

**FAIRFAX COUNTY  
BOARD OF SUPERVISORS  
September 23, 2014**

**AGENDA**

- 8:30 Domestic Violence Awareness Month Reception, Reception Area of the Lambert Conference Center
- 8:30 50+ Community Action Plan Reception, Conference Rooms 9/10 of the Lambert Conference Center
- 9:30 [Presentations](#)
- 10:30 [Presentation of the 2014 Exceptional Design Awards](#)
- 10:45 [Presentation of the 2014 Environmental Excellence Award](#)
- 11:00 [Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups](#)
- 11:10 [Items Presented by the County Executive](#)

**ADMINISTRATIVE  
ITEMS**

- 1 [Streets into the Secondary System \(Dranesville and Hunter Mill Districts\)](#)
- 2 [Extension of Review Periods for 2232 Review Applications \(Dranesville, Mason, Braddock, and Mount Vernon Districts\)](#)
- 3 [Authorization for the Fairfax County Health Department to Apply for and Accept Grant Funding from the Virginia Health Care Foundation \(VHCF\) to Improve Regional Local Specialty Health Care Access](#)

**ACTION ITEMS**

- 1 [Adoption of the 50+ Community Action Plan](#)
- 2 [Approval of Comments on the Draft Real Property Master Plan and the Draft Environmental Impact Statement for Short-Term Projects and Real Property Master Plan Update at Fort Belvoir, Virginia](#)
- 3 [Approval of a Draft Board of Supervisor's Meeting Schedule With an Amendment to the Month of February 2015](#)
- 11:20 [Matters Presented by Board Members](#)
- 12:10 [Closed Session](#)

**FAIRFAX COUNTY  
BOARD OF SUPERVISORS  
September 23, 2014**

**PUBLIC  
HEARINGS**

- |      |   |
|------|---|
| 3:30 | Public Hearing on AR 2006-DR-001 (Whitney, John H. and Barbara) (Dranesville District)  |
| 3:30 | Public Hearing on AR 89-S-005-03 (William G. Murray, Trustee of Trust U/W of Jones D. Jasper) (Springfield District)                                      |
| 3:30 | Public Hearing on AR 89-S-003-03 (Thomas S. Reed, Madeleine S. Reed) (Springfield District)   |
| 3:30 | Public Hearing on Proposed Plan Amendment 2013-I-B1, Located South of Leesburg Pike, East of Charles Street and West of Washington Drive (Mason District) |
| 3:30 | Public Hearing on PCA 2010-LE-005 (Gramm Springfield Property, LLC) (Lee District)  |
| 3:30 | Public Hearing on SE 2014-LE-005 (Gramm Springfield Hyundai Property LLC) (Lee District)  |
| 3:30 | Public Hearing on SE 2014-LE-004 (Gramm Springfield Property, LLC) (Lee District)   |
| 3:30 | Public Hearing on SEA 2010-LE-009 (Jennings Business Park LLC) (Lee District)   |



# *Fairfax County, Virginia*

## ***BOARD OF SUPERVISORS***

### ***AGENDA***

**Tuesday  
September 23, 2014**

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9:30 a.m.

#### PRESENTATIONS

- RESOLUTION – To recognize Carole Kihm for being named the 2014 Outstanding Middle School Principal of Virginia. Requested by Supervisor Foust.
- RESOLUTION – To recognize Police Officer Scott Davis for being named the 2014 Fairfax County Public Schools Distinguished School Resource Officer. Requested by Supervisor Foust.
- CERTIFICATE – To recognize the Route 28 Station-South Study Work Group for developing a vision and comprehensive plan recommendations for the area. Requested by Supervisor Foust.
- CERTIFICATE – To recognize those who participated in updating the 50+ Action Plan, including the members of the Commission on Aging and members of the community forums, steering committee, subcommittees and staff. Requested by Supervisor Herryty.
- RESOLUTION – To recognize the Herndon Women's Club for its 75th anniversary. Requested by Supervisor Foust.
- RESOLUTION – To recognize the Northern Virginia Family Service for its 90th anniversary. Requested by Chairman Bulova and Supervisor Smyth.
- PROCLAMATION – To designate October 2014 as Disability Employment Awareness Month in Fairfax County. Requested by Chairman Bulova.

— more —

Board Agenda Item  
September 23, 2014

- PROCLAMATION – To designate October 2014 as Domestic Violence Awareness Month in Fairfax County. Requested by Supervisor Cook.
- PROCLAMATION – To designate September 23-30, 2014, as Voter Registration Week in Fairfax County. Requested by Chairman Bulova.
- RESOLUTION – To recognize the Exceptional Design Awards Program for its 30th anniversary. Requested by Chairman Bulova.

STAFF:

Tony Castrilli, Director, Office of Public Affairs  
Bill Miller, Office of Public Affairs

Board Agenda Item  
September 23, 2014

10:30 a.m.

Presentation of the 2014 Exceptional Design Awards

ENCLOSED DOCUMENTS:

None.

PRESENTED BY:

Joseph J. Plumpe, Architectural Review Board Member and Chairman of the Exceptional Design Awards jury.

Board Agenda Item  
September 23, 2014

10:45 a.m.

Presentation of the 2014 Environmental Excellence Awards

ENCLOSED DOCUMENTS:

None.

PRESENTED BY:

Linda Burchfield, Environmental Quality Advisory Council (EQAC)

Board Agenda Item  
September 23, 2014

11:00 a.m.

Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups

ENCLOSED DOCUMENTS:

Attachment 1: Appointments to be heard September 23, 2014  
(An updated list will be distributed at the Board meeting.)

STAFF:

Catherine A. Chianese, Assistant County Executive and Clerk to the Board of Supervisors

September 23, 2014

**DRAFT**

**APPOINTMENTS TO BE HEARD SEPTEMBER 23, 2014**  
**(ENCOMPASSING VACANCIES PROJECTED THROUGH SEPTEMBER 30, 2014)**  
 (Unless otherwise noted, members are eligible for reappointment)

**ADVISORY SOCIAL SERVICES BOARD**  
**(4 years – limited to 2 full consecutive terms)**

<b><u>Incumbent History</u></b>	<b><u>Requirement</u></b>	<b><u>Nominee</u></b>	<b><u>Supervisor</u></b>	<b><u>District</u></b>
VACANT (Formerly held by Kelsey M. Phipps; appointed 2/11-9/12 by McKay) Term exp. 9/16	Lee District Representative		McKay	Lee
Abdel-Rahman Hamed (Appointed 2/11 by Gross) Term exp. 9/14	Mason District Representative		Gross	Mason
VACANT (Formerly held by Edwina Dorch; appointed 2/13 by Hyland) Term exp. 9/16 <i>Resigned</i>	Mount Vernon District Representative		Hyland	Mount Vernon
VACANT (Formerly held by Sosthenes Klu; Appointed 12/05-9/08 by Frey) Term exp. 9/12 <i>Resigned</i>	Sully District Representative		Frey	Sully



<b>AFFORDABLE DWELLING UNIT ADVISORY BOARD (4 years)</b>
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<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
VACANT (Formerly held by Arthur R. Genuario; appointed 4/96-5/12 by Hyland) Term exp. 9/13 <i>Resigned</i>	Builder (Single Family) Representative		By Any Supervisor	At-Large
VACANT (Formerly held by James Francis Carey; appointed 2/95-5/02 by Hanley; 5/06 by Connolly) Term exp. 5/10 <i>Resigned</i>	Lending Institution Representative		By Any Supervisor	At-Large

<b>AIRPORTS ADVISORY COMMITTEE (3 years)</b>
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<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
VACANT (Formerly held by Barbara Kreykenbohm; appointed 1/09 by Gross) Term exp. 1/11 <i>Resigned</i>	Mason District Representative		Gross	Mason

**ARCHITECTURAL REVIEW BOARD (3 years)**

[NOTE: Members shall be appointed by the Board of Supervisors as follows: at least two (2) members shall be certified architects; one (1) landscape architect authorized to practice in Virginia; one (1) lawyer with membership in the Virginia Bar; six (6) other members shall be drawn from the ranks of related professional groups such as archaeologists, historians, lawyers, and real estate brokers.]

<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
Michele C. Aubry (Appointed 10/09-10/11 by Hyland) Term exp. 9/14	Archaeologist Representative		By Any Supervisor	At-Large
Christopher Daniel (Appointed 3/14 by Bulova) Term exp. 9/14	Related Professional Group #5 Representative	<b>Christopher Daniel</b> (Bulova)	By Any Supervisor	At-Large

**ATHLETIC COUNCIL (2 years)**

<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
James Pendergast (Appointed 7/12 by Cook) Term exp. 6/13	Braddock District Alternate Representative		Cook	Braddock
VACANT (Formerly held by Michael Rodgers; appointed 5/09-4/13 by McKay) Term exp. 4/15 <i>Resigned</i>	Lee District Principal Representative		McKay	Lee

**BARBARA VARON VOLUNTEER AWARD SELECTION COMMITTEE  
(1 year)**

<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
Glenda DeVinney (Appointed 5/12-6/13 by McKay) Term exp. 6/14	Lee District Representative		McKay	Lee

**BOARD OF BUILDING AND FIRE PREVENTION CODE APPEALS (4 years)**

(No official, technical assistant, inspector or other employee of the DPWES, DPZ, or FR shall serve as a member of the board.)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Wayne Bryan; appointed 1/10-2/13 by Bulova) Term exp. 2/17 <i>Resigned</i>	Alternate #2 Representative		By Any Supervisor	At-Large

**CELEBRATE FAIRFAX, INC. BOARD OF DIRECTORS**  
(2 years – limited to 3 consecutive terms)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Steve Sherman (Appointed 9/08-9/13 by McKay) Term exp. 9/14	At-Large #1 Representative		By Any Supervisor	At-Large
Jason M. Chung (Appointed 2/11-9/13 by Frey) Term exp. 9/14	At-Large #2 Representative		By Any Supervisor	At-Large
Jill Patrick (Appointed 9/09-9/13 by Gross) Term exp. 9/14	At-Large #3 Representative		By Any Supervisor	At-Large

**CHESAPEAKE BAY PRESERVATION ORDINANCE**  
**EXCEPTION REVIEW COMMITTEE (4 years)**

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Kanthan Siva; appointed 1/13 by Frey) Term exp. 9/15 <i>Resigned</i>	Sully District Representative		Frey	Sully

## CHILD CARE ADVISORY COUNCIL (2 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Monica Jackson (Appointed 4/10-9/12 by Cook) Term exp. 9/14	Braddock District Representative		Cook	Braddock
Rosemary A. Kendall (Appointed 5/14 by Foust) Term exp. 9/14	Dranesville District Representative		Foust	Dranesville
Wynne Busman (Appointed 11/12 by Gross) Term exp. 9/14	Mason District Representative		Gross	Mason
VACANT (Formerly held by Eric Rardin; appointed 4/13 by Hyland) Term exp. 9/15 <i>Resigned</i>	Mount Vernon District Representative		Hyland	Mount Vernon
VACANT (Formerly held by Joan C. Holtz; appointed 5/09 by Smyth) Term exp. 9/11 <i>Resigned</i>	Providence District Representative		Smyth	Providence
Hugh Mac Cannon (Appointed 12/09-9/12 by Herrity) Term exp. 9/14	Springfield District Representative		Herrity	Springfield

**CITIZEN CORPS COUNCIL, FAIRFAX COUNTY  
(2 years)**

<b><u>Incumbent History</u></b>	<b><u>Requirement</u></b>	<b><u>Nominee</u></b>	<b><u>Supervisor</u></b>	<b><u>District</u></b>
VACANT (Formerly held by Adeel Mufti; appointed 7/06-5/12 by Hudgins) Term exp. 5/14 <i>Resigned</i>	Hunter Mill District Representative		Hudgins	Hunter Mill
VACANT (Formerly held by Asif Akhtar; appointed 7/12 by McKay) Term exp. 5/14 <i>Resigned</i>	Lee District Representative		McKay	Lee

**COMMISSION FOR WOMEN (3 years)**

<b><u>Incumbent History</u></b>	<b><u>Requirement</u></b>	<b><u>Nominee</u></b>	<b><u>Supervisor</u></b>	<b><u>District</u></b>
VACANT (Formerly held by Nancy Krakover; appointed 11/09-10/12 by Cook) Term exp. 10/15 <i>Resigned</i>	Braddock District Representative		Cook	Braddock

<p align="center"><b>COMMISSION ON AGING (2 years)</b></p>
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<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
Glenda DeVinney (Appointed 7/12 by McKay) Term exp. 5/14	Lee District Representative		McKay	Lee
Nazir Bhagat (Appointed 4/10-5/12 by Gross) Term exp. 5/14	Mason District Representative		Gross	Mason

<p align="center"><b>COMMISSION ON ORGAN AND TISSUE DONATION AND TRANSPLANTATION (4 years)</b></p>
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<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
VACANT (Formerly held by Howard Leroy Kelley; Appointed 8/01-1/13 by Hudgins) Term exp. 1/17 <i>Resigned</i>	At-Large Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Benjamin Gibson; appointed 4/11 by McKay) Term exp. 1/15 <i>Resigned</i>	Lee District Representative		McKay	Lee
VACANT (Formerly held by Carmen A. Cintron; appointed 2/13 by Hyland) Term exp. 1/15 <i>Resigned</i>	Mount Vernon District Representative		Hyland	Mount Vernon

<b>CONSUMER PROTECTION COMMISSION (3 years)</b>
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Michael J. Roark (Appointed 1/08-10/11 by Hyland) Term exp. 7/14	Fairfax County Resident #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Matthew Martz; appointed 4/11 and 7/12 by Foust) Term exp. 7/15 <i>Resigned</i>	Fairfax County Resident #6 Representative		By Any Supervisor	At-Large

<b>CRIMINAL JUSTICE ADVISORY BOARD (CJAB) (3 years)</b>
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Michael Birch; appointed 1/08-4/10 by Frey) Term exp. 4/13 <i>Resigned</i>	Sully District Representative		Frey	Sully

**FAIRFAX AREA DISABILITY SERVICES BOARD****(3 years- limited to 2 full consecutive terms per MOU, after initial term)**

[NOTE: Persons may be reappointed after being off for 3 years. State Code requires that membership in the local Disabilities Services Board include at least 30 percent representation by individuals with physical, visual or hearing disabilities or their family members. For this 15-member board, the minimum number of representation would be 5.

<b><u>Incumbent History</u></b>	<b><u>Requirement</u></b>	<b><u>Nominee</u></b>	<b><u>Supervisor</u></b>	<b><u>District</u></b>
VACANT (Formerly held by Chuck Caputo; appointed 1/10-11/10 by Bulova) Term exp. 11/13 <i>Resigned</i>	At-Large #1 Business Community Representative	<b>Alexandria Dixon</b> (Smyth)	Bulova	At-Large Chairman's
Ann Pimley (Appointed 9/03&11/06 by Frey) Term exp. 11/09 <i>Not eligible for reappointment</i>	Sully District Representative		Frey	Sully

**FAIRFAX COMMUNITY LONG TERM CARE COORDINATING COUNCIL**  
**(2 years)**

**CONFIRMATION NEEDED:**

- Ms. Jennifer L. Disano as an Educational Organization #4 Representative
- Ms. Elizabeth D'Alelio as the Advisory Social Services Board Representative
- Mr. Stephen A. Morrison as the Advocacy Organizations #2 Representative
- Ms. Doris Ray as the Advocacy Organizations #3 Representative
- Mr. Steve Yaffe as the Community/Religious Leaders #1 Representative
- Mr. Gerald Hopkins as the Community/Religious Leaders #2 Representative
- Ms. Gracie Ortiz as the Community/Religious Leaders #6 Representative
- Ms. Betty Ann Yurkewitch Community/Religious Leaders #9 Representative

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**FAIRFAX COMMUNITY LONG TERM CARE COORDINATING COUNCIL  
(2 years)**

**CONFIRMATION NEEDED:**

- Mr. Paul Browne as the Community/Religious Leaders #10 Representative
- Ms. Maureen Hallman as the Constituents/Consumer #2 Representative
- Ms. Dorothy Keenan as the Constituents/Consumer #3 Representative
- Dr. Michael Behrmann as the Educational Organizations #1 Representative
- Ms. Ann L. Long as the Educational Organizations #5 Representative
- Mr. Albert J. McAloon as the Redevelopment and Housing Authority Board Representative
- Mrs. Rosanne L. Rodilosso as the Health Care Advisory Board Representative
- Ms. Patricia D. Williams as the Long Term Providers #1 Representative
- Mr. Myles Nienstadt as the Long Term Providers #10 Representative
- Ms. C. Courtney H. Nuzzo as the Long Term Providers #11 Representative
- Ms. Donna A. Goldbranson as the as the Long Term Providers #12 Representative
- Ms. April-Lyn Pinch Keeler as the Long Term Providers #13 Representative
- Mr. Steve Gurney as the Long Term Providers #13 Representative

**FAIRFAX COUNTY CONVENTION AND VISITORS CORPORATION  
BOARD OF DIRECTORS (3 years)**

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
David Eisenman (Appointed 8/04-6/11 by Hudgins) Term exp. 6/14 <i>Not eligible for reappointment</i> (need 1 year lapse)	Hunter Mill District Representative		Hudgins	Hunter Mill

<b>HEALTH CARE ADVISORY BOARD (4 years)</b>
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Judith Beattie; appointed 6/96-9/12 by Frey) Term exp. 6/16 <i>Resigned</i>	Sully District Representative		Frey	Sully

<b>HEALTH SYSTEMS AGENCY BOARD (3 years - limited to 2 full terms, may be reappointed after 1 year lapse)</b>
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Andrew A. Painter; appointed 2/11 by Smyth) Term exp. 6/13 <i>Resigned</i>	Consumer #4 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Carol Ann Coryell; appointed 6/05-6/08 by Frey) Term exp. 6/11 <i>Resigned</i>	Consumer #6 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Samuel Jones; appointed 12/09 by Gross) Term exp. 6/12 <i>Resigned</i>	Provider #1 Representative		By Any Supervisor	At-Large

HUMAN RIGHTS COMMISSION (3 years)				
<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Gloria J. Crawford (Appointed 9/08-9/11 by Hudgins) Term exp. 9/14	At-Large #2 Representative		By Any Supervisor	At-Large
Daoud Khairallah (Appointed 11/05- 9/11 by Gross) Term exp. 9/14	At-Large #8 Representative		By Any Supervisor	At-Large
Mona Malik (Appointed 4/14 by Bulova) Term exp. 9/14	At-Large #9 Representative		By Any Supervisor	At-Large
Shahid S. Malik (Appointed 3/12 by Bulova) Term exp. 9/14	At-Large #11 Representative		By Any Supervisor	At-Large
Heather Lawson (Appointed 1/03-9/11 by Hudgins) Term exp. 9/14	At-Large #12 Representative		By Any Supervisor	At-Large

<b>HUMAN SERVICES COUNCIL (4 years)</b>
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<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
VACANT (Formerly held by Baba Freeman; appointed 5/97-6/98 by Dix; 7/02-7/10 by Hudgins) Term exp. 7/14 <i>Resigned</i>	Hunter Mill District #1 Representative		Hudgins	Hunter Mill
Richard Gonzalez (Appointed 7/97-7/05 by Kauffman; 8/09 by McKay) Term exp. 7/13	Lee District #1 Representative		McKay	Lee
Colonel Marion "Barney" Barnwell (Appointed 4/03-7/10 by Hyland) Term exp. 7/14	Mount Vernon District #2 Representative		Hyland	Mount Vernon

<b>JUVENILE AND DOMESTIC RELATIONS COURT CITIZENS ADVISORY COUNCIL (2 years)</b>
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<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
VACANT (Formerly held by Paul Langley; appointed 4/10-1/12 by Cook) Term exp. 1/14 <i>Resigned</i>	Braddock District Representative		Cook	Braddock

<b>OVERSIGHT COMMITTEE ON DRINKING AND DRIVING (3 years)</b>
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Eileen Nelson; appointed 3/04-6/07 by Connolly; 6/10 by Bulova) Term exp. 6/13 <i>Resigned</i>	At-Large Chairman's Representative		Bulova	At-Large Chairman's
VACANT (Formerly held by Adam Parnes; appointed 9/03-6/12 by Hudgins) Term exp. 6/15 <i>Resigned</i>	Hunter Mill District Representative		Hudgins	Hunter Mill
VACANT (Formerly held by Richard Nilsen; appointed 3/10-6/10 by McKay) Term exp. 6/13 <i>Resigned</i>	Lee District Representative		McKay	Lee
Tina Montgomery (Appointed 9/10-6/11 by Smyth) Term exp. 6/14	Providence District Representative		Smyth	Providence

<b>ROAD VIEWERS BOARD (1 year)</b>
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Stephen E. Still; appointed 6/06-12/11 by Smyth) Term exp. 12/12 <i>Resigned</i>	At-Large #4 Representative		By Any Supervisor	At-Large

<p style="text-align: center;"><b>SOUTHGATE COMMUNITY CENTER ADVISORY COUNCIL</b> <b>(2 years)</b></p>
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<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
Lilia Jimenez-Simhengalu (Appointed 4/10-9/12 by Hudgins) Term exp. 3/14	Fairfax County #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Robert Dim; appointed 3/05-3/12 by Hudgins) Term exp. 3/14 <i>Resigned</i>	Fairfax County #5 Representative		By Any Supervisor	At-Large

**CONFIRMATION NEEDED:**

- Mr. Andy Sigle as the Reston Association #2 Representative

<b>TENANT LANDLORD COMMISSION (3 years)</b>
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<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
VACANT (Formerly held by Sally D. Liff; appointed 8/04-1/11 by Smyth) Term exp. 1/14 <i>Deceased</i>	Condo Owner Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Evelyn McRae; appointed 6/98-8/01 by Hanley; 12/04-1/08 by Connolly; 4/11 by Bulova) Term exp. 1/14 <i>Resigned</i>	Tenant Member #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Kevin Denton; appointed 4/10&1/11 by Smyth) Term exp. 1/14 <i>Resigned</i>	Tenant Member #3 Representative		By Any Supervisor	At-Large

<b>TRAILS AND SIDEWALKS COMMITTEE (2 years)</b>
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<u><b>Incumbent History</b></u>	<u><b>Requirement</b></u>	<u><b>Nominee</b></u>	<u><b>Supervisor</b></u>	<u><b>District</b></u>
Jan Reitman (Appointed 3/08-1/12 by Gross) Term exp. 1/14	Mason District Representative		Gross	Mason

<p align="center"><b>TRANSPORTATION ADVISORY COMMISSION (2 years)</b></p>
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Edson Tennyson; (Appointed 7/08 by Connolly; 6/10-5/14 by Bulova) Term exp. 6/16 <i>Resigned</i>	At-Large Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Michal D. Himmel; appointed 6/13 by Smyth) Term exp. 6/14 <i>Resigned</i>	Providence District Representative		Smyth	Providence

<p align="center"><b>TRESPASS TOWING ADVISORY BOARD (3 years)</b></p>
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[NOTE: Advisory board created effective 7/1/06 to advise the Board of Supervisors with regard to the appropriate provisions of Va. Code Section 46.2-1233.2 and Fairfax County Code 82.5-32.]

**Membership:** Members shall be Fairfax County residents. A towing representative shall be defined as a person who, prior to the time of his or her appointment, and throughout his or her term, shall be an operator of a towing business in Fairfax County.

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Ronald P. Miner; appointed 6/06 by Connolly; 9/09 by Bulova) Term exp. 9/12 <i>Resigned</i>	Citizen Alternate Representative		By Any Supervisor	At-Large
Fred Scheler (Appointed 7/06-9/11 by Bulova) Term exp. 9/14	Towing #1 Representative		By Any Supervisor	At-Large



**WETLANDS BOARD (5 years)**

<b><u>Incumbent History</u></b>	<b><u>Requirement</u></b>	<b><u>Nominee</u></b>	<b><u>Supervisor</u></b>	<b><u>District</u></b>
Elizabeth Martin (Appointed 11/09 by Gross) Term exp. 12/13	At-Large #1 Representative	<b>Elizabeth Martin</b> (Hyland) <i>Deferred 12/3/13</i>	By Any Supervisor	At-Large

Board Agenda Item  
September 23, 2014

11:10 a.m.

Items Presented by the County Executive

ADMINISTRATIVE – 1

Streets into the Secondary System (Dranesville and Hunter Mill Districts)

ISSUE:

Board approval of streets to be accepted into the State Secondary System.

RECOMMENDATION:

The County Executive recommends that the street(s) listed below be added to the State Secondary System.

<u>Subdivision</u>	<u>District</u>	<u>Street</u>
EDW. O'Brien Parcel B (O'Brien Property)	Dranesville	Towlston Road (Route 676) (Additional Right-of-Way (ROW) Only)
		Peacock Station Road (Route 639) (Additional ROW Only)
Crystal Cove at Reston Town Center	Hunter Mill	Fairfax County Parkway (Route 286) (Additional ROW Only)
		Baron Cameron Avenue (Route 606) (Additional ROW Only)
		Bennington Woods Road (Route 6390) (Additional ROW Only)

TIMING:

Routine.

BACKGROUND:

Inspection has been made of these streets, and they are recommended for acceptance into the State Secondary System.

Board Agenda Item  
September 23, 2014

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1 – Street Acceptance Forms

STAFF:

Robert A. Stalzer, Deputy County Executive

James W. Patteson, Director, Department of Public Works and Environmental  
Services (DPWES)

Audrey Clark, Acting Director, Land Development Services, DPWES

## Street Acceptance Form For Board Of Supervisors Resolution - June 2005

<b>FAIRFAX COUNTY BOARD OF SUPERVISORS FAIRFAX, VA</b>  Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.		<b>VIRGINIA DEPARTMENT OF TRANSPORTATION - OFFICE OF THE ENGINEERING MANAGER, FAIRFAX, VIRGINIA</b>  REQUEST TO THE ENGINEERING MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM.	
		<b>PLAN NUMBER:</b> 1131-SD-002	
		<b>SUBDIVISION PLAT NAME:</b> EDW. O'Brien Parcel B (O'Brien Property)	
		<b>COUNTY MAGISTERIAL DISTRICT:</b> Dranesville	
<b>ENGINEERING MANAGER:</b> Terry L. Yates, P.E.  <b>BY:</b> <u>Nadia Aphonse</u>		<b>FOR OFFICIAL USE ONLY</b>  <b>DATE OF VDOT INSPECTION APPROVAL:</b> <u>06/03/2014</u>	

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Towlston Road (Route 676) (Additional Right-of-Way Only)	16' SW CL Peacock Station Road (Route 639)	371' SW to End of Dedication	0.0
Peacock Station Road (Route 639) (Additional Right-of-Way Only)	16' N CL Towlston Road (Route 676)	496' N to End of Dedication	0.0
<b>NOTES:</b> Towlston Road: 6' Natural Surface Trail on North Side (Outside ROW) to be maintained by Fairfax County.			<b>TOTALS:</b> 0.0

## Street Acceptance Form For Board Of Supervisors Resolution - June 2005

<b>FAIRFAX COUNTY BOARD OF SUPERVISORS</b> <b>FAIRFAX, VA</b> Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.		<b>VIRGINIA DEPARTMENT OF TRANSPORTATION - OFFICE OF THE ENGINEERING MANAGER, FAIRFAX, VIRGINIA</b> REQUEST TO THE ENGINEERING MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM. <b>PLAN NUMBER:</b> 5978-SP-003 <b>SUBDIVISION PLAT NAME:</b> Crystal Cove at Reston Town Center <b>COUNTY MAGISTERIAL DISTRICT:</b> Hunter Mill	
<b>ENGINEERING MANAGER:</b> Terry L. Yates, P.E. <b>BY:</b> <u>Nadia Aphosep</u>		<b>FOR OFFICIAL USE ONLY</b> <b>DATE OF VDOT INSPECTION APPROVAL:</b> <u>05/21/2014</u>	

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Fairfax County Parkway (Route 286) (Additional Right-of-Way Only)	60' NE CL Baron Cameron Avenue (Route 606)	1,692 NE to End of Dedication	0.0
Baron Cameron Avenue (Route 606) (Additional Right-of-Way Only)	60' E CL Fairfax County Parkway (Route 286)	619' E to End of Dedication	0.0
Bennington Woods Road (ROUTE 6390) (Additional Right-of-Way Only)	65' N CL Baron Cameron Avenue (Route 606)	325' NE to End of Dedication	0.0
<b>NOTES:</b>			<b>TOTALS:</b>
Baron Cameron Avenue: 8' Asphalt Trail on North Side to be maintained by Fairfax County.			0.0
Bennington Woods Road: 4' Concrete Sidewalk on West Side to be maintained by VDOT.			

ADMINISTRATIVE – 2

Extension of Review Periods for 2232 Review Applications (Dranesville, Mason, Braddock, and Mount Vernon Districts)

ISSUE:

Extension of the review periods for specific 2232 Review applications to ensure compliance with the review requirements of *Section 15.2-2232* of the *Code of Virginia*.

RECOMMENDATION:

The County Executive recommends that the Board extend the review periods for the following applications: FS-D14-22 to November 28, 2014, FS-M14-23 to December 4, 2014, 2232A-Y11-9-1 to December 5, 2014, FS-V14-16 to December 5, 2014, and FSA-H00-100-1 to December 5, 2014.

TIMING:

Board action is required on October 7, 2014, to extend the review periods of the applications noted above before their expirations.

BACKGROUND:

Subsection F of *Section 15.2-2232* of the *Code of Virginia* states: “Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.”

The Board should extend the review period for applications FS-D14-22 and FS-M14-23, which were accepted for review by the Department of Planning and Zoning (DPZ) on July 1, 2014, and July 7, 2014 respectively, and applications 2232A-Y11-9-1, FS-V14-16 and FSA-H00-100-1, which were accepted on July 8, 2014. These applications are for a telecommunications facility and thus subject to the State Code provision that the Board may extend the time required for the Planning Commission to act on these applications by no more than sixty additional days.

Board Agenda Item  
September 23, 2014

The review periods for the following applications should be extended:

FS-D14-22	Verizon Wireless Modification of Telecommunications Facility 1633 Davidson Road McLean, Virginia Dranesville District Extend to November 28, 2014
FS-M14-23	Sprint Rooftop Co-location 4114 Woodland Road Annandale, Virginia Mason District Extend to December 4, 2014
2232A-Y11-9-1	AT&T Wireless/New Cingular Wireless Installation of DAS Telecommunications Facility 11342 Lee Highway Fairfax, Virginia Braddock District Extend to December 5, 2014
FS-V14-16	Verizon Wireless Installation of Telecommunications Facility on Existing Tower 10112 Furnace Road Lorton, Virginia Mount Vernon District Extend to December 5, 2014
FSA-H00-100-1	Sirius XM Radio, Inc. Modification of Telecommunications Facility 2340 Dulles Corner Boulevard Herndon, Virginia Dranesville District Extend to December 5, 2014

The need for the full time of these extensions may not be necessary, and is not intended to set a date for final action.



Board Agenda Item  
September 23, 2014

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

None

STAFF:

Robert A. Stalzer, Deputy County Executive

Fred R. Selden, Director, Department of Planning and Zoning, DPZ

Chris B. Caperton, Chief, Facilities Planning Branch, Planning Division, DPZ

Douglas W. Hansen, Senior Planner, Facilities Planning Branch, Planning Division, DPZ

ADMINISTRATIVE – 3

Authorization for the Fairfax County Health Department to Apply for and Accept Grant Funding from the Virginia Health Care Foundation (VHCF) to Improve Regional Local Specialty Health Care Access

ISSUE:

Board of Supervisors authorization is requested for the Health Department to apply for and accept funding, if received, from the Virginia Health Care Foundation in the amount of \$318,363. Funding will support the implementation of a centralized specialty referral office to coordinate local specialty care access for patients receiving primary care health services from regional safety net providers in order to achieve greater efficiencies and benefits for patients. The required 25 percent local contribution will be met by utilizing in-kind resources from the Health Department and its community partners. The grant period is January 1, 2015 to December 31, 2015, with two annually appropriated renewals for a total grant period of three years. There are no new positions associated with this award. Capacity to sustain the program beyond the grant funding period will be developed among all participating organizations. Additional General Fund resources will not be requested once grant funding expires. If the actual award received is significantly different from the application amount, another item will be submitted to the Board requesting appropriation of grant funds. Otherwise, staff will process the award administratively as per Board policy.

RECOMMENDATION:

The County Executive recommends that the Board authorize the Health Department to apply for and accept funding, if received, from the Virginia Health Care Foundation. Funding in the amount of \$318,363 will support the implementation of a centralized specialty referral office to coordinate local specialty care access for patients receiving primary care health services from regional safety net providers in order to achieve greater efficiencies and benefits for patients.

TIMING:

Board action is requested on September 23, 2014. Due to the grant application deadline of September 12, 2014, the application was submitted pending Board approval. This Board item is being presented at the earliest subsequent Board meeting. If the Board does not approve this request, the application will be immediately withdrawn.

BACKGROUND:

In the Northern Virginia (NoVA) region, uninsured and low-income patients face increasingly limited access to local specialty care. Despite being home to the largest concentration of specialists in the Commonwealth, patients enrolled in NoVA safety net primary care medical homes are increasingly experiencing excessive wait times for local specialists, being sent outside of the NoVA region for specialty treatments (e.g. to the University of Virginia [UVA] Medical Center), or forgoing specialty services altogether. Within the Community Health Care Network (CHCN), the NoVA area's largest safety-net primary care provider, specialty care referrals to UVA in 2013 increased 380 percent above 2012 levels. Similar experiences are being seen across all NoVA safety net primary care providers. Consequently, senior leaders from the area's safety net primary care providers, local hospitals, the Medical Society of NoVA, and the Health Department have come together to work on a collaborative, systematic approach for expanding local specialty care access for the region's safety net population.

The VHCF funds public-private initiatives that grow and strengthen Virginia's health safety net. If awarded, although the Health Department would oversee the grant's administration, the funding would support a regional specialty referral team comprised of three contracted positions that would be physically housed at a proposed centralized specialty referral office within the offices of one of the Health Department's regional community partners (e.g., the Northern Virginia Medical Society). The proposed regional specialty referral team would be utilized by the entire collaborative of participating local safety net providers and its capacity developed by all participating organizations to guarantee sustainability beyond the grant funding period.

If the Health Department is awarded VHCF funding, it would implement an innovative new model of service, expanding access to local specialty care delivery, by coordinating the region's safety net providers and hospital systems to work more closely together and better address the area's specialty care needs and achieve greater synergies and efficiencies that benefit both our patients and operations.

If the grant is awarded, the Health Department is proposing to distribute grant funding among its regional partners to support a contracted Physician Director, Patient Care Coordinator, and Administrative Assistant for the centralized specialty referral office being developed to help provide project oversight, evaluation, and partnership development.

The grant requires at least 25 percent of project costs be underwritten by the community through either cash or in-kind contributions. The Health Department and its regional partners will satisfy this requirement by donating office space, licensing needed information technology systems (e.g., electronic medical records (EMR), health

Board Agenda Item  
September 23, 2014

information exchange (HIE), etc.), and leveraging supplies, equipment, and staff time in excess of the 25 percent requirement.

FISCAL IMPACT:

Grant funding in the amount of \$318,363 is being requested from the Virginia Health Care Foundation to support the implementation of a centralized specialty referral office to improve and coordinate local specialty care access for patients receiving primary care health services from regional safety net providers in order to achieve greater efficiencies and benefits for patients. The required 25 percent local contribution will be met by utilizing in-kind resources from the Health Department and its community partners. This action does not increase the expenditure level of the Federal-State Grant Fund, as funds are held in reserve for unanticipated grant awards in FY 2015. This grant does allow the recovery of indirect costs, but the Health Department has elected to omit inclusion of indirect costs in its proposal to enhance our competitive position.

CREATION OF POSITIONS:

There are no new grant positions associated with this award.

ENCLOSED DOCUMENTS:

Attachment 1 – Concept Paper: Improving Regional Local Specialty Care Access in NoVa

STAFF:

Gloria Addo-Ayensu, MD, MPH, Director of Health, Health Department  
Rosalyn Foroobar, Deputy Director for Health Services, Health Department  
Arsenio DeGuzman, Program Manager, Community Health Care Network  
Sherryn Craig, Health Planner, Fairfax County Health Department

In the Northern Virginia (NoVA) region, uninsured and low-income patients face increasingly limited access to local specialty care. Despite being home to the largest concentration of specialists in the Commonwealth, patients enrolled in NoVA safety net primary care medical homes are increasingly experiencing excessive wait times for local specialists, being sent outside of the NoVA region for specialty treatments (i.e., to the University of Virginia [UVA] Medical Center), or forgoing specialty services altogether. For the NoVA area's largest safety-net primary care provider, specialty care referrals to UVA in 2013 increased 380% above 2012 levels. Similar experiences are being seen across all NoVA safety net primary care providers. Consequently, senior leaders from the area's safety net primary care providers, local hospitals, the Medical Society of NoVA, and the Fairfax County Health Department (FCHD) have come together to work on a collaborative, systematic approach for expanding local specialty care access for the region's safety net population.

The goals of this project, *Improving Regional Local Specialty Care Access*, are to: (1) develop a centralized specialty care access office to operate a local regional network of volunteer specialty care providers for the safety net; (2) coordinate a shared, equitable approach to meeting the region's specialty referral needs for charity specialty care; and (3) facilitate the secure exchange of relevant medical information between specialists and safety net patients' primary care providers region-wide. Anticipated results of this project on the community are:

- A centralized approach to referring low-income, uninsured patients for specialty care in a fair and equitable manner that benefits the patient and ensures that no physician or physician group is over-burdened and offers a variety of volunteer options to participating physicians.

- Easy access to patient records for the volunteer specialist. Primary care, diagnostics, labs, and medications available through the patients' medical home (i.e., reducing cost of care by the volunteer specialist).
- Ensuring that at least 50% of specialty referrals for safety net patients are provided at the local level, which will improve adherence, enhance the patient experience, and ultimately improve the health of the populations served.

These project goals and outcomes are consistent with the VHCF's funding priorities of:

- Developing or expanding patient capacity – by seeking to implement an innovative new model of service expanding access to **local** specialty care delivery, and
- Creating local coordinated systems of care – by bringing together the region's safety net providers and hospital systems to work more closely together and better address the area's specialty care needs, and achieve greater synergies and efficiencies that benefit both our patients and operations.

Implementation of this project will occur in phases by specialty, and Cardiology has been identified as the first area to focus on for initial successes to build upon. Planned activities are:

Aug - Sept 2014	Steering committee identifies and develops project goals, new specialty care model and processes, workplan, key relationships, funding/sustainability strategy, IT needs, and physician advisory group for cardiology
Sept - Dec 2014	Convene physician advisory group for cardiology; Develop cardiologist recruiting materials and practices; Begin recruiting cardiologists for participation in local safety net specialist network; Identify temporary location for central referral office (until 8/2015)
Jan – Feb 2015 (begin need for grant \$)	Hire central referral office staff; Acquire access to health information exchange (HIE) currently in development at NoVA Medical Society and set-up needed IT systems
Feb – Mar 2015	Open central referral office and begin system-wide approach to coordinated referrals for cardiology
Mar - Jun 2015	Monitor/evaluate cardiology referral processes and trouble-shoot as necessary
Jun 2015	Identify second specialty area and physician advisory group members
Sept - Dec 2015	Convene second physician advisory group and begin recruiting specialists for second specialty for participation in local safety net specialist network; Ensure appropriate linkages to HIE and IT systems for second specialty
Jan 2016	Begin system-wide approach to coordinated referrals for second specialty
Jan - Mar 2016	Monitor/evaluate 2 <sup>nd</sup> specialty referral processes - trouble-shoot as necessary

Quarterly thereafter	Convene new physician advisory group; Begin recruiting specialists for new specialty for participation in local safety net specialist network; Ensure appropriate linkages to HIE and IT systems for new specialty; Begin system-wide approach to coordinated referrals for new specialty; Monitor and evaluate specialty referral processes and trouble-shoot as necessary
Dec 2017	End of VHCF funding - Specialty referral office sustained by contributions from participating organizations, if demonstrated effective and efficient

Funding of \$318,363 from the VHCF is being requested for the first grant year (Jan–Dec 2015), with two annually appropriated renewals for a total grant period of three years. Funds will support initial salary and fringe costs for three contracted positions (a Physician Director, Patient Care Coordinator, and Administrative Assistant) and for the central referral office being developed. Throughout the grant period, this grant funding will be accompanied by in-kind contributions (i.e., space, staff time, IT systems and support, increased specialty care services) from the participating organizations in excess of the 25% requirement. If effective and efficient, leadership from the participating organizations will continue to fund the project once grant funds are exhausted.

The FCHD's mission is "to protect, promote and improve health and quality of life" and its vision is "healthy people in healthy communities." One of FCHD's five core functions upon which service activities are based is "assuring the quality and accessibility of health services." As part of its strategic plan, FCHD goals include "linking people to needed personal health services and assuring the provision of healthcare when otherwise unavailable." To reach this goal, the FCHD further identified "collaborating with governmental partners and community stakeholders to implement initiatives that facilitate increased access to care" as an objective. Thus, in collaboration with our partner organizations, this proposed project both strongly supports and strategically contributes to the FCHD's mission and vision for the future.

ACTION - 1

Adoption of the 50+ Community Action Plan

ISSUE:

Board of Supervisors' adoption of the plan created by the 50+ Steering Committee appointed by the Board of Supervisors in consultation with the Commission on Aging.

RECOMMENDATION:

The County Executive recommends that the Board adopt the proposed 2014 Fairfax 50+ Community Action Plan and its 31 initiatives.

TIMING:

Board action is requested on September 23, 2014.

BACKGROUND:

In October, 2007 the Board of Supervisors released the Fairfax 50+ Action Plan, an effort to focus community discussion and planning for an aging demographic. The plan outlined actions to be taken to ensure inclusion of the needs and talents of individuals over 50 when planning for the future of Fairfax County.

In 2013 the 50+ Committee of the Board decided to update the 2007 50+ Action Plan and continue the county's progress toward becoming an aging-friendly community. The Commission on Aging was instructed to conduct an analysis of potential initiatives for inclusion in the updated plan and subsequently submitted their findings to the Board.

A community dialogue was initiated to solicit citizen input on issues of concern and ideas for enhancing the quality of life of our growing older population. During the summer of 2013, 15 community forums were hosted across the county, including forums held with non-English speaking residents in cooperation with Korean, Vietnamese, Latino and Arabic community groups. Through the cooperative action of community members, organizations, businesses and county government, input was gathered from over 800 residents through community forums, online comment, and input via phone.

Following the process of community input, a Steering Committee was appointed to develop a draft plan for the Board of Supervisors. Five subcommittees were created to review proposed initiatives from the Commission on Aging as well as ideas from county residents. Each subcommittee focused on a particular aspect integral to an aging-



friendly community: Transportation, Housing, Safe and Healthy Communities, Community Engagement, and Services for Older Adults and Family Caregivers. The entire process was deliberately inclusive, with committees including representation from community groups, nonprofits, business and county agencies.

Subcommittee initiatives were reviewed by the larger 50+ Steering Committee. The Steering Committee's final list of proposed initiatives was posted on the county's Older Adults Web page for public comment beginning April 15, 2014. After the Board of Supervisors reviewed the proposed initiatives, the comments from the public and from county department heads, the 2014 Fairfax 50+ Community Action plan was drafted.

The proposed Fairfax 50+ Community Action Plan was reviewed by the 50+ Committee of the Board on May 20, 2014 at which time it was recommended the plan be forwarded to the Board for adoption.

FISCAL IMPACT:

Adoption of the 50+ Community Plan has no fiscal impact. Implementation of individual projects may have future costs. Requests for project specific funding may be presented to the Board at a later time.

ENCLOSED DOCUMENTS:

Attachment I - Proposed 50+ Community Action Plan Brochure

The full plan and details of the 50 + Community Action Plan can be found online at:  
[www.fairfaxcounty.gov/dfs/olderadultservices/fairfax50plus.htm](http://www.fairfaxcounty.gov/dfs/olderadultservices/fairfax50plus.htm)

STAFF:

Patricia D. Harrison, Deputy County Executive for Human Services  
Nannette M. Bowler, Director, Department of Family Services  
Barbara Antley, Division Director, Adult and Aging Services  
Sharon Lynn, Director, Fairfax Area Agency on Aging/Adult and Aging Services/DFS

## Let's create a more vibrant, active and supportive community for older adults.

Fairfax County projects a huge increase in its 50+ population! Between 2010 and 2030, the 50+ population should increase by 19 percent, the 65+ population by 51 percent, and the 70+ population by 55 percent.

This is why the Fairfax County Board of Supervisors and the Fairfax Area Commission on Aging, together with hundreds of residents, created the **Fairfax County 50+ Community Action Plan** in 2014.

### But this is only the beginning of the story . . .

Just as the community created the plan, it must now implement the plan to create a more aging-friendly community.

### So, turn the page . . .

- Take a look at the plan and then . . .
- Consider ways you — and your neighborhood, faith community, service club, business or nonprofit — can create a more aging-friendly Fairfax County!

50+

65+

70+

80+

## Fairfax County Board of Supervisors

**Sharon Bulova** Chairman, At-Large, Fairfax County Board of Supervisors  
**Pat Herrity** Springfield District, Chairman, 50+ Committee

**John C. Cook** Braddock District, Vice Chairman, 50+ Committee

**John W. Foust** Dranesville District

**Michael R. Frey** Sully District

**Penelope A. Gross** Mason District, Vice Chairman, Fairfax County Board of Supervisors

**Catherine M. Hudgins** Hunter Mill District

**Gerald W. Hyland** Mount Vernon District

**Jeff C. McKay** Lee District

**Linda Q. Smyth** Providence District

## Fairfax Area Commission on Aging

**Tena Bluhm** Chairman, At Large

**Tom Bash** Springfield District

**Nazir A. Bhagat** Mason District

**Richard B. Chobot** PhD, Braddock District

**Julie Ellis** Mount Vernon District

**Eleanor Fusaro** Hunter Mill District

**Joseph A. Heastie** Providence District

**Daniel Henderson** City of Falls Church

**Kay Larmer** Dranesville District

**Maureen Renault** Sully District

**Carolyn Sutterfield** City of Fairfax  
Lee District

We would like to thank the hundreds of county residents who participated in developing the *Fairfax County 50+ Community Action Plan* and especially those who served on the plan's steering committees. Please take a moment to visit [www.fairfaxcounty.gov/dfs/olderadultservices/fairfax50plus.htm](http://www.fairfaxcounty.gov/dfs/olderadultservices/fairfax50plus.htm) to see a list of participants.

For information on services, recreation, and community engagement opportunities, call 703-324-7948, TTY 711 or visit [www.fairfaxcounty.gov/OlderAdults](http://www.fairfaxcounty.gov/OlderAdults) where you can also subscribe to Fairfax 50+ E-News, Caregiver Online and the Golden Gazette newspaper.



A Fairfax County, Virginia publication.  
Printed September 2014.



To request reasonable ADA accommodations or an alternate format call 703-324-5277, TTY 711.



## Together We Can Create a More Aging-Friendly Community



**Find Out How**

Fairfax County Board of Supervisors  
50+ Committee

## The Fairfax County 50+ Community Action Plan

The following is a brief summary of some of the initiatives that are already being implemented by county staff, businesses, nonprofits, faith communities, and residents. You can read all the initiatives in detail by going to [www.fairfaxcounty.gov/OlderAdults](http://www.fairfaxcounty.gov/OlderAdults) and clicking on *50+ Community Action Plan*. Call **703-324-5411**, TTY 711 for more information and to discuss ways to get involved.

### Housing

- Encourage older adult housing near transit and in established communities.
- Develop guides for *Home Sharing* and *Common Home Modifications*.
- Encourage universal design.
- Evaluate technology that helps residents stay in their homes and start a volunteer technology assistance program.

- Encourage property management services for older adults in single family homes.

### Community Engagement

- Increase employment & entrepreneurship opportunities for older adults.
- Support neighborhood service groups such as villages.
- Support the *Fairfax 50+ Community*, a social website offering free webpages to organizations & groups.

- Expand *Venture into Volunteering* to recruit 50+ volunteers.

- Support the GrandInvolve Program that recruits older volunteers to work in schools.

- Promote cultural diversity values among older adults.

- Support the Fairfax County Public Library's 50+ needs study.

### Transportation

- Support the Jewish Community Center's NV Rides scheduler system.

- Sponsor a Senior Mobility Fair and a Channel 16 program on safe driving.

- Ensure older adults access to health care, particularly following hospitalization.

- Support a regional transportation webpage.

- Establish a mobility management program for human services transportation.

### Services for Older Adults and Family Caregivers

- Encourage home health care cooperatives of caregivers, service recipients and providers.

- Increase safe housing, especially for those at risk for chronic conditions and homelessness.

- Expand the Community Ambassador Program & develop a Word-of-Mouth Communications Advisory Group.

- Develop ways to meet caregiver needs.

- Post links to [www.fairfaxcounty.gov/OlderAdults](http://www.fairfaxcounty.gov/OlderAdults) throughout county website.

### Safe and Healthy Communities

- Expand the Sheriff's Office's Project Lifesaver Program with volunteers and public/private partnerships.

- Sponsor a campaign to prevent older adult exploitation.

- Create partnerships to provide low or no-cost case management, mental health, and substance abuse treatment.

- Support the Park Authority efforts to create older adult programs.

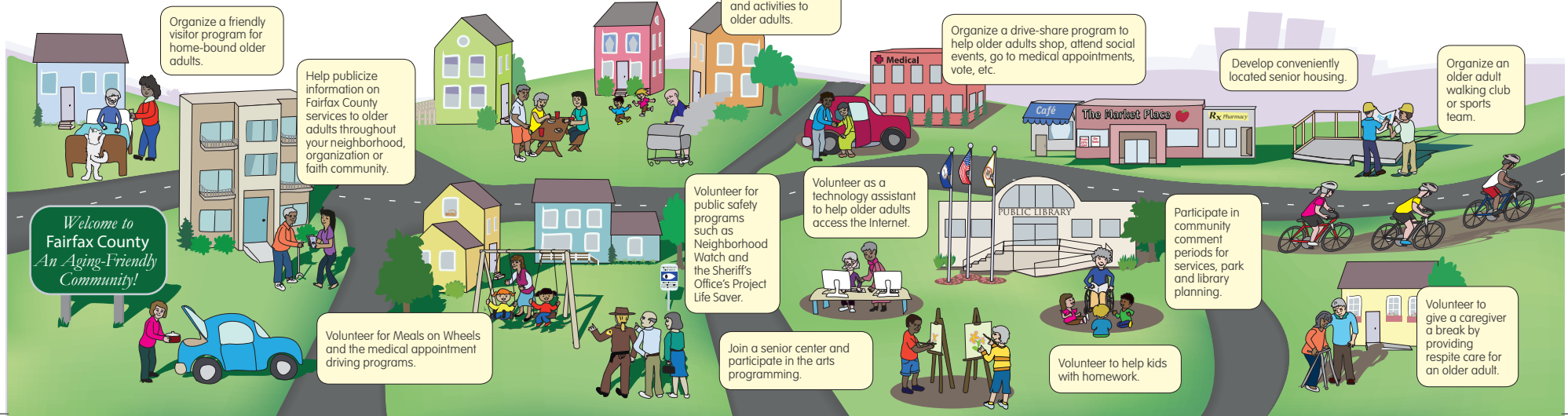
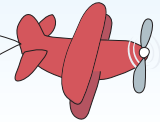
- Promote Smart911 to provide first responders critical care and rescue information.

- Encourage older adult participation in art.

### Long Range Planning

- Conduct an economic and demographic study for future 50+ Plans.

**Get Involved! Call 703-324-5411! TTY 711**



ACTION - 2

Approval of Comments on the Draft Real Property Master Plan and the Draft Environmental Impact Statement for Short-Term Projects and Real Property Master Plan Update at Fort Belvoir, Virginia

ISSUE:

The Department of the Army has issued a Draft Environmental Impact Statement (DEIS) for Short-Term Projects and Real Property Master Plan Update at Fort Belvoir, Virginia. Concurrently, the National Capital Planning Commission (NCPC) has referred the final Draft Real Property Master Plan (RPMP) to Fairfax County for review and comment. A public meeting on the DEIS is anticipated to be held by the Army on September 30, 2014, and the public comment period ends on October 27, 2014. The Draft RPMP has been tentatively scheduled for action at the November 6, 2014 NCPC meeting, with comments in advance of the meeting. A Final Environmental Impact Statement will be published subsequently with issuance of a Record of Decision to follow. NCPC action on the final RPMP documents will occur subsequent to the issuance of the Record of Decision.

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors approve the cover letters and comments prepared by staff (see Attachments 1, 2, and 3) and authorize the transmittal of these materials to NCPC and Fort Belvoir.

TIMING:

Board action is requested on September 23, 2014 in order to meet the NCPC deadline for comments.

BACKGROUND:

The RPMP serves as a framework for developing and managing real property on Fort Belvoir, including the 7,682-acre Main Post and the 807-acre Fort Belvoir North Area. The existing RPMP, adopted in 1993 and amended in 2002 and 2007, does not adequately reflect the present nature of Fort Belvoir, which has evolved from an installation focused on troop support and training to an administrative support center housing a number of Department of Defense organizations. The updated RPMP seeks to reflect the evolution of Fort Belvoir, providing a framework for future growth from the nearly 40,000 personnel currently employed at Fort Belvoir, to a total of 56,000 by 2030. The RPMP includes three documents, the Installation Vision and Development Plan, the Installation Planning Standards, and the Transportation Management Plan.

The DEIS evaluates the potential environmental consequences of implementing the RPMP update for Fort Belvoir. The EIS identifies and evaluates reasonable alternatives, potential environmental consequences, cumulative effects, and mitigation measures to inform Army decisionmaking on implementing the RPMP's elements, which include 56 short-term projects by 2017 and 19 long-term projects by 2030.

The DEIS considers a range of reasonable alternative ways to implement the RPMP as well as the No Action Alternative. The range of alternatives developed had to meet the project purpose and need, minimize environmental impacts, recognize the possibility of funding delays (which would postpone projects), and ensure that access to the FBNA was sufficient to accommodate future development. The net workforce increases are measured from the fall 2011 (post-BRAC) workforce of approximately 39,000. In all, three alternatives (in addition to a No Action alternative) are presented:

- Alternative 1 – Full Implementation (Preferred Alternative): Alternative 1 assumes that all parts of the RPMP would be approved and implemented, including the Installation Vision and Development Plan, the Installation Planning Standards, and the Transportation Management Plan. Full implementation would result in a total post workforce of approximately 44,000 by 2017 and 56,000 by 2030.
- Alternative 2 – Modified Long-Term: Alternative 2 assumes full implementation of the RPMP except that there would be no long-term development project on the FBNA (a proposed secure campus for 7,500 additional personnel). Also, two projects involving expansion of the Defense Logistics Agency, would be delayed until the long-term. Alternative 2 allows a comparison of the transportation system effects of not building on the FBNA in the long term with building a major, new, secure campus for 7,500 personnel in the long term under Alternatives 1 and 3. Implementing Alternative 2 would result in approximately 43,000 personnel on post by 2017 and 50,000 by 2030.
- Alternative 3 – Modified Short-Term: Alternative 3 assumes almost full implementation of the master plan except that implementation of the majority of short-term projects would be delayed from the short-term (2012-2017) to the long-term (2018-2030) and some projects would have fewer personnel than under Alternative 1. Projects postponed until 2018 or later would still be implemented. Implementing this alternative would result in approximately 40,000 personnel by 2017 and 55,000 by 2030.

Staff has reviewed the Draft RPMP and DEIS and has prepared letters and comments for transmittal to NCPC and Fort Belvoir. For each document, the comments are presented in two sections: major issues and suggested corrections. These materials are enclosed as Attachments 1, 2, and 3. The Department of Planning and Zoning (DPZ) coordinated the preparation of these materials, but the cover letter and comments reflect the collective efforts of the following agencies:

- Department of Planning and Zoning

Board Agenda Item  
September 23, 2014

- Department of Transportation
- Fairfax County Park Authority
- Department of Public Works and Environmental Services
- Health Department
- Fairfax County Public Schools
- Police Department
- Fire and Rescue Department
- Fairfax County Environmental Coordinator
- Fairfax Water

Staff is supportive of Fort Belvoir's efforts to update the RPMP, which will allow for proposed development on the installation to be analyzed within the context of a guiding framework for the future. However, staff has some concerns about the impacts of implementing the RPMP. Most notably, staff feels that the DEIS does not clearly show how mitigation strategies for transportation impacts were derived, nor does it clearly illustrate how the proposed mitigation strategies would address deficiencies in the transportation network. These concerns, as well as a list of suggestions or clarifications related to the environmental issues, heritage resources, schools, and land use are included within Attachment 3.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1: Draft letter from Sharon Bulova, Chairman, Fairfax County Board of Supervisors, to Christine Saum, Director, Urban Design and Plan Review, NCPC, transmitting the staff comments on the Draft RPMP and the DEIS

Attachment 2: Draft letter from Sharon Bulova, Chairman, Fairfax County Board of Supervisors, to Colonel Michelle D. Mitchell, Commander, U.S. Army Garrison Fort Belvoir, transmitting the staff comments on the Draft RPMP and DEIS

Attachment 3: Appendices to the draft letters to NCPC and Fort Belvoir

STAFF:

Fred R. Selden, Director, Department of Planning and Zoning (DPZ)

Tom Biesiadny, Director, Department of Transportation (DOT)

Marianne R. Gardner, Director, Planning Division (PD), DPZ

Kimberly M. Rybold, Planner III, Policy and Plan Development Branch, PD, DPZ



**SHARON BULOVA**  
CHAIRMAN

COMMONWEALTH OF VIRGINIA  
**County of Fairfax**  
BOARD OF SUPERVISORS

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[chairman@fairfaxcounty.gov](mailto:chairman@fairfaxcounty.gov)

September 23, 2014

Christine Saum, AIA  
Director, Urban Design and Plan Review  
National Capital Planning Commission  
401 9th Street, NW  
North Lobby, Suite 500  
Washington, DC 20004

Dear Ms. Saum:

Through this letter, I am transmitting comments from Fairfax County staff regarding the Draft Real Property Master Plan (RPMP) for Fort Belvoir, Virginia, and the accompanying Draft Environmental Impact Statement (DEIS) for Short Term Projects and Real Property Master Plan Update. These comments were reviewed and endorsed by the Fairfax County Board of Supervisors at its September 23, 2014 meeting.

The proposed action would result in an updated RPMP to guide future growth through 2030. The existing RPMP, adopted in 1993 and amended in 2002 and 2007, does not adequately reflect the present nature of Fort Belvoir, which has evolved from an installation focused on troop support and training to an administrative support center housing a number of Department of Defense organizations. The updated RPMP seeks to reflect the evolution of Fort Belvoir, providing a framework for future growth from the nearly 40,000 personnel currently employed at Fort Belvoir, to a total of 56,000 by 2030.

Over the past few years, Fort Belvoir planners have coordinated with county staff as the draft RPMP documents have developed. We appreciate the coordination that has occurred and are supportive of Fort Belvoir's efforts to update its RPMP. This will allow for proposed development on the installation to be analyzed within the context of a guiding framework for the future. In particular, we wish to highlight the strong environmental stewardship ethic that is evident throughout the RPMP documents. We recognize that Fort Belvoir's stewardship efforts extend well beyond regulatory mandates, and stress admiration for and appreciation of this stewardship ethic.

We have some concerns about the proposed action, particularly as it relates to the characterization of impacts. The DEIS highlights some adverse impacts that future growth may have on the transportation network. Overall, staff feels that the DEIS does not clearly show how mitigation strategies were derived, nor does it clearly illustrate how the proposed mitigation strategies would address deficiencies in the transportation network. There is no post-mitigation analysis provided as a part of the DEIS or Transportation Management Plan (TMP) that supports the recommended improvements outlined in the DEIS. Staff has shared these concerns with the Fort Belvoir planners but does not feel that the response received addresses the above concerns. For impacts that have been identified, but not fully quantified, the

Final EIS should contain a commitment that prior to final design approval for any projects contained within this EIS, an updated traffic impact analysis will be conducted and, in consultation with the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT), all such measures as may be necessary will be taken to mitigate those impacts.

A comprehensive set of comments for each document is attached. Comments related to the March 2014 Draft RPMP can be found in Attachments A and B, while those specific to the April 2014 DEIS are within Attachments C and D. I recommend coordination between the project consultants and county staff on the resolution of any outstanding issues. Our points of contact are Marianne Gardner and Kimberly Rybold with the Department of Planning and Zoning (703-324-1380).

Thank you for your attention and for your consideration of our comments.

Sincerely,

Sharon Bulova  
Chairman, Fairfax County Board of Supervisors

SB/KMR

Attachments: As Stated

cc: Fairfax County Board of Supervisors  
Fairfax County Planning Commission  
Fairfax County School Board  
Fairfax County Park Authority Board  
Fairfax County Environmental Quality Advisory Council  
Fairfax County Transportation Advisory Commission  
Colonel Michelle D. Mitchell, U.S. Army Garrison Fort Belvoir  
Edward L. Long, Jr., County Executive  
Robert A. Stalzer, Deputy County Executive  
Tom Biesiadny, Director, Department of Transportation  
Fred R. Selden, Director, Department of Planning and Zoning  
James W. Patteson, Director, Department of Public Works and Environmental Services  
Gloria Addo-Ayensu, Director, Department of Health  
Kirk W. Kincannon, Director, Fairfax County Park Authority  
Karen Garza, Superintendent, Fairfax County Public Schools





**SHARON BULOVA**  
**CHAIRMAN**

COMMONWEALTH OF VIRGINIA  
**County of Fairfax**  
BOARD OF SUPERVISORS

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[chairman@fairfaxcounty.gov](mailto:chairman@fairfaxcounty.gov)

September 23, 2014

Colonel Michelle D. Mitchell  
Commander, U.S. Army Garrison Fort Belvoir  
Re: Real Property Master Plan EIS  
9430 Jackson Loop  
Fort Belvoir, VA 22060

Dear Colonel Mitchell:

Through this letter, I am transmitting comments from Fairfax County staff regarding the Draft Real Property Master Plan (RPMP) for Fort Belvoir, Virginia, and the accompanying Draft Environmental Impact Statement (DEIS) for Short Term Projects and Real Property Master Plan Update. These comments were reviewed and endorsed by the Fairfax County Board of Supervisors at its September 23, 2014 meeting.

The proposed action would result in an updated RPMP to guide future growth through 2030. The existing RPMP, adopted in 1993 and amended in 2002 and 2007, does not adequately reflect the present nature of Fort Belvoir, which has evolved from an installation focused on troop support and training to an administrative support center housing a number of Department of Defense organizations. The updated RPMP seeks to reflect the evolution of Fort Belvoir, providing a framework for future growth from the nearly 40,000 personnel currently employed at Fort Belvoir, to a total of 56,000 by 2030.

Over the past few years, Fort Belvoir planners have coordinated with county staff as the draft RPMP documents have developed. We appreciate the coordination that has occurred and are supportive of Fort Belvoir's efforts to update its RPMP. This will allow for proposed development on the installation to be analyzed within the context of a guiding framework for the future. In particular, we wish to highlight the strong environmental stewardship ethic that is evident throughout the RPMP documents. We recognize that Fort Belvoir's stewardship efforts extend well beyond regulatory mandates, and stress admiration for and appreciation of this stewardship ethic.

We have some concerns about the proposed action, particularly as it relates to the characterization of impacts. The DEIS highlights some adverse impacts that future growth may have on the transportation network. Overall, staff feels that the DEIS does not clearly show how mitigation strategies were derived, nor does it clearly illustrate how the proposed mitigation strategies would address deficiencies in the transportation network. There is no post-mitigation analysis provided as a part of the DEIS or Transportation Management Plan (TMP) that supports the recommended improvements outlined in the DEIS. Staff has shared these concerns with the Fort Belvoir planners but does not feel that the response received addresses the above concerns. For impacts that have been identified, but not fully quantified, the Final EIS should contain a commitment that prior to final design approval for any projects contained within

this EIS, an updated traffic impact analysis will be conducted and, in consultation with the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT), all such measures as may be necessary will be taken to mitigate those impacts.

A comprehensive set of comments for each document is attached. Comments related to the March 2014 Draft RPMP can be found in Attachments A and B, while those specific to the April 2014 DEIS are within Attachments C and D. I recommend coordination between the project consultants and county staff on the resolution of any outstanding issues. Our points of contact are Marianne Gardner and Kimberly Rybold with the Department of Planning and Zoning (703-324-1380).

Thank you for your attention and for your consideration of our comments.

Sincerely,

Sharon Bulova  
Chairman, Fairfax County Board of Supervisors

SB/KMR

Attachments: As Stated

cc: Fairfax County Board of Supervisors  
Fairfax County Planning Commission  
Fairfax County School Board  
Fairfax County Park Authority Board  
Fairfax County Environmental Quality Advisory Council  
Fairfax County Transportation Advisory Commission  
Christine Saum, National Capital Planning Commission  
Edward L. Long, Jr., County Executive  
Robert A. Stalzer, Deputy County Executive  
Tom Biesiadny, Director, Department of Transportation  
Fred R. Selden, Director, Department of Planning and Zoning  
James W. Patteson, Director, Department of Public Works and Environmental Services  
Gloria Addo-Ayensu, Director, Department of Health  
Kirk W. Kincannon, Director, Fairfax County Park Authority  
Karen Garza, Superintendent, Fairfax County Public Schools

**Draft Real Property Master Plan for Fort Belvoir, Virginia**  
**Comments from Fairfax County, Virginia**

**Policy Issues**

This attachment presents a compilation of comments as identified through a multi-agency review of the Installation Vision and Development Plan, Installation Planning Standards, and Transportation Management Plan components of the Draft Real Property Master Plan dated March 2014. The following agencies participated in this review:

County Executive's Office (Fairfax County Environmental Coordinator)  
Fairfax County Department of Planning and Zoning  
Fairfax County Department of Public Works and Environmental Services  
Fairfax County Department of Transportation  
Fairfax County Health Department  
Fairfax County Fire and Rescue Department  
Fairfax County Park Authority  
Fairfax County Police Department  
Fairfax County Public Schools  
Fairfax Water

**March 2014 Draft Real Property Master Plan for Fort Belvoir, Virginia**  
**Draft Installation Vision and Development Plan, Draft Installation Planning Standards,**  
**and Draft Transportation Management Plan**  
**Comments from Fairfax County, Virginia – Policy Issues**

VDP = INSTALLATION VISION AND DEVELOPMENT PLAN  
IPS = INSTALLATION PLANNING STANDARDS  
TMP = TRANSPORTATION MANAGEMENT PLAN  
DEIS = DRAFT ENVIRONMENTAL IMPACT STATEMENT

**GENERAL COMMENTS**

The comments that follow are organized by document, chapter, and page number. Throughout the documents, it is noted that there are some grammatical and typographical errors, as well as other suggested corrections. The comments do not point out each error specifically; however, a collection of the most notable suggested corrections is listed in Appendix B. Care should be taken in preparing the final documents to proofread and correct these errors. In addition, some maps and images within the documents are difficult to read, particularly in the hard copy version. For instance, several maps contain a layer called “Constrained Development Areas” that is not clearly visible on the printed version of the maps. Likewise, some features shown in the Regulating Plan figures within the Installation Planning Standards (IPS) are difficult to read in the hard copy version, including BRAC PA Restricted Areas. These graphics should be refined prior to publication of the final documents so that all information being illustrated is communicated clearly.

Overall, staff appreciates that many of the county’s comments on the March 2013 draft Real Property Master Plan (RPMP) have been incorporated into this latest (March 2014) draft of the RPMP. In some instances, it appears as though some of these comments, while addressed in this draft of the RPMP, were not addressed in corresponding sections of the DEIS. Where applicable, these inconsistencies are noted within comments for the DEIS, contained within Appendices C and D.

**INSTALLATION VISION AND DEVELOPMENT PLAN (VDP)**

**General Comments**

While there are a number of specific comments outlined in this document relating to the siting and design of new development (and associated stormwater management) staff feels that Fort Belvoir has prepared a document that reflects well on the needs for environmentally-sensitive location and design approaches.

Staff had previously raised concerns about the potential cumulative impacts of the RPMP projects on air quality. In response to these concerns, Fort Belvoir noted that air quality assessments would more appropriately be addressed within the Environmental Impact Statement

than within the RPMP. Staff concurs and has prepared comments regarding air quality assessments in its review of the DEIS for the RPMP.

Staff continues to support the proposed Master Plan Guiding Principles of “Achieve environmental sustainability” and “Support the natural habitat” and notes the prominence of the concept of environmental stewardship within the Garrison Mission Statement. This environmental stewardship ethic is evident throughout the master plan documents, and it is recognized that Fort Belvoir’s stewardship efforts extend well beyond regulatory mandates. County staff stresses admiration for and appreciation of this stewardship ethic; Fort Belvoir has long held a commitment to environmental stewardship and staff thanks Fort Belvoir for this commitment. While there are numerous detailed comments and questions relating to environmental considerations, recognition of and support for Fort Belvoir’s environmental stewardship efforts should be stressed. The detailed comments on environmental considerations are offered within this supportive context.

County staff had previously noted that the RPMP draft documents did not contain references to tidal wetland or shoreline management. It was also noted that the Fairfax County Wetlands Board had adopted a living shoreline policy ([www.fairfaxcounty.gov/dpz/environment/finallivingshoreline.pdf](http://www.fairfaxcounty.gov/dpz/environment/finallivingshoreline.pdf)), and it was recommended that a similar policy be included in the RPMP. In response, Fort Belvoir noted the recognition of tidal wetlands in a natural resource appendix as well as the Integrated Natural Resource Management Plan. Fort Belvoir also referenced the Environmental Impact Statement associated with the RPMP update, and the DEIS does identify tidal wetland plant communities. The DEIS indicates that all wetland impacts of the various alternatives would occur in nontidal areas. The Installation Planning Standards document identifies 11 districts on the post for which Regulating Plans have been developed (“areas where future growth may occur”), and only one of these districts could potentially include tidal wetland areas (the South Post Community Support District). It is clear from the Regulating Plan for that district that no development in that area would directly affect tidal wetlands. Tidal wetland management efforts would not, therefore, be relevant to any of the specific development projects anticipated within the timeframe of the planning documents. However, if Fort Belvoir would see a need for tidal shoreline stabilization efforts that would be completely independent of these projects, efforts consistent with the living shoreline policy would be appropriate. County staff is encouraged by Fort Belvoir’s response that “Fort Belvoir strives to use natural stabilization methods in all restoration projects for both shorelines and streams” and, consistent with this statement, continues to encourage Fort Belvoir to recognize the living shoreline policy within its planning documents.

As identified in county staff’s scoping comments for the Environmental Impact Statement associated with the RPMP, consideration should be given to the following:

- Guidelines and controls for land disturbing activities to include maintenance and training to prevent damage to natural resources.

- A prohibition against the use of any non-native invasive plant species in plantings on post and a non-native invasive species inventory and control program.
- Revision of the proposed landscape treatments for naturalized landscaping to utilize locally common native plant species shown occurring in Fairfax County in the Digital Atlas of Virginia Flora.
- A strong program for controlling white-tailed deer to reduce the population to the ecological carrying capacity. The program should include population surveys, browse impact surveys to measure vegetative response and recovery, and funding and staff commitments to reduce and control deer herds and not solely relying on volunteer hunting, as this has not been shown to be capable of reducing deer to necessary levels to recover native vegetation.

### **Chapter 1: Master Plan Vision**

VDP 1-2 and 1-4: Staff thanks Fort Belvoir for its responsiveness to earlier comments regarding opportunities to enhance energy efficiency and water conservation, noting that the “Achieve environmental sustainability” principle now includes statements to “capitalize use of on-site power generation by servicing multiple buildings,” to “select energy sources that promote renewable technologies and programs” and to “expand our leadership role in water conservation best practices.” Staff also supports the “Energy and Water Efficiency, and Security” Line of Effort from the Installation Management Campaign Plan.

VDP 1-4: Consistent with guidance presented later in the document (see Planning Considerations on pages 2-9, 2-10, 2-11 and 2-14), Fort Belvoir should consider expanding the second item under “Support the natural habitat” by adding the concept of restoration to the concepts of preservation and protection.

VDP 1-5: The last item under “Create a diverse and dynamic community” states: “Take advantage of the unique waterfront resource for recreational and other public uses.” It is stressed that this should be done in a manner consistent with environmental constraints and opportunities. County staff appreciates Fort Belvoir’s earlier concurrence with this comment.

### **Chapter 2: Site Assessment**

VDP 2-5 and elsewhere within both the VDP and IPS: The word “watersheds” is used inconsistently within the document. In the first paragraph under Water Resources, the term is used to describe both the three major watersheds on the post (Accotink Creek, Pohick Creek and Dogue Creek) as well as seven smaller drainage areas within these broader areas. Staff recommends that Fort Belvoir use the same watershed naming conventions as Fairfax County and refer to the smaller on-post drainage areas as “catchments,” “sub-watersheds” (such as the reference to the “Accotink Bay sub-watershed on page 5-13 of the VDP) or “drainage areas.” If this will not be possible due to naming conventions applied in Fort Belvoir’s Integrated Natural

Resource Management Plan, perhaps the three broader watershed areas can be referred to as “Fairfax County-designated watersheds.”

VDP 2-6: County staff had previously suggested that, in light of its low levels of fragmentation, its size, its extent of ecologically significant areas and other factors, the Southwest Area of the post be considered for addition to the list of special natural areas and that this area be adaptively managed for biodiversity in support of the guiding principle to “recognize and preserve existing biodiversity.” In response, Fort Belvoir noted that special natural areas are designated within the Integrated Natural Resource Management Plan (INRMP) consistent with Department of Defense and Department of Army policies and recognized that significant portions of the Southwest Area are protected through the INRMP. Fort Belvoir further noted that the “Southwest Area” designation is a planning designation and not a natural resource-based designation and that it would therefore be inappropriate to define it as a special natural area. County staff appreciates this response and recommends that, regardless of how this area may be designated, it be adaptively managed for biodiversity and that any adverse impacts associated with training activities that may occur within it be mitigated.

VDP 2-7: Staff previously asked for guidance on the criteria that Fort Belvoir use to define 100-year floodplains; it was recommended that the county’s Zoning Ordinance definition be used, which applies a floodplain designation to any stream with a drainage area of greater than 70 acres. Fort Belvoir responded by noting that, for its baseline mapping for general planning guidance, it follows state and federal definitions, which apply Federal Emergency Management Agency guidelines for floodplains. However, Fort Belvoir also noted that the installation generally requires that site plans for new construction follow county requirements with regard to limits of 100-year floodplains and Resource Protection Areas (RPAs). Staff appreciates Fort Belvoir’s sensitivity to, and application of, the county’s definition and recommends that clarification be provided in the master plan regarding the need to apply the county’s definition during the site plan process.

VDP 2-7, 2-63, 5-13 and IPS (particularly pages 6-3 through 6-5 and 6-40): Staff supports the proposed planning consideration for the application of better site design and low impact development (LID) practices, as well as the planning consideration referencing a need to comply with state and county stormwater management requirements. Page 6-3 of the IPS states that “Fairfax County regulations are generally in accordance with VSMP (Virginia Stormwater Management Program) requirements, but may not be updated to comply with the most recent state requirements.” Fairfax County has adopted a new Stormwater Management Ordinance pursuant to Virginia’s Stormwater Management Regulations; the updating referenced on page 6-3 has occurred. It is noted, though, that contrary to what is suggested in the first paragraph on page 6-4 of the IPS, neither the state regulations nor the county ordinance that has been adopted per these regulations require stormwater management efforts as stringent as those mandated for federal projects by Section 438 of the Energy Independence and Security Act of 2007.

VDP 2-7, 2-63, 5-13 and IPS (particularly pages 6-3 through 6-5 and 6-40): Staff supports the incorporation of LID techniques into site design and, consistent with the proposed planning

considerations, encourages Fort Belvoir to design stormwater management strategies to infiltrate, evapotranspire or reuse stormwater runoff to the extent practicable. Fort Belvoir pursues stormwater management approaches that would achieve goals that are likely to go beyond county requirements, notably the efforts mandated by Section 438 of the Energy Independence and Security Act of 2007. Compliance with Section 438 will necessitate that considerable emphasis be placed on stormwater reuse, infiltration, and evapotranspiration through measures such as vegetated roofs. Indeed, Fort Belvoir has highlighted to county staff that, per installation master planning guidance, LID efforts are emphasized. Section 438 of the Energy Independence and Security Act (EISA) is recognized on pages 2-63 and 5-13 of the VDP (as well as on pages 6-3 and 6-4 of the IPS), and it is recommended that it also be recognized as a planning consideration on page 2-7 (either directly or through a general reference to federal requirements). In response to an earlier comment, Fort Belvoir indicated that it has coordinated with the Stormwater Planning Division (SWPD) of the Department of Public Works and Environmental Services (DPWES). This coordination should be continued.

VDP 2-9, 2-11 and B-9: On page 2-11, the document states that “The Fairfax County EQC (Environmental Quality Corridor) is a comprehensive plan policy; it is not enforced by a regulation. It is the view of county staff that, while the EQC policy has no regulatory application, it is a key Board of Supervisors-adopted environmental policy that is applied consistently and thoroughly during the county’s zoning process. It would, therefore, be appropriate to consider consistency with this policy as development projects on Fort Belvoir are reviewed, even though the county has no approval authority for these projects. The document further states: “Fort Belvoir’s environmental site constraints . . . compare and align with Fairfax County’s EQC policies.” County staff agrees that this is largely (but not entirely) the case, and Appendix B-2 bears this out. The appendix further demonstrates that Fort Belvoir has identified large areas of environmentally-constrained “severely restricted” land that that would fall outside of the stream valley core area of the EQC policy. County staff thanks Fort Belvoir for establishing this alignment and for the breadth of its conservation efforts. However, there is at least one substantial area where Fort Belvoir’s approach to riparian area protection does not align with the EQC policy, and the document could better clarify the extent of the development constraint associated with steeply sloping areas adjacent to streams and floodplains. The most significant difference between Fort Belvoir’s environmental site constraints and the EQC policy concerns the widths of buffer areas that would be protected adjacent to intermittent streams. Fort Belvoir’s policy is to establish 35-foot wide protected areas along each side of intermittent streams. The EQC policy establishes a variable-width buffer area based on average slope adjacent to the stream or floodplain. At a minimum, the EQC buffer width is 50 feet; there is an additional four feet of minimum buffer width for every percent of the average slope adjacent to the floodplain or stream (see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/environment.pdf>, the bottom of page 15 and top of page 16). Further, the EQC policy does not distinguish between intermittent and ephemeral streams, although EQC designations have not, in practice, extended to the extreme headwaters of stream systems (Comprehensive Plan policy guidance does, though, support riparian buffer area protection and restoration within these areas). While a 35-foot



riparian buffer area adjacent to intermittent streams is certainly preferable to no buffer, county staff would support a widening of these buffer areas consistent with the EQC policy and the inclusion of these areas within the “constrained development areas” as shown on the proposed land use plan. Further, a case-by-case consideration of extension of riparian areas along ephemeral streams is recommended where the protection and/or restoration of such buffers would have significant water quality and/or habitat benefits.

VDP 2-18 and 2-39: In regard to steep slopes, the document states: “Development on steep slopes located adjacent to streams and floodplains is not permitted.” This is consistent with the county’s EQC policy and is therefore supported by county staff. The document adds that development on steep slopes outside of RPAs and Riparian Areas is discouraged but considered on a case-by-case basis. Yet Table 2.4 and Figure 2.27 do not differentiate between steep slopes adjacent to streams or floodplains and other steeply sloping areas; all such areas are considered to be “moderately suitable for development.” Consideration should be given to refining how steeply sloping areas are considered such that those steeply sloping areas within which development is not permitted would be considered to be a “least suitable for development” constraint.

VDP 2-9 and 2-11: On Figure 2-9, riparian buffer areas are not identified along streams in the Fort Belvoir North Area (FBNA). An “Accotink Creek Conservation Corridor” defined by EQC delineation criteria is instead identified within the FBNA along Accotink Creek and many of its tributaries. Not all streams within FBNA would be located within this protected area. At a minimum, riparian buffer areas should be identified and protected and/or restored along these streams. Ideally, an approach consistent with the EQC policy would be pursued for these streams as well.

VDP 2-8 and B-4: In the discussion addressing wetlands, page 2-8 of the document states: “The installation’s policy is to mitigate wetlands within the same watershed as the impacted area before resorting to purchasing mitigation credits off site.” This is reiterated in Appendix B. Staff continues to support this policy and thanks Fort Belvoir for its sensitivity to the need to replace wetlands near areas of impact.

VDP 2-10: Previous documentation had identified the area of what is now called the “Accotink Creek Conservation Corridor” as being 204 acres, and the DEIS for the RPMP applies the same figure. The area is described in the VDP, though, as having an area of 191 acres. Please clarify if this reduction in area is related to the loss of area resulting from road construction along the southern boundary of FBNA.

VDP 2-10 through 2-14: The document contains a number of planning considerations that stress the need for restrictions on land disturbing activities within environmentally sensitive areas. The extent to which these considerations would guide active uses such as recreation and military training within these sensitive areas is unclear, though. Restrictions should be placed on such uses as appropriate to protect environmentally sensitive areas. Further, environmentally sensitive areas should be managed for the long-term protection of their natural communities and

ecosystems and, where applicable, for the protection and recovery of species or communities of concern.

VDP 2-12: The document notes that, for the Accotink Creek Conservation Corridor, steeply sloping areas that fell outside the area that had been previously identified as EQC were added to this area. County staff is interested in getting more detail about where these areas are, as it is not clear why these areas would not have been included in the EQC designation.

VDP 2-8 through 2-12: While there are a number of specific comments regarding the Vegetation and Habitat sections of the document, staff wishes to stress its general support for these sections (as well as the biodiversity and reforestation section) and their associated planning considerations. The addition of a new item to the “habitat planning considerations” focusing on rare and unique habitat areas and managing them for biodiversity is appreciated. Fort Belvoir should consider broadening the focus of its planning considerations to recognize the desire to manage vegetative resources outside these areas adaptively for biodiversity. Page 2-12 outlines Fort Belvoir’s commitment to maintaining and enhancing biodiversity, and it doesn’t seem to county staff that the planning considerations recognize this commitment fully.

VDP 2-9, 2-14 and 2-15: County staff thanks Fort Belvoir for its commitment to restoring tree cover through its policy to require the planting of two trees for every tree with a four inch or greater diameter that is removed. County staff supports Fort Belvoir’s identification of on-site reforestation as the preferred option for replanting and also thanks Fort Belvoir for committing to coordination with the county regarding watershed and/or riparian buffer planting recommendations. Staff continues to encourage Fort Belvoir to consider broadening the focus of its tree replacement policy such that replacement efforts would be pursued for all clearing, even of trees that are less than four inches in diameter at breast height. Early/mid successional vegetation that may be less than 4” in caliper provides ecological services, and there would be benefit to mitigation for the loss of these services. An overall tree canopy approach to replacement could be considered. Through this approach, tree canopy that would be removed to accommodate new development (even where in an early/mid successional stage) would be restored via reforestation and landscape tree planting. Additionally, the replacement criteria for trees should include a statement on promoting biodiverse community types (e.g., acidic oak-hickory forest over pine plantings) and include a commitment for extended warranty periods in restoration to monitor, replace plants and control deer and non-native invasive species.

VDP 2-10: The third bullet in the planning considerations for riparian areas recommends that, if unavoidable development occurs within these areas, LID or stream restoration practices should be incorporated into the development design in order to restore or enhance these areas. It is not clear how LID practices relate to riparian area restoration or enhancement.

VDP 2-10: County staff appreciates Fort Belvoir’s responsiveness to an earlier comment regarding the potential for redevelopment in riparian areas through the addition of the fourth bullet in the planning considerations for riparian areas. It is noted that the opportunity to improve stormwater management through redevelopment would not be limited to redevelopment that

occurs in riparian areas, and this appears to be recognized within the text of the new bullet. Staff encourages Fort Belvoir to pursue stormwater management improvement opportunities for all redevelopment that may be pursued on the post.

VDP 2-11, 2-39 and 2-44: Neither the map of special natural areas nor the Environmental Composite Constraints Map includes the entirety of an “intact watershed” (subwatershed 48) in the Southwest Area that has been identified in the Fort Belvoir’s Integrated Natural Resources Management Plan (INRMP), dated March 2001. The INRMP notes that this subwatershed is “virtually un-impacted by development or land disturbance” and that streams within this subwatershed are therefore suitable for consideration as reference streams that can be used for comparison to streams being evaluated elsewhere in the area. The INRMP also identifies this subwatershed as a “high conservation priority” that should be protected from impacts and identifies this area on a composite map of ecologically significant natural resource areas on Fort Belvoir. In response to an earlier comment regarding the intact watershed, Fort Belvoir confirmed that the watershed is still intact, and it was noted that most of this watershed is covered by the expansion of the Accotink Bay Wildlife Refuge that was required by the 2005 BRAC Record of Decision. In the past, county staff has supported the recognition of the entirety of this watershed as a constrained area. Fort Belvoir has not concurred with this suggestion, noting that portions of this watershed are not constrained as defined by federal, state and local regulations. In conversations between county staff and the PRMP project team, it has been noted by the project team that the limited training activities that may occur in this area (per the description for area 27 on page 2-44) would be compatible with the INRMP recommendation to protect this watershed. Consideration should be given to establishing RPMP guidance that would highlight the value of this watershed and the need for any activity within it to be consistent with INRMP recommendations.

VDP 2-11: The first bullet in the habitat planning considerations states: “Development in wildlife management areas is not permitted.” The term “wildlife management area” is not defined, and other terms (e.g., “special natural areas;” “ecologically significant flora and fauna area;” “wildlife refuge area”) are applied elsewhere. The reference to “wildlife management areas” is unclear.

VDP 2-13 and 2-14: County staff recommends that Fort Belvoir coordinate with the Stormwater Planning Division of the Department of Public Works and Environmental Services on the stream restoration projects identified on Figure 2.11.

VDP 2-13: In recognition of the county’s location within a non-attainment area for the federal 8-hour ozone (O3) standards, it was previously recommended that Fort Belvoir ensure that any project will NOT:

- Cause or contribute to any new violations of an NAAQS (National Ambient Air Quality Standard) in an area;

- Increase the frequency or severity of any existing violation of any NAAQS in an area; and
- Delay timely attainment of any NAAQS or any required interim emission reductions or other milestones in an area.

Fort Belvoir has incorporated all three of these statements in its guidance on air quality. Staff thanks Fort Belvoir for addressing the comment from earlier drafts.

VDP 2-36 through 2-38; 2-45: Relating to Davison Army Airfield (DAAF), the first bullet point in the planning considerations for off-post land use states: “Land uses around DAAF affect the operational capacity of the airfield. A joint land use study (JLUS) could be undertaken to identify actions that can be taken jointly by the surrounding community and the Post to solve existing compatibility problems and to prevent future ones.” Fairfax County staff is available to discuss airfield operational issues and their relationships to off-post land uses, as well as broader land use compatibility concerns.

VDP 2-37: The graphic showing potential maximum building heights based on imaginary surfaces associated with operations at DAAF (Figure 2.25) identifies, in some areas, maximum building heights of 0-20 feet, indicating that there are existing conflicts with airport safety surfaces and potential future conflicts with any new development or redevelopment that may occur in these areas. It is clear that these conflicts are related to the natural topographic setting of the airfield in relation to surrounding areas (i.e., the airfield is located within a low-lying area near Accotink Creek, while much of the nearby off-post area is characterized by considerably higher elevations). It is recognized that the airport safety surfaces are based on mathematical formulae and do not vary based on airport operations. However, it is not clear if the potential conflicts may become more or less consequential if there were to be changes in airfield operations. While this planning document may not be the appropriate venue for consideration of airfield operations, there should be a process through which possible operational approaches can be considered to minimize the potential for safety concerns associated with topography. In an earlier response to this comment, Fort Belvoir noted that there would be an update to the Air Installation Compatible Use Zone (AICUZ) study for the airfield in order to assess potential height conflicts. More guidance is needed on what the AICUZ study will entail. Please clarify if it will simply present the safety surfaces (which will not change, regardless of operations), or if it will focus on operational procedures that can serve to minimize the potential for conflicts off-site. The planning documents should either discuss this in more detail or identify a process through which this issue can be considered.

VDP 2-38: Figure 2.26 presents average noise level contours associated with operations at DAAF as determined from an Air Installation Compatible Use (AICUZ) study. The Draft Environmental Impact Statement indicates that these contours reflect current conditions and that airfield operations are not expected to change as a result of the short-term or long-term RPMP projects. It is noted that the contours have a pronounced northwest/southeast orientation extending straight outward from the runway orientation, suggesting that jets/fixed wing aircraft

are the primary influence on these contours as opposed to helicopters. Please inform staff if this conclusion is accurate. With respect to the noise impacts identified by these contours, it is noted that the 60-65 dB ADNL impact area extends west from I-95 into a residential area. While noise impacts between 60 and 65 dB ADNL may be considered by the Army to be compatible with residential development, such impacts are, in staff's view, significant and merit consideration as to whether there may be operational efforts that could be pursued to reduce these impacts. While it is recognized that this question would fall outside the purview of the RPMP, county staff is interested in following up on this issue with Fort Belvoir and recommends that a process be established to provide for this follow-up.

VDP 2-39, 2-47 and 3-18: The environmental composite constraints map is very helpful and staff appreciates that Fort Belvoir is overlaying constrained development areas on its proposed land use map.

VDP 2-47: The text on this page indicates that the Developable Areas Map is a result of combining the "Ideal for Development" areas with the "Restricted Development" areas on the Composite Environmental Constraints Map that was presented as Figure 2.27. Yet Figure 2.27 does not apply those categories. The correct references would appear to be the "Most Suitable for Development" and "Moderately Suitable for Development" categories. As suggested from an earlier comment, the "Developable Areas" identified in Figure 2.30 and Table 2.5 may be overestimating available land, as all steep slopes are categorized as "Moderately Suitable for Development," while those steeply sloping areas adjacent to streams and floodplains have been previously identified as being areas within which development is not permitted.

### **Chapter 3: Land Use Plan**

VDP 3-5 and 3-7: The second bullet in the planning considerations for the Fairfax County Comprehensive Plan references potential "encroachments" of adjacent development upon the Installation. A similar reference to encroachment is provided in the Regional Planning Initiatives planning consideration. Clarification is needed on how the use of private land off-post would constitute an encroachment onto the post.

### **Chapter 4: Framework Plan**

Staff appreciates the focus on environmental protection and sustainability that has been incorporated into the Planning Strategies Matrices.

VDP 4-7: Areas on the DAAF site that are near the adjacent off-post residential development currently provide this development with a buffer from airfield activities. Figure 4.4 identifies two development/redevelopment parcels in close proximity to this boundary. In an earlier review of an Area Development Plan for the airfield, staff raised concerns about potential land use incompatibilities that might result from such development. Staff is encouraged by Figure 2-4 on page 2-9 of the IPS, which identifies a 100-foot minimum buffer along the property boundary. Staff requests that Fort Belvoir retain the existing tree cover in this area and seek to maximize

the width of this buffer area (to widths beyond 100 feet if possible). Fort Belvoir's project team has noted that it is possible that some clearing will be needed in this area because of topographic considerations but has added that any such cleared area will be revegetated. Staff recommends the use of native tree species that will augment the visual buffering provided by the trees that will be retained.

VDP 4-9: Figure 4.5 identifies a future transit corridor extending along and north of Cinder Bed Road. This would be in addition to the transit corridor that would be established along the rail alignment that would connect Fort Belvoir with the Franconia-Springfield Metro/VRE stations. Please discuss what is envisioned for this new transit corridor, and if Cinder Bed Road would need to be extended to the north. There is an extensive area of EQC associated with the Long Branch stream valley in this area, and there is therefore a concern about potential impacts to that EQC.

VDP 4-14: Staff understands that as a component of the master planning process, a carrying capacity analysis is conducted to assess potential future growth beyond 2030. Within the discussion of this planning horizon, it should be made clear that 2030+ time period was not included within the National Environmental Policy Act (NEPA) analysis, and that future growth during this timeframe would be subject to additional review.

VDP 4-14: The discussion of the framework plan describes ranges of growth in employment for 2017, 2030, and 2040. Elsewhere in the document, the population is stated as a single number that is at the high end of these ranges. It is unclear as to why the framework for growth is presented as a range in this discussion.

## **Chapter 5: Infrastructure Plans**

VDP 5-9: With respect to energy conservation, Fort Belvoir should consider whether there may be opportunities for coordinated, on-site scale energy projects (e.g., use of on-site power generation for several building rather than having individual building systems; using waste heat generated in one building to provide heating in another).

VDP 5-13 through 5-16: Staff thanks Fort Belvoir for its efforts to apply LID stormwater management practices in furtherance of Section 438 of the Energy Independence and Security Act. Staff notes that stormwater reuse concepts are identified elsewhere in the RPMP documentation (pages 2-36 and 5-14 of the IPS); consideration should be given to recognizing reuse opportunities within this section.

VDP 5-17: In discussing the long-term development plan for the base, the first paragraph on this page states, "Due to site limitations, most stormwater management (quality and quantity control) facilities in the 1400 Area are likely to be underground storage systems, designed to serve only one or two new buildings." Underground facilities are also mentioned for the Lower North Post Area. The specific type of underground storage is not discussed. Although underground detention structures are effective measures for stormwater runoff quantity control, standard

detention vaults etc. do not provide significant water quality control or primary stormwater treatment. There are also long-term maintenance concerns with such devices that are often “out-of-sight, out-of-mind.” If detention vaults are used, additional stormwater BMPs should be used to provide stormwater treatment. Water quality treatment can occur in underground rainwater harvesting structures

([http://vwrrc.vt.edu/swc/documents/2013/DEQ%20BMP%20Spec%20No%206\\_RAINWATER%20HARVESTING\\_Final%20Draft\\_v1-9-5\\_03012011.pdf](http://vwrrc.vt.edu/swc/documents/2013/DEQ%20BMP%20Spec%20No%206_RAINWATER%20HARVESTING_Final%20Draft_v1-9-5_03012011.pdf)), which capture runoff for re-use in landscape irrigation, grey-water systems etc. Stormwater Planning and Design staff in the Department of Public Works and Environmental Services would appreciate additional information on the army’s plans for re-use of captured runoff.

### **Appendices**

VDP B-1: The document notes that a North Carolina protocol is applied to the designation of perennial streams. It is county staff’s understanding that the North Carolina protocol has been selected, rather than the county’s own perennial stream assessment protocol, due to a need to differentiate between ephemeral and intermittent streams. In that the North Carolina protocol strongly informed the development of the county’s protocol, county staff supports Fort Belvoir’s stream mapping approach.

## **INSTALLATION PLANNING STANDARDS (IPS)**

### **General Comments**

The inclusion of “Sustainable Design Principles” at the end of each section of the document is appreciated.

In the scoping comments for the RPMP EIS, staff encouraged Fort Belvoir to explore the option of using reclaimed water from the county’s Norman M. Cole, Jr. Pollution Control Plant. This would support the sustainable design principles outlined in the IPS and provide other benefits noted in the county’s scoping comments. Fort Belvoir has noted that further study would be needed beyond the scope of this planning document and that this may be a future action for the installation. The county thanks Fort Belvoir for considering this idea.

### **Chapter 2: Site Planning Standards**

IPS 2-24 and 2-25: The narrative for the Industrial Area Regulating Plan states that a new road would be constructed on the western side of the district that would parallel Theote Road. This new road is not identified on Figure 2.12. It is unclear if this road would require disturbance to environmentally constrained land in this area, and if so, to what extent. In the event that there would be such a disturbance, justification as to why it would be appropriate is desired.

### **Chapter 3: Building Design Standards**

IPS 3-56 through 3-59: Staff thanks Fort Belvoir for its commitment to the application of LEED as an integral component of project design and to the Army's commitment to pursue LEED Silver certification of qualified projects. Staff also supports adaptive reuse as a sustainability strategy and the water and energy conservation emphases that are noted on pages 3-58 and 3-59. The document should, however, recognize that the U.S. Green Building Council has adopted a new version of LEED (LEED Version 4), which will eventually replace LEED 2009.

### **Chapter 4: Circulation Design Standards**

IPS 4-6: Where center medians are incorporated into highway designs, consideration should be given to designing them to accept and infiltrate stormwater runoff from adjacent impervious areas.

IPS 4-18: In the March 2013 comments, staff noted that Figure 4.11 illustrated five- and ten-minute walking distances from prominent employment and commercial centers. Staff commented that this map should note that these radii may be affected by barriers, both natural and man-made, and are dependent on the presence of adequate pedestrian facilities. The ten-minute walking distance is now featured in Figure 4.9; however, there still is not a discussion about how the walkshed may be affected by the presence or absence of barriers and pedestrian facilities.

### **Chapter 6: Site Element Design Standards**

IPS 6-6 through 6-13: County staff thanks Fort Belvoir for consulting the county's outdoor lighting standards in the development of the Exterior Lighting section of the IPS and for emphasizing the use of full cutoff lighting fixtures. Fort Belvoir is encouraged to apply full cutoff fixtures wherever they are feasible.

## **TRANSPORTATION MANAGEMENT PLAN (TMP)**

### **Chapter 2: Existing & Emerging Conditions**

TMP 2-13: Consideration should be given to utilizing the gate on Beulah Street at Backlick Road (north end of Accotink Village) to help distribute trips. This gate is not mentioned in the summary of access control points.

TMP 2-15: It should be noted in the text and on Figure 2.6 that Cinder Bed Road is only under consideration for potential transit connections and that no decisions have been made as to whether this public right-of-way may be used for a public transportation connection.

TMP 2-21: The section on bicycle and pedestrian accessibility should include a discussion of the Bicycle Master Plan. Suggested language is as follows: "The Fairfax County Department of Transportation is finalizing its first comprehensive bicycle plan. The plan identifies a network of



both on and off road bicycle facilities as well as other infrastructure improvements making bicycling a viable transportation option. The plan additionally will address policies and programs that will contribute toward building a bicycle culture through education and encouragement."

### **Chapter 3: Survey Assessment**

TMP 3-4: Within Table 3.2, it is not clear if "South Fairfax County" refers to the southern half of Fairfax County or just the areas to the south of Fort Belvoir. Depending on the definition, it is possible that the number of employees living south of Fort Belvoir is actually less than 60 percent.

### **Chapter 4: Parking Assessment**

TMP 4-11 and 4-12: It would be preferable to see an end state that achieves the 60 percent parking goal. Table 4.2 indicates a 73 percent ratio in 2030, while Figure 4.7 indicates a 67 percent parking ratio. There are notes about loss of existing surface parking and community and hospital parking. These should be clearly quantified to show that the 60 percent goal is achievable. Additionally, please clarify if there is a desire to achieve the 60 percent goal in the subareas as opposed to on an overall installation-wide level. As presented, it appears that certain areas will be significantly higher than 60 percent.

### **Chapter 5: Traffic Assessment**

TMP 5-21: More information is desired regarding how the travel demand model addresses non-residential and non-employment type trips in the area. There are a number of special generators at Fort Belvoir, such as the hospital and the museum, which would generate significantly more trips than just those based on employment. There are many visitors at Fort Belvoir that access for a multitude of purposes unrelated to the residential population or workforce. There are also many tourist-oriented land uses in the area surrounding Fort Belvoir that would generate trips above and beyond those based on the area resident population and workforce, such as Mount Vernon and Gunston Hall. Please include a discussion about how these types of trips are accounted for in the modeling.

TMP 5-27: It is not clear from the text and from Figures 5.5, 5.6 and 5.7 what growth rates were ultimately applied to existing traffic data to assess future traffic conditions. Please provide the bottom line growth rates that were taken from the modeling effort and applied in the analysis (perhaps in tabular format). It would also be beneficial to provide graphics showing traffic volumes (existing, 2017 no-build, 2017 alternative 1, 2030 no-build, 2030 alternative 1) by link and by intersection.

TMP 5-27 through 5-30: In order to better understand the impacts of Fort Belvoir trips vs. external trips, it would be useful if graphics were provided, based on the modeling effort, showing general trip distribution patterns for Fort Belvoir trips (2017 no-build, 2017 alternative

1, 2030 no-build, 2030 alternative 1). This would essentially be an update to the survey findings from Section 3 (Table 3.3, Figure 3.5) with tracking of site trips through the network.

TMP 5-32 and 5-33: It is unclear why there is a category that has both positive and negative capacity ratios.

TMP 5-32 and 5-33; 5-41 and 5-44: The links need road names to better understand their relationship. Cube links do not depict road alignments well enough for the base map road labels to be helpful.

TMP 5-36: More information is desired regarding the methodology that was used for how intersection operations were optimized.

- Were cycle lengths maintained?
- Was signal phasing for synchronized/coordinated corridors maintained?

TMP 5-40: This has been discussed previously, but it would be beneficial if an intersection level analysis was provided for 2030 conditions (2030 no-build, 2030 alternative 1). This would help in evaluating need for certain mitigation measures.

TMP 5-45: It is unclear if a reduction to 75 percent Single Occupancy Vehicle (SOV) by 2017 is achievable. Similarly, it is unknown if a reduction to only 60 percent SOV by 2030 is achievable. Identify which other modes are planned for implementation within that timeframe, to achieve these drastic reductions.

TMP 5-45: Most of the needed short-term improvements will be provided through federal, state, or county funding. It seems that Fort Belvoir should also be responsible for some improvements to public streets, or should provide a monetary contribution toward these improvements.

TMP 5-48: Recommended mitigation measures are provided without the benefit of seeing their impact on traffic operations. It is unclear how effectively the recommended improvements will address previously identified deficiencies in the transportation network. Please provide a post-mitigation analysis for 2017 and 2030.

TMP 5-51: For item number 11, it would be helpful to know if Fort Belvoir has a proposed location for the transit hub. The Fairfax County Department of Transportation has been studying this concept in the Richmond Highway Corridor, and has not yet been successful at finding an appropriate location that is acceptable.

## **Chapter 6: TMP Strategies**

TMP 6-1: The 40 percent non-SOV goal is laudable if it can be achieved, but it is questionable whether the strategies provided will be enough to more than double existing levels. High quality transit, such as heavy rail, light rail or bus rapid transit, with direct connections to Fort Belvoir, would most likely be needed in order to have any chance at achieving this goal. In order to meet

this goal, the recommendations of the ongoing Virginia Department of Rail and Public Transportation (VDRPT) Route 1 Multimodal Alternatives Analysis will need to be implemented.

TMP 6-3: In the discussion of SOV trips, it is noted that with 85 percent of the workforce arriving in a SOV, approximately 33,000 vehicles enter the installation every day. This does not take into account that among the other 15 percent of the workforce, additional vehicles enter the installation as a result of ridesharing. In addition to the workforce, visitors account for a significant number of vehicles entering the installation. This statement is also inconsistent with statistics given the April 10, 2014 Real Property Planning Board meeting, where it was stated that currently, between 72,000 and 80,000 vehicles come through the gates every day. This section should be clarified to state that these figures refer to SOV trips only, or the additional vehicular trips should be accounted for in the 2030 projections of cars entering the installation.

### **Chapter 7: Implementation Plan**

TMP 7-1: The TMP fails to sufficiently address funding as part of its implementation plan. Given the extent of mitigation proposed, and the anticipated impact of current and planned development at Fort Belvoir, a funding plan should be included with potential funding sources. Ultimately, Fort Belvoir should show a commitment toward funding its fair share.

**Draft Real Property Master Plan for Fort Belvoir, Virginia**  
**Comments from Fairfax County, Virginia**

**Suggested Corrections/Items for Clarification**

This attachment presents a compilation of comments relating to factual corrections and needs for clarification and/or elaboration. These comments were identified through a multi-agency review of the Installation Vision and Development Plan, Installation Planning Standards, and Transportation Management Plan components of the Draft Real Property Master Plan dated March 2014. The following agencies participated in this review:

County Executive's Office (Fairfax County Environmental Coordinator)  
Fairfax County Department of Planning and Zoning  
Fairfax County Department of Public Works and Environmental Services  
Fairfax County Department of Transportation  
Fairfax County Health Department  
Fairfax County Fire and Rescue Department  
Fairfax County Park Authority  
Fairfax County Police Department  
Fairfax County Public Schools  
Fairfax Water

**March 2014 Draft Real Property Master Plan for Fort Belvoir, Virginia**  
**Draft Installation Vision and Development Plan, Draft Installation Planning Standards,**  
**and Draft Transportation Management Plan**  
**Comments from Fairfax County, Virginia – Suggested Corrections/Items for Clarification**

VDP = INSTALLATION VISION AND DEVELOPMENT PLAN  
IPS = INSTALLATION PLANNING STANDARDS  
TMP = TRANSPORTATION MANAGEMENT PLAN  
DEIS = DRAFT ENVIRONMENTAL IMPACT STATEMENT

The comments that follow are organized by document and page number. Throughout the documents, it is noted that there are some grammatical and typographical errors, as well as other suggested corrections. The comments do not point out each error specifically; however, a collection of the most notable suggested corrections is listed within this appendix. Care should be taken in preparing the final documents to proofread and correct these errors. In addition, some maps and images within the documents are difficult to read, particularly in the hard copy version. For instance, several maps contain a layer called “Constrained Development Areas” that is not clearly visible on the printed version of the maps. Likewise, some features shown in the Regulating Plan figures within the Installation Planning Standards (IPS) are difficult to read in the hard copy version, including BRAC PA Restricted Areas. These graphics should be refined prior to publication of the final documents so that all information being illustrated is communicated clearly.

Overall, staff appreciates that many of the county’s comments on the March 2013 draft Real Property Master Plan (RPMP) have been incorporated into this latest (March 2014) draft of the RPMP. In some instances, it appears as though some of these comments, while addressed in this draft of the RPMP, were not addressed in corresponding sections of the DEIS. Where applicable, these inconsistencies are noted within comments for the DEIS, contained within Appendices C and D.

**Installation Vision and Development Plan**

VDP 2-5: “Accotink Creek” is misspelled as “Acktotink Creek” in Figure 2.6.

VDP 2-5: In the legend for Figure 2.6, consideration should be given to changing “creeks” to “streams” in order to be consistent with terminology used in the text.

VDP 2-5: In the first paragraph under Water Resources, the three major Fairfax County watersheds (Accotink Creek, Pohick Creek, Dogue Creek) on the post are correctly identified as such in the first sentence, although the phrasing of this sentence is confusing: “...within the lower reaches of three major tributaries and watersheds to the Potomac: Accotink Creek, Dogue Creek, and Pohick Creek.” This sentence would be clearer if it read: “...within the lower reaches of three major watersheds that are tributaries to the Potomac.”

VDP 2-6: The reference to Figure 2.44 in the “Water Resources” section should be 2.13.

VDP 2-6: There is an error in the description of the definition of Resource Protection Areas (RPAs): “non-tidal shore” should instead be “tidal shore.”

VDP 2-7: The last sentence in the fifth bullet in the Water Resources Planning Considerations is confusing and grammatically incorrect. It would be clearer to say something like: “Other alternatives to detention or retention ponds such as bioswales, rain gardens, infiltration trenches, and vegetated strips can be implemented as long as they meet regulatory requirements.”

VDP 2-7: The sixth bullet in the Water Resources Planning Considerations is punctuated incorrectly. It would be clearer to say something like: “Construct site-specific controls (such as linear sand filters or biofilters) for water quality management of impervious areas (for example, parking facilities).”

VDP 2-10 and 2-39: In the second paragraph in the “habitat” section, reference is made to early-successional habitat areas as “other conservation areas that support wildlife habitat.” Please clarify if these areas are included on Figure 2.10 as “ecologically significant flora and fauna areas,” and describe how they are characterized in Table 2.4 on page 2-39 (levels of environmental constraint).

VDP 2-12: The last sentence in the “biodiversity” section references a photo of a stream restoration effort as being on the previous page. The photo is on the same page.

VDP 2-16: Figure 2.15 is referenced as presenting information about open space and impervious cover. Figure 2.15, however, presents topographic information and not information regarding open space or impervious cover. It appears as though the intent was to reference Figure 2.14 instead.

VDP 2-16: There are two references to low impact development (LID) measures as factors affecting watershed and stream conditions. This is redundant.

VDP 2-17: The references to stable, marginal and unstable watersheds should be clarified. It is not clear if these designations are being made based on assessments of physical conditions, or if they are being made based on the percent of open space within each watershed. The headings on page 2-17 suggest the latter, even though the text on page 2-16 suggests that there are many additional factors affecting watershed and stream conditions.

VDP 2-19: In the section on Fort Belvoir’s History, it is noted that the headings are inconsistent. These headings include “Fort Belvoir in the Seventeenth Century,” “The Eighteenth Century,” and “Belvoir in the Nineteenth Century.” It is suggested that the words “Fort Belvoir” and “Belvoir” be removed since the installation did not exist during these times. This will also allow for consistency with other time-period headings.

VDP 2-19: In the discussion of the Eighteenth Century, it is suggested that language be added after the “Battle of the White House” to explain the origins of the name. The name was derived

from the White House fishery which was located (or later located) in the area. If the fishery was established in 1812 then use the wording “was located,” or if it was established in 1840, as indicated in an article by Frederick Tilp, then use the wording “later located.”

VDP 2-22: The second paragraph should be revised to insert the word “the”: This was “the” largest BRAC military construction program in history to date.

VDP 2-24: Within the third paragraph, the reference to the “Fort Belvoir Mansion” should be revised to be consistent with the National Register of Historic Places (NRHP) site name, “Belvoir Mansion Ruins and the Fairfax Grave Site.”

VDP 2-37: The note for Figure 2.25 refers to Figure 2.16 for “a Comprehensive Map indicating land and height restrictions.” This is an incorrect reference, and it appears as though the intent was to reference Figure 2.18.

VDP 2-38: There are typographical errors in the first bullet of the airfield noise planning considerations.

VDP 2-39: In Table 2.4, the sixth item under “Operational Resources” is listed as “Land Use Incumbrances.” Consistent with wording in the rest of the section, this should read “Land Use Encumbrances.”

VDP 2-40: Item 2 under Professional/Institutional land use states the mission of the DeWitt Hospital. This should be updated to reflect that the hospital is no longer used and slated for demolition, consistent with references within the rest of the document.

VDP 2-46: In the March 2013 comments, staff noted that the title of Figure 2.26, “Fairfax County Comprehensive Land Use Plan” was misleading, as the Comprehensive Land Use Plan map shows planned, not existing, land use. This map, now Figure 2.29, has been retitled “Fairfax County Existing Land Use Plan.” Existing land use is not reflected in a planning document, and as such, the word “Plan” should be deleted. Likewise, it was noted that many of the areas shown as “Recreation” are common open space for townhouse and condominium developments, and are not necessarily considered to be a recreation use. In its January 2014 response to Fairfax County, Fort Belvoir indicated that it concurred with this recommendation and that this category would be renamed “Recreation/Open Space.” This is not reflected in the March 2014 document.

VDP 2-48: Figure 2.32 illustrates regional transportation facilities and shows the Fairfax County Parkway as Route 1700. The Fairfax County Parkway was previously designated Route 7100, and has since been renumbered as Route 286. Consistent with the other maps in the RPMP, the Fairfax County Parkway should be relabeled Route 286.

VDP 2-48: In the March 2013 comments, staff noted that the discussion of the Fairfax County Parkway (previously page 2-43) states that the roadway serves as the eastern boundary of the Fort Belvoir North Area (FBNA), which should be corrected to state the Parkway runs along the western and southern boundaries of FBNA. This is not reflected in the March 2014 document.

VDP 2-49: The description for Route 235 (Mount Vernon Memorial Highway) states that this road serves as the most western boundary of southern Main Post. This should be corrected to state that Route 235 is the easternmost boundary of southern Main Post.

VDP 2-52: The color scheme applied to Figure 2.35 is not consistent with the description in the three bullets on this page.

VDP 2-53: The reference to Figure 2.38 in the first paragraph under “Rail” is incorrect. It appears as though the intent was to reference Figure 2.36.

VDP 2-60: Under the discussion of water supply, the text should be revised to indicate that there are multiple wholesale customer agreements. There is a capacity of 4.6 million gallons per day (MGD) for the Main Post and 3.0 MGD for the FBNA.

VDP 3-3 and 3-5: The planning consideration relating to the Prince William County Comprehensive Plan states that future development within the county will “increase the capacity on already strained transportation corridors.” Please clarify if the intent was to reference an increase in traffic congestion rather than capacity, which would suggest a reduction in traffic congestion. Similarly, the third bullet for the planning considerations associated with the Fairfax County Comprehensive Plan states that an increase in population in the planning districts near the post will increase the capacity on existing transportation corridors. Please clarify if the intent was to reference an increase in traffic congestion rather than capacity.

VDP 3-4: Since publication of the March 2013 draft RPMP, the Comprehensive Plan has been updated to the 2013 Edition. The reference to the document in the first paragraph should be revised to read “The Fairfax County Comprehensive Plan, 2013 Edition (as amended)...”

VDP 3-4, 3-5, and 3-6: When referring to Comprehensive Plan recommendations, any use of the word “shall” or “allow” should be replaced by a less prescriptive word (such as “should” or “recommends”), as the Comprehensive Plan is a guide for future development and is not legally binding.

VDP 3-4: Figure 3.5 illustrates planning districts within the vicinity of Fort Belvoir, and also contains the locations of nearby Historic Overlay Districts. It should be noted that the Historic Overlay Districts are a zoning district, not sub-areas of the Comprehensive Plan.

VDP 3-5: In the March 2013 comments, staff noted that the area identified on Figure 3.10 (now Figure 3.6) as the Franconia-Springfield Transit Area should be identified as the Franconia Springfield Transit Station Area. In its January 2014 response to Fairfax County, Fort Belvoir indicated that it concurred with this recommendation. This is not reflected in the March 2014 document.

VDP 3-5: The reference to Figure 3.11 in the first bullet in the planning considerations for the Fairfax County Comprehensive Plan is incorrect. Please modify this reference to reflect that the I-95 Corridor Industrial Area is shown in Figure 3.7.



VDP 3-6: In the March 2013 comments, staff noted that the within the Planning Initiatives section (previously page 3-4) the 2008 BRAC Area Plans Review (APR) cycle was incorrectly identified as the “Annual Plan Review” cycle and should be updated to “Area Plans Review.” In its January 2014 response to Fairfax County, Fort Belvoir indicated that it concurred with this recommendation. This is not reflected in the March 2014 document. Staff also noted that the paragraph generally characterized the changes to the Comprehensive Plan as allowing for rezoning from industrial use to office use; however, only three of the adopted Comprehensive Plan changes were of this nature. The March 2014 document updates this paragraph to state that three of the changes recommend higher density office use in place of industrial use. However, the paragraph also retains the old text that refers to all of the amendments, stating, “Generally, these Comprehensive Plan Amendments allow for a zoning change from industrial zoned land use to office use with options for the development of hotel and/or retail uses.” This sentence should be deleted, as it is incorrect and provides conflicting information within this paragraph.

VDP 3-7: Item number 4, the Loisdale Road Special Study, refers to a rezoning that “is now or formerly referred to as the Belvoir Secure Campus.” This statement is confusing and should be modified.

VDP 3-7: Items number 9, 10, and 11 were also amendments to the Comprehensive Plan, even though they are not listed with the items identified as Plan amendments.

VDP 3-10: The number 5 is located incorrectly on Figure 3.12.

VDP 3-15: In the March 2013 comments, staff noted that within Table 3.2, there was a conflict between the color and the letter shown for residential use in unaccompanied personnel housing, officer spaces. In its January 2014 response to Fairfax County, Fort Belvoir indicated that it concurred that this should be corrected. This is not reflected in the March 2014 document.

VDP 4-2 and 4-3: In the discussion of common areas, it is noted that Figure 4.2 illustrates the general location of mobile service locations. These locations are not listed in the legend, so it is unclear where they are proposed.

VDP 4-10: Part of the paragraph at the beginning of the page is missing.

VDP 4-16: Under Land Capacity Analysis, a capacity plan is referred to in Figure 4.10 and Table 2.8. This should be updated to reflect that the table for the capacity plan is Table 4.8.

VDP 5-7 and 5-10: Under the discussion of projected utility demands, delete the references to contract negotiations between Fairfax Water and the Installation, as these have already been completed.

VDP 5-9: There is a fragmented/incomplete sentence in the second paragraph under “Planning Level.”

VDP 5-11 and 5-12: In the March 2013 comments, staff noted that references were made to sewer and water capacity studies that were conducted as part of the 2007 Master Plan, and it was

unclear to what planning process this refers. In its January 2014 response to Fairfax County, Fort Belvoir indicated that it concurred that this reference should be removed. This was updated in the March 2014 document under the discussion of sanitary sewers; however, it is still present under the discussion of water distribution and the storm sewer system.

VDP B-3: There appears to be a slight error in the characterization of the required 100-foot buffer per the county's Chesapeake Bay Preservation Ordinance. The ordinance requires that this buffer be applied to all perennial bodies of water, all tidal wetlands, all nontidal wetlands that are connected by surface flow and contiguous to either of the above features, and all tidal shores. While this is presented correctly on page 2-6, page B-3 suggests that the buffer area is not required adjacent to wetlands (and the buffer requirement adjacent to tidal shores is not recognized explicitly); this should be corrected. The document is correct that major floodplains do not require additional buffer areas where such buffer areas would not otherwise be required.

VDP E-3: Under the listing of South Post Historic Architectural Properties, the word "Humphries" should be changed to "Humphreys."

VDP E-5: Under Historic Properties within the Visual APE, Main Post, Historic Architectural Properties, Virginia Properties – the entry "House, 8000 Telegraph Road" should be removed. It has not been formally evaluated by the Virginia Department of Historic Resources (VDHR) for NRHP and the Virginia Cultural Resource Information System (V-CRIS) entry recommends it as not significant. Also, remove "Hilltop Sand and Gravel." It has not been evaluated for NRHP and is now demolished.

### **Installation Planning Standards**

IPS 2-21: The southeastern corner of the Lower North Post District shown in Figure 2.10 (now Figure 2.14) did not match the recommendation of Figure 4.4 in the VDP. In its January 2014 response to Fairfax County, Fort Belvoir indicated that it concurred that this should be corrected. This is not reflected in the March 2014 document.

IPS 5-7 and 5-17: There is an internal conflict regarding tree planting in parking lots. On page 5-7, the document states that "trees shall provide 40 percent shade coverage within 10 years of installation," while a 50 percent figure is identified on page 5-17.

IPS 6-12: Some roads on Figure 6.2 are difficult to see on the hard copy version of the document.

### **Transportation Management Plan**

General: Throughout the document, there is a lack of consistency when referring to U.S. Route 1. It is referred to as both Route 1 and U.S. Route One within the document. It would be preferable to use only one term throughout the document to refer to this road for consistency's sake.

General: Several acronyms are used throughout the document. While these acronyms are defined in Appendix H, it would also be helpful to define these acronyms the first time they appear in the

document. It would also be helpful to include a reference to Appendix H in the introduction of the document so that readers are instructed to seek out the definition of these acronyms in the appendix.

TMP 1-1: The first paragraph, last sentence should read "...not required to prepare a TMP." Currently the document says that a "TDM" is not required.

TMP 1-1: As it currently reads, the second paragraph is confusing: "... the purpose of a TMP is to document an employer's active program to foster more efficient employee commuting patterns by minimizing single occupancy vehicle (SV trips to federal agency work sites, as mandated by federal air quality regulations, local trip reduction ordinances, and regional planning requirements." It is suggested that this statement be reworded so the documentation of the employer's program is better understood.

TMP 1-3: There is a reference to the "Master Plan" within the first sentence. For consistency, this should be referred to as the "Real Property Master Plan" or RPMP to be consistent with other portions of the document.

TMP 2-1: In the first sentence of the second paragraph, the word "Manager" should be updated to "Management" when referring to TDM.

TMP 2-1: In the second sentence of the first paragraph, it is unclear if the word "population" is intended to mean workforce population, or if it also includes residents and visitors.

TMP 2-7: Consideration should be given to renaming Figure 2.2 from "Regional Roadway Network" to "Regional Transportation Network," since it shows rail lines in addition to highways. Also, since Maryland is depicted in the map, MARC lines should be included as well. It may be clearest to produce two separate maps, one depicting roadways (in greater detail) and one including rail transit.

TMP 2-17: It is unclear as to why Fairfax Connector Route 335, between Franconia-Springfield Metro and the Fort Belvoir Community Hospital, is shown as a dashed line. This is confusing, as the private bus company is also symbolized with a dashed line.

TMP 2-23: Please verify if the Fairfax County Paved Trails and Bicycle Routes shown as existing on Figure 3.4-4 exist. This map does not appear to be accurate. This comment also applies to page 3-199 of the DEIS (see Appendix B, page B-12).

TMP 2-30: Roadways illustrated on Figure 2.1 do not appear clearly, particularly outside of Fort Belvoir. Also, as US BR 1 currently runs parallel to US Route 1, it is suggested that a Bike Route symbol be used on the alignment for clarification.

TMP 5-3: The reference to the 2012 Route 1 Countywide Transit Network Study should be modified to "2012 Countywide Transit Network Study" as it was not limited to the Route 1 corridor.

TMP 5-15: Please identify the peak hours for the entrances and exits.

TMP 5-18: In Table 5.5, the abbreviation for signalized intersection type should be “signal.” It is incorrect to label them “intersn” as stop signs are also intersections.

TMP 5-19: There should be a legend for the "type" column in table 5.5.

TMP 5-20: In Figure 5.2, the colors used to represent Level of Service (LOS) are not standard. Adjusting the colors to have a green to red scale would be helpful. Three varying colors of green to yellow could represent A, B, and C. LOS D could be yellow, E orange, and F red.

TMP 5-51: Item number 10 is not in conformance with the Fairfax County Transportation Plan. The Fairfax County Parkway is not planned to be widened east of I-95.

**Draft Environmental Impact Statement for Short-Term Projects and Real  
Property Master Plan Update – Fort Belvoir, Virginia  
Comments from Fairfax County, Virginia**

**Policy Issues**

This attachment presents a compilation of comments as identified through a multi-agency review of the Draft Environmental Impact Statement dated April 2014. The following agencies participated in this review:

County Executive's Office (Fairfax County Environmental Coordinator)  
Fairfax County Department of Planning and Zoning  
Fairfax County Department of Public Works and Environmental Services  
Fairfax County Department of Transportation  
Fairfax County Health Department  
Fairfax County Fire and Rescue Department  
Fairfax County Park Authority  
Fairfax County Police Department  
Fairfax County Public Schools  
Fairfax Water

**April 2014 Draft Environmental Impact Statement for Short-Term Projects and Real  
Property Master Plan Update – Fort Belvoir, Virginia  
Comments from Fairfax County, Virginia – Policy Issues**

VDP = INSTALLATION VISION AND DEVELOPMENT PLAN  
IPS = INSTALLATION PLANNING STANDARDS  
TMP = TRANSPORTATION MANAGEMENT PLAN  
DEIS = DRAFT ENVIRONMENTAL IMPACT STATEMENT

**GENERAL COMMENTS**

The comments that follow are organized by subject area. While there are a number of specific comments about the DEIS, staff feels that Fort Belvoir has prepared a set of planning documents that reflect well on the needs for environmentally-sensitive location and design approaches. Staff continues to support the proposed Real Property Master Plan (RPMP) Guiding Principles of “Achieve environmental sustainability” and “Support the natural habitat” and notes the prominence of the concept of environmental stewardship within the Garrison Mission Statement. This environmental stewardship ethic is evident throughout the Master Plan documents and associated DEIS, and it is recognized that Fort Belvoir’s stewardship efforts extend well beyond regulatory mandates. County staff stresses admiration for and appreciation of this stewardship ethic. Fort Belvoir has long held a commitment to environmental stewardship and staff thanks the Fort for this commitment. While there are numerous detailed comments and questions relating to how environmental issues are addressed within the DEIS, staff wishes to stress its general support for Fort Belvoir’s environmental stewardship efforts. The detailed comments on environmental considerations are offered within this supportive context.

Within the DEIS, the No Action Alternative does not include some projects that have already been constructed or that are currently under construction. Staff understands that the reasoning behind this is to be consistent with the RPMP documents, which use the 2011 post-BRAC condition as the baseline to assess future growth. However, this renders the No Action Alternative impossible to achieve, making the impacts associated with this alternative technically inaccurate.

**Air Quality**

With respect to atmospheric ozone (O<sub>3</sub>) and fine particulates (PM<sub>2.5</sub>), the DEIS states: “Potential emissions increases from additional vehicle miles traveled (VMT) resulting from an action could affect regional O<sub>3</sub> and/or PM<sub>2.5</sub> levels. However, because these are problems of regional concern and subject to air transport phenomena under different weather conditions, regional effects are generally evaluated by the Metropolitan Washington Council of Governments (MWCOC) using regional airshed model(s). Regional analysis is generally not conducted on a project-specific basis and is not necessary for this EIS.” County staff recognizes that atmospheric ozone issues in particular are regional in nature and that ozone concentrations on any given day are influenced heavily by temperature, sunshine and wind conditions. Staff also recognizes that, if evaluations of emissions of ozone precursors associated with the DEIS alternatives were to be performed

(considering both direct effects associated with construction and employee commuting and indirect effects associated with increased off-post traffic congestion) and compared with regional emissions levels, they would not likely provide beneficial guidance regarding differences among alternatives, in that the results for any specific DEIS alternative would be orders of magnitude less than the regional emissions levels. Mobile source emissions of precursors of ozone are, though, influenced by traffic congestion, and if a project was to cause a substantial increase in traffic congestion, increases in emissions of ozone precursors from all vehicles caught in that congestion (and not just the vehicles originating from or heading to the project) would occur. Efforts to ensure that significant traffic congestion impacts are mitigated will, therefore, have air quality benefits as well. Please see comments on transportation issues elsewhere within this document.

With respect to the potential for carbon monoxide (CO) hot spots associated with traffic congestion, the DEIS notes that hot spot analyses performed in conjunction with the recent Base Realignment and Closure (BRAC) action at Fort Belvoir concluded that the CO concentrations for the intersections that would be most affected by increased traffic congestion would increase slightly but would not approach the National Ambient Air Quality Standards for CO. The DEIS notes that the BRAC assessment involved the addition of 22,000 personnel while the short-term increase in personnel for the RPMP revision would be only 4,755. The DEIS concludes that CO hot spot analyses are therefore not necessary. County staff has the following concerns about this conclusion:

- The increase in personnel reported in this statement is only for the short-term projects. Over 12,000 additional personnel have been identified for the longer-term projects covered by this DEIS. These added personnel would be in addition to the personnel that were added through the recent BRAC actions. The cumulative impact of these personnel additions should be considered, and not just the magnitude of a short-term increase in relation to an earlier increase.
- The potential for high CO concentrations is tied to traffic congestion. Even if the total personnel increase would be less than 5,000, if it would result in a substantial increase in congestion at an intersection, it is possible that CO concentrations at that intersection could increase substantially. While the BRAC analysis does suggest that it is not likely that such increases would exceed the NAAQS for CO, it is not clear from the DEIS whether the levels of congestion projected for the short- and long-term RPMP projects would be less than, comparable to, or greater than the levels of congestion identified in the BRAC analysis.

For the above reasons, it is not clear to county staff that the conclusions from the BRAC analysis would be comparable to the combined RPMP projects. Staff would concur with this conclusion, though, if it would be demonstrated that the levels of traffic congestion at area intersections resulting from the cumulative BRAC, short-term RPMP and long-term RPMP projects would be no greater than the levels of congestion that were evaluated for potential CO hotspots in the

BRAC assessment. Absent a comparison of these projected levels of congestion, it is staff's view that CO hot spot analyses for these intersections would be appropriate.

### **Ecological Resources**

Page ES-33 states that:

- "Impacts to forest resources would be significant if more than two percent of the resource were permanently lost as a result of the RPMP short- and long-term projects."
- "For state-listed species, the threshold for significance would be loss of more than two percent of the species' habitat on the installation."

Page 3-373 has a section titled Thresholds of Significance to determine the severity of impacts to biological resources that would apply a measure based on the permanent loss of no more than two percent of a given resource including plant communities and forest resources, aquatic macroinvertebrates/fish and wildlife habitat. A similar threshold is applied to wetland loss on page 3-374. Similar statements can be found on pages 3-403, 3-408, 3-409, 3-412 and 3-416. Please clarify what the bases are for these two percent thresholds.

Within the DEIS, Department of the Army staff have done a very good job of quantifying the resources on Fort Belvoir. Under the Biological Resources section on page 3-373 there is a description of employing an "ecosystem-based natural resource management program" focused on systems rather than organisms. The DEIS also includes the employment of both project-level and cumulative, installation-wide mitigation and protective measures (p. 3-422). The plan could include a description of the annual and long-term monitoring and management programs to be established and employed to measure change over time and implement ecosystem based management.

Fort Belvoir's Tree Removal and Protection policy is referenced in several places in the DEIS. The document notes that this policy includes a preference for avoiding impacts to existing mature trees and a requirement for the planting of two trees for every tree with a four inch or greater diameter that is removed (with some flexibility to allow for the consideration of "out-of-kind" mitigation actions, although the draft Installation Vision and Development Plan identifies on-site reforestation as the preferred option). County staff thanks Fort Belvoir for this commitment and encourages Fort Belvoir to consider broadening the focus of its tree replacement policy such that replacement efforts would be pursued for all clearing, even of trees that are less than four inches in diameter at breast height. Early/mid successional vegetation that may be less than 4" in caliper provides ecological services, and there would be benefit to mitigation for the loss of these services. An overall tree canopy approach to replacement could be considered—through this approach, tree canopy that would be removed to accommodate new development (even where in an early/mid successional stage) would be restored via reforestation and landscape tree planting. Additionally, the replacement criteria for trees should include a statement on promoting biodiverse community types (e.g., acidic oak-hickory forest over pine



plantings) and include a commitment for extended warranty periods in restoration to monitor, replace plants and control deer and non-native invasive species.

In earlier reviews, it has been noted that the Southwest Area of the Main Post contains mature upland forest with low levels of fragmentation, includes an “intact watershed” (Butterfly Creek in sub-watershed 48 as referenced on page 3-381), adjoins the Accotink Bay National Wildlife Refuge and protects both the Accotink and Pohick Creeks as they enter the tidal regime of the Potomac River at Pohick Bay and Gunston Cove. None of the alternatives would result in any development within the Southwest Area of the Main Post, and staff commends Fort Belvoir for recognizing the ecological value and sensitivity of this area. This area contains a high percentage of steep slopes and erodible soils that would be highly impacted by development activity; a significant number of rare plant communities (Figure 3.9-5), and extensive habitat for rare, threatened and endangered species (Figure 3.9-4). Much of the Southwest Area has been incorporated into the Accotink Bay Wildlife Refuge, and the Partners-in-Flight buffer areas encumber much of the area outside of the refuge designation (Figure 3.9-3). The Southwest Area should therefore be preserved for natural and cultural resource protection and management with no development and limited activities.

On page 3-396, the DEIS states that it is Fort Belvoir’s policy, for wetlands mitigation efforts, “to try to mitigate somewhere on the post, before considering off-post commercial banks.” County staff continues to support this policy and thanks Fort Belvoir for its sensitivity to the need to replace wetlands near areas of impact.

As identified in county staff’s scoping comments for this EIS, consideration should be given to the following:

- Guidelines and controls for land disturbing activities to include maintenance and training to prevent damage to natural resources.
- A prohibition against the use of any non-native invasive plant species in plantings on post and a non-native invasive species inventory and control program.
- Revision of the proposed landscape treatments for naturalized landscaping to utilize locally common native plant species shown occurring in Fairfax County in the Digital Atlas of Virginia Flora.
- A strong program for controlling white-tailed deer to reduce the population to the ecological carrying capacity to include population surveys, browse impact surveys to measure vegetative response and recovery, and funding and staff commitments to reduce and control deer herds and solely relying on volunteer hunting which has not been shown to be capable of reducing deer to necessary levels to recover native vegetation.

### **Water Resources and Stormwater Management**

Page ES-32 states, “Impacts to watersheds would be significant if an individual project increased the overall imperviousness of the watershed by more than one percent, or if all the RPMP

projects cumulatively would increase the imperviousness of any watershed by more than two percent or would cause the watershed to cross the 10 to 20 percent impervious cover threshold associated with a degradation of stream quality.” Similar statements are made on pages 3-337 and 3-354. Please clarify what the basis is for the one percent and two percent thresholds. It is county staff’s view that any increase in imperviousness that could create or aggravate degradation to downstream aquatic resources would constitute a significant impact. The identification in the DEIS of cumulative increases in impervious cover associated with the various alternatives is appropriate, as is Fort Belvoir’s commitment to the rigorous stormwater management efforts required by Section 438 of the Energy Independence and Security Act.

Staff supports the emphasis that is noted in the DEIS on the incorporation of low impact development (LID) techniques of stormwater management into site design; staff encourages Fort Belvoir to design stormwater management strategies to infiltrate, evapotranspire or reuse stormwater runoff to the extent practicable. Fort Belvoir pursues stormwater management approaches that would achieve goals that are likely to go beyond county requirements, notably the efforts mandated by Section 438 of the Energy Independence and Security Act of 2007. Compliance with Section 438 will necessitate that considerable emphasis be placed on stormwater reuse, infiltration, and evapotranspiration through measures such as vegetated roofs. The DEIS highlights Fort Belvoir’s intent to pursue such measures.

On pages ES-35 and in section 3, the DEIS notes that implementation of any of the action alternatives would result in a substantial increase in the amount of water consumed by the post. The cooling water needs associated with data centers are identified specifically. On page 3-507, the DEIS notes Fort Belvoir’s efforts to use harvested rainwater for on-site irrigation. Perhaps there is an opportunity to harvest rainwater for use as cooling water.

On page 3-337, the DEIS establishes a threshold of significance for impacts to Resource Protection Areas (RPAs), Belvoir Riparian Areas and the Accotink Creek Conservation Corridor in the FBNA. For RPAs, the threshold of significance is identified as being an impact to more than one percent of the RPAs on the site without mitigation. No guidance is provided as to why the one percent threshold was selected. In addition, no thresholds are identified for the other stream valley protection areas that have been referenced.

On page 3-351, it is noted that Fort Belvoir has included the 100-year floodplain as part of the RPA buffer area. County staff continues to recommend that Fort Belvoir apply the county’s definition of 100-year floodplain (which references streams with drainage areas of greater than 70 acres). While Fort Belvoir has not, in the past, applied this definition in its identification of floodplains, Fort Belvoir has noted that the installation generally requires that site plans for new construction follow county requirements with regard to the limits of 100-year floodplains and RPAs. Fort Belvoir should clarify whether its RPA designations and review process will ensure that major floodplains, as defined by the county, will be included in site-specific RPA designations that are considered during the site plan process.

County staff has recommended in the past that Fort Belvoir identify and protect Environmental Quality Corridors (EQCs) consistent with the guidance for EQC protection in the Policy Plan

volume of Fairfax County's Comprehensive Plan. While this policy has no regulatory application, it is a key Board of Supervisors-adopted environmental policy that is applied consistently and thoroughly during the county's zoning process. It would, therefore, be appropriate to consider consistency with this policy as development projects on Fort Belvoir are reviewed, even though the county has no approval authority for these projects. Fort Belvoir has identified an "Accotink Creek Conservation Corridor" in the FBNA along Accotink Creek and tributaries that flow into the creek on that property; this area has been defined applying EQC designation criteria. Elsewhere on the post, Fort Belvoir's environmental constraint definitions and protection efforts generally align well with the EQC policy, but there is at least one substantial area of difference. Fort Belvoir's policy is to protect 35-foot wide riparian buffer areas along each side of intermittent streams. The EQC policy establishes a variable-width buffer area based on average slope adjacent to the stream or floodplain. At a minimum, the EQC buffer width is 50 feet; there is an additional four feet of minimum buffer width for every percent of the average slope adjacent to the floodplain or stream (see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/environment.pdf>, the bottom of page 15 and top of page 16). Further, the EQC policy does not distinguish between intermittent and ephemeral streams, although EQC designations have not, in practice, extended to the extreme headwaters of stream systems (Comprehensive Plan policy guidance does, though, support riparian buffer area protection and restoration within these areas). While a 35-foot riparian buffer area adjacent to intermittent streams is certainly preferable to no buffer, county staff would support a widening of these buffer areas consistent with the EQC policy and the inclusion of these areas within the "development constraints" area as shown on the proposed land use plan. Further, a case-by-case consideration of extension of riparian areas along ephemeral streams is recommended where the protection and/or restoration of such buffers would have significant water quality and/or habitat benefits.

Page 3-364 indicates that proposed project ST 49 would encroach slightly into an RPA in two areas of the project; one area is characterized by a grass/lawn cover, while the other is forested. While these areas of encroachment would be limited (totaling only 0.14 acre), staff questions why any such encroachment is necessary. The DEIS suggests that it may be possible, through detailed design, to pull the project out of the wooded portion of the RPA. Efforts should be made to pull the project out of the RPA in its entirety and to restore the lawn to a wooded condition.

There are a number of long-term transportation projects identified on page 2-54 that may require construction through RPAs or other stream valleys. Road design and construction practices should be pursued to minimize impacts to these resources, including: the use of open-bottom culverts or bridges to maintain more natural stream flow; the incorporation of LID stormwater management practices; the incorporation of wildlife passage tunnels and larger culverts to facilitate safe wildlife movement across road corridors; the use of native plants in stabilizing roadside areas; the avoidance of frequent mowing of shoulders and medians; and control (and avoidance of planting) of invasive plant species during stabilization and restoration project establishment phases.

Project consultants should coordinate with the Stormwater Planning Division of the Department of Public Works and Environmental Services on the design and implementation of stream restoration and stormwater management projects. A point of contact within the Stormwater Planning Division is Danielle Wynne, who can be reached at 703-324-5500.

Page F-91 displays the relationship of the Family Travel Camp project (phases 1 and 2) to sensitive water resources. The short-term construction sites identified are consistent with what was presented in the November 2010 Environmental Assessment (EA) for this project. In review of that EA, staff raised concern with the extent of encroachment that was being proposed into 100-year floodplains and RPAs. A set of preliminary project plans that was submitted to the National Capital Planning Commission in October 2011 showed significant improvement, in that the previously identified encroachments into floodplains and RPAs were largely pulled out of these areas. It is unclear why the areas of encroachment into the floodplains and RPAs are now being shown in the DEIS. It is noted that the EA for the Family Travel Camp identified an RPA impact of 3.9 acres while the current DEIS identifies an impact of 0.67 acres (most of which would have been provided within a previously existing parking area). Therefore, it is unclear if the illustration of the short-term construction sites identified on page F-91 is an accurate depiction of this project. If this development has been constructed consistent with what is depicted on page F-91, staff would be interested in follow-up discussions to understand the process through which that development was approved in light of the October 2011 NCPC submission.

### **Wastewater Management**

3-507: It is noted that conversations have occurred between Fairfax County and Fort Belvoir to explore the use of reclaimed water from the Noman M. Cole Jr. Pollution Control Plant. Potential uses could include irrigation of the golf course and parade grounds and cooling water for new/planned buildings. Fairfax County has provided infrastructure components, competitive rates, and favorable terms for current reclaimed water users. The use of reclaimed water would: demonstrate the Army's commitment to environmental stewardship and sustainability; reduce the demand on (and conserve) drinking water resources; reduce the Army's cost of paying for drinking water; improve the Chesapeake Bay's water quality by reducing the discharge of nutrients from the plant to the Bay; and provide nutrients (nitrogen and phosphorous) to the irrigated areas. While the DEIS identifies obstacles to implementation of this concept (mainly funding), staff encourages Fort Belvoir to continue exploring this opportunity.

### **Land Use**

2-60: It is stated that Alternative 3 is generally the same as Alternative 1, with the postponement of short-term projects and some projects containing fewer personnel. Please clarify if this will result in reduced building sizes, or if there will be potential for additional personnel in these buildings beyond the long term (2030+).

3-35 (lines 744-751) and page 3-38: This discussion of surrounding area land use plans and studies restates the land use planning goals contained within the Policy Plan element of the

Comprehensive Plan. One of these goals is stated as “provide adequate public services and facilities” which is expanded upon in the Comprehensive Plan to state “including a system of transportation facilities.” It is stated that Alternative 1, the preferred alternative, is consistent with this goal. Furthermore, in the comparison of alternatives in Table 3.1-4, it is stated that this alternative will have beneficial impacts relative to relevant plans and studies for areas around Fort Belvoir. However, the transportation analysis indicates there may be significant impacts on two intersections under the three proposed alternatives. This would seem to indicate that the alternatives may not be fully consistent with this Comprehensive Plan goal.

3-50 and 3-51: In the discussion of off-post housing, vacant units classified as “other” make up a relatively large proportion of the total number of vacant units. In Table 3.2-6, it is not clear what type of units fall into the “other” category that would justify this being such a large proportion.

### **Transportation**

2-45: In Table 2-3 it is unclear why certain recommended improvements from Table 5.12 (TMP page 5-48) are not carried forward to Table 2-3 (Page 2-45) of the DEIS. Please provide more information on how these short term improvements were selected and how they will be effective in addressing short term transportation deficiencies on and off Fort Belvoir. There is no post-mitigation analysis provided as part of the DEIS or TMP that would support the recommended improvements.

2-54: In Table 2-5 it is unclear why certain recommended improvements from Table 5.13 (TMP page 5-51) are not carried forward to Table 2-5 (Page 2-54) of the DEIS. Please provide more information on how these long term improvements were selected and how they will be effective in addressing long term transportation deficiencies on and off Fort Belvoir. There is no 2030 pre-mitigation intersection-level analysis, nor a post-mitigation analysis, provided as part of the DEIS or TMP to support the recommended improvements.

3-94 (lines 1305-1308): This sentence states that for the adversely affected Lorton Road/Route 1 intersection, Fort Belvoir would coordinate with the Virginia Department of Transportation (VDOT) and the Fairfax County Department of Transportation (FCDOT) on solutions. This does not represent a strong commitment to mitigate an adverse impact.

3-219: The last sentence of the first paragraph indicates that the majority of traffic on the public roadway system is non-installation traffic; however, it is important to note that installation-related traffic increases the burden on the road network considerably.

3-239: It is unclear if the 2017 Alternative 1 traffic analysis reflects the 75 percent Single-Occupancy Vehicle (SOV) goal set forth in the TMP. To ensure all potential impacts are captured, the analysis should be conservative and not reflect this potentially ambitious goal.

3-241: It is unclear if the 2030 Alternative 1 traffic analysis reflects the 60 percent SOV goal set forth in the TMP. To ensure all potential impacts are captured, the analysis should be conservative and not reflect this potentially ambitious goal.

3-241: The recommendation of triple left turn lanes is excessive. Please explore if there is another way to improve traffic and delay at this intersection other than providing triple lefts. This will create a very wide crossing segment.

3-241: Please clarify how the screenline growth rates/factors were applied to existing traffic data to derive 2030 Alternative 1 forecasts. It is unclear what actual rates/factors were applied.

3-241: The 2030 Alternative 1 Fort Belvoir trip distribution and assignment should be provided in map format to show how, and to what degree, site trips impact area transportation facilities.

3-241: Please identify how many left turns would be provided on Lorton Road with the additional left turn lane, and in the long term, identify what other improvements would provide this additional capacity.

3-241 and 3-242: The 2030 Alternative 1 traffic analysis should provide more definitive results. The use of terms such as “likely” and “mostly” is too frequent. Examples are as follows:

- “Some roadway segments entering the study area are likely to be over capacity in 2030 under the No-Build Alternative, including US Route 1, Telegraph Road (between US Route 1 and Fairfax County Parkway, West of Hayfield Road), Fairfax County Parkway (between I-95 and Telegraph Road), and Beulah Street (close to Franconia-Springfield Parkway) in the commuting rush hours.”
- “The performance on these roadway segments under the Build Alternative 1 will likely get worse but mostly remain in the same LOS categories as the No-Build, except for a few segments that would deteriorate from near capacity (LOS E) under 2030 No-Build conditions to over capacity (LOS F) under Alternative 1 in 2030, which would be a significant impact, applying the significance criteria defined at the beginning of the transportation section.”

3-260: It is unclear if the discussion of 2017 traffic assumes the reduction to 75 percent SOV.

3-264: It is unclear if the discussion accounts for a reduction to 60 percent SOV. Please identify what would happen if this goal is not achieved. This is an aggressive goal and may not be achieved without considerable improvements to mass transit in the area.

3-275: In Table 3.4-13, it remains unclear how public intersections were determined to be significantly and/or adversely impacted. This does not show how intersections that are performing poorly under 2017 No-Build conditions are treated. If an intersection performs at LOS E or F under the No Build Alternative and remains so under Alternative 1, is it not mentioned as having an adverse impact. This does not seem to take into account cumulative impacts that include the base 39,000 workforce population.

3-275: In Table 3.4-13, please verify how was increased transit usage, ridesharing and bicycle/pedestrian usage was forecasted, and if this is strictly a qualitative assessment.

5-5: Under “Energy Use and Sustainability” the integration of land use and transportation planning to reduce transportation-related impacts is identified as one mitigation measure. It is unclear if this is intended to be applied at an individual project level. If so, the RPMP document should explicitly state how this will be done.

### **Heritage Resources**

3-162 through 3-179: The Integrated Cultural Resources Management Plan (ICRMP) DRAFT page 177 identifies, as a highest priority, Architectural Resources Goal (within 1-3 years) to “Survey previously-unevaluated buildings and other facilities for NR eligibility when they reach the 50-year age criterion”. Several of the projects listed on pages 3-163 through 3-179 indicate that they may affect buildings which have not been evaluated. This applies both to buildings that are 50 years old and those that may reach the 50 year old mark prior to the project being undertaken. For this reason, the goal from the ICRMP should be inserted on page 3-162, line 1182. Suggested wording is as follows: “For those projects which may affect buildings that have not been evaluated for NR-eligibility, a priority goal of the Integrated Cultural Resources Management Plan is to survey previously-unevaluated buildings and other facilities for NR eligibility within the next 1 -3 years.”

3-163 (lines 1206 -1214): This paragraph states that “. . . ST32 would require removal of three buildings yet to be identified. . . . The review would also consider whether the buildings to be demolished are NRHP-eligible.” While it is understood that all projects cannot avoid all NRHP-eligible properties, these statements indicate that a decision has already been made to demolish buildings which may or may not be NRHP-eligible. This appears contrary to the information on other projects listed on pages 3-163 through 3-179 where options regarding the treatment of potential NRHP-eligible properties are included and decisions on building demolition have not been reached. Example page 3- 168, lines 1410 and 1411 state that modifying the project to avoid demolishing buildings would be considered. The pre-determination for ST 32 on page 3-163 does not appear to be in keeping with Fort Belvoir’s efforts to meet both the intent and spirit of Section 106 including its commitment to the well-thought out process in designing the Maintenance, Operation and Planning Programmatic Agreement. Please modify the statement regarding pre-determination to demolition and align with other projects which indicate alternatives to demolition will be considered.

### **Schools**

#### *Student Enrollment*

The enrollment numbers listed in Table 3.2-11 of the DEIS indicate a 2011 estimated enrollment of 166,137 (Fairfax County and Fairfax City). For reference, Fairfax County Public Schools (FCPS) historical membership numbers list an enrollment of 174,473 for the 2010-2011 School Year (September 2010 to June 2011). Additionally, the DEIS estimated enrollment numbers for both the 2011-2017 and 2018-2030 timeframes are provided in Tables 3.2-21 and 3.2-23 of the DEIS. It should be noted that these enrollment numbers are not official FCPS numbers. FCPS numbers anticipate enrollment growth of approximately 19,065 students from the 2010-11 to

2016-17 school years, over three times the growth indicated in Table 3.2.21. An additional 11,260 students are projected to enter the system by the 2023-24 School Year. FCPS official enrollment numbers and enrollment projections can be found in the FCPS FY 2015-2019 Capital Improvement Program (<http://www.fcps.edu/fts/planning/cip.shtml>).

The DEIS provides an estimated impact the proposed Plan Update would have on student enrollments. Estimates are provided during both the “Short-Term” (2011-2017) and the “Long Term” (2018-2030) time frames. Based on these numbers, Fairfax County would receive additional students through 2030 as a result of the proposed Plan Update. This increase ranges from 693 students under “Alternative 2,” to 1,092 students under the “Preferred Alternative.” In addition, Fairfax City would see an increase in enrollment through 2030 ranging from 81 students under “Alternative 2,” to 129 students under the “Preferred Alternative.” The net maximum estimated impact to FCPS would be a 1,221 student increase under the “Preferred Alternative.”

The DEIS contends the 1,221 student increase would make up only a portion of the anticipated overall student growth in FCPS through the year 2030, and the school system would be able to handle the influx as a “normal fluctuation”...which is...“not expected to exceed the ability of the school district to accommodate growth” (Page 4-12). FCPS does not agree with this statement. The school system is currently challenged with a limited amount of resources and a significant capital budget need. Several areas of the county are facing school capacity challenges, including the Richmond Highway Corridor (where Fort Belvoir is located). Although the school system has continued to meet demands with limited resources (by using temporary classrooms and modular additions), the potential addition of 1,221 students would have an impact on the school system. Such impact may necessitate potential capacity enhancements to mitigate the impacts of the additional students.

As noted in the DEIS, it is unclear exactly how many employees will relocate, where they will relocate, and when they will relocate. While the DEIS provides a methodology for estimating the system-wide impact to FCPS (1,221 students), different areas of the county are experiencing differing rates of student enrollment growth and varying levels of school utilization. The concentration of relocated employees in an area of the county with high growth and/or over capacity schools would have a significantly different impact on FCPS than the concentration of relocated employees in the area of the County with low growth and/or under capacity schools. Further, as noted earlier, the baseline data used in Tables 3.2-21 and 3.2-23 are not official FCPS numbers. FCPS numbers provide for higher rates of enrollment growth from 2011 to 2017 (19,065 students), and 11,260 additional students by the 2023-24 School Year.

Additional elementary school capacity is proposed (as described below) at the elementary level. This addresses an existing capacity concern on Fort Belvoir. However no mitigation is provided for future off-post enrollment growth. Further, mitigation at the middle and high school level is not provided.



### *School Facilities*

As detailed in the DEIS, the Plan Update includes a second Belvoir Elementary School (ST 24) to be built adjacent to the existing Fort Belvoir Elementary School. The project is listed with a capacity of 492 and is identified as a Short-Term Project (Construction FY 2012-2017). This project is identified in the FCPS FY 2015-2019 Capital Improvement Program as a funded project. FCPS is providing \$3.5 and \$4.0 million in funding in FY 2015 and 2016 respectively.

The DEIS states the construction of the second Fort Belvoir Elementary School will help the current capacity challenge at the existing Fort Belvoir Elementary School. In addition, the second elementary school would allow students on-post who attend off-post schools to return, freeing up space at off-post schools. For example, students in Fort Belvoir's Woodlawn Village currently attend Woodlawn Elementary (an off-post school); these students would be able to return to an on-post facility with the construction of the second Fort Belvoir Elementary school, freeing up space at Woodlawn Elementary for off-post students. While a majority of post students may be able to return to an on-post school, all would not likely return because some programs that students may participate in may not be offered at on-post schools. Further, countywide estimates indicated FCPS will have a capacity deficit at the elementary school level of approximately 2,900 seats by the 2018-19 School Year. This deficit does not account for the construction of the approximately 500 seat second Fort Belvoir Elementary School, which would reduce the deficit to approximately 2,400 seats.

While the report notes capacity surplus' for the middle and high schools serving the post (Whitman MS and Mount Vernon HS) in the 2013-14 school year, it is important to note projections indicate these schools will see their capacity surplus' decrease annually through the 2018-19 school year (as the Short Term projects are under construction or completed in FY 2017). Since students resulting from the new employment on-post will be located throughout the county, it is important to note, FCPS is estimated to have a county-wide capacity deficit at the high school level of approximately 1,000 seats by the 2018-19 School Year. The middle school level is projected to have a county-wide surplus of approximately 1,250 seats in the 2018-19 School Year.

The total increase of 1,221 students to FCPS would equate to the following school facility needs. Assuming the 1,221 students were divided equally among grades K-12, FCPS would experience an increase of 94 students per grade ( $1,221/13=94$  students per grade).

#### School Facility Needs by School Level:

School Level	Students	Capacity	Need
Elementary	658 (94x7)	950	0.70 ES
Middle	188 (94x2)	1,350	0.14 MS
High	376 (94x4)	2,500	0.15 HS

The monetary impact to capital facilities to accommodate an additional 1,221 students can be estimated using the current FCPS Public Facilities Impact Formula. The current per student contribution rate is \$10,825. Based on this rate, the addition of 1,221 students would equate to a contribution of \$13,217,325.

#### *Other Items*

- Several school facilities are located within the map extents of Figure 3.2-2, but are not labeled. This facility information can be provided upon request. (Page 3-59, 3-61).
- FCPS is contributing 7.5 million in funding towards the construction of the second Fort Belvoir Elementary School (Page 3-61).
- Enrollment is expected to increase over the next 10 years; however projections do not indicate a 2.1 percent rate of growth to continue for the next 10 years. (Page 3-62).
- The September 30, 2013 enrollment at Fort Belvoir ES is 1,112 (Page 3-62).
- The current program capacity at Fort Belvoir ES is 1,106 (Page 3-62).
- The September 30, 2013 count of on-post elementary students attending off-post elementary schools is 409 (Page 3-63, 3-87, 4-12).
- According to September 30, 2013 enrollment data, the four most attended off-post elementary schools for on-post elementary students are: Woodlawn, Riverside, Lane and Fort Hunt (Page 3-63).
- According to September 30, 2013 enrollment data, the enrollment at Whitman Middle School was 973 (Page 3-63).
- According to September 30, 2013 enrollment data, the enrollment at Mount Vernon High School was 1,969 (Page 3-63).

#### *Conclusion*

As a result of the increase in on-post employment, the DEIS notes the potential increase in the workforce living in Fairfax County and Fairfax City, adding an estimated 1,221 additional students to FCPS by the year 2030. The DEIS contends the 1,221 student increase would make up only a portion of the anticipated overall student growth in FCPS through the year 2030, and the school system would be able to handle the influx as a “normal fluctuation”...which is...“not expected to exceed the ability of the school district to accommodate growth.” FCPS does not agree with this statement. Such impact may necessitate potential capacity enhancements to mitigate the impacts of the additional students.

The school system is currently challenged with a limited amount of resources and a significant capital budget need. Several areas of the county are facing school capacity challenges, including the Richmond Highway Corridor, where Fort Belvoir is located. Although the school system has

continued to meet demands with limited resources by using temporary classrooms and modular additions, the potential addition of 1,221 students would have an impact on the school system.

As noted in the DEIS, it is unclear exactly how many employees will relocate, where they will relocate, and when they will relocate. While the DEIS provides a methodology for estimating the system-wide impact to FCPS (1,221 students), different areas of the county experience differing rates of student enrollment growth and varying levels of school utilization. However, given the current enrollment and capacity projections it is anticipated this development would have a significant impact on FCPS ability to accommodate students and provide a quality learning environment.

### Miscellaneous

3-79 through 3-115: The Environmental Consequences of the alternatives are analyzed in sections 3.2.3 through 3.2.6. Impacts on population are projected based on the findings of a survey response of 14.9 percent of workers and an extrapolation of the Metropolitan Washington Council of Governments (MWCOG) population forecast, as outlined on pages 3-47 and 3-48. This method of analysis raises a couple of concerns.

- Is a 14.9 percent sample size an appropriate basis to extrapolate population changes of this nature?
- Within the tables throughout this section (3.2-17, 3.2-19, 3.2-20, 3.2-21, 3.2-22, and 3.2-23) it seems odd that Arlington County always has a net change of 0. It seems odd that a locality of this size would experience no change.

3-314: It is stated that future tiered National Environmental Policy Act (NEPA) documentation associated with intersection improvement projects would not need to include detailed traffic noise analyses, as these projects should “have little effect on traffic noise.” County staff does not feel that this would necessarily be the case, as an intersection improvement project aimed at alleviating traffic congestion would likely have the effect of increasing traffic speeds, which, in turn, would likely increase traffic noise levels, even if traffic volumes were to remain constant. If there will be any intersection improvement projects near residential or other noise sensitive uses for which the post-project traffic volumes and speeds would not have previously been evaluated for noise impacts, or if the noise-sensitive uses were not present or considered during the earlier evaluation, staff recommends that highway noise impacts continue to be a consideration for NEPA documentation.

3-495 through 3-520: County staff appreciates the Army’s commitment to environmental sustainability as highlighted beginning on page of the DEIS. Page 3-500 of the DEIS states: “Design strategies using cool roofs, solar hot water heating, waste heat harvesting, and integrated co-generation systems are encouraged.” Staff suggests that Fort Belvoir consider whether there may be opportunities for coordinated, on-site scale energy projects (e.g., use of on-site power generation for several building rather than having individual building systems; using waste heat generated in one building to provide heating in another).

**Draft Environmental Impact Statement for Short-Term Projects and Real  
Property Master Plan Update – Fort Belvoir, Virginia  
Comments from Fairfax County, Virginia**

**Suggested Corrections/Items for Clarification**

This attachment presents a compilation of comments relating to factual corrections and needs for clarification and/or elaboration. These comments were identified through a multi-agency review of the Draft Environmental Impact Statement dated April 2014. The following agencies participated in this review:

County Executive's Office (Fairfax County Environmental Coordinator)  
Fairfax County Department of Planning and Zoning  
Fairfax County Department of Public Works and Environmental Services  
Fairfax County Department of Transportation  
Fairfax County Health Department  
Fairfax County Fire and Rescue Department  
Fairfax County Park Authority  
Fairfax County Police Department  
Fairfax County Public Schools  
Fairfax Water

**April 2014 Draft Environmental Impact Statement for Short-Term Projects and Real  
Property Master Plan Update – Fort Belvoir, Virginia  
Comments from Fairfax County, Virginia – Major Issues**

VDP = INSTALLATION VISION AND DEVELOPMENT PLAN  
IPS = INSTALLATION PLANNING STANDARDS  
TMP = TRANSPORTATION MANAGEMENT PLAN  
DEIS = DRAFT ENVIRONMENTAL IMPACT STATEMENT

The comments that follow are organized by page number. Overall, staff appreciates that many of the county's comments on the March 2013 draft Real Property Master Plan (RPMP) have been incorporated into the March 2014 draft of the RPMP. In some instances, it appears as though some of these comments, while addressed in this draft of the RPMP, were not addressed in corresponding sections of the DEIS. Where applicable, these inconsistencies are noted within this appendix.

ES-32, ES-40, 3-327, 3-329, 3-332, 3-333, and 3-336: These pages identify the potential for asbestos-containing parent material. Naturally-occurring asbestos is not a concern anywhere on or near Fort Belvoir or in the coastal plain in general.

2-5: The legend of the proposed land use plan (Figure 2.2) does not match precisely the legend of the same proposed plan map as shown on page 3-18 of the March 2014 Draft Installation VDP. One map identifies "development constraints," while the other identifies "constrained development areas." There is also a difference in how the training land use category is identified. Further, an area of development constraint east of Heller Road in the Fort Belvoir North Area (FBNA) is not depicted consistently on these maps.

2-7: Table 2-1 indicates that, under the proposed land use plan, there would be an addition of 11 acres of developable land in comparison to the current plan. Please clarify why would there be a change in developable acreage, and identify where the additional developable area is located.

2-17: Figure 2-4, the map of proposed short-term projects, identifies four phases for the National Museum of the U.S. Army. The first phase is identified to the west of subsequent phases. It was county staff's understanding that the westernmost component of the museum (project 27) would not be constructed first.

2-25 (line 699-701): This sentence states that the former Post Exchange (PX) will be demolished. This sentence should be updated to reflect that the former PX has been demolished, consistent with the status listed on page 2-13 (Table 2-2) and elsewhere in the document.

2-47: Table 2-4 lists the Administrative Campus District as project LT 4. The description of this project includes the demolition of the existing Dewitt Army Community Hospital. Staff understands that the demolition of the hospital is expected to occur within the short-term timeframe of the RPMP, as it is currently listed on the FY 2014 Facilities Reduction Program. This should be reflected accordingly within the DEIS.

2-58: The DEIS indicates that Alternative 2 would include full implementation of the preferred alternative with the exception that project LT9, a secure campus for up to 7,500 personnel within the FBNA, would not be pursued. However, Table 2-6 indicates that there would be only a difference of 6,000 in 2030 employment between the preferred alternative and Alternative 2. It is not clear if it is assumed that, for the preferred alternative, 1,500 employees would be phased in after 2030. If this is not the case, please identify why the difference would only be 6,000 employees rather than 7,500 employees.

2-60: Within the discussion of Alternative 2, transportation concerns resulting from the 2005 BRAC process are mentioned. As a result of these concerns, the Washington Headquarters Service was moved to the Mark Center in Alexandria, and a Memorandum of Agreement (MOA) was established, capping employee population at 8,500 pending further transportation improvements. This discussion should mention the MOA and discuss if and how this may impact future development at FBNA.

3-18 (line 401): The citation within this sentence does not match the reference listed in Chapter 7 (page 7-3). The words “comprehensive plan” should be capitalized replaced with “Fairfax County Comprehensive Plan in this sentence, to clarify this is a county document.

3-18 and 3-24: A discussion of Accotink Village is presented within the section on the Fairfax County Comprehensive Plan. The area is described as a specific area with special or unique characteristics and notes that it is not considered a formal planning district. It should be noted that Accotink Village is located within the Lower Potomac Planning District. Additionally, there are existing multifamily residential units along Richmond Highway that should be noted in the description of existing uses in this area.

3-23: The word “shall” is used in discussing Comprehensive Plan recommendations for the Lower Potomac and Springfield Planning Districts. When referring to Comprehensive Plan recommendations, any use of the word “shall” should be replaced by a less prescriptive word (such as “should”), as the Comprehensive Plan is a guide for future development and is not legally binding.

3-23 and 3-24: Planning objectives for each of the planning districts near Fort Belvoir are summarized on these pages. However, not all of the objectives for each district are listed, and it is unclear as to why some objectives were omitted. In particular, objectives related to the identification of heritage resources and the support of mass transit are not included, despite their relevance to the future growth of Fort Belvoir.

3-26 and 3-27; 4-7 and 4-8: Tables 3.1-3 and 4.1 contain a list of current and future off-post development projects. This list is generally consistent with the planning initiatives outlined on pages 3-6 and 3-7 of the VDP. In commenting on the RPMP draft from March 2013, staff noted that project number 6, General Services Administration Warehouse Framework Plan, was adopted as a component of the Springfield Connectivity Study Plan amendment referenced in project number 3 and should not be listed as a separate study. This change was reflected in the March 2014 RPMP document, but has not been reflected in the DEIS. This table should be

revised to be consistent with the information provided in the March 2014 VDP. Additional comments on this table are as follows:

- The description for project number 3 states that “Springfield Metro Center Industrial Park parcels are being reviewed for rezoning as a mixed-use zoning district.” This rezoning was approved in May 2012.
- Project number 9, Kingstowne Town Center, has largely been built out, particularly with the planned number of residential uses. It is unclear as to where the 230,000 square feet of retail refers. If this is the existing retail use, this should be clarified in the item description.

3-28: The discussion of current and future development near Fort Belvoir contains information about amendments that have been made to the Comprehensive Plan, which is generally consistent with the discussion of planning initiatives outlined on page 3-6 of the VDP. In commenting on the RPMP draft from March 2013, staff noted that the 2008 BRAC Area Plans Review (APR) cycle was incorrectly identified as the “Annual Plan Review” cycle. Additionally, staff noted that during this cycle, 14 nominations to amend the Comprehensive Plan were adopted, not 11. The paragraph generally characterizes the changes to the Plan as allowing for rezoning from industrial use to office use; however, only three of the adopted Plan changes were of this nature. Of the 14 adopted changes, only seven are in the vicinity of FBNA and the General Services Administration (GSA) warehouse. Other adopted Plan changes were located along the Richmond Highway Corridor and near the Huntington Metrorail Station. To reflect this some modifications were made in the March 2014 RPMP document; however, these changes were not reflected in the DEIS. This section should be revised to be consistent with the information provided in the March 2014 VDP, inclusive of staff comments contained on Appendix A, pages A11 through A-12 of this document.

3-116: Table 3.2-28 provides a summary of socioeconomic impacts. The impact for Alternative 1 in the first item, “Short-term increased employment and income from construction spending and labor,” is listed as “Beneficial Less than significant adverse.” Based on descriptions within the document, it is assumed that this impact should be “Beneficial.”

ES-29 (line 321): This line should read “Section 106 of the National Historic Preservation Act of 1966” not “National Register.”

3-21: Figure 3.1-4 illustrates planning districts within the vicinity of Fort Belvoir, and also contains the locations of nearby Historic Overlay Districts (HODs). It should be noted that the Historic Overlay Districts are a zoning district, not sub-areas of the Comprehensive Plan. To clarify this, it is suggested that a statement for the HODs be inserted on page 3-25 following Accotink Village. “Fairfax County Historic Overlay Districts are created for the purpose of promoting the general welfare, education, and recreational pleasure of the public, through the perpetuation of those general areas or individual structures and premises that have been officially designated by the Board of Supervisors as having historic, architectural, archaeological or cultural significance.”

3-122 through 3-125: Section 3.3.1.3 appears to be taken from an earlier draft of the RPMP, which has since been revised. This should be updated to match the revised RPMP language in the March 2014 draft document. Specific comments are as follows:

- 3-122 (lines 115 and 118): The plantation/estate was called Belvoir, not Belvoir Mansion. The word “mansion” specifies the house itself. The Belvoir Mansion Ruins are on the National Register of Historic Places. It is suggested that the word “Mansion” instead of “Manor” should be used throughout the document for consistency when referring to house or ruins of the house.
- 3-122 (lines 121 and 122): Since the War of 1812 Battle of the White House is mentioned here, and the White House fishery is noted on line 133, it is recommended that one sentence regarding the battle be inserted starting on line 134 before the sentence beginning “During the Civil War . . .” A suggested sentence is within the RPMP VDP (page 2-19, last sentence under the subheading *The 18th Century*).
- 3-122 (lines 124 and 125): Woodlawn was built in the 19<sup>th</sup> century, but the rest of sentence refers to the 18<sup>th</sup> century. This language has been revised in the March 2014 draft of the RPMP (VDP page 2-19). Please revise this sentence to be consistent with the RPMP language.

3-133: Washington’s Distillery is not a Fairfax County Historic Site, nor is it listed on neither the National Register of Historic Places (NRHP) nor the Virginia Landmarks Register (VLR). Only the grist mill is listed. It is suggested that the contributing status of the Distillery be confirmed with the Virginia Department of Historic Resources (VDHR). The references to the distillery and grist mill should be separated to distinguish the listing statuses.

3-132 through 3-136: Table 3.3-3 lists Historic Architectural Resources within and near Fort Belvoir. The following revisions to this table are suggested:

- 3-132: Camp A.A. Humphreys’ Pump, et al: add Fairfax County Historic Site
- 3-133: US Army Package, et al: add Fairfax County Historic Site
- 3-133: Thermo-Con: add Fairfax County Historic Site
- 3-134: The current Woodlawn Baptist Church was built in 1998 (sanctuary) and 1969 (previous additions to now demolished church still extant). The demolished church is the Fairfax County Historic Site, not the current church. The contributing status of current church should be confirmed with VDHR since there is conflicting information in the Virginia Cultural Resource Information System (V-CRIS) (see 029-0070). References to the demolished church, current church and cemetery should be separated to distinguish listing statuses.

3-139 (line 475): Insert “and in the Fairfax County Inventory of Historic Sites in 2006.”

3-139 (line 487): Insert “It is also listed in the Fairfax County Inventory of Historic Sites.”



3-140 (line 503): Insert 'It was listed in the Fairfax County Inventory of Historic Sites c. 1997.'

3-140 (line 534). This sentence states that Woodlawn "is NHL-listed in the Virginia Landmarks Register." This statement should be revised to distinguish that it is a National Historic Landmark (NHL) and is also listed in the VLR.

3-141 (lines 542 through 545, 579): Please note the construction date of distillery, and that it is non-contributing to NRHP, VLR and is not a Fairfax County Historic Site. It is also noted that just the grist mill, not the distillery, contributes to the Woodlawn Historic Overlay District.

3-141 (line 562 through 567). The 1872 church should be referred to in the past tense, as it no longer exists. The current Woodlawn Baptist Church is not a Fairfax County Historic Site. The listing refers to original church, which has been demolished.

3-142 (line 599): It appears that a word or words are missing here. Please clarify the first bullet point.

3-184 (lines 78-107): Planned improvements for other facilities are summarized in Section 3.4.1.1. The sub-section summarizing US Route 1 should include language stating Fairfax County's plans to widen this road to six lanes through the entire corridor.

3-187: Figure 3.4-2 should reflect the Metrorail Silver Line, slated to open mid-2014.

3-189 (lines 108-119): The Fairfax County Comprehensive Plan also calls for High-Occupancy Vehicle (HOV) lanes on the Fairfax County Parkway, in addition to the planned six lanes and various grade separated interchanges. It should also be noted that the Fairfax County Parkway is only recommended to be widened to 6 lanes west of I-95. The text suggests that it will be widened for the section between I-95 and US Route 1.

3-189: The Mount Vernon Memorial Highway and George Washington Memorial Parkway are located to the east of Fort Belvoir. The description of this roadway should be updated to reflect that the Mount Vernon National Park is the southern terminus of the George Washington Memorial Parkway.

3-190 (line 153): "Express Lanes" should be capitalized.

3-190: The discussion of the widening of Rolling Road states that the county "wants" this roadway to be four lanes. This discussion should be updated to reflect that this facility is currently two lanes, but is planned for four on the Fairfax County Transportation Plan. Rolling Road changes to Pohick Road at I-95. Both road names should be referenced in the description. The discussion of local opposition to planned road widenings is inappropriate in this context.

3-191: The last sentence in the North Post Roadway Network should end with a period, not a colon.

3-193: Under "Access to/from Fairfax County Parkway" it is stated that there are two Access Control Points (ACPs); however, three are discussed.

3-193: The discussion of FBNA is unclear. It is stated that there are traffic control points in this area. It is unclear if a traffic control point is different than an ACP. This distinction should be clarified.

3-194: When discussing transit accessibility the ongoing Virginia Department of Rail and Public Transportation (VDRPT) US Route 1 Alternatives Analysis should be mentioned.

3-199: Please verify if the Fairfax County Paved Trails and Bicycle Routes shown as existing on Figure 3.4-4 exist. This map does not appear to be accurate.

3-203: The acronym for the Virginia Department of Rail and Public Transportation should be modified to VDRPT.

3-204 (line 608): This figure reference is incorrect; it should refer to Figure 3.4-6.

3-209 (line 633): The reference to the 2012 Route 1 Countywide Transit Network Study should be modified to '2012 Countywide Transit Network Study' as it was not limited to the Route 1 corridor.

3-209: The VDRPT Route 1 Multimodal Alternatives Analysis should be listed as a relevant study.

3-268: Under Recommendation 11, in the description column, 'ransportation' should be corrected to "transportation."

3-351: The county's Chesapeake Bay Preservation Ordinance identifies redevelopment as an allowed use in Resource Protection Areas (RPAs). This is not recognized within the discussion of RPAs.

3-374: It is stated that the Accotink Creek Conservation Corridor on the Fort Belvoir North Area is 204 acres in size, while page 2-10 of the VDP identifies this area as containing 191 acres. Whichever figure is in error should be corrected.

3-425 and 3-426: Under the discussion of water supply, the text should be revised to indicate that there are multiple wholesale customer agreements. Additionally, the FBNA is not yet receiving service from Rolling Road. This section, beginning on line 39, should be revised as follows: "A 36-inch water supply line along Backlick Road provides potable water to FBNA along its perimeter. A 16-inch water supply line in Rolling Road will also provide potable water to FBNA along its perimeter in the future."

3-426: Within Table 3.10-1, the figures for usage are not consistent with the text on page 2-60 of the VDP.

3-426 (lines 47 and 48): Revise sentence beginning line 47 to read: "The current purchased capacity for potable water from Fairfax Water for the Main Post is 4.6 mgd (peak flow) and for FBNA, is 3.0 mgd (peak flow). When the demand reaches 80 percent of the purchased capacity

at either the Main Post or the FBNA, the Virginia Department of Health, the regulating authority, requires submission of plans for system upgrades.”

3-443 (line 386): This sentence should be revised to read “As noted in Section 3.10.1.1, when the water demand reaches 80 percent of the 4.6-mgd or 3.0-mgd purchased capacity for Main Post and FBNA respectively, the Virginia Department of Health requires submission of a plan for system upgrades.” Subsequent calculations should be revised to reflect separate thresholds for the 80 percent calculation (pages 3-443, 3-445, 3-452, 3-457, 3-458).

3-444 (line 389): This sentence should be revised to distinguish that Fairfax Water is a separate entity from the county government, as follows: “Fairfax Water staff indicate that their existing water system has adequate capacity...”

F-83, F-85 and F-90: There are inconsistencies among the Water Resources Small Area maps (Appendix F) in regard to RPA boundaries near the Post Exchange (PX) and Commissary.

ACTION – 3

Approval of a Draft Board of Supervisor's Meeting Schedule With an Amendment to the Month of February 2015

ISSUE:

Board approval of a draft meeting schedule for 2015 with an amendment to the month of February.

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors approve the draft meeting schedule as attached.

TIMING:

The Board should take action on September 23, 2014, in order that accommodations to implement this calendar can proceed in advance of January.

BACKGROUND:

At the meeting on September 9, 2014, the Board approved a draft meeting schedule for 2015. However, the Board directed staff to reconsider the meetings dates in February in order to maximize the time between the County Executive's release of the FY 16 Budget and the date on which the Board authorizes the advertisement of the Tax Rate and the Budget. Combining the previously approved two February meetings into one meeting on February 17th is reflected on the amended Attachment 1.

The *Code of Virginia*, Section 15.2-1416, requires the governing body to establish the days, times and places of its regular meetings at the annual meeting, which is the first meeting of the year. Therefore, the schedule for the entire 2015 calendar is presented for Board approval. The section further states that "meetings shall be held on such days as may be prescribed by resolution of the governing body but in no event shall less than six meetings be held in each fiscal year."

Scheduled meetings may be adjourned and reconvened as the Board may deem necessary, and the Board may schedule additional meetings or adjust the schedule of meetings approved at the annual meeting, after notice required by Virginia law, as the need arises.

At the first meeting of the Board of Supervisors in January, staff will bring the 2015 meeting calendar to the Board for formal adoption.

Board Agenda Item  
September 23, 2014

ENCLOSED DOCUMENTS:

Attachment 1 - January-December, 2015 Schedule for Board of Supervisors' Meetings

STAFF:

Catherine A. Chianese, Assistant County Executive and Clerk to the Board of Supervisors

# 2015 Board of Supervisors Meeting Schedule

# DRAFT

<b>January 13, 2015</b>
<b>January 27, 2015</b>
<b>February 17, 2015</b> Public Comment
<b>March 3, 2015</b>
<b>March 24, 2015</b>
<b>April 7, 2015</b> 9:30 to 4:00 pm Board Meeting 4:00 p.m. Budget Public Hearing
<b>April 8 – April 9, 2015</b> 1:00 pm – Budget Public Hearings
<b>April 21, 2015</b> Budget Markup
<b>April 28, 2015</b> Includes Budget Adoption/ Public Comment

<b>May 12, 2015</b>
<b>June 2, 2015</b>
<b>June 23, 2015</b> Public Comment
<b>July 28, 2015</b> Public Comment
<b>September 22, 2015</b>
<b>October 6, 2015</b>
<b>October 20, 2015</b> Public Comment
<b>November 17, 2015</b>
<b>December 8, 2015</b> Public Comment

Draft

Board Agenda Item  
September 23, 2014

11:20 a.m.

Matters Presented by Board Members

12:10 p.m.

CLOSED SESSION:

- (a) Discussion or consideration of personnel matters pursuant to Virginia Code § 2.2-3711(A) (1).
  - (b) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A) (3).
  - (c) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, and consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel pursuant to Virginia Code § 2.2-3711(A) (7).
- 
- 1. *Minh-Sang Nguyen v. Fairfax County Department of Family Services*, Record No. 131594 (Va. Sup. Ct.); *Tyrus H. Thompson and Ja'Ree C. Thompson v. Fairfax County Department of Family Services*, Record No. 131577 (Va. Sup. Ct.); *B.N., a Minor Child v. Fairfax County Department of Family Services*, Record No. 131578 (Va. Sup. Ct.)
  - 2. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Edward E. Ankers, Jr.*, Case No. CL-2006-0010511 (Fx. Co. Cir. Ct.) (Hunter Mill District)
  - 3. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Blanka Krizek*, Case No. CL-2013-0008510 (Fx. Co. Cir. Ct.) (Dranesville District)
  - 4. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Richard Chiu*, Case No. CL-2013-0007284 (Fx. Co. Cir. Ct.) (Mason District)
  - 5. ***Leslie B. Johnson, Fairfax County Zoning Administrator v. Lowell Fine and Ethel V. Fine*, Case No. CL-2011-0003529 (Fx. Co. Cir. Ct.) (Lee District)**
  - 6. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Samuel A. Forcey and Jo Jo's Massage & Asian Body Works*, Case No. CL-2014-0010092 (Fx. Co. Cir. Ct.) (Mason District)
  - 7. *Leslie B. Johnson, Fairfax County Zoning Administrator, and Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Fairfax Court Limited Partnership and Sangria Café, Inc.*, Case No. CL-2014-0011240 (Fx. Co. Cir. Ct.) (Braddock District)



Board Agenda Item  
September 23, 2014  
Page 2

8. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Paul Chau*, Case No. CL-2014-001502 (Fx. Co. Cir. Ct.) (Lee District)
9. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Pascal Sung-Won Hong and Agnes Song-Kyung Hong*, Case No. GV14-007987 (Fx. Co. Gen. Dist. Ct.) (Sully District)
10. *Joanne E. Leonard-Anderson v. Mason District Police, Officer Depty [sic] White, and Chief Gun Lee*, Case No. GV14-011819 (Fx. Co. Gen. Dist. Ct.)
11. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Zina Theresa Bleck*, Case No. GV14-016079 (Fx. Co. Gen. Dist. Ct.) (Hunter Mill District)
12. *KyAnna Sheldon v. David Kroll*, Case No. GV14-008300 (Pr. Wm. Co. Gen. Dist. Ct.)
13. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Richard E. During and Eugenia F. During*, Case No. GV14-014521 (Fx. Co. Gen. Dist. Ct.) (Braddock District)
14. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Gary D. Carlson and Susan S. Carlson*, Case No. GV14-016796 (Fx. Co. Gen. Dist. Ct.) (Hunter Mill District)
15. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Rosa Lee Clegg, Trustee of the Rosa Lee Clegg Trust*, Case No. GV14-016798 (Fx. Co. Gen. Dist. Ct.) (Lee District)
16. *Karen Payne v. Sharman G. Harris*, Case No. GV14-014868 (Fx. Co. Gen. Dist. Ct.)

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Board Agenda Item  
September 23, 2014

3:30 p.m.

Public Hearing on AR 2006-DR-001 (Whitney, John H. and Barbara) to Permit Renewal of a Previously Approved Agricultural and Forestal District, Located on Approximately 21.75 Acres of Land Zoned R-E (Dranesville District)

This property is located at 10607 Beach Mill Road, Great Falls, 22066. Tax Map 3-3 ((1)) 32Z.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, September 10, 2014, the Planning Commission voted unanimously 9-0 (Commissioners Flanagan, Litzenberger, and Sargeant absent from the meeting) to recommend that the Board of Supervisors approve the request to amend Appendix F of the Fairfax County Code to renew the Whitney Local Agricultural and Forestal District subject to the Ordinance Provisions dated June 13, 2014.

ENCLOSED DOCUMENTS:

Attachment 1: Planning Commission Verbatim Excerpt  
Staff Report previously furnished and available online at:  
<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4461846.PDF>

STAFF:

Barbara Berlin, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Brent Krasner, Planner, DPZ

After Close of the Public Hearing

Chairman Murphy: Without objection, the public hearing is closed – Mr. Ulfelder.

Commissioner Ulfelder: Yes, thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AR 2006-DR-001 BE APPROVED AND APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW THE WHITNEY LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO ORDINANCE PROVISIONS DATED JUNE 13, 2014.

Commissioner de la Fe: Second.

Chairman Murphy: Seconded by Mr. de la Fe. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve AR 2006-DR-001, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

//

(The motion carried by a vote of 9-0. Commissioners Flanagan, Litzenberger, and Sargeant were absent from the meeting.)

JLC

Board Agenda Item  
September 23, 2014

3:30 p.m.

Public Hearing on AR 89-S-005-03 (William G. Murray, Trustee of Trust U/W of Jones D. Jasper, John R. Jasper, and Christine Jasper) to Permit Renewal of a Previously Approved Agricultural and Forestall District, Located on Approximately 80.84 Acres of Land Zoned R-C and WS (Springfield District)

This property is located at 6712 Wolf Run Shoals Road, Fairfax Station, 22039. Tax Map 86-2 ((1)) 20Z and 21Z.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, September 10, 2014, the Planning Commission voted unanimously 9-0 (Commissioners Flanagan, Litzenberger, and Sargeant absent from the meeting) to recommend that the Board of Supervisors approve the request to amend Appendix F of the Fairfax County Code to renew the Jasper Local Agricultural and Forestal District subject to the Ordinance Provisions dated June 13, 2014.

ENCLOSED DOCUMENTS:

Attachment 1: Planning Commission Verbatim Excerpt  
Staff Report previously furnished and available online at:  
<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4461845.PDF>

STAFF:

Barbara Berlin, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Brent Krasner, Planner, DPZ

Planning Commission Meeting  
September 10, 2014

Attachment 1

Verbatim Excerpt

AR 89-S-005-03 – WILLIAM G. MURRAY, TRUSTEE OF TRUST U/W OF JONES D. JASPER, JOHN R. JASPER, AND CHRISTINE JASPER

After Close of the Public Hearing

Vice Chairman de la Fe: The public hearing is closed – Mr. Murphy.

Commissioner Murphy: Thank you very much. Eighty-plus acres on Wolf Run Shoals Road to be renewed and I WOULD MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AR 89-S-005-03 BE APPROVED AND APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW THE JASPER LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS DATED JUNE 13, 2014.

Commissioners Hall and Hart: Second.

Vice Chairman de la Fe: Seconded by Mrs. Hall and Mr. Hart. I got the names right.

Commissioner Murphy: That is great. We're starting of-

Commissioner Hall: Yes.

Vice Chairman de la Fe: Any – any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

//

(The motion carried by a vote of 9-0. Commissioners Flanagan, Litzenberger, and Sargeant were absent from the meeting.)

JLC

Board Agenda Item  
September 23, 2014

3:30 p.m.

Public Hearing on AR 89-S-003-03 (Thomas S. Reed, Madeleine S. Reed) to Permit Renewal of a Previously Approved Agricultural and Forestal District, Located on Approximately 43.44 Acres of Land Zoned R-C and WS (Springfield District)

This property is located at 12801 Popes Head Road, Clifton, 20121. Tax Map 66-4 ((1)) 11Z, 17Z and 18Z.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, September 10, 2014, the Planning Commission voted unanimously 9-0 (Commissioners Flanagan, Litzenberger, and Sargeant were absent from the meeting) to recommend that the Board of Supervisors approve the request to amend Appendix F of the Fairfax County Code to renew the Reed Agricultural and Forestal District subject to the Ordinance Provisions dated June 16, 2014.

ENCLOSED DOCUMENTS:

Attachment 1: Planning Commission Verbatim Excerpt  
Staff Report previously furnished and available online at:  
<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4461843.PDF>

STAFF:

Barbara Berlin, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Brent Krasner, Planner, DPZ

After Close of the Public Hearing

Vice Chairman de la Fe: I would close the public hearing and – Mr. Murphy.

Commissioner Murphy: Thank you very much. This is a renewal of a 43-plus acre parcel on Popes Head Road and we're glad to see Reeds are up here sitting in the cheap seats. Thank you very much for renewing your Agricultural and Forestal District. Mr. Chairman, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT AR 89-S-003-03 BE APPROVED AND APPENDIX F OF THE FAIRFAX COUNTY CODE BE AMENDED TO RENEW THE REED LOCAL AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE ORDINANCE PROVISIONS DATED JUNE 16, 2014.

Commissioners Hall, Hart, and Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by –

Commissioner Hall: All of us.

Vice Chairman de la Fe: -Ms. Hall –

Commissioner Murphy: Una voce.

Vice Chairman de la Fe: -Mr. Hart and Ms. Hedetniemi – I think everybody. Is there any discussion? Hearing and seeing none, all those in favor please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries. Thank you very much.

//

(The motion carried by a vote of 9-0. Commissioners Flanagan, Litzenberger, and Sargeant were absent from the meeting.)

JLC

Board Agenda Item  
September 23, 2014

3:30 pm

Public Hearing on Proposed Plan Amendment 2013-I-B1, Located South of Leesburg Pike, East of Charles Street and West of Washington Drive (Mason District)

ISSUE:

The approximately 2.72-acre subject area of Plan Amendment 2013-I-B1 proposes to modify the Comprehensive Plan to consider office, retail or a mix of these uses up to .25 floor area ratio with conditions. The Plan amendment also proposes to include the entire subject area within the Baileys Crossroads Community Business Center (CBC).

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, September 10, 2014, the Planning Commission voted 9-0 (Commissioners Flanagan, Litzenberger, and Sargeant were absent from the meeting) to recommend that the Board of Supervisors approve Plan Amendment 2013-I-B1 with the following modifications:

- Emphasize the desirability of additional screening and buffering adjacent to existing residential properties – it is the intent of the expansion of the sub-unit that the additional land be used to substantially screen and buffer the non-residential use in order to protect neighborhood stability;
- Highlight that drive-thru fast food restaurants are not appropriate; and
- Clarify how the realignment of the Charles Street with Glen Forest Drive at Leesburg Pike should occur.

COUNTY EXECUTIVE RECOMMENDATION:

The County Executive recommends that the Board of Supervisors adopt the Planning Commission recommendation.

TIMING:

Planning Commission public hearing – July 17, 2014 – Decision deferred

Board of Supervisors public hearing – July 29, 2014 – Deferred

Planning Commission decision only – September 10, 2014

Board of Supervisors public hearing – September 23, 2014



Board Agenda Item  
September 23, 2014

BACKGROUND:

On October 29, 2013, the Board of Supervisors authorized Plan Amendment 2013-I-B1 for properties located south of Leesburg Pike, east of Charles Street and west of Washington Drive [Tax Map parcels 61-2 ((17)) (D) 1, 3, 4 and 5; 61-2 ((18)) 1, 2, 3 and 4], which are partially within the boundary of the Baileys Crossroads CBC. The authorization directed staff to consider additional commercial uses, including drive-through services, and expansion of the Baileys Crossroads CBC. On November 19, 2013, the Board authorized inclusion of an additional contiguous parcel [61-2 ((18)) 5] for consideration of the Plan amendment.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Planning Commission Verbatim Excerpt  
Staff Report for Plan amendment 2013-I-B1, dated July 3, 2014 with addendum dated August 26, 2014 and previously furnished is available at:  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planamendments.htm>

STAFF:

Fred R. Selden, Director, Department of Planning and Zoning (DPZ)  
Marianne Gardner, Director, Planning Division (PD), DPZ  
Pamela G. Nee, Branch Chief, Environment and Development Review Branch, PD, DPZ  
Bernard S. Suchicital, Planner II, PD, DPZ

Verbatim Excerpt

PA 2013-I-B1 – COMPREHENSIVE PLAN AMENDMENT (CHARLES  
STREET/BAILEYS CROSSROADS CBC) (Mason District)

Decision Only During Commission Matters  
(Public Hearing held on July 17, 2014)

Commissioner Hall: Thank you, Mr. Chairman. You all received an addendum to this proposed Comprehensive Plan Amendment for Mason District – excuse me – and I would ask that staff make a brief presentation of what is included in the addendum.

Bernard Suchicital, Planning Division, Department of Planning and Zoning: Yes, thank you, Mr. Chairman. I'm Bernie Suchicital with the Department of Planning and Zoning. I'm accompanied by Pam Nee, also with the Department of Planning and Zoning and Leonard Wolfenstein with the Fairfax County Department of Transportation. Plan Amendment 2013-I-B1 involves 9 parcels totaling 2.72 acres, located south of Leesburg Pike, east of Charles Street, and west of Washington Drive. This Plan Amendment will allow for additional retail uses and will also expand the CBC boundary to include three residential properties that front onto Charles Street and Washington Drive. Since the July 17<sup>th</sup> Planning Commission meeting, additional discussions were held with the community and staff that led to some modifications that are now being recommended, which are as follows:

- Emphasizing the desirability of additional screening and buffering adjacent to existing residential properties – it is the intent of this expansion of the sub-unit that the additional land be used to substantially screen and buffer the non-residential use in order to protect neighborhood stability;
- Highlight that drive-thru fast food restaurants are not appropriate; and
- To clarify how the realignment of the Charles Street with Glen Forest Drive at Leesburg Pike should occur.

Thank you, Mr. Chairman.

Chairman Murphy: Okay, thank you. Ms. Hall.

Commissioner Hall: Thank you Mr. Chairman. I just want to make a very brief statement. I know that this particular piece of property – this whole area – has been vacant for a number of years and people do get tired at looking at vacant property. I think the language, as it is now crafted, will produce a quality development on this site. During the public hearing, there was mention that this area really doesn't count as the revitalization zone, but – because it is southeast and northeast of the other quadrants where the larger shopping centers are. But these quadrants are very important and they need to be developed with care. That's why it took so long for this addendum to be

issued because we wanted to make sure we had the protection for the community and the language – if you recall during the hearing, there was confusion between the staff and speakers – but it's been ironed out now and it's crystal clear of what's supposed to happen. And I would hope that this language would be approved as written. And with that, Mr. Chairman, I move that – I find my motion – thank you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PLANNING COMMISSION RECOMMENDATION, AS FOUNDED IN THE ADDENDUM DATED AUGUST 26, 2014. THE ADDENDUM INCLUDES THE PROPOSED PLAN TEXT THAT WAS REVISED SINCE THE JULY 17<sup>TH</sup>, 2014 PUBLIC HEARING, WITH THE CHANGES I'VE JUST RECOMMENDED. Thank you, Mr. Chairman.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt Plan Amendment 2013-I-B1, as articulated by Ms. Hall, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Hall: Thank you, Mr. Chairman.

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(The motion carried by a vote of 9-0. Commissioners Flanagan, Litzenberger, and Sargeant were absent from the meeting.)

JLC

Board Agenda Item  
September 23, 2014

3:30 p.m.

Public Hearing on PCA 2010-LE-005 (Gramm Springfield Property, LLC) to Amend the Proffers for RZ 2010-LE-005 Previously Approved for Commercial Development to Permit Site Modifications and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio of .07, Located on Approximately 53.46 Acres of Land Zoned C-8 (Lee District) (Concurrent with SE 2014-LE-004, SEA 2010-LE-009 and SE 2014-LE-005)

This property is located at East side of Loisdale Road, West of CSX railroad right of way and South of Loisdale Park. Tax Map 90-4 ((1)) 6 A2; 90-4 ((1)) 6 A3; 90-4 ((1)) 6 A4; and 90-4 ((1)) 6 A5.

and

Public Hearing on SE 2014-LE-005 (Gramm Springfield Hyundai Property LLC) to Permit a Vehicle Sale, Rental and Ancillary Service Establishment, Located on Approximately 7.65 Acres of Land Zoned C-8 (Lee District) (Concurrent with PCA 2010-LE-005, SEA 2010-LE-009 and SE 2014-LE-004)

This property is located on the West side of Richmond Fredericksburg and Potomac Railroad, East side of Loisdale Road located approximately 2,400 feet South of its intersection with Lois Drive. Tax Map 90-4 ((1)) 6 A4 pt.

and

Public Hearing on SE 2014-LE-004 (Gramm Springfield Property, LLC) to Permit a Vehicle Sale, Rental and Ancillary Service Establishment, Located on Approximately 10.28 Acres of Land Zoned C-8 (Lee District) (Concurrent with PCA 2010-LE-005, SEA 2010-LE-009 and SE 2014-LE-005.)

This property is located on the West side of Fredericksburg and Potomac Railroad, East side of Loisdale Road, approximately 2,000 feet South of its intersection with Lois Drive. Tax Map 90-4 ((1)) 6 A3 pt.

and

Public Hearing on SEA 2010-LE-009 (Jennings Business Park LLC) to Amend SE 2010-LE-009 Previously Approved for a Vehicle Sale, Rental and Ancillary Service Establishment to Permit Additional Parking for Vehicle Sale, Rental and Service Establishment and Associated Modifications to Site Design and Development

Board Agenda Item  
September 23, 2014

Conditions, Located on Approximately 35.52 Acres of Land Zoned C-8 (Lee District)  
(Concurrent with SE 2014-LE-004, PCA 2010-LE-005 and SE 2014-LE-005.)

This property is located on the West side of Fredericksburg & Potomac Railroad, East side of Loisdale Road, approximately 2,800 feet South of its intersection with Lois Drive.

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, September 17, 2014, the Planning Commission voted 10-0 (Commissioner Hart recused himself from the vote and Commissioner Sargeant was absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 2010-LE-005, subject to the execution of proffers consistent with those dated September 17, 2014;
- Approval of SE 2014-LE-004, subject to the Development Conditions consistent with those dated September 15, 2014;
- Approval of SE 2014-LE-005, subject to the Development Conditions consistent with those dated September 15, 2014;
- Approval of SEA 2010-LE-009, subject to the Development Conditions consistent with those dated September 15, 2014; and
- Approval of a waiver of frontage improvements along Loisdale Road.

ENCLOSED DOCUMENTS:

Attachment 1: Planning Commission Verbatim Excerpt  
Staff Report previously furnished and available online at:  
<http://ldsnet.fairfaxcounty.gov/ldsnet/ldsdfw/4463161.PDF>

STAFF:

Barbara Berlin, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Mike Van Atta, Planner, DPZ

Planning Commission Meeting  
September 17, 2014  
Verbatim Excerpt

PCA 2010-LE-005/SE 2014-LE-004/SE 2014-LE-005 – GRAMM SPRINGFIELD PROPERTY, LLC AND SEA 2010-LE-009 – JENNINGS BUSINESS PARK, LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed. Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. First of all, I would like to thank Mike Van Atta from staff. He did quite a bit of work on this – attended the Lee District Land Use Committee meetings a number of times on this case and another case. And I would also like to thank the applicant for moving forward on the Loisdale Park proffer. I know it's only \$6,000 versus the \$1.1 million for the turf field, but for Loisdale Estates it meant a lot because they feel landlocked and that's their one little outlet that they can do within their own community. And this will go a long way – and thank you. These four applications simply add two – two auto dealerships on land previously rezoned and one parking lot for additional cars for the, hopefully, soon-to-be-open Jennings Toyota Dealership. As staff and the applicant has mentioned, this has the Lee District Land Use Committee's support. It has staff's support and it has my support. Therefore, I have a few motions to make tonight so someone can get home to watch a certain show.

Commissioner Hall: Thank you. It's the Roosevelts.

Commissioner Migliaccio: Thank you. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 2010-LE-005, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 17<sup>TH</sup>, 2014.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion of the motion? All those in favor – it's not that funny, Earl.

Commissioner Hall: No Earl, it's not funny.

Commissioner Flanagan: I just want to – I just wanted to ask a question. This is – replaces – relocates the Stafford Chrysler from its present location to this site. Is that right?

Commissioner Migliaccio: Eventually, this will be the new Stafford, but perhaps the applicant can speak to that.

Commissioner Flanagan: I purchased my Chrysler from Stafford and although that was over a year ago, I feel I don't have to recuse myself from voting on this application.

Chairman Murphy: All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 2010-LE-005, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2014-LE-004, subject to the – SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED SEPTEMBER 15, 2014.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2014-LE-004, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2014-LE-005, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED SEPTEMBER 15, 2014.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Discussion? All those in favor of the motion to recommend to the Board of Supervisors to approve SE 2014-LE-005, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 2010-LE-009, SUBJECT TO DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED SEPTEMBER 15<sup>TH</sup>, 2014.

Commissioner Hall: Seconded.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion? All those in favor of the motion to recommend to the Board that it approve SEA 2010-LE-009, say aye.

Commissioners: Aye.

Chairman Murphy: Motion carries.

Commissioner Migliaccio: And one more, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A WAIVER OF FRONTAGE IMPROVEMENTS ALONG LOISDALE ROAD.

Commissioner Hall: Second.

Chairman Murphy: Seconded by Ms. Hall. Is there a discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you, Mr. Chairman.

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(Each motion carried by a vote of 10-0. Commissioner Hart recused himself. Commissioner Sargeant was absent from the meeting.)

JLC