a B.S. in History and Political Science. She received a Masters degree in Urban Studies and an additional 36 graduate credits in public administration from George Washington University. She notes that before her career with the county, she "worked as a program analyst with the National Advisory Council on the Education of Disadvantaged Children and prior to that with the National Advisory Council on Indian Education." As a teenager, Barbara worked as "Supervisor in



charge of freezer operations" for her dad's Ice Cream Distribution Corporation (paid her way through the last two years of Catholic High School and SUNY Brockport). "My dad always insisted that experience prepared me for all future management positions," she said.

Barbara explains that she moved to the Washington area in 1974 after catching "Potomac Fever". She added that "I wanted to move fairly close to the office, so when I knew we would be moving to the Government Center in the early 90's, I purchased a townhouse in Centreville in the mid-eighties."

Barbara has been an active member of Zonta International for 25 years, a service organization of business and professional executives seeking to improve the legal, economic, political, health and educational status of women. She has served as president of the Fairfax Club and in several Club Committee Chair positions, and currently serves as a Director on their Board, Membership Chair, as well as writer/editor of the newsletter. At the District level, she has served as Service Chair, Area IV Director, Lt. Governor and

Governor, as well as serving twice on the District Nominating Committee, including as Chairperson. She currently serves as a District Centurion and was recently elected as District Nominating Chair for 2010-2012. Barbara also served as a member of the Northern Virginia Community College Business Advisory Curriculum Committee from 1994 to 2008.

When asked about her memorable experiences during her county career, Barbara responded, "I certainly never thought when I joined the Commission staff as a planning aide in 1978 that I would one day rise to its top position as Executive Director or remain with the same office for over 31 years! In fact, initially I had little interest in the topic of planning and simply was in search of a job."

Barbara added, "I quickly came to see the importance of 'citizen-planners' and how their work with applicants and neighbors could result in mutual benefits not only to the property being discussed but the entire Fairfax community. The memorable application stand-outs are too many to name, but a few that spring to mind are: Kingstowne, Franklin Farm, Reston, Dunn Loring and Vienna Metro communities, Laurel Hill, Fair Lakes and Fairfax Corner, the Government Center and of course, the current replanning of Tysons Corner!"

On the subject of hobbies and other activities, Barbara replied, "Zonta is my primary outside service activity, but I also enjoy travel, movies and reading."



Barbara Lipka

One interesting fact that not many know about Barbara is that, "I have a scholarship

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named after me at Northern Virginia Community College.”

Sara Robin Ransom

Robin Ransom (formerly Hardy) was born in Colorado and grew up in Germany. Her Air Force father was stationed in the Washington D.C. area when she was in the seventh grade and she has lived in Fairfax County since that time. Robin attended Virginia Tech and transferred to George Mason University where she received her B.A. in Sociology. She took graduate level courses at George Mason University in Counseling as well as Public Administration.

Prior to her employment with the Fairfax County Planning Commission, Robin worked for Huron University in South Dakota for a summer and then the Fairfax City Chamber of Commerce. She first joined the Planning Commission Office in November 1976 as receptionist. She was promoted to Associate Clerk in 1977 and then Clerk to the Commission in 1979, serving in that capacity until the birth of her second child in November 1988. Following a brief leave of absence, in 1989 Robin was hired as the Chief of the new Administrative/Notification Branch (Administrative Assistant later upgraded to Management Analyst II) and held that position until her promotion to Management Analyst III (Assistant Director) in 1999. She was designated a *Virginia Certified Planning Commissioner* in 2002 following completion of CPEAV (formerly VCPA) coursework.



Robin Ransom

When asked about her experiences as a county employee, Robin replied, “Having

worked for the Planning Commission Office my entire career with the county, and after holding every position in the office except that of agency director, my memorable experiences are too vast to pick just one or two...it was ‘interesting’, though, to be at a Planning Commission evening meeting held in complete darkness (at the insistence of the then Chairman) during the midst of a power failure at the Massey Building.”

When pressed further, Robin added, “I am glad of the opportunity to work in an agency receptive to new ideas. I have been able to design and institute use of an official Planning Commission seal; institute the *PC Communicator*; write the first *Citizen’s Guide to the APR Process*; write the Commission’s annual *Report of Activities* for the last 10 years; and help design the Commission’s Web page. I also enjoyed my tenure on the Employees Advisory Council and believe that I was able to enhance relationships between management and employees in my group.”

Robin lives in the Franklin Farm community in the Sully District with her husband Chris, son Andy and stepson Kevin. She has a two-year old grandson (Ethan) by son Ryan. When not working at the county, Robin says that she “reads two to three books a week, enjoys yard work, hates housework, hopes to become a published author of children’s book and novels, and loves spending time with Ethan.”

After being asked to share an interesting fact, Robin said, “I can’t think of anything particularly fascinating other than after graduation from GMU, I spent some time in South Dakota “learning how to farm”. With regard to her relatively new marriage, she notes that “Three years after the death of my husband, I married my high school/college sweetheart whom I had not seen nor spoken to in 35 years – thanks to Linda Rodeffer and my grandson. The rest is history.”

Christopher B. Remer

Christopher Remer was hired in November 2006 as the Management Analyst II. A graduate of Old Dominion University, Chris has private sector experience in media relations, customer service, and information technology management. In 2007, the Management Analyst II position was reclassified to Communication Specialist II. Chris earned the designation

of *Virginia Certified Planning Commissioner* in 2007 and recently took graduate level courses at George Mason University toward a Masters Degree in Public Policy.

Chris was born in Falls Church and grew up in nearby Prince William County. He says, “I moved back to Northern Virginia (after seven years in Norfolk) for the opportunity to live with some old friends from college.” He currently resides in Reston. His outside interests include traveling, exercise and writing.



Chris Remer

With regard to his experience as an employee of the Planning Commission Office, Chris noted that, “By far the most memorable events have been the three APR cycles, and the fact that we had them back-to-back-to-back.”

One of his duties with the Commission staff is to update and maintain the Planning Commission Web site. Chris mentioned that, “As a graduate assistant at Old Dominion I had my first opportunity to work on basic HTML and web templates, and that has come full circle here for me at Fairfax County, several years down the road.”

Kara A. DeArrastia

Kara DeArrastia was born in Silver Spring, Maryland and moved to Mesa, Arizona at the age of five. She moved to Fairfax County in 2001 to live closer to her father. Kara currently lives in Fairfax City with her husband (Jay), eight-year old son (Skyler), and two-year old Miniature Pinscher (Spidey).

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Kara DeArrastia

Kara was hired in July 2004 as an Administrative Assistant III (Associate Clerk) and had formerly worked for the Department of Finance as well as the Department of Tax Administration. Kara received an AA in Business from Western International University and a B.S. in Business/Communications from the University of Phoenix. She was promoted to Administrative Assistant IV (Deputy Clerk) in September 2006.

When asked to share a memorable experience about her career with Fairfax County, Kara replied, "One memorable experience is when I received an Outstanding Performance Award on July 25, 2005, in recognition of my successful completion of backlogged committee minutes for meetings held between 1985 and 2002. Another memorable experience is when staff attended High Tea at Linda's house to celebrate the winter holidays in 2004. We all arrived wearing our finest and either brought our own hat or selected from an assortment of hats owned by Linda. That was the first and only time I have ever participated in High Tea and I would love to do that again."

Kara said that she "enjoys reading, exercising, gardening and attending concerts and sports events. Our family also spends valuable time together playing Rock Band 2 in our virtual band, 4 Finger Kiss - my husband is the drummer, my son is the guitarist and I am the singer. Since the last school year, I have been involved with the PTA at my son's elementary school where I serve as chair of the yearbook committee and design all the flyers advertising the various events and activities sponsored by the PTA."

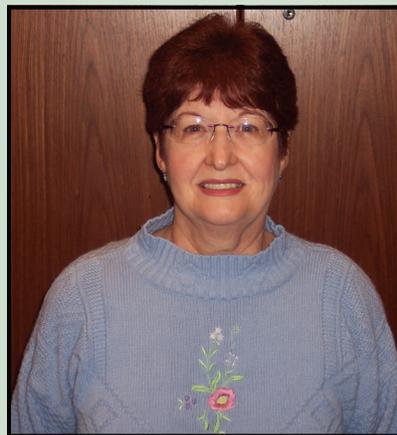
A little known fact about Kara is that in August, she was sworn in as a Private in the Virginia Defense Force (VDF) where she is a member of the Echo Company/23rd Battalion/Blackhorse Brigade/George Washington Division. She notes that, "I was recently assigned the position of Company Clerk where I am responsible for keeping track of each member's drill attendance and training and maintaining their files and other pertinent records."

Norma J. Duncan

Norma Duncan was born in East Beckley, West Virginia and grew up in Skelton. She later moved to Fairfax County and has lived for 29 years in a home in LeeHi Village. She has two grown children and one granddaughter.

Norma was hired as Administrative Assistant III in January 2004. Prior to her employment with Fairfax County Government, Duncan worked for Science Applications International Corporation as an Executive Assistant with the General Services Administration. Earlier positions held by Norma included 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.

With regard to her career with the Commission, Norma noted, "Citizens are always coming through the door with unusual requests, like the time the Spanish couple told me they wanted a marriage license."



Norma Duncan

When asked about her outside activities, Norma replied that, "I love movies, working in my yard, writing, reading, motorcycle riding, fishing and watching television." A little known fact about Norma is that "I'm writing a murder mystery."

Norma will be retiring in April 2010 and will be missed by Planning Commissioners and county staff.

Jeanette Nord



Jeanette Nord

Jeanette Nord is originally from northeast Pennsylvania. After graduating from Penn State, she moved to Virginia in 1989 and to the Reston area of Fairfax County in 2006. She was hired in May 2007 as an Administrative Assistant III (Associate Clerk to the Planning Commission). Jeanette, a professional singer with a band in her free time, previously worked 17 years for the federal government in training, transportation and contract management.

With regard to her outside interests and hobbies, Jeanette mentioned that "I volunteered regularly at a ferret shelter for some time and still do on occasion. I have also sung in two bands - the current one (Four on the Floor) for nine years and the one prior to that for seven years." She adds that "I LOVE Russian history and also love Civil War & World War One history."

NOTE: Toni Denson, Planning Technician I, and Linda Rodeffer, Administrative Assistant V, declined to be interviewed for this article.

2009-2010 South County APR Nominations



The APR process provides the public the opportunity to propose site specific changes to the land use recommendations found in the Area Plans and on the Comprehensive Plan Map. As illustrated in the map to the right, the five Supervisor Districts included in the South County APR process are: Braddock, Lee, Mason, Mount Vernon and Springfield.

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 a total of 67 nominations. In accordance with the *Guide to the APR Process*, three nominations were rejected by staff because the proposals concerned areas that were the subject of previous Plan amendment nominations. On December 7, 2009, the Board of Supervisors authorized Out-of-Turn Plan Amendment S09-IV-MV2 for four parcels along Richmond Highway and directed that it be included in the South County APR process. The 65 nominations are distributed among the South County districts as follows:

- | | |
|-------------------------------------|---|
| Braddock District: 0 nominations | Lee District: 13 nominations |
| Springfield District: 2 nominations | Lee and Mount Vernon Districts: 6 nominations |
| Mason District: 7 nominations | Mount Vernon District: 37 nominations |

Link to <http://www.fairfaxcounty.gov/dpz/apr/2009southcounty/nominations/nominationslog.pdf> for further information on each of the submitted nominations.

On December 9, 2009, the Planning Commission held a screening session to determine whether each nomination was consistent with adopted Fairfax County policy and provided adequate justification. The Commission had the option to (1) forward a nomination to public hearing, (2) defer a nomination to a special study or (3) reject a nomination. The chart below summarizes the screening actions taken by the Commission.

2009-2010 South County Area Plans Review			
Results of Planning Commission Screening			
	Forward to Public Hearing	Defer to Special Study	Reject
<i>Braddock</i>	N/A	N/A	N/A
<i>Springfield</i>	2	0	0
<i>Mason</i>	7	0	0
<i>Lee</i>	11	2	0
<i>Lee & Mount Vernon</i>	6	0	0
<i>Mount Vernon</i>	37	0	0

The Department of Planning and Zoning staff is in the process of requesting comments from other county agencies, as appropriate, and preparing a staff report for each nomination. In the next several months, Board-appointed District APR Task Forces or Land Use Committees will consider those nominations in their respective districts and develop recommendations to present to the Planning Commission.

Although specific dates have not yet been scheduled, the Planning Commission and Board of Supervisors will hold public hearings and markup sessions on South County APR Nominations not subject to review by the Virginia Department of Transportation (VDOT) as follows:

- | | |
|----------------------|-----------|
| Planning Commission | June 2010 |
| Board of Supervisors | July 2010 |

Public hearing dates have not yet been determined for those South County APR nominations that must be reviewed by VDOT.

For additional information about the 2009-2010 South County APR process, and to view updates to the schedule, link to:

<http://www.fairfaxcounty.gov/dpz/apr/southcounty09.htm>.

2008-2009 North County APR Nominations



The North County APR process commenced approximately 18 months ago in May of 2008. The public was invited to propose amendments to the Comprehensive Plan for site specific property located in the Dranesville, Hunter Mill, Providence and Sully Districts, subject to requirements and exclusions set forth in the *Area Plans Review Guide*. During the two-month submission period (May-June 2008), 62 APR nominations were received and 2 Sully District Out-of-Turn Plan amendments were authorized by the Board of Supervisors.

In September 2008, the Planning Commission deferred 21 nominations to a special study, rejected 1 nomination, and determined that the remaining active items (those not withdrawn by the nominator) were eligible for public hearing.

Nominations Not Requiring VDOT Review of a Traffic Analysis

Planning Commission public hearings were held on May 20, 2009 on the North County APR nominations not subject to review by the Virginia Department of Transportation (VDOT). The items listed below were endorsed by the Commission at its markup sessions (held June 10, 2009 and July 30, 2009) and were forwarded to the Board of Supervisors for public hearing:

Dranesville	Hunter Mill	Providence	Sully
APR-08-III-13UP	APR-08-III-4UP	APR-08-II-4V	APR-08-III-1DS
APR-08-III-15UP	APR-08-III-5UP		APR-08-III-3DS
APR-08-III-19UP	APR-08-III-14UP		APR-08-III-4DS
APR-08-III-20UP			APR-08-III-5DS
APR-08-III-21UP			APR-08-III-7DS
			APR-08-III-2BR
			OTPA S08-III-FC1

The Board concurred with the recommendations of the Planning Commission. *(Note: The Planning Commission has not yet taken action on 08-III-16UP, 08-III-17UP or 08-III-18UP in the Dranesville District.)*

Nominations Requiring VDOT Review

Per the *Code of Virginia*, those North County APR nominations determined by the Commission and staff to have the potential to add 5,000-plus vehicle trips per day to the road network were required to submit a traffic analysis to VDOT for review prior to public hearing by the Planning Commission. Five such items have been deferred (APR 08-III-6UP, APR 08-III-7UP, APR 08-III-10UP, APR 08-III-11UP and APR 08-III-12UP) to as yet undetermined dates. Public hearings on the remaining four nominations (listed below) will be held on **Thursday, January 14, 2010**,

APR 08-III-3UP – nomination by Timothy Sampson, on behalf of Inova Health Care Systems, for 69.48 acres (located east and south of Rugby Road and Ox Trail, north and south of Alder Woods Drive) currently planned for hospital and related low-intensity ancillary medical office, service uses, and clinics up to 0.30 floor area ratio (FAR) by increasing the maximum FAR to 0.40 and allowing additional vehicle access to the property. *Sully District.*

S08-III-DS1 –Out-of-Turn Plan Amendment (authorized by the Board of Supervisors to be considered with the North County APR items) for 38.88 acres (located east of Lee Road, north of Willard Road and west of Sully Road) by adding an option for office/hotel use up to 1.0 FAR as part of a mixed-use development. *Sully District.*

APR-08-III-6DS – nomination by David Gill for 74.3 acres (located south of Frying Pan Road, west of Frying Pan Branch Stream Valley Park and east of Route 28) by increasing the FAR for Option A from .15 FAR to .35 FAR for office and complementary service retail use and increasing the FAR for Option B from .35 FAR to .40 FAR for office uses. *Sully and Hunter Mill Districts.*

APR 08-III-25UP – nomination by Mark Looney for 30.44 acres (located at the northeast intersection of Fairfax County Parkway and New Dominion Parkway) to add an option for Reston Hospital Center and associated medical office buildings to develop with a mix of institutional, office and medical facilities at up to 1.0 FAR with conditions. *Hunter Mill District.*

For more information on the North County APR process and/or to review the staff report for a specific nomination, link to: <http://www.fairfaxcounty.gov/dpz/apr/2008northcounty/nominations>.

To sign up to speak at the scheduled January 14, 2010 public hearings, either call 703-324-2865 or visit the Commission’s Web site at: <http://www.fairfaxcounty.gov/planning/speaker.htm>.

Land Use Actions

Four-Year Quarterly Comparison

As reflected in the table below, fewer Planning Commission meetings are consistently held during the third and fourth quarters (July through December) of each year due to the August recess and the holiday season. Consequently, since more public hearings are held during the first two quarters of each year, there are generally more speakers during the first half of the year.

4-Year Quarterly Comparison								
Quarters	2006		2007		2008		2009	
	1st & 2nd (Jan. - June)	1st & 2nd (Jan. - June)	1st & 2nd (Jan. - June)	3rd & 4th (July - Dec.)	1st & 2nd (Jan. - June)	3rd & 4th (July - Dec.)	1st & 2nd (Jan. - June)	3rd & 4th (July - Dec.)
Meetings	32	24	31	19	26	17	26	20
Speakers	380	150	188	77	95	75	207	59
Actions	163	206*	155	132	124	136 *	178	172

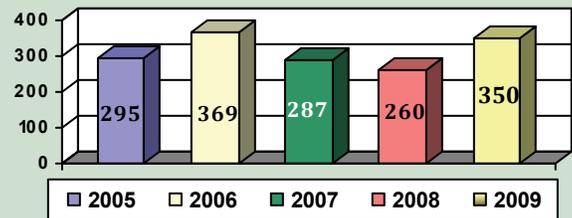
Despite the fact that more meetings are held during the first half of each year, the number of actions taken by the Planning Commission during that time period is not necessarily higher than the number of actions taken during the second half of the year. This dichotomy is caused by the fact that "feature shown" (FS) public facility applications do not require public hearings and are handled during Commission Matters as administrative items. In addition, as typified in 2006 and 2008 (identified by an asterisk), the mark-up sessions on Area Plans Review (APR) nominations occur on a cyclical basis under the Comprehensive Plan review/amendment process. The higher number of actions during the second half of 2006 and 2008 occurred because (1) the Commission's mark-up session on the 2006 South County APR nominations occurred during the third quarter of 2006 and (2) there was a high volume of FS applications acted on during the fourth quarter of 2008.

Five-Year Comparison of Land Use Actions Taken

As illustrated in the chart to the right, the highest volume of land use actions taken by the Commission during the last four years occurred in 2006, due to the South County APR process. The significant increase in the number of land use actions taken in 2009 as compared to last year can be attributed to:

- Public hearings and the mark-up session on Base Realignment and Closure (BRAC) related APR nominations, requiring Virginia Department of Transportation (VDOT) analysis, occurred in 2009;
- Public hearings and the mark-up session on 2008-2009 North County APR nominations, not requiring VDOT review, occurred in 2009; and
- A significant increase in the number of FS actions caused by the introduction of a new telecommunications provider, Clearwire, in Fairfax County.

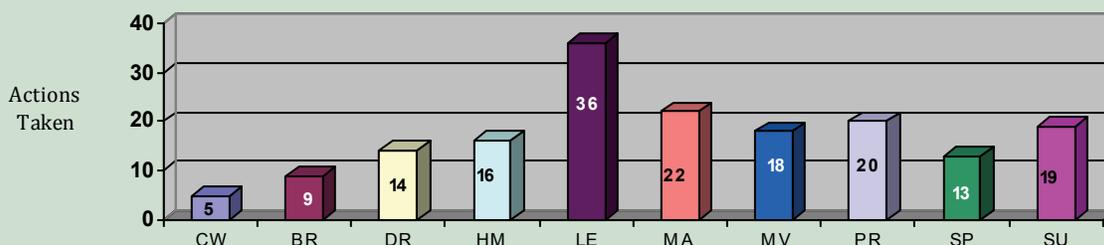
**Land Use Actions by Year
2005-2009**



2009 District Breakdown

The figure below depicts land use activity for each district for the months of July through December. During the second half of 2009, the Planning Commission took the most land use actions on applications located in the Lee District, followed by the Mason, Providence, Sully and Mount Vernon Districts.

2009 Third & Fourth Quarter Activity by District



Environmental Quality Corridors Public Workshop

The Planning Commission's Environment Committee will host a public workshop on Wednesday, January 6, 2010, at 7:30 p.m., in the Board Auditorium at the Fairfax County Government Center. The purpose of this workshop is to gather input on the strawman draft Policy Plan Amendment proposal addressing disturbances in Environmental Quality Corridors (EQCs). The document was developed by Department of Planning and Zoning staff in coordination with the Environment Committee and the Environmental Quality Advisory Council. To view the strawman draft, link to www.fairfaxcounty.gov/planning/ecqdisturbancesstrawman.pdf.



The workshop will begin with a staff presentation, followed by public input. All Fairfax County residents and business owners are invited to attend and/or speak at the workshop and are encouraged to submit written testimony. People who are interested in speaking at the workshop can register online at www.fairfaxcounty.gov/planning/speaker.htm, prior to 3:00 p.m. on January 6. Guidelines on speaking times are also posted on this page.

Written comments on the strawman draft can be submitted until January 28, 2009, via e-mail to plancom@fairfaxcounty.gov, by fax to 703-324-3948, or by U.S. mail to 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035.

The workshop will be broadcast live via video streaming on the Web at www.fairfaxcounty.gov/cable/channel16/planning_commission.htm and on Cable Channel 16. Audio and video recordings of this workshop will be available at the Planning Commission Office. Anyone interested in listening to or viewing the recording should call 703-324-2865 to schedule an appointment. DVD recording of the workshop is available for purchase from Cable Communications by calling 703-324-5930.

Following the workshop and comment submission period, the Environment Committee will hold a follow-up meeting on **Thursday, January 28, 2009, at 7 p.m. in the Board Conference Room** (behind the Board Auditorium), Fairfax County Government Center. At this meeting, the Committee will review the testimony, decide whether changes should be made to the proposal and prepare a recommendation for presentation to the full Planning Commission regarding the scope of advertisement.

Link to: www.fairfaxcounty.gov/planning/committee.htm#EnvironmentCommittee for additional information.

2009 Web site Statistics

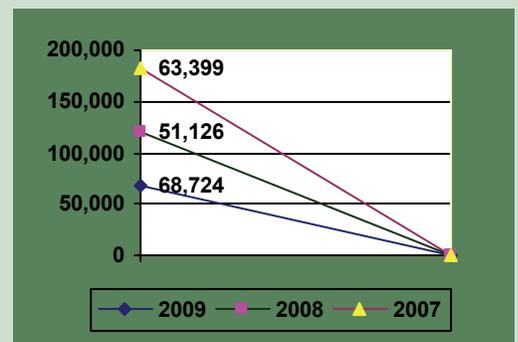
Debuting this year, the Commission's redesigned Web site and its new homepage assisted visitors in navigating to desired information much more quickly.

As illustrated in the graph below, the Planning Commission Web site experienced a surge of visitors in 2009, reaching a 3-year high of 68,724 visitors over a nearly 12-month timeframe. On average, the Web site was visited 199 times per day during 2009. The top five Web pages viewed were as follows:

1. Planning Commission Home Page
2. Meeting Calendar
3. Tysons Corner
4. Planning Commissioner Members
5. Tysons Presentations

The Planning Commission Web site was also accessed from abroad. Listed below are the countries and states originating the most frequent national and international visits:

<u>International</u>	<u>National</u>
1. Canada	1. California
2. Australia	2. Virginia
3. United Kingdom	3. Washington
4. Switzerland	4. Illinois
5. France	5. Maryland



Committee Updates: September-December 2009

Tyson's Corner Committee

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

From September through December, the Tyson's Corner Committee held nine meetings to hear from County staff on various aspects of proposed changes to the Tyson's Area Plan.

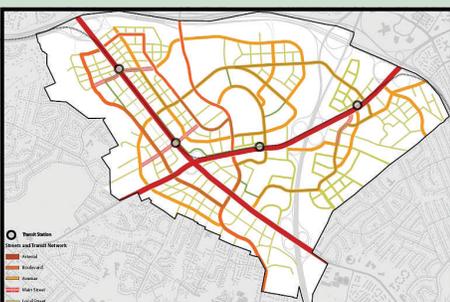
On September 16th, the Tyson's Corner Committee began review of the Strawman #2 document. Sterling Wheeler and Matthew Ladd, with the Planning Division of the Department of Planning and Zoning (DPZ), reviewed the changes made to the document, with emphasis on: phasing: transportation, public facilities and site development.

James Zook, Director, DPZ, commented that the traditional method of acquiring land for public facilities in a suburban area would not translate to an urban setting; instead, private-public partnerships to dedicate land or space would be needed.

Daniel Rathbone, with the Fairfax County Department of Transportation (FCDOT), reviewed the Transportation section and noted that since June, three major transportation studies had been completed: the 2030 transportation analysis, beyond 2030 transportation analysis, and a transportation demand study (TDM). Rathbone pointed out that four pillars were necessary to maintain a balance and provide for sustainable development:

1. Increase the use of transit and transit infrastructure significantly
2. Reduce single occupancy vehicle trips significantly
3. Increase the residential component
Monitor vehicle trips to and from Tysons

Regina Coyle, Zoning Evaluation Division, DPZ, commenting on the Georgelas Group



Demonstration Project, noted that staff began review of a Conceptual Development Plan which encompassed 28 acres and three distinct neighborhoods. Zook told the Committee that Zoning Administration Division, DPZ, would also be involved with the review.

On September 30th, the meeting included initial discussions on:

- Green building incentives
- Urban park systems
- Pedestrian and bicycle friendly street grids
- Forty year planning horizon

The Committee also reviewed a draft schedule. Chairman Alcorn stated that the goal was to request Board of Supervisors authorization of draft Plan text by the end of the year and to hold a Planning Commission public hearing no later than February 2010.

Transportation was the primary focus of the October 14th meeting, with Rathbone focusing specifically on the land use and transportation balance and use of Route 7 space under the Metrorail.

Per Rathbone, the four essential strategies for achieving balance between land use and transportation were:

1. Phased provision of transportation infrastructure
2. Vehicle trip reduction goals
3. A gradual increase in residential development for Tysons
4. A system to monitor vehicle volume and capacities/delays

Rathbone indicated that the recommended balances listed in Strawman II were based on extensive analysis and were flexible enough to accommodate unique circumstances for each property. Discussion among the Committee members ensued on possible legislative authority that might be necessary to fund infrastructure. Alcorn concluded that unless there was viable strategy for financing, a plan this size should not move forward.

George Barker, Chairman, Draft Review Committee (DRC), Tyson's Land Use Task Force, added that the Review Committee and staff had differing views on intensity. Using Arlington County as an example,



Barker indicated that since Metrorail opened 30 years ago, vehicle usage had decreased despite an increase in jobs, population and housing. Barker also said that the availability of bus service had contributed to the decreased use of automobiles in that area.

Regarding Route 7, the Committee discussed design and landscaping issues which had arisen. Richard Stevens, FCDOT, pointed out that VDOT owned the right of way under Route 7 and the Washington Metropolitan Area Transit Authority (WMATA) would need access to maintain it. The width and flow of a redesigned road was debated, and Clark Tyler, Tyson's Land Use Task Force Chairman, commented that continuing Tysons as auto-friendly would undercut attempts to transform the area into a true urban environment.

Noel Kaplan, Planning Division, DPZ, addressed energy efficiency and conservation at the October 21st meeting. Referring to Attachment C in the Strawman, Kaplan pointed out that the goal of having no net increases in greenhouse gas emissions in Tysons was more aspirational in nature since it could not be measured. Barker clarified that the actual goal was to have no net increase after 2030.

Zook addressed the topic of green building bonuses and initiatives and said that staff was still researching Virginia law concerning the offsetting of costs to achieve LEED certifications. If the Building Code would require LEED Silver certification, he said, bonuses may have to be adjusted.

After an update on the Georgelas Group's Demonstration Project on October 28th, the Committee met again on November 4th to discuss Transportation Phasing Analysis. Rathbone discussed the planned transportation improvements and road

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requirements for the Tysons area over the next twenty years, which included widening Routes 7 and 123.

Zook covered Land Use and Transportation Phasing text, which focused primarily on where and how much growth should be allocated in the coming years. There would be three elements of phasing public facilities, he said:

1. Proffer commitments over 10-20 years to provide police, fire, library and school facilities
2. Construction-provided by developers or financed through the Capital Improvement Program (CIP)
Density bonus for significant advancement of construction of public facilities

Zook also confirmed that land had been identified by the Park Authority for athletic fields but a community center was not actively being planned at this time. Lusk commented that public-private partnerships should be considered to help further the construction of public facilities; Tysons had helped support the development of facilities across the County for many years and this was the opportunity for the area to get facilities not previously needed.

Michelle O'Hare, Zoning Administration Division, DPZ, presented an overview of a proposed Zoning Ordinance Amendment for Tysons Corner on November 12th. Commissioner de la Fe commented that lot size requirements should be flexible and suggested that minimum requirements also be considered. Definitions and size for establishments such as coffee shops and restaurants should also be reevaluated, he said.

Wheeler addressed building heights and Barker said that staff and his Committee had reached a consensus opinion. He explained that they approached the issue from two standpoints: protecting the edges of Tysons from height and allowing building height around the Metrorail stations to provide a gradient skyline. Commissioner Hart reminded the Committee that the current Ordinance allowed for an increase in building height under certain circumstances. Lawrence added that flexibility would be needed for case-by-case evaluations regarding height.

Green Building incentives were discussed again on December 3rd. Maya Dhavale,

Planning Division, DPZ, told the Committee that all development in Tysons was expected to be LEED Silver or equivalent due to location advantage. She suggested that density bonuses be available for achieving higher levels of LEED certification, a point which Commissioner de la Fe did not support. Lawrence also expressed doubts regarding density bonuses and suggested that the policy should be revisited when market conditions improve. Tax abatements, if available, could also be used as incentives, he said.

Zook indicated that staff thought bonus densities were appropriate and should be included in the draft Plan language. Barker added that based on the demonstration project, the Draft Review Committee's recommendation would be a five percent bonus for LEED Gold certification, ten percent for Platinum and two percent for Silver over the next three years.



The final meeting of 2009 took place on December 10th as the Committee received initial information from staff on the "implementation entity" and also reviewed an updated schedule for 2010. This schedule can be found at: <http://www.fairfaxcounty.gov/planning/tysonscorner.htm>

Environment Committee

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

On November 19th, the Commission discussed the need to review of the Green Building Policy and then finalized plans for the public workshop on EQC disturbances.

Staff from the Department of Planning & Zoning reminded the Committee that the Board of Supervisors, as part of its adoption of the current Green Building Policy Amendment in December 2007, directed that the Commission review the policy after two years to determine whether revisions

needed to be made. The following questions were posed by staff as items that needed to be addressed during the review:

1. What are the goals - energy efficiency/conservation, water conservation, or all green building elements?
2. Should certain credits be emphasized over others as a method of achieving county goals?
3. Should the policy make a distinction between the various types of LEED rating systems?
4. Should the residential policy be updated to include recently developed programs?
5. Should the policy be updated to address multi-family or high-rise residential?
6. Should the policy discuss how public private partnerships should be handled?
7. Should buildings be encouraged to have not just an initial LEED certification, but to also maintain the building green?

The Committee agreed to meet on January 28, 2010 to begin discussion on the scope and timeline for review of the seven issues identified above.

The Committee then briefly finalized plans for the public workshop to be held January 6, 2010 on the strawman draft Comprehensive Plan Amendment concerning EQC Disturbances. The Committee agreed to commence the workshop at 7:30 p.m. in the Board Auditorium and to adhere to the time limits for speakers currently used at Planning Commission meetings. Staff agreed to provide an online link to the strawman document, to publicize the event, and to send invitations to a list of interested stakeholders.



Transportation Committee

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

The Transportation Committee met twice (October 22nd and December 2nd) during the last quarter 2009. On October 22nd, the Committee heard a presentation from Randall White and Rollo Axton, from the Fairfax County Department of Transportation (FCDOT) on the Bus Transit Development Plan (TDP). White and Axton

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noted that, following 55 public meetings, the draft bus service recommendations had been forwarded to the Board of Supervisors for adoption in December.

Lora Byala, Consultant Project Manager, ATCS, gave a PowerPoint presentation with an overview of the TDP and final recommendations. At the request of Commissioner Lawrence, she explained that the prioritization of recommendations was based on the following four factors:

1. External project timelines (i.e. Dulles Rail, High Occupancy Toll Lanes, etc.)
2. Productivity of bus routes
3. Comparison of draft costs to ridership
Population demographics surrounding a particular route



Byala pointed out that key destinations would be major factors in determining bus routes. Responding to a question from de la Fe, she explained that staff had not been asked to develop recommendations for moving buses faster and that WMATA was conducting a regional study to identify capital improvements to enhance Fairfax Connector and Metrobus service.

According to Byala, the Tysons Corner shuttles would be a major focal point for the redevelopment of the Tysons area. She noted that the TDP recommended five shuttle routes that would connect Tysons with the future Silver Line Metro stations and Tysons Corner Mall and that the shuttles would run all day with ten minute headways during peak periods and lunchtime. Byala informed the Committee that the Bus Rapid Transit (BRT) routes along VA-267 would be eliminated and there would be no further service enhancements when the Silver Line opened.

At the December 2nd Transportation Committee meeting, the Committee received a presentation from Comstock Partners, LC, on RZ/FDP 2009-HM-019, reflecting a joint venture between Comstock Partners, LC and Fairfax County, to develop a parking structure, office, hotel, residential and support retail uses at the planned Wiehle Avenue Metro Station in Reston.

NOTE: This application is currently scheduled to be heard by the Planning Commission on Wednesday, March 3, 2010.

Policy & Procedures Committee

Members: Janet Hall, Walter Alcorn, Ken Lawrence, Suzanne Harsel, James Hart
Alternates: Earl Flanagan, Tim Sargeant, John Litzenberger

The Policy & Procedures Committee met once during the last quarter of 2009 (October 29th to discuss the proposed text to amend the Policy Plan volume of the Comprehensive Plan concerning Visual and Performing Arts.

Dave Molchany, Deputy County Executive, told the Committee that in 2008 the Board of Supervisors had accepted the Final Report from the *Commission on the Future of the Arts in Fairfax County* and directed him to form a committee to examine the arts in Fairfax County to determine how to best implement the report recommendations. After listing the members of the Arts Committee, Mr. Molchany explained that the Committee had worked with Supervisor Gross to develop a strawman proposal for an amendment to the Comprehensive Plan. He then introduced Pamela Nee to provide an overview of the proposed text.

During her presentation, Pamela Nee (with the Planning Division of DPZ) explained that the proposed text would be incorporated as a new section in the Policy Plan and that the objectives would be applied Countywide. She noted that staff would consult with the Arts Council of Fairfax County and the Initiative for Public Art Reston plan to determine how to define art.

Ms. Nee emphasized that the potential provision of an arts facility proffer would vary on a case-by-case basis, but noted that it was not the intent of the new Policy to give priority to arts facilities over basic needs such as transportation and schools. She talked about how staff could define art and the potential provision of an arts facility proffer.

Commissioner Murphy voiced his opinion that existing and future arts facilities should not be implemented through a proffer system. Chairman Hall replied that an arts facilities proffer should be considered as a condition rather than as part of a proffer formula.

Commissioner Alcorn said he did not think that the Policy language would enable arts facilities to take precedence over schools,

parks, or other public facilities. He commented that arts facilities would be a welcome addition to the County, and that the proposed text provided some flexibility on a case-by-case basis where such a proffer might be appropriate.



Ms. Nee told the Committee that the intent of the language was not to allow staff to impose development conditions unless the applicant was agreeable.

Commissioner Lawrence spoke about the importance of including art in the replanning of Tysons Corner and mentioned that one idea under consideration was to rotate and display computer-generated art designed by George Mason University students.

Commissioner Alcorn commented that the proposed policy should be more aggressive in soliciting public art, particularly since the private sector was beginning to incorporate art facilities into their developments. He said that the summer concert series at the Reston Town Center and the Greater Reston Arts Center resulted from a proffer negotiated in the 1980s.

Commissioner Hart recommended the following editorial changes to the strawman document:

- Objective 1, Policy b. – Change the first "or" to "and". Objective 1, Policy e. – Clarify whether specific public art master plans should be developed for the identified six areas exclusively.
- Objective 3, Policy a. – Remove "with planning and zoning opportunities" from the second line and add a period after "proposals".
- Objective 3, Policy f. – Specify whether "culturally diverse" described venues or neighborhoods (i.e. "culturally diverse venues in neighborhoods" or "venues in culturally diverse neighborhoods").

NOTE: The Planning Commission public hearing on the Visual and Performing Arts Policy Plan Amendment is currently scheduled on March 10, 2010.

