



Fairfax County, Virginia
BOARD OF SUPERVISORS
DRAFT AGENDA

Tuesday
July 29, 2014

Note: This draft agenda is produced two weeks prior to the Board Meeting and is subject to change. A final agenda is available for review in the Office of the Clerk to the Board and at <http://www.fairfaxcounty.gov/government/board/meetings/> by the Friday prior to each Tuesday meeting.

9:30 Presentations
10:30 Appointments
10:40 Items Presented by the County Executive
10:50 Matters Presented by Board Members
11:40 Closed Session

3:30 p.m. SE 2014-MV-008 - LOURDES C. ALVAREZ, MAMILULY DAYCARE LLC, SE Appl. under Sect(s). 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 8018 Diving Cliff Ln., Springfield, 22153, on approx. 8,740 sq. ft. of land zoned PDH 3. Mt. Vernon District. Tax Map 98-1 ((4)) 10.

3:30 p.m. PCA 85-C-088-09 - BLOCK 4 LLC & RESTON TOWN CENTER PROPERTY LLC, PCA Appl. to amend the proffers for RZ 85-C-088 previously approved for mixed use development to permit associated modifications to proffers, site design, and development plan to permit a residential building at a density of 30.78 du/ac with commercial uses and an office building containing 284,588 sq. ft. of office and commercial uses for a total of 3.6 FAR, which are within the overall maximums of commercial density (0.95 FAR) and residential density (50 du/ac) permitted in the Reston Town Center Core Area. The applicant also requests a waiver #7067-WPFM-004-1 to permit the location of underground stormwater management facilities in a residential area. Located in the S.W. quadrant of the intersection of Reston Pkwy. and New Dominion Pkwy. on approx. 6.35 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17 1 ((16)) 1, 4 and 5A. (Concurrent with DPA 85-C-088-07 and PRC 85-C-088-03)

3:30 p.m. PRC 85-C-088-03 - BLOCK 4 LLC & RESTON TOWN CENTER PROPERTY LLC, PRC Appl. to approve a PRC Plan associated with RZ 85-C-088 previously approved for mixed use development to permit associated modifications to proffers, site design, and development plan to permit a residential building at a density of 30.78 du/ac with commercial uses and an office building containing 284,588 sq. ft. of office and commercial uses for a total of 3.6 FAR, which are within the overall maximums of commercial density (0.95 FAR) and residential density (50 du/ac) permitted in the Reston Town Center Core Area. The applicant also requests a waiver #7067-WPFM-004-1 to permit the location of underground stormwater management facilities in a residential area. Located in

the S.W. quadrant of the intersection of Reston Pkwy. and New Dominion Pkwy. on approx. 6.35 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-1 ((16)) 1, 4 and 5A. (Concurrent with PCA 85-C-088-09 and DPA 85-C-088-07)

3:30 p.m.DPA 85-C-088-07 - BLOCK 4 LLC & RESTON TOWN CENTER PROPERTY LLC, DPA Appl. to permit the 7th amendment of the Development Plan for RZ 85-C-088 to permit mixed use development to permit associated modifications to proffers, site design, and development plan to permit a residential building at a density of 30.78 du/ac with commercial uses and an office building containing 284,588 sq. ft. of office and commercial uses for a total of 3.6 FAR, which are within the overall maximums of commercial density (0.95 FAR) and residential density (50 du/ac) permitted in the Reston Town Center Core Area. The applicant also requests a waiver #7067-WPFM-004-1 to permit the location of underground stormwater management facilities in a residential area. Located in the S.W. quadrant of the intersection of Reston Pkwy. and New Dominion Pkwy. on approx. 6.35 ac. of land zoned PRC. Comp. Plan Rec: Residential Planned Community. Hunter Mill District. Tax Map 17-1 ((16)) 1, 4 and 5A. (Concurrent with PCA 85-C-088-09 and PRC 85-C-088-03)

3:30 p.m.SE 2014-MA-003 - KENNETH H. FISHER, SE Appl. under Sect(s). 3-204 of the Zoning Ordinance to operate a congregate living facility. Located at 3918 Larchwood Rd., Falls Church, 22041, on approx. 13,830 sq. ft. of land zoned R-2 and HC. Mason District. Tax Map 61-3 ((13)) 224.

3:30 p.m.SE 2013-MV-023 - HOPKINS HOUSE, A CENTER FOR CHILDREN AND THEIR FAMILIES, SE Appl. under Sect(s). 3-204, 4-804 and 9-309 of the Zoning Ordinance to permit a child care center with a total enrollment of 124 children. Located at 8543 Forest Pl., Alexandria, 22309, on approx. 1.68 ac. of land zoned R-2, C-8 and HC. Mt. Vernon District. Tax Map 101-3 ((9)) (1) C1, 5, and 501.

4:00 p.m.SE 2014-SP-011 - STARBUCKS COFFEE COMPANY, SE Appl. under Sect(s). 4-704 and 7-607 of the Zoning Ordinance to permit fast food restaurant and drive-thru. Located at 12001 Lee Jackson Memorial Hwy., Fairfax, 22030, on approx. 4.29 ac. of land zoned C-7 and HC. Springfield District. Tax Map 46-3 ((8)) 16A.

4:00 p.m.PCA-C-052-8 - CESC SKYLINE LLC, PCA Appl. to amend the proffers, conceptual and final development plans for RZ-C-052 previously approved for office development to permit mixed use development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.58. Located at 5275 Leesburg Pk., Falls Church, 22041, on approx. 5.25 ac. of land zoned PDC, CRD, HC and SC. Comp. Plan Rec: Mixed Use. Tax Map 62-3 ((1)) 38B.

4:00 p.m.Public hearing to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment #2013-I-B1 concerns approx. 2.72 ac. generally located on Leesburg Pike between Charles Street and Washington Drive in the Mason Supervisor District. The property is addressed as 5885 Leesburg Pike, Falls Church, VA 22044 [Tax Map 61-2 ((17)) (D) 1]; 3401 and 3423 Charles Street [Tax Map 61-2 ((18)) 1 - 4]; 3425 Charles Street [Tax Map 61-2 ((18)) 5]; 3408 Washington Drive [Tax Map 61-2 ((17)) (D) 4]; 3410 Washington Drive [Tax Map 61-2 ((17)) (D) 5]; no listed address [Tax Map 61-2 ((17)) (D) 3]. The area is planned for office use on Tax Map 61-2 ((17)) (D) 1 and 3; ((18)) 1, 2, and 3 and residential use at 2-3 DU/AC on Tax Map 61-2 ((17)) (D) 4 and 5; ((18)) 4 and 5. Under the redevelopment option: Retail and office uses up to .35 FAR on Tax Map 61-2 ((17)) (D) 1, 3. Office, retail or mixture of these uses can be developed up to .25 FAR with conditions on Tax Map 61-2 ((18)) 1-4. The Amendment will consider expanding the Baileys Crossroads Community Business Center to include Tax Map 61 2 ((18)) 5 and ((17)) (D) 4 and 5; and additional commercial uses that

may include drive-through services on Tax Map 61-2 ((17)) (D) 1, 3, 4 and 5 and 61-2 ((18)) 1 - 5. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg. 12055 Government Center Pkwy., Fairfax, Virginia, and can also be viewed on the Web at <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>. Copies of the Planning Commission (PC) recommendation may be obtained from the PC, 12000 Government Center Pkwy., Suite 330, Fairfax, VA. Any questions may be directed to the Planning Div. at 703-324-1380.

4:00 p.m. Public hearing on the proposed adoption of an ordinance, amending Appendix G of The Code of the County of Fairfax, Virginia, to expand the West Potomac Residential Permit Parking District, District 36. The proposed amendment will expand the District boundaries to include the following street block: Dawn Drive from the western boundary of 2707 Dawn Drive east to the cul-de-sac end of Dawn Drive. (Mount Vernon District)

4:00 p.m. Public hearing to consider the adoption of an amendment to The Code of the County of Fairfax, Virginia (Fairfax County Code), which will be set forth in Appendix M to expand the Green Trails Community Parking District (CPD). The proposed CPD expansion would be established in accordance with and be subject to the provisions set forth in Article 5B of Chapter 82 of the Fairfax County Code; encompass Roamer Lane from Rock Canyon Drive to Roamer Court and Roamer Court from Roamer Lane east and west to the cul-de-sacs inclusive; and prohibit the parking of watercraft, boat trailers, motor homes, and camping trailers, any other trailer or semi-trailer, regardless of whether such trailer or semi-trailer is attached to another vehicle; any vehicle with three or more axles; any vehicle that has a gross vehicle weight rating of 12,000 or more pounds except school buses used on a current and regular basis to transport students; any vehicle designed to transport 16 or more passengers including the driver, except school buses used on a current and regular basis to transport students; and any vehicle of any size that is being used in the transportation of hazardous materials as defined in Virginia Code § 46.2-341.4. No such CPD shall apply to (i) any commercial vehicle when discharging passengers or when temporarily parked pursuant to the performance of work or service at a particular location or (ii) utility generators located on trailers and being used to power network facilities during a loss of commercial power or (iii) restricted vehicles temporarily parked on a public street within any such CPD for a maximum of 48 hours for the purpose of loading, unloading, or preparing for a trip or (iv) restricted vehicles that are temporarily parked on a public street within any such CPD for use by federal, state, or local public agencies to provide services. Questions regarding this proposed amendment may be directed to the Fairfax County Department of Transportation at 703-877-5600. (Sully District)

4:00 p.m. Public hearing on the matter of adoption of a proposed amendment to Chapter 61 (Building Provisions) of The Code of the County of Fairfax, Virginia. Pursuant to authority granted by Virginia Code § 54.1-1117, the proposed amendment to Chapter 61 (Building Provisions) will establish a civil penalty of up to \$2,500 that may be assessed when a person or business falsely represents to a customer or prospective customer that such person or business has a valid contractor's license issued pursuant to the provisions of Va. Code § 54.1-1106, and authorizes and delegates all necessary authority to the Building Official, in consultation with the County Attorney and/or his designee, to assess this civil penalty.

4:30 p.m. Public hearing regarding the adoption of a resolution to approve tax exempt bond financing in the amount of up to \$220,000 for the purchase of an ambulance by the Bailey's Crossroads Volunteer Fire Department, Inc. Federal law permits such financing by certain qualified volunteer fire departments, and such financing requires a public approval of such financing by a governmental unit.

Approval of such financing by the Board of Supervisors of Fairfax County, Virginia, will not make Fairfax County responsible for the repayment of such bonds. (Mason District)

4:30 p.m.A public hearing regarding the adoption of a resolution to approve tax exempt bond financing in the amount of up to \$251,496 for the purchase of an ambulance by the Greater Springfield Volunteer Fire Department, Inc. Federal law permits such financing by certain qualified volunteer fire departments, and such financing requires a public approval of such financing by a governmental unit. Approval of such financing by the Board of Supervisors of Fairfax County, Virginia, will not make Fairfax County responsible for the repayment of such bonds. (Lee District)

4:30 p.m.PCA C-696-10 - DULLES ROCKHILL PARTNERS LIMITED PARTNERSHIP, PCA Appl. to amend the proffers for RZ C 696 previously approved for mixed use to delete approximately 22,272 sq. ft. and include in concurrent RZ 2009-HM-017 application. Located in the N.W. quadrant of the intersection of Sayward Blvd. and Dulles Station Blvd. on approx. 4.27 ac. of land zoned PRM. Dranesville District. Tax Map 15-4 ((5)) 5A. (Concurrent with RZ 2009-HM-017)

4:30 p.m.RZ 2009-HM-017 - NUGGET JOINT VENTURE, L.C., RZ Appl. to rezone from PDC and PRM to PRM to permit mixed use transit oriented development with an overall Floor Area Ratio (FAR) of 3.01 including bonus density associated with ADU/WDU, approval of final development plans and a waiver #6848-WPFM-005-1 to permit the location of underground storm water management. Located on the S. side of Dulles Airport Access Rd. and W. side of Dulles Station Blvd. on approx. 14.68 ac. of land. Comp. Plan Rec: Transit-Oriented Development. Dranesville District. Tax Map 15-2 ((1)) 13pt. and 15-4 ((5)) 5Apt. and 5B. (Concurrent with PCA C-696-10)

4:30 p.m.Public hearing regarding: (i) the Disposition of Board-Owned Property identified as Tax Map Number 0154-05-0005B ("Property") to Nugget Joint Venture, L.C. ("Nugget") in accordance with Va. Code Ann § 15.2-1800, and (ii) a proposed Amended and Restated Real Estate Exchange Agreement ("Amended Agreement") with Nugget. The Amended Agreement provides for an exchange of the Property for adjacent land owned by Nugget and for affiliates of Nugget to design and construct necessary infrastructure improvements for the joint benefit of Nugget and the County, which will enable the County to develop the site with a parking garage containing approximately 2108 spaces, kiss and ride spots, bus bays and ancillary transit features for the Metro Station to be located to the South of the Dulles Toll Road at the intersection of Route 28. The Amended Agreement will also provide for: (i) a reciprocal easement between the parties for the shared maintenance of adjacent parcels of land and (ii) a proffer allocation agreement for the equitable sharing of proffer related costs between the parties. A copy of the proposed Amended Agreement and a summary of the transaction contemplated by the Amended Agreement have been posted on the County website and may be viewed at: <http://www.fairfaxcounty.gov/news/2014/innovation-station-garage-real-estate-agreement.htm>. For additional information or questions about the public hearing, please contact Heather Diez, Innovation Center Station Project Coordinator, at 703-324-5813. (Dranesville District)

5:00 p.m.Public Hearing before the Board of Supervisors of Fairfax County, Virginia, to consider the adoption of an ordinance to add a new Fairfax County Code Section 4-22-6. The proposed new Section 4-22-6 would implement the authority provided by legislation enacted by the 2014 Session of the Virginia General Assembly enacting Va. Code § 17.1-279.1, which takes effect on July 1, 2014. The proposed new Section 4-22-6 would impose a new \$5.00 Electronic Summons System fee on persons convicted of a statute or ordinance in each criminal or traffic case. The funds will be used for costs associated with the implementation and maintenance of an electronic summons system pursuant to Va. Code § 17.1-279.1. The proposed ordinance would take effect on August 1, 2014.

5:00 p.m. Decision Only on PCA 2000-MV-034 (Furnace Associates, Inc.) (Mount Vernon District)

5:00 p.m. Decision Only on SEA 80-L/V-061-02 (Furnace Associates, Inc.) (Mount Vernon District)

5:00 p.m. Citizens and Businesses of Fairfax County are encouraged to present their views on issues of concern. The Board will hear public comment on any issue except: issues under litigation, issues which have been scheduled for public hearing before the Board (this date and future dates), personnel matters and/or comments regarding individuals. Each speaker may have up to three minutes and a maximum of 10 speakers will be heard. Speakers may address the Board only once during a six-month period.

All persons wishing to present their views on these subjects may call the Office of the Clerk to the Board at 703-324-3151 to be placed on the Speakers List, or may appear and be heard. As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as other documents relating to the aforementioned subjects, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 533 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities and supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Open captioning will be provided in the Board Auditorium. For sign language interpreters or other accommodations, please call the Clerk's Office, 703-324-3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the public hearing. Assistive listening devices are available at the meeting.