

# Planning Commission Communicator

February 2016



## Tysons “The Boro”

Following Planning Commission review, the Board of Supervisors approved the development plan for The Boro on January 12<sup>th</sup> for the 4.25 million square feet of apartments, offices, hotel and shops. The development will rise up on an 18-acre site across from the Silver Line’s Greensboro Station. Bounded by Leesburg Pike, Westpark Drive, Greensboro Drive and Solutions Drive, The Boro will be within about a quarter mile of the Metro station.

In total, the project will add 14 new, mostly high-rise buildings at the highest location in Tysons. This includes:

- Five apartment buildings with up to 2,010 units
- Three office towers with up to 1.9 million square feet
- Retail space of up to 430,000 square feet, including the Whole Foods
- A hotel with up to 640,000 square feet
- Seven parks totaling 4.23 acres
- A 19,000 square-foot public library that the developer will design and build for the county

The Boro project helps to transform Tysons into an urban center, and also supports the county’s initiative to develop mixed-use, transit-oriented developments where people can live, work, shop and play. These projects attract more residents, jobs, and businesses.

## Congratulations Jacob and Teresa

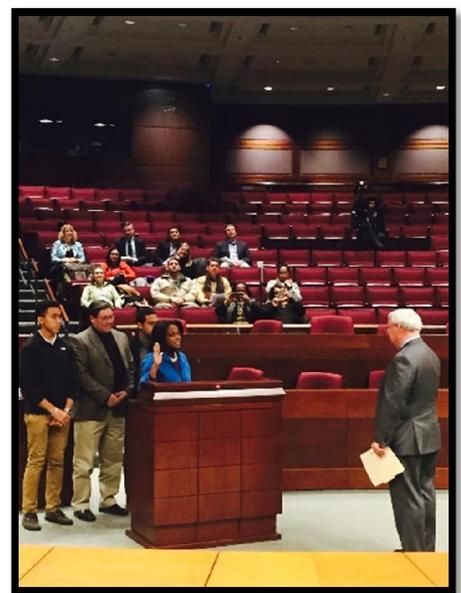
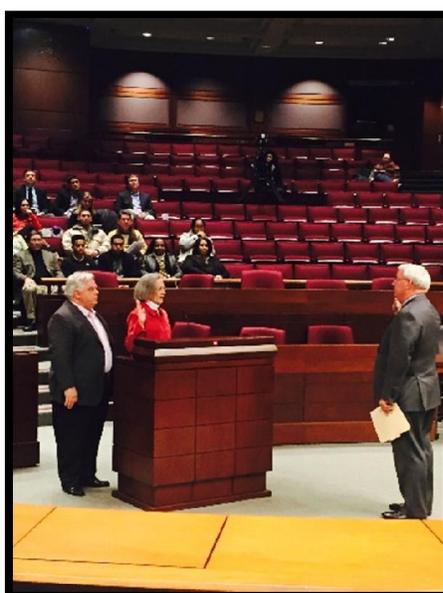
Congratulations to Jacob Caporaletti and Teresa Wang, Deputy Clerks to the Planning Commission, for receiving the Virginia Certified Planning Commissioner Certification. The certification program is sponsored by The Citizens Planning Education Association of Virginia, Inc. (CPEAV). CPEAV, also better known as PlanVirginia is a volunteer, nonprofit association dedicated to furthering public understanding and awareness of the need for excellent community planning as a means of making our communities better places in which to live, work, and do business.

The certification program is composed of two, two-day training sessions (opening and closing sessions) and a self-study component lasting 10 weeks that includes required reading and associated homework assignments. A final component of the program is a required field trip to a neighboring jurisdictions Planning Commission meeting. Teresa visited Fairfax City and Jacob visited Loudoun County.

The Certification Program is designed to provide each participant with a complete understanding of the legal foundations underpinning community planning in Virginia as well as insight regarding current planning practices and approaches. The course also provides each participant with the technical and process expertise planning commissioners need to discharge their duties in a procedurally and substantively correct manner.

### New Terms and New Faces

During the January 13<sup>th</sup> Planning Commission meeting, John Frey, Clerk of the Fairfax County Circuit Court, conducted the swearing-in ceremony for returning At-Large Commissioner, James Hart (Far Left); returning Braddock District Commissioner, Ellen J. Hurley (Middle); and newly appointed Sully District Commissioner, Karen Keys-Gamarra. All three terms will expire December 2019.



# Committee Meetings Updates

The Fairfax County Planning Commission maintains two standing committees and several committees covering special topics, which usually meet prior to regularly scheduled Commission meetings. Each committee elects its own Chair, and separate sets of minutes detailing these meetings can be found at [http://www.fairfaxcounty.gov/planning/committee\\_minutes.htm](http://www.fairfaxcounty.gov/planning/committee_minutes.htm).

With the exception of the Personnel and Budget Committee, which meets in closed session, committee meetings are open to the public and listings of members and meeting times can be found online at <http://www.fairfaxcounty.gov/planning/committee.htm>.

**Land Use Process Review Committee** met on October 14<sup>th</sup> to discuss the Proposed Zoning Ordinance Amendment (Articles 4 and 20 Regarding Alternative Lending Institutions).

**Environment Committee** met on October 21<sup>st</sup> and December 3<sup>rd</sup> to continue its review of the MITRE Corporation Report and associated staff recommendations concerning Building Energy and Electric Vehicle Charging Stations.

**Tysons Committee** met on November 19<sup>th</sup> to review the Tysons Plan text.

## PLANNING COMMISSION COMMITTEES

- STANDING COMMITTEES
- Personnel & Budget
- Policy & Procedures
- SPECIAL COMMITTEES
- Capital Improvement Program
- Environment
- Parks
- Housing
- Land Use Process Review
- Schools
- Transportation
- Tysons
- Telecommunications

### Thoughts from John L. Litzenberger, Jr.



#### PC Memories:

*All my memories of the Planning Commission are very favorable. I thoroughly enjoyed working to improve the Sully District and the rest of Fairfax County through the rezoning process. I was privileged to be able to work with two very fine citizens committees out in the Sully District, the West Fairfax County Citizens Association (WFCCA) and the Sully District Council (SDC). All the volunteers who put in their time for their respective communities were very much appreciated. In addition, my work with our fine county staff as well as the attorneys for the business and development community was very productive and enjoyable. It was very satisfying to obtain over \$30 million worth of amenities, road improvements, fields and trails for parks, and school improvements for the Sully District while serving on the Planning Commission. Chairing the Capital Improvement Program (CIP) committee at the Planning Commission was also very gratifying. I will miss all of it!*

*I will keep up my involvement in our local community. I plan to rejoin the WFCCA land use committee sometime in late spring to continue to help bring improvements to the Sully District. In addition, former Planning Commissioner and good friend Walter Alcorn has recruited me to serve on a county committee on affordable/workforce housing. I am looking forward to using my background from both the Housing Authority and the Planning Commission to help out in this area.*

*Lastly, I have restarted my expert witness business in analyzing aviation matters and hope to branch into further litigation support in land use. Of course, with my three kids and six grandchildren all living locally, I'll be spending a lot time with them.*

*I want to thank all the folks who make Fairfax such a great place to live, from my fellow commissioners, to our county staff and our dedicated citizens. I also want to thank my old friend retired Supervisor Mike Frey, who appointed me to these great positions. He and I will be going to some Nats-Phillies baseball games this summer. I look forward to seeing everyone in the future.*

# Land Use Update

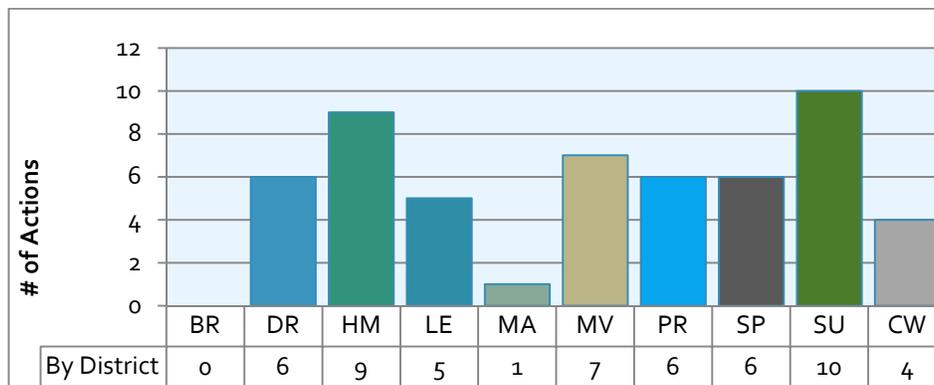
## Overview of Fiscal Year 2016 Second Quarter Activity

The Planning Commission held ten regular meetings during the Second Quarter of Fiscal Year 2016 (FY 2016). For the first half of FY 2016 the Planning Commission has held 18 regular meetings and acted on 105 applications. The Planning Commission is in recess during the second half of the month of December and no meetings are held during that time. As noted in the graph below, the Commission continues to meet on a consistent basis and maintain a busy workload, acting on an average of 10 applications each month.

	FY 2014	FY 2015	FY 2016
<b>Meetings</b>	<b>13</b>	<b>19</b>	<b>10</b>
<b>Speakers</b>	<b>89</b>	<b>131</b>	<b>40</b>
<b>Actions</b>	<b>56</b>	<b>77</b>	<b>54</b>

### District Breakdown

There were 54 actions taken by the Planning Commission during the Second Quarter of FY 2016. The Sully District had the highest number of land-use actions, with 10 cases favorably recommended to the Board of Supervisors. All 54 recommendations were forwarded to the Board of Supervisors. The least active district during the Second Quarter of FY 2016 was the Braddock District. The figure below depicts the activity for each District.



### Types of Applications

Of the 54 land-use actions taken in the First Quarter of FY 2016, 34 were Rezoning, Associated Development Plans, or Special Exception applications.

Special Exception applications & amendments .....	12
Rezoning applications & Associated Development Plans.....	18
Comprehensive Signage Plan applications & amendments.....	2
Public Facility Applications.....	11
Amendments to the Comprehensive Plan.....	2
Agricultural and Forestal District applications.....	4
Code Amendments.....	3
Policy Procedural and Miscellaneous Recommendations.....	2
Capital Improvement Plan.....	0



## Welcome Karen Keys-Gamarra, Sully District

Effective January 12th, 2016, Karen Keys-Gamarra was appointed as a member of the Fairfax County Planning Commission by Sully District Supervisor Kathy L. Smith. Her appointment was unanimously approved by the Board of Supervisors, and Keys-Gamarra was sworn in on January 13th, 2016 for a term on the Planning Commission that expires December 31st, 2019.

Karen Keys-Gamarra is a graduate of Tulane University and Washington University School of Law. She is an Attorney who currently works as a court-appointed Guardian ad litem in Northern Virginia representing the best interests of children. Ms. Keys-Gamarra has broad experience in the Fairfax community as she collaborates with various state and local agencies to improve the lives of children and families.

Keys-Gamarra has a diverse legal and community involvement background. She has worked at a state agency, non-profit organizations, and in private practice. As an attorney, she has handled a broad range of issues including bankruptcy, consumer concerns, family law, employment discrimination, union disputes and regulatory matters. Keys-Gamarra currently serves as an Advisory Board member for a domestic violence non-profit organization and has previously been appointed to the School Board Budget Task Force. She has also worked for a non-profit organization established to address truck safety regulations nationwide. Keys-Gamarra has extensive experience in working on education related issues. As a citizen, Keys-Gamarra appeared before the Planning Commission in the past.

Keys-Gamarra has an extensive history of leadership in the community. She has been a Court Appointed Special Advocate ("CASA") for children and has assisted in training new CASA volunteers.

Keys-Gamarra has been an active member of her church for 13 years. She and her husband have been married for 25 years. They are the involved parents of three boys who attended FCPS for elementary, middle, and high school.

## Inclement Weather Policy

In the event of inclement weather, the County Executive may close all County offices or may grant unscheduled leave to County employees. In the case of a County closure, all Planning Commission meetings and public hearings scheduled for that day shall be cancelled and the applications rescheduled for the next available meeting date which can accommodate the hearings and allows sufficient time for re-advertising. In the case of unscheduled leave, or in the case of inclement weather regardless of County operating status, the Chairman may cancel or hold meetings at his/her discretion. This determination will be made by 1:00 pm on the day of the hearing or meeting.

# PC Roundtable Update

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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. (when the Commission is not in session or the meeting has finished) and features guest experts on land use-related issues of interest to Fairfax County residents. A summary of each broadcast is included on the Planning Commission website [www.fairfaxcounty.gov/planning/roundtable.pdf](http://www.fairfaxcounty.gov/planning/roundtable.pdf). Former broadcasts can be viewed at the Planning Commission Office, Suite 330, 12000 Government Center Parkway, Fairfax, Virginia 22035. In addition, since July 2009, DVD copies are available from the Commission Office's "video lending library" and are also available any time via Video on Demand on the Fairfax County's website at: [http://www.fairfaxcounty.gov/cable/channel16/pc\\_roundtable.htm](http://www.fairfaxcounty.gov/cable/channel16/pc_roundtable.htm).

## **Zoning Ordinance Work Program – Broadcast February 2016**

This edition of the Planning Commission Roundtable features a discussion on the Zoning Ordinance Work Program. Joining Planning Commission Chairman Pete Murphy are his guests, Leslie Johnson, Zoning Administrator, and Andrew Hushour, Deputy Zoning Administrator, as they discuss the 2015 Zoning Ordinance Amendment Work Program that was adopted by the Board of Supervisors on July 28, 2015.

## **Leadership Fairfax – Broadcast January 2016**

This edition of the Planning Commission Roundtable featured a discussion on Leadership Fairfax. Joining Planning Commission Chairman Pete Murphy was his guest, Karen Cleveland, President and CEO, as they discussed the Leadership Fairfax programs.

## **Urban Search and Rescue – Broadcast December 2015**

This edition of the Planning Commission Roundtable featured a discussion on the Fairfax County Urban Search and Rescue team. Joining Planning Commission Chairman Pete Murphy was his guest Michael C. Schaff, Battalion Chief and Program Manager, as they discussed the work of the Urban Search and Rescue team throughout the world.

### **2016 Planning Commission**

*Peter F. Murphy*, Chairman, Springfield  
*Frank A. de la Fe*, Vice Chairman, Hunter Mill  
*James R. Hart*, Secretary, At-Large  
*Timothy J. Sargeant*, Parliamentarian, At-Large  
*Earl L. Flanagan*, Mount Vernon  
*Karen Keys-Gamarra*, Sully  
*Janyce N. Hedetniemi*, At-Large  
*Ellen J. "Nell" Hurley*, Braddock  
*Kenneth A. Lawrence*, Providence  
*James T. Migliaccio*, Lee  
*Julie M. Strandlie*, Mason  
*John C. Ulfelder*, Dranesville

