

**FAIRFAX COUNTY  
BOARD OF SUPERVISORS  
March 20, 2018**

**AGENDA**

- 8:30 Reception to Recognize the Multicultural Advisory Council (MAC),  
J. Lambert Conference Center, Conference Room 232
- 9:30 Presentations
- 10:00 Report on General Assembly Activities
- 10:10 Board Appointments to Citizen Boards, Authorities, Commissions,  
and Advisory Groups
- 10:20 Items Presented by the County Executive

**ADMINISTRATIVE  
ITEMS**

- 1 Authorization for the Department of Family Services to Apply for  
and Accept Grant Funding from the U.S. Department of Health  
and Human Services for the Continuation of Funding Associated  
with the Early Head Start Child Care Partnership and Expansion  
Grant
- 2 Authorization to Advertise a Public Hearing to Consider Adopting  
an Ordinance Expanding the Sunset Manor Residential Permit  
Parking District, District 18 (Mason District)
- 3 Streets into the Secondary System (Mason and Providence  
Districts)
- 4 Authorization to Advertise Public Hearings on a Proposed Zoning  
Ordinance Amendment Re: Short-Term Lodging Uses  
(Residential Owner/Renter Operated Dwelling Only) and a  
Proposed Amendment to Chapter 4 of the Fairfax County Code
- 5 Authorization to Advertise Public Hearings on a Proposed Zoning  
Ordinance Amendment Re: Articles 8, 10, 18, and Appendix 2 –  
Minimum Required Rear Yard Coverage Limitations for Single-  
Family Detached Dwellings
- 6 Authorization for the Department of Family Services to Apply for  
and Accept Grant Funding from the U.S. Department of Health  
and Human Services for the Continuation of Funding Associated  
with the Head Start and Early Head Start Grant
- 7 Authorization to Advertise a Public Hearing to Amend the Current  
Appropriation Level in the FY 2018 Revised Budget Plan

**FAIRFAX COUNTY  
BOARD OF SUPERVISORS  
March 20, 2018**

**ACTION ITEMS**

- 1 Approval of a Grant Agreement Between the Virginia Department of Environmental Quality and Fairfax County for the Pohick Creek Tributary at Greentree Village Park Stream Restoration Project (Springfield District)
- 2 Approval of an Amended Parking Modification for Reston Town Center Urban Core – Phase I (Hunter Mill District)
- 3 Adoption of a Resolution of Support for an Adjustment/Break of the Limited Access Line Adjacent to Route 123 (Chain Bridge Road) and Old Meadow Road (Providence District)
- 4 Reauthorization to: 1) Approve Issuance by the Fairfax County Redevelopment and Housing Authority (FCRHA) of Tax-Exempt and/or Taxable Bonds and 2) For the FCRHA to Submit an Application to Virginia Department of Housing and Community Development (VADHCD) for Tax-Exempt and/or Taxable Bond Allocation for Murraygate Village Apartments (Lee District)
- 5 Adoption of a Resolution Approving the Issuance of Revenue Funding Bonds by the Economic Development Authority for the Benefit of Congressional School, Inc. (Mason District)
- 6 Adoption of a Resolution in Response to Application of Virginia Electric and Power Company for Approval and Certification of Electric Facilities PUR 2017 00143 (Virginia State Corporation Commission)

**CONSIDERATION  
ITEM**

- 1 Approval of the Amendments to the Bylaws for the Fairfax County Animal Services Advisory Commission (ASAC)

**INFORMATION  
ITEM**

- 1 Fairfax County Transportation Status Report
- 10:30 Matters Presented by Board Members
- 11:20 Closed Session

**FAIRFAX COUNTY  
BOARD OF SUPERVISORS  
March 20, 2018**

**PUBLIC  
HEARINGS**

3:30	<b>To be deferred to 5/1/18 at 4:30 p.m.</b>	Public Hearing on PCA 2011-PR-011-02 (Cityline Partners, LLC) (Providence District)
3:30		Public Hearing on SE 2017-BR-023 (Daniel & Matthew Investments LP) (Braddock District)
3:30		Public Hearing on SE 2017-MA-001 (BYCJJ, LLC) (Mason District)
3:30		Public Hearing on RZ 2016-HM-034 (Renaissance Centro 1801, LLC) (Hunter Mill District)
3:30	<b>To be Indefinitely Deferred</b>	Public Hearing on SE 2015-DR-027 (Mahlon A. Burnette, III and Mary H. Burnette) (Dranesville District)
4:00		Public Hearing on Submission DSC-D1-1 (Middleton Farms) of Plan Amendment 2013-III-DS1 (Dulles Suburban Center Study), Located South of Frying Pan Road, East of Route 28 (Sully and Dranesville Districts)
4:00		Public Hearing to Consider an Ordinance to Amend and Readopt Fairfax County Code Section 7-2-13 and to Relocate the Vienna No. 2 Polling Place (Hunter Mill District)
4:00		Public Hearing on the Proposed Consolidated Plan One-Year Action Plan for FY 2019
4:00		Public Hearing to Lease County-Owned Property at 6140 Rolling Road to New Cingular Wireless PCS, LLC (Springfield District)
4:00		Public Hearing on Proposed Comprehensive Plan Amendment 2015-IV-MV1, Embark Richmond Highway (Mount Vernon and Lee Districts)
4:30		Public Hearing on SE 2011-MV-006 (Hamdi H. Eslaquit D/B/A Hamdi's Child Care/ Selim M. Eslaquit) (Mount Vernon District)
4:30		Public Hearing on an Amendment to The Code of the County of Fairfax, Virginia - Chapter 4 (Taxation and Finance) to Add a New Article 28 to Provide a Real Estate Tax Exemption for Surviving Spouses of Certain Persons Killed in the Line of Duty

**FAIRFAX COUNTY  
BOARD OF SUPERVISORS  
March 20, 2018**

**PUBLIC  
HEARINGS  
(Continued)**

- |      |   |
|------|---|
| 4:30 | Public Hearing on RZ 2017-MA-013 (Vulcan Materials Company, LLC) (Mason District) |
| 4:30 | Public Hearing on SE 2017-MA-009 (Vulcan Materials Company, LLC) (Mason District) |



# *Fairfax County, Virginia*

## ***BOARD OF SUPERVISORS***

### ***AGENDA***

**Tuesday**  
**March 20, 2018**

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9:30 a.m.

#### **PRESENTATIONS**

#### **RECOGNITIONS**

- RESOLUTION – To recognize Frank de la Fe for his years of service to Fairfax County. Requested by Supervisor Hudgins.
- RESOLUTION – To recognize Dr. James G. Collin for his years of service to Fairfax County. Requested by Supervisor McKay.

#### **DESIGNATIONS**

- RESOLUTION – To congratulate the Phillips Programs for Children and Families for its 50th anniversary. Requested by Supervisors Gross and Herrity.
- PROCLAMATION – To designate April 2-8, 2018, as Public Health Week in Fairfax County. Requested by Chairman Bulova.
- PROCLAMATION – To designate April 2018 as Fair Housing Month in Fairfax County. Requested by Chairman Bulova.
- PROCLAMATION – To designate April 2-6, 2018, as Community Development Week in Fairfax County. Requested by Chairman Bulova.

— more —

Board Agenda Item  
March 20, 2018

- PROCLAMATION – To designate April 8-14, 2018, as Library Week in Fairfax County. Requested by Chairman Bulova.

STAFF:

Tony Castrilli, Director, Office of Public Affairs

Bill Miller, Office of Public Affairs

Lisa Connors, Office of Public Affairs

Board Agenda Item  
March 20, 2018

10:00 a.m.

Report on General Assembly Activities

ENCLOSED DOCUMENTS:

None. Materials to be distributed to the Board of Supervisors on March 20, 2018, and printed copy available for review in the Office of the Clerk to the Board.

PRESENTED BY:

Supervisor Jeff McKay, Chairman, Board of Supervisors' Legislative Committee  
Bryan J. Hill, County Executive

Board Agenda Item  
March 20, 2018

10:10 a.m.

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

ENCLOSED DOCUMENTS:

Attachment 1: Appointments to be heard March 20, 2018  
(An updated list will be distributed at the Board meeting.)

STAFF:

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

March 20, 2018

**NOTE: A revised list will be distributed immediately prior to the Board meeting.**

**APPOINTMENTS TO BE HEARD MARCH 20, 2018**  
**(ENCOMPASSING VACANCIES PROJECTED THROUGH APRIL 30, 2018)**  
(Unless otherwise noted, members are eligible for reappointment)

**A. HEATH ONTHANK MEMORIAL AWARD SELECTION COMMITTEE**  
**(1 year)**

<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>
Clifford L. Fields (Appointed 1/96-1/03 by Hanley; 1/04-1/08 by Connolly, 2/09- 3/17 by Bulova) Term exp. 1/18	At-Large Chairman's Representative		Bulova	At-Large Chairman
VACANT (Formerly held by Ronald Copeland; appointed 1/05-1/17 by Hudgins) Term exp. 1/18 <i>Resigned</i>	Hunter Mill District Representative		Hudgins	Hunter Mill
Eileen J. Garnett (Appointed 1/03-2/17 by Gross) Term exp. 1/18	Mason District Representative		Gross	Mason

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

<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 Francine Ronis; appointed 2/16 by L. Smyth) Term exp. 9/17 <i>Resigned</i>	Providence District Representative		L. Smyth	Providence

**AFFORDABLE DWELLING UNIT ADVISORY BOARD (4 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>
Mark Drake (Appointed 2/09-5/12 by McKay) Term exp. 5/16	Engineer/Architect/ Planner #2 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 George Page; appointed 1/05-1/16 by Hudgins) Term exp. 1/19 <i>Resigned</i>	Hunter Mill Business Representative		Hudgins	Hunter Mill
Sherri D. Jordan (Appointed 10/08-1/15 by Hyland) Term exp. 1/18	Mount Vernon District Representative		Storck	Mount Vernon

**CONFIRMATION NEEDED:**

- Mr. Donté Tanner as the Planning Commission Representative

<b>ANIMAL SERVICES ADVISORY COMMISSION (2 years)</b>
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[Note: In addition to attendance at Commission meetings, members shall volunteer at least 24 hours per year in some capacity for the Animal Services Division.]

<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>
Diane D'Arcy (Appointed 3/08-2/16 by Foust) Term exp. 2/18	Dranesville District Representative		Foust	Dranesville
Bernadette Carter (Appointed 4/16 by K. Smith) Term exp. 2/18	Sully District Representative		K. Smith	Sully

<b>ARCHITECTURAL REVIEW BOARD (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 (John Boland; appointed 2/91-9/95 by Dix; 7/01 by Mendelsohn; 9/04- 9/07 by DuBois; 9/10-9/13 by Foust) Term exp. 9/16 <i>Resigned</i>	Attorney Representative		By Any Supervisor	At-Large

<b>ATHLETIC 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>
Karin Stamper (Appointed 9/09-4/16 by McKay) Term exp. 4/18	Lee District Alternate Representative		McKay	Lee
VACANT (Formerly held by Terry Adams; appointed 11/11-7/13 by Gross) Term exp. 6/15	Mason District Alternate Representative		Gross	Mason
Katherine E. Quinn (Appointed 6/16 by Bulova) Term exp. 3/18	Member-At-Large Principal Representative		Bulova	At-Large Chairman
Mr. Chip Chidester (Appointed 3/10-10/15 by Bulova) Term exp. 10/17	Member-At-Large Alternate Representative		Bulova	At-Large Chairman

<b>BARBARA VARON VOLUNTEER AWARD SELECTION COMMITTEE (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 Judith Fogel; appointed 6/12-5/15 by Gross) Term exp. 6/16 Resigned	Mason District Representative		Gross	Mason
VACANT (Formerly held by Joshua D. Foley; appointed 9/13-6/16 by Herrity) Term exp. 6/17 Resigned	Springfield District Representative		Herrity	Springfield
VACANT (Formerly held by Olga Hernandez; appointed 9/04-6/15 by Frey; 7/16-7/17 by K. Smith) Term exp. 6/18) Resigned	Sully District Representative		K. Smith	Sully

<b>BOARD OF BUILDING AND FIRE PREVENTION CODE APPEALS (4 years)</b>
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(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 Susan Kim Harris; appointed 5/09-2/11 by Hudgins) Term exp. 2/15 Resigned	Alternate #4 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Gita Amiri; appointed 2/12-2/14 by Frey) Term exp. 2/18 Resigned	Design Professional #6 Representative		By Any Supervisor	At-Large

**BOARD OF EQUALIZATION OF REAL ESTATE ASSESSMENTS (BOE)  
(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>
VACANT (Formerly held by Thomas Parr; appointed 12/04-12/08 by Connolly; 12/10-12/16 by Bulova) Term exp. 12/18 <i>Resigned</i>	At-Large #1 Representative		By Any Supervisor	At-Large

**CHESAPEAKE BAY PRESERVATION ORDINANCE  
EXCEPTION REVIEW COMMITTEE (4 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>
VACANT (Formerly held by Frank Crandall; appointed 9/10-9/15 by Foust) Term exp. 9/19 Deceased	Dranesville District Representative		Foust	Dranesville
VACANT (Formerly held by Grant Sitta; appointed 9/10-9/15 by Gross) Term exp. 9/19 <i>Resigned</i>	Mason District Representative		Gross	Mason

<p align="center"><b>CHILD CARE ADVISORY COUNCIL (2 years)</b></p>
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Mercedes O. Dash (Appointed 3/15 by L. Smyth) Term exp. 9/17	Providence District Representative		L. Smyth	Providence
VACANT (Formerly held by Hugh Mac Cannon; appointed 12/09-9/14 by Herrity) Term exp. 9/16 <i>Resigned</i>	Springfield District Representative		Herrity	Springfield

<p align="center"><b>CIVIL SERVICE COMMISSION (2 years)</b></p>
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[NOTE: The Commission shall include at least 3 members who are male, 3 members who are female, and 3 members who are from a member of a minority group.]

Current Membership: Males - 9      Females – 3      Minorities: 5

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Ronald Copeland; appointed 9/04-1/17 by Hudgins) Term exp. 12/18 <i>Resigned</i>	At-Large #2 Representative		By Any Supervisor	At-Large
Rosemarie Annunziata (Appointed 10/05-1/08 by Connolly; 12/09-1/16 by Bulova) Term exp. 12/17	At-Large #3 Representative		By Any Supervisor	At-Large

COMMISSION ON AGING (2 years)
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Robert Kuhns; appointed 2/15 by Hyland; 9/16 by Storck) Term exp. 9/18 <i>Resigned</i>	Mount Vernon District Representative		Storck	Mount Vernon

CRIMINAL JUSTICE ADVISORY BOARD (CJAB) (3 years)
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Robert Gehring (Appointed 1/14-2/15 by Hudgins) Term exp. 2/18	Hunter Mill District Representative		Hudgins	Hunter Mill
Ricardo Coleman (Appointed 9/16 by Gross) Term exp. 2/18	Mason District Representative	<b>Ricardo Coleman</b>	Gross	Mason

**DULLES RAIL TRANSPORTATION IMPROVEMENT  
DISTRICT ADVISORY BOARD, PHASE I  
(4 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>
John E. Harrison (Appointed 1/08-3/14 by L. Smyth) Term exp. 3/18	At-Large #4 Representative	<b>John E. Harrison</b> (L. Smyth)	By Any Supervisor	At-Large
Thomas D. Fleury (Appointed 6/01-3/14 by L. Smyth) Term exp. 3/18	At-Large #5 Representative		By Any Supervisor	At-Large
Michael J. Cooper (Appointed 3/04-3/14 by L. Smyth) Term exp. 3/18	At-Large #6 Representative		By Any Supervisor	At-Large

**ECONOMIC ADVISORY COMMISSION (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 Mark Silverwood; appointed 1/09-11/14 by Hudgins) Term exp. 12/17 <i>Resigned</i>	Hunter Mill District Representative		Hudgins	Hunter Mill

**CONFIRMATION NEEDED:**

- Mr. James Migliaccio as the Planning Commission Representative

ENGINEERING STANDARDS REVIEW COMMITTEE (3 years)
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Robert L. Norwood (Appointed 9/97-3/03 by Hanley; 3/06-3/09 by Connolly; 5/12- 4/15 by Bulova) Term exp. 3/18	Citizen #1 Representative		By Any Supervisor	At-Large
John William Ewing (Appointed 5/16 by Bulova) Term exp. 3/18	Citizen #2 Representative		By Any Supervisor	At-Large
Paul Noursi (Appointed 11/05-4/15 by Hudgins) Term exp. 3/18	Citizen #3 Representative		By Any Supervisor	At-Large
Maya Huber (Appointed 12/09- 1/14) Term exp. 12/16	Citizen #4 Representative		By Any Supervisor	At-Large

**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 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>
Timothy W. Lavelle (Appointed 4/09- 12/14 by Bulova) Term exp. 11/17 <i>Not eligible for reappointment</i>	At-Large #2 Business Community Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Harriet Epstein; appointed 5/10- 12/16 by L. Smyth) Term exp. 11/19 <i>Resigned</i>	Providence District Representative		L. Smyth	Providence

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

**CONFIRMATIONS NEEDED:**

- Ms. Margaret A. O'Reilly as a Long Term Care Provider Representative
- Ms. Ellyn L. Crawford as the Health Care Advisory Board 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>
VACANT (Formerly held by Theresa L. Fox; appointed 1/06-5/14 by Gross) Term exp. 6/17 <i>Resigned</i>	Mason District Representative		Gross	Mason

**HEALTH CARE ADVISORY BOARD (4 years)**

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Chafiq Moumami; appointed 1/17 by McKay) Term exp. 6/20 <i>Resigned</i>	Lee District Representative		McKay	Lee

**HEALTH SYSTEMS AGENCY BOARD  
(3 years - limited to 2 full terms, may be reappointed after 1 year lapse)**

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Richard T. Hartman (Appointed 2/14 by Bulova) Term exp. 6/17	Consumer #1 Representative		By Any Supervisor	At-Large

**HISTORY COMMISSION (3 years)**

[NOTE: The Commission shall include at least one member who is a resident from each supervisor district.] Current Membership:

Braddock - 3	Lee - 2	Providence - 1
Dranesville - 2	Mason - 1	Springfield - 2
Hunter Mill - 3	Mt. Vernon - 2	Sully - 2

<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>
Esther W. McCullough (Appointed 3/00-11/02 by Hanley; 12/05-12/08 by Connolly; 3/12-9/15 by Bulova) Term exp. 12/17 <i>Sully District resident</i>	Citizen #10 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Naomi D. Zeavin; appointed 1/95 by Trapnell; 1/96-11/13 by Gross) Term exp. 12/16 <i>Mason District Resident Resigned</i>	Historian #1 Representative		By Any Supervisor	At-Large

**HUMAN RIGHTS COMMISSION (3 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>
Daoud Khairallah (Appointed 11/05-9/14 by Gross) Term exp. 9/17	At-Large #8 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 Adrienne M. Walters; appointed 3/14 by L. Smyth) Term exp. 7/17 <i>Resigned</i>	Providence District #2 Representative		L. Smyth	Providence

<b>MOSAIC DISTRICT COMMUNITY DEVELOPMENT AUTHORITY (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 Gary Hurst; appointed 1/10-2/16 by L. Smyth) Term exp. 1/20 <i>Resigned</i>	Developer Representative		By Any Supervisor	At-Large

**OVERSIGHT COMMITTEE ON DISTRACTED AND  
IMPAIRED DRIVING (3 years)**

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by William Uehling; appointed 3/10-7/12 by Bulova) Term exp. 6/15 <i>Resigned</i>	Braddock District Representative		Cook	Braddock
VACANT (Formerly held by Amy K. Reif; appointed 8/09-6/12 by Foust) Term exp. 6/15 <i>Resigned</i>	Dranesville District Representative		Foust	Dranesville
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 Jeffrey Levy; Appointed 7/02-6/13 by Hyland) Term exp. 6/16 <i>Resigned</i>	Mount Vernon District Representative		Storck	Mount Vernon
VACANT (Formerly held by Tina Montgomery; appointed 9/10-6/11 by L. Smyth) Term exp. 6/14 <i>Resigned</i>	Providence District Representative		L. Smyth	Providence

<b>PARK AUTHORITY (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 Mary Cortina; appointed 2/13-1/16 by Bulova) Term exp. 12/19 <i>Resigned</i>	At-Large #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Walter L. Alcorn; appointed 7/15 by Bulova) Term exp. 12/17 <i>Resigned</i>	At-Large #2 Representative		By Any Supervisor	At-Large

<b>REDEVELOPMENT AND HOUSING AUTHORITY (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>
Robert Schwaninger (Appointed 7/06-4/14 by Gross) Term exp. 4/18	Mason District Representative	<b>Robert Schwaninger</b>	Gross	Mason

**RESTON TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD**

The Board of Supervisors established the advisory board on April 4, 2017

There will be a total of 14 members on this advisory board. The appointees would serve for 4 year terms from April 4, 2017

<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>
NEW POSITION	Residential Owners and HOA/Civic Association #1 Representative		Foust or Hudgins	At-Large
NEW POSITION	Residential Owners and HOA/Civic Association #2 Representative		Foust or Hudgins	At-Large
NEW POSITION	Residential Owners and HOA/Civic Association #3 Representative		Foust or Hudgins	At-Large
VACANT (Formerly held by Tyler Aaron Hall; appointed 9/17 by Hudgins) Term exp. 9/21 <i>Resigned</i>	Apartment or Rental Owner Associations Representative		Hudgins	At-Large

<b>ROAD VIEWERS BOARD (1 year)</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 Joseph Bunnell; appointed 9/05-12/06 by McConnell; 2/08-11/13 by Herrity) Term exp. 12/14 <i>Resigned</i>	At-Large #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Stephen E. Still; appointed 6/06-12/11 by L. Smyth) Term exp. 12/12 <i>Resigned</i>	At-Large #4 Representative		By Any Supervisor	At-Large

<b>SMALL BUSINESS COMMISSION, FAIRFAX COUNTY (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 Patrick Fogarty; appointed 12/16 by Storck) Term exp. 12/17 <i>Resigned</i>	Mount Vernon District Representative		Storck	Mount Vernon

<b>SOUTHGATE COMMUNITY CENTER 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>
Janet E. Bradshaw (Appointed 3/05-3/16 by Hudgins) Term exp. 3/18	Fairfax County #1 Representative		By Any Supervisor	At-Large
Darlana Ricks (Appointed 11/14-3/16 by Hudgins) Term exp. 3/18	Fairfax County #3 Representative		By Any Supervisor	At-Large
Emily Huaroco (Appointed 10/16 by Hudgins) Term exp. 3/18	Fairfax County #5 Representative		By Any Supervisor	At-Large
Kathleen T. Jones (Appointed 9/17 by Hudgins) Term exp. 3/18	Fairfax County #6 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Linda Diamond; appointed 3/07-4/13 by Hudgins) Term exp. 3/15 <i>Resigned</i>	Fairfax County #8 Representative		By Any Supervisor	At-Large
Luis Ortiz Lopez (Appointed 10/16 by Hudgins) Term exp. 3/18	Fairfax County #9 (Youth) Representative		By Any Supervisor	At-Large

<b>TENANT LANDLORD COMMISSION (3 years)</b>
---

<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 Michael Congleton; appointed 7/13-2/17 by Herrity) Term exp. 1/20 <i>Resigned</i>	Citizen Member #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Sally D. Liff; appointed 8/04-1/11 by L. Smyth) Term exp. 1/14 <i>Deceased</i>	Condo Owner Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Angelina Panettieri; appointed 6/11-1/15 by L. Smyth) Term exp. 1/18	Tenant Member #1 Representative		By Any Supervisor	At-Large

<b>TRAILS AND SIDEWALKS COMMITTEE (2 years)</b>
---

<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 Steve Descano (Appointed 7/15 by Gross) Term exp. 1/18 <i>Resigned</i>	Mason District Representative		Gross	Mason
Peter Christensen (Appointed 2/06-3/14 by Hyland; 1/16 by Storck) Term exp. 1/18	Mount Vernon District Representative		Storck	Mount Vernon

<b>TREE COMMISSION (3 years)</b>
----------------------------------

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Thomas D. Fleury (Appointed 1/17 by L. Smyth) Term exp. 10/17	Providence District Representative		L. Smyth	Providence

<b>TYSONS TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD (2 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 Molly Peacock; appointed 2/13-1/15 by L. Smyth) Term exp. 2/17 <i>Resigned</i>	Providence District Representative #2		L. Smyth	Providence

<b>WETLANDS BOARD (5 years)</b>
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Deana M. Crumbling (Appointed 1/14 by Bulova) Term exp. 7/16	Alternate #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Glenda Booth; appointed 4/88-1/13 by Hyland) Term exp. 12/17 <i>Resigned</i>	Mount Vernon District #1 Representative		Storck	Mount Vernon

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March 20, 2018

10:20 a.m.

Items Presented by the County Executive

ADMINISTRATIVE - 1

Authorization for the Department of Family Services to Apply for and Accept Grant Funding from the U.S. Department of Health and Human Services for the Continuation of Funding Associated with the Early Head Start Child Care Partnership and Expansion Grant

ISSUE:

Board of Supervisors authorization is requested for the Department of Family Services to apply for and accept grant funding, if received, from the U.S. Department of Health and Human Services, in the amount of \$980,677, including \$172,827 in Local Cash Match. Funding will be used to continue to provide services through the County's Early Head Start Child Care Partnership and Expansion programs. This funding will continue existing services being provided to 56 infants and toddlers and their families. The grant period is July 1, 2018 to June 30, 2019. The total required non-federal match will be met through \$172,827 in Local Cash Match from the Federal-State Grant Fund and \$29,136 from in-kind contributions. 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 of Supervisors authorize the Department of Family Services to apply for and accept grant funding, if received, from the U.S. Department of Health and Human Services. Funding in the amount of \$980,677, including \$172,827 in Local Cash Match, will support the continuation of Early Head Start Child Care Partnership and Expansion services to 56 infants and toddlers and their families. This funding will continue to support 13/12.3 FTE existing grant positions. No new grant positions are being requested with this funding.

TIMING:

Board action is requested on March 20, 2018. While the Early Head Start Child Care Partnership and Expansion grant is included in the Adopted budget, the grantor has indicated that before funding is awarded, the Board of Supervisors must formally approve the application.

BACKGROUND:

The Department of Family Services, Office for Children was awarded a five-year Early Head Start Child Care Partnership and Expansion grant in FY 2015, FY 2017, and again in FY 2018 to serve 56 infants and toddlers and their families, by establishing new partnerships with family child care providers and expanding the existing Early Head Start (EHS) center-based option at the Gum Springs Glen Early Head Start program. The grantor requires the annual submission of a continuation application for each subsequent year of funding.

The Department of Family Services, Office for Children is applying for year-four continuation funding for the EHS Child Care Partnership and Expansion grant. This funding will continue existing services being provided to 56 infants and toddlers, and their families, by:

- Sustaining and/or establishing new partnerships with up to 15 regulated family child care providers located across the County in areas where there is greatest need for EHS services (40 children).
- Supporting the expansion classrooms at the existing EHS center-based option at the Gum Springs Glen Early Head Start program (16 children).

FISCAL IMPACT:

Federal grant funding in the amount of \$980,677, including \$172,827 in Local Cash Match, is being requested to support the continuation of EHS services to 56 infants and toddlers and their families. The total required non-federal match will be met through \$172,827 in Local Cash Match from the Federal-State Grant Fund and \$29,136 from in-kind contributions. It should be noted that including in-kind contributions, total funding for this program is \$1,009,813. This action does not increase the expenditure level of the Federal-State Grant Fund, as funds are held in reserve for anticipated grant awards and the Local Cash Match of \$172,827 is available from the Local Cash Match Reserve. This grant does allow the recovery of indirect costs; however, because this funding opportunity is highly competitive, the Department of Family Services has elected to omit inclusion of indirect costs to maximize the proposal's competitive position.

CREATION OF NEW POSITIONS:

There are no new grant positions associated with this award. This funding is a continuation of the existing Early Head Start Child Care Partnership and Expansion program, therefore funding will continue to support 13/12.3 FTE positions. The County is under no obligation to continue these positions once grant funding expires.

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ENCLOSED DOCUMENTS:

Attachment 1: Early Head Start Child Care Partnership and Expansion Summary of  
Grant Proposal

Attachment 2: Early Head Start Child Care Partnership and Expansion Letter of Funding  
Guidance to Chairman Bulova regarding grant #03HP0003

STAFF:

Tisha Deeghan, Deputy County Executive

Nannette M. Bowler, Director, Department of Family Services

Anne-Marie D. Twohie, Director, Office for Children, Department of Family Services

## EARLY HEAD START CHILD CARE PARTNERSHIP AND EXPANSION GRANT

### SUMMARY OF GRANT PROPOSAL

<b>Grant Title:</b>	Early Head Start Child Care Partnership and Expansion Grant
<b>Funding Agency:</b>	U.S. Department of Health and Human Services, Administration for Children and Families, Office of Head Start
<b>Applicant:</b>	Department of Family Services
<b>Partners:</b>	Department of Family Services and Community Family Child Care Providers
<b>Purpose of Grant:</b>	Early Head Start (EHS) is a national child development program that provides quality early childhood education and comprehensive family support services to income eligible families with children birth to three years of age and expectant parents. The purpose of this grant is to continue to serve 56 infants and toddlers and their families through partnerships with family child care providers and the expansion of the existing EHS center-based option at the Gum Springs Glen Early Head Start program.
<b>Funding Amount:</b>	\$980,677, including \$172,827 in Local Cash Match. The total required non-federal match will be met through \$172,827 in Local Cash Match from the Federal-State Grant Fund, and \$29,136 from in-kind contributions. It should be noted that including the in-kind contributions, total funding for this program is \$1,009,813.
<b>Positions:</b>	There are no new grant positions associated with this award; however funding will continue to support a total of 13/12.3 FTE existing grant positions.
<b>Proposed Use of Funds:</b>	Funding will support the continuation of quality early childhood education and comprehensive family support services. Funding will primarily support program operations, staffing, materials and equipment. Funding will also support training and technical assistance for the purpose of improving quality and helping prepare children to succeed in school.
<b>Target Population:</b>	Children from birth to three years of age and their families and expectant parents who reside in areas of the County that have high poverty rates, large numbers of children on EHS waiting lists, lack of

affordable housing, limited transportation and large populations of immigrant families.

**Performance Measures:**

The success of the program will be based on full compliance with Head Start program performance standards.

**Grant Period:**

The grant period is from July 1, 2018 to June 30, 2019. This grant is for year four continuation of the grant. This is the final year of funding under this project.



ADMINISTRATION FOR  
**CHILDREN & FAMILIES**

Office of Head Start | Region III | 150 S. Independence Mall West, Suite 864, Philadelphia, PA 19106 |  
www.eclkc.ohs.acf.hhs.gov

January 16, 2018

Sharon Bulova, Chairman, Board of Supervisors  
County of Fairfax  
12011 Government Center Parkway  
Fairfax, VA 22035

Re: Grant No. 03HP0003

Dear Ms. Bulova:

A grant application must be completed for the upcoming budget period. Please consult the grant application instructions to determine the type of application required. The application for the Head Start grant is due 04/01/2018.

The following table reflects the projected funding and enrollment levels for the 07/01/2018 – 06/30/2019 budget period.

Funding Type	Funding Level	Funded Federal Enrollment
Head Start Program Operations	\$0	0
Head Start Training and Technical Assistance	\$0	
Early Head Start Program Operations	\$788,674	56
Early Head Start Training and Technical Assistance	\$19,176	
<b>TOTAL</b>	<b>\$807,850</b>	<b>56</b>

#### Application Submission Requirements

The application must be prepared and submitted in accordance with the *Head Start Grant Application Instructions with Guidance, Version 3 (Application Instructions)*. It must be submitted on behalf of the Authorizing Official registered in the HSES.

Incomplete applications will not be processed.

The *Application Instructions* are available on the home page of HSES. Please review the instructions carefully prior to preparing the application. Submission guidance can be found in the "Instructions" section of the HSES.

Please contact Asha Williams, Head Start Program Specialist, at (215) 861-4671 or [asha.williams@acf.hhs.gov](mailto:asha.williams@acf.hhs.gov) or Steve Giffhorn, Contract Grants Management Specialist, at

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ADMINISTRATIVE - 2

Authorization to Advertise a Public Hearing to Consider Adopting an Ordinance  
Expanding the Sunset Manor Residential Permit Parking District, District 18 (Mason  
District)

ISSUE:

Board authorization to advertise a public hearing to consider a proposed amendment to Appendix G of *The Code of the County of Fairfax, Virginia* (Fairfax County Code), to expand the Sunset Manor Residential Permit Parking District (RPPD), District 18.

RECOMMENDATION:

The County Executive recommends that the Board authorize advertisement of a public hearing.

TIMING:

The Board should take action on March 20, 2018, to advertise a public hearing for May 1, 2018, at 4:00 p.m.

BACKGROUND:

Section 82-5A-4(b) of the Fairfax County Code authorizes the Board to establish or expand an RPPD in any residential area of the County if: (1) the Board receives a petition requesting establishment or expansion of an RPPD that contains signatures representing at least 60 percent of the eligible addresses of the proposed District and representing more than 50 percent of the eligible addresses on each block of the proposed District, (2) the proposed District contains a minimum of 100 contiguous or nearly contiguous on-street parking spaces 20 linear feet in length per space, unless the subject area is to be added to an existing district, (3) 75 percent of the land abutting each block within the proposed District is developed residential, and (4) 75 percent of the total number of on-street parking spaces of the petitioning blocks are occupied, and at least 50 percent of those occupied spaces are occupied by nonresidents of the petitioning blocks, as authenticated by a peak-demand survey. In addition, an application fee of \$10 per petitioning address is required for the establishment or expansion of an RPPD. In the case of an amendment expanding an existing District, the foregoing provisions apply only to the area to be added to the existing District.

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On September 21, 2017, a peak parking demand survey was conducted for the requested area. The results of this survey verified that more than 75 percent of the total number of on-street parking spaces of the petitioned block faces were occupied by parked vehicles, and more than 50 percent of those occupied spaces were occupied by nonresidents of the petitioned block. All other requirements to expand the RPPD have been met.

FISCAL IMPACT:

The cost of sign installation is estimated to be \$200. It will be paid from Fairfax County Department of Transportation funds.

ENCLOSED DOCUMENTS:

Attachment I: Proposed Amendment to the Fairfax County Code

Attachment II: Map Depicting Proposed Limits of RPPD Expansion

STAFF:

Robert A. Stalzer, Deputy County Executive

Tom Biesiadny, Director, Fairfax County Department of Transportation (FCDOT)

Eric Teitelman, Chief, Capital Projects and Traffic Engineering Division, FCDOT

Neil Freschman, Chief, Traffic Engineering Section, FCDOT

Charisse Padilla, Transportation Planner, FCDOT

ASSIGNED COUNSEL:

F. Hayden Coddington, Assistant County Attorney

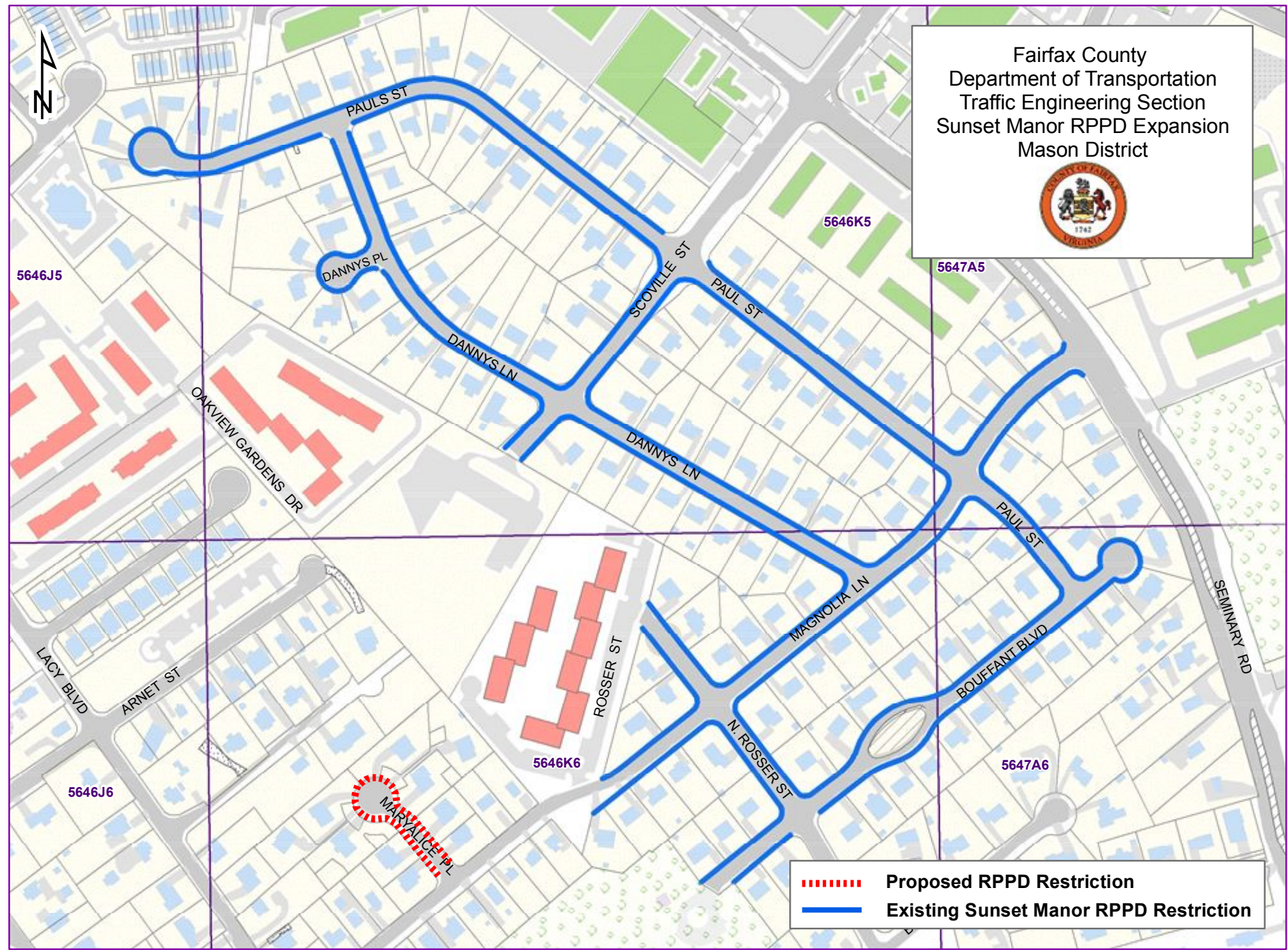
Proposed Amendment

Amend *The Code of the County of Fairfax, Virginia*, by modifying the following street in Appendix G-18, Section (b)(2), Sunset Manor Residential Permit Parking District, in accordance with Article 5A of Chapter 82:

*Maryalice Place (Route 3387):*

From Magnolia Lane to the cul-de-sac inclusive

Fairfax County  
Department of Transportation  
Traffic Engineering Section  
Sunset Manor RPPD Expansion  
Mason District



----- Proposed RPPD Restriction  
———— Existing Sunset Manor RPPD Restriction

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ADMINISTRATIVE – 3

Streets into the Secondary System (Mason, Providence)

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>
Granberry Estates	Mason	Granberry Way
Willow Oaks	Providence	Valley Road Sarah Harper Way

TIMING:

Routine.

BACKGROUND:

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

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1 – Street Acceptance Forms

STAFF:

Robert A. Stalzer, Deputy County Executive  
William D. Hicks, P.E., Director, Land Development Services

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

<b>FAIRFAX COUNTY BOARD OF SUPERVISORS FAIRFAX, VA</b>  <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>		<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> 7724-SD-01 <b>SUBDIVISION PLAT NAME:</b> Granberry Estates <b>COUNTY MAGISTERIAL DISTRICT:</b> Mason	
<b>ENGINEERING MANAGER:</b> BY: <u>Nadia Alphonse</u>		<b>FOR OFFICIAL USE ONLY</b>  <b>DATE OF VDOT INSPECTION APPROVAL:</b> <u>12/29/2017</u>	

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Granberry Way	CL Woodland Drive (Route 822) - 190' S CL Hansford Court (Route 8209)	764' E to End of Cul-de-Sac	0.14
<b>NOTES:</b>			<b>TOTALS:</b>
4' Concrete Sidewalk on the North Side to be maintained by VDOT			0.14

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

**FAIRFAX COUNTY BOARD OF SUPERVISORS  
FAIRFAX, VA**

**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.**

**VIRGINIA DEPARTMENT OF TRANSPORTATION - OFFICE  
OF THE ENGINEERING MANAGER, FAIRFAX, VIRGINIA**

REQUEST TO THE ENGINEERING MANAGER, FOR INCLUSION OF CERTAIN  
SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD  
SYSTEM.

**PLAN NUMBER:** 4002-SD-002

**SUBDIVISION PLAT NAME:** Willow Oaks

**COUNTY MAGISTERIAL DISTRICT:** Providence

**ENGINEERING MANAGER:**

BY: Nathan Alphonse

**FOR OFFICIAL USE ONLY**

**DATE OF VDOT INSPECTION APPROVAL:** 01/10/2018

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Valley Road	Existing Valley Road (Route 1019) - 425' W CL Waples Mill Road (Route 665)	293' W to Existing Valley Road (Route 1019)	0.06
Sarah Harper Way	CL Valley Road - 425' W CL Waples Mill Road (Route 665)	483' S to End of Cul-de-Sac	0.09

**NOTES:**

**TOTALS:** 0.15

Valley Road: 5' Concrete Sidewalk on the South Side to be maintained by VDOT.

Sarah Harper Way: 5' Concrete Sidewalk on East Side to be maintained by VDOT.

ADMINISTRATIVE – 4

Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Short-Term Lodging Uses (Residential Owner/Renter Operated Dwelling Only) and a Proposed Amendment to Chapter 4 of the Fairfax County Code

ISSUE:

The proposed Zoning Ordinance Amendment is on the 2017 Priority 1 Zoning Ordinance Amendment Work Program (ZOAWP), as part of the review of state code changes. In 2017, the General Assembly enacted Virginia Code § 15.2-983, affirming a locality's right to regulate the short-term rental of property through its general land use and zoning authority. As a result of this law, on March 14, 2017, the Board of Supervisors (Board) directed staff to form a workgroup to analyze the short-term rental of property in Fairfax County and recommend possible changes to the County Code and Zoning Ordinance.

RECOMMENDATION:

The County Executive recommends the Board authorize staff to advertise the public hearings on the adoption of the proposed amendments by adopting the resolution set forth in Attachment 1.

TIMING:

Board action is requested on March 20, 2018, to provide sufficient time to advertise the proposed Planning Commission public hearing on May 3, 2018, at 7:30 p.m., and the proposed Board public hearing on June 19, 2018, at 4:00 p.m.

BACKGROUND:

The rise in popularity of online hosting platforms such as AirBnB, Vacation Rental by Owner (VRBO), HomeAway, TripAdvisor, and FlipKey has encouraged many homeowners and renters to offer their homes for transient lodging. Individual rooms within a dwelling or entire dwellings are offered for a fee for periods of less than thirty days, and the search, booking, and fee collection components are typically handled by the hosting platform. This emergent economic model has presented regulatory challenges related to land use and other matters in many jurisdictions in Virginia and nationwide.

In 2017, the General Assembly enacted Virginia Code § 15.2-983, affirming a locality's right to regulate the short-term rental of property through its general land use and zoning authority. As a result of this law, on March 14, 2017, the Board of Supervisors (Board) directed staff to form a workgroup to analyze the short-term rental of property in Fairfax County and recommend possible changes to the County Code and Zoning Ordinance. Staff from the Department of Planning and Zoning (DPZ), the Department of Code Compliance (DCC), the Department of Tax Administration (DTA), the County Attorney's Office (OCA), the County

Executive's Office (CEO) and the Office of Public Affairs (OPA) comprised the County's workgroup.

Beginning in June of 2017, staff conducted extensive public outreach and solicited input on a potential amendment to the Zoning Ordinance using a variety of outreach tools including an on-line survey, four County-wide community meetings held in the Community Centers in Reston, Mclean, Mount Vernon and at the Government Center, and an open house. Staff also developed a dedicated website for the amendment. The proposed regulations reflect consideration of all the input and feedback received from these various sources

Staff determined that there are different arrangements of transient housing offered by County businesses and residents. While staff may propose further ordinance changes, particularly with regard to transient occupancy in commercially managed multiple family rental developments, **the Zoning Ordinance amendments presented in this Staff Report reflect only Short-Term Lodging (STL) conducted by an owner or renter in his or her permanent residence.**

These proposed amendments to the Zoning Ordinance and the County Code create regulations to address STL operations in terms of both zoning and taxation. Staff presented the general framework for the amendment to the Board's Development Process Committee (DPC) on July 18, October 3, and December 12, 2017, and to the Planning Commission's Land Use Process Review Committee (LUPRC) on June 22 and September 28, 2017. Additionally, the Planning Commission held a public workshop on November 1, 2017 to discuss that framework.

A more detailed discussion of the proposed amendment to the Zoning Ordinance is set forth in the Staff Report enclosed as Attachment 2.

The workgroup also determined that certain amendments will be required to Chapter 4 of the Fairfax County Code relating to taxation. Section 4-13-1 will be amended to clarify that any place that offers Short-Term Lodging, as defined in the proposed amendment to the Zoning Ordinance, is included within the definition of Hotel and the amendment reduces the definition's requirement that lodging be offered to four or more persons to simply require that the lodging be offered to one or more persons. The proposed amendment will also modify the definition of transient to ensure compliance with the Virginia Code. In addition, staff proposes that the Fairfax County Code be amended to require Hotels to report and remit their Transient Occupancy Tax on a monthly basis. The Fairfax County Code currently only requires that this tax be remitted on a quarterly basis. Finally, staff proposes certain formatting changes to the tax ordinance.

#### REGULATORY IMPACT:

The proposed regulations are intended to allow limited STL operations in Fairfax County, balancing the interests of residents in protecting the character of their neighborhoods with the interest of residents who want to operate STLs in their residences. In crafting the restrictions on STL use, staff took into consideration the particular concerns citizens and stakeholders voiced during the outreach process. Staff proposes to create an STL permit valid for a period

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of two years with a permit fee of \$200. Staff also proposes a grace period between 90 and 120 days from the date of adoption for STL Operators to obtain approval of an STL permit.

FISCAL IMPACT:

Based on an average of 64 nights of occupancy at \$72/night rental rate, and full compliance from the 1,549 currently active listings, staff estimates collecting \$428,268 in annual Transient Occupancy Tax (TOT) revenue. The total TOT in Fairfax County is calculated at the rate of 6 percent (2 percent for general transient occupancy tax + 2 percent for tourism + 2 percent for regional transportation) on the gross room rental charged for overnight stays related to transient occupancy. As required by state legislation, of the revenue generated by the 2 percent for tourism, one quarter is designated to the Fairfax County Convention and Visitors' Center, and the rest is used by the County to promote tourism. As a result, of the total projected \$428,268, \$142,756 will be allocated for regional transportation, \$35,689 to Fairfax County Convention and Visitors' Center, and \$249,823 to the County's General Fund. Additionally, based on the proposed \$200 STL permit fee, estimated revenue of approximately \$150,000 could be generated annually.

The estimated fiscal impacts have not been reflected in the FY 2019 Advertised Budget Plan estimates and will be included as part of a future budget review process, pending Board approval, along with associated implementation costs.

ENCLOSED DOCUMENTS:

Attachment 1 – Resolution

Attachment 2 – Staff Report

Attachment 3 – Proposed Amendments to *The Code of the County of Fairfax*, Chapter 4

STAFF:

Robert A. Stalzer, Deputy County Executive

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

Leslie B. Johnson, Zoning Administrator, DPZ

Donna Pesto, Deputy Zoning Administrator, DPZ

Lily Yegazu, Senior Assistant to the Zoning Administrator, DPZ

Jay Doshi, Director, Department of Tax Administration (DTA)

Juan Rengel, Director, Personal Property and Business License Assessments Division, DTA

ASSIGNED COUNSEL:

Sarah Hensley, Assistant County Attorney

Dan Robinson, Assistant County Attorney

**RESOLUTION**

At a regular meeting of the Board of Supervisors of Fairfax County, held in the Board Auditorium of the Government Center Building, Fairfax, Virginia, on March 20, 2018, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, short-term lodging uses are typically referred to as the rental or occupancy of a dwelling or portion of a dwelling for transient occupancy of fewer than 30 days, a use currently prohibited in any dwelling pursuant to the definition of a dwelling in Article 20 of the Zoning Ordinance; and

WHEREAS, the emergence of on-line hosting platforms, such as Airbnb, FlipKey and VRBO, as part of the rise of a “sharing economy” wherein individuals use their property and time to offer a service to the general population, has caused a proliferation of short-term lodging uses in Fairfax County and nationwide; and

WHEREAS, short-term lodging uses could have impacts on the character of established neighborhoods and the quality of life of residents and the Zoning Ordinance does not currently set forth regulations intended to protect against such short-term lodging impacts; and

WHEREAS, operators of short-term lodging uses support the use as a way to supplement income, make their homes more affordable, and offer travelers an alternative and less expensive accommodation; and

WHEREAS, the Board of Supervisors directed staff, through the 2017 Zoning Ordinance Amendment Work Program, to consider the topic and propose regulations intended to achieve a balance between allowing short-term lodging and maintaining the character of residential neighborhoods; and

WHEREAS, the public necessity, convenience, general welfare, and good zoning practice require consideration of the proposed revisions to Chapters 4 (Tax) and 112 (Zoning Ordinance) of the County Code.

NOW THEREFORE BE IT RESOLVED, for the foregoing reasons and as further set forth in the Staff Report, the Board of Supervisors authorizes the advertisement of the public hearing during which the Planning Commission and the Board will consider the proposed Zoning Ordinance and County Code amendments as recommended by staff.

A Copy Teste:

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Catherine A. Chianese  
Clerk to the Board of Supervisors



FAIRFAX  
COUNTY

# STAFF REPORT

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V I R G I N I A

## PROPOSED ZONING ORDINANCE AMENDMENT

Articles 10, 18 and 20 of the Zoning Ordinance and  
Chapter 4 of the Code of Fairfax County Regarding  
**Short-Term Lodging**  
(Residential Owner/Renter Operated Dwellings Only)

## PUBLIC HEARING DATES

**Planning Commission** May 3, 2018 at 7:30 p.m.

**Board of Supervisors** June 19, 2018 at 4:00 p.m.

PREPARED BY  
ZONING ADMINISTRATION DIVISION  
DEPARTMENT OF PLANNING AND ZONING  
703-324-1314

March 20, 2018

LY



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).

## STAFF COMMENT

In 2017, the General Assembly enacted Virginia Code § 15.2-983 (Attachment B), affirming a locality's right to regulate the short-term rental of property through its general land use and zoning authority. As a result of this law, on March 14, 2017, the Board of Supervisors (Board) directed staff to form a workgroup to analyze the short-term rental of property in Fairfax County and recommend possible changes to the County Code and Zoning Ordinance. Staff from the Department of Planning and Zoning (DPZ), the Department of Code Compliance (DCC), the Department of Tax Administration (DTA), the County Attorney's Office (OCA), the County Executive's Office (CEO) and the Office of Public Affairs (OPA) comprised the County's workgroup.

Staff determined that there are different arrangements of transient housing offered by County businesses and residents. While staff may propose further ordinance changes, particularly with regard to transient occupancy in commercially managed multiple family rental developments **the Zoning Ordinance amendments presented in this Staff Report reflect only Short-Term Lodging (STL) conducted by an owner or renter in his or her permanent residence.**

These proposed amendments to the Zoning Ordinance and the County Code create regulations to address STL operations in terms of both zoning and taxation. Staff presented the general framework for the amendment to the Board's Development Process Committee (DPC) on July 18, October 3, and December 12, 2017, and to the Planning Commission's Land Use Process Review Committee (LUPRC) on June 22 and September 28, 2017. The Planning Commission held a public workshop November 1, 2017 to discuss that framework. Additionally, extensive public outreach has occurred, as discussed in more detail below.

### **Background**

The rise in popularity of online hosting platforms such as AirBnB, Vacation Rental by Owner (VRBO), HomeAway, TripAdvisor, and FlipKey has encouraged many homeowners and renters to offer their homes for transient lodging. Individual rooms within a dwelling or entire dwellings are offered for a fee for periods of less than 30 days, and the search, booking, and fee collection components are typically handled by the hosting platform. This emerging economic model has presented regulatory challenges related to land use and other matters in many jurisdictions in Virginia and nationwide.

### **Existing STLs**

Staff research indicates that there are more than 1,500 active STLs—that is, STLs that have been rented in the past year—currently operating in Fairfax County. Assuming there are 1,500 active STLs operating in the County, only 54, or less than 1%, have been the subject of complaints for the STL use. While these numbers do not discredit the concerns raised, they do reflect that there may be a significant number of STLs currently operating without any negative impacts on their communities. At the time of preparation of this Staff Report, the Department of Code Compliance has 13 open cases under investigation and has issued 6 Notices of Violations (NOVs). Of those 6 NOVS, 4 have resulted in compliance, while 2 were appealed and heard by the Board of Zoning

Appeals (BZA) on November 29, 2017, and January 10, 2018. The BZA upheld the Zoning Administrator's determination that these two homeowners were operating illegal STLs.

### **Stakeholder outreach**

Beginning in June of 2017, staff conducted extensive public outreach and solicited input on a potential amendment to the Zoning Ordinance using a variety of outreach tools. First, staff distributed an on-line survey from June through August of 2017 (which was promoted on the DPZ and general County websites, as well as in various newspapers and televised news reports). The survey generated 7,671 responses in total. Responses ranged from suggesting the County entirely prohibit STLs to suggesting the County allow unlimited STL use. The survey included a comment section where respondents could provide a summary of their concerns. The main concerns expressed included: impacts on the character of the neighborhood; introduction of commercial uses to residential areas; parking and increased traffic on local streets; safety and security in the neighborhood (particularly for children); noise and trash associated with rentals and events/parties; and the enforceability of any STL ordinance. The comments in favor of STLs noted that STLs generated additional income for homeowners, making homeownership more affordable; offered a cheaper and alternative rental option to hotels; provided opportunities for hosts to engage with travelers from other states and countries; and enhanced the County tax base. Proponents also shared their belief that lodgers are better stewards of a property than long-term renters and that County regulations should not infringe on what a homeowner does within a dwelling.

From the comments on the survey, staff identified a number of common areas of concern: character of the neighborhood, parking, trash, taxes, inspections/complaints, safety/security, noise/events, affordability of housing, and homeowner/condo association regulations. These topics became the basis for community meetings held throughout the County to discuss potential changes to the Zoning Ordinance. Four Countywide community meetings were held in the Community Centers in Reston, McLean, and Mount Vernon and at the Government Center. DPZ also held an open house.

In addition to the survey and community meetings, staff also participated in multiple individual meetings with residents, neighborhood and civic group representatives, homeowner and condominium association representatives, tourism-related professionals, realtors, the hotel industry, Airbnb representatives, and others. Staff has briefed the standing Zoning Ordinance Modernization (zMOD) Citizens Advisory Group, the Land Use Aides, and the Land Use Attorneys Group. Staff also developed a dedicated [website](#) for the amendment. The proposed regulations reflect consideration of all the input and feedback received from these various sources.

### **Analysis of other jurisdictions' regulations**

As a result of Virginia Code § 15.2-983, many jurisdictions throughout Virginia have been working toward amending their regulations regarding STLs. County staff participated in a multi-jurisdictional workgroup comprised of Fairfax County, Arlington County, City of Alexandria, Loudoun County, Tidewater area jurisdictions, the Virginia Association of Counties, and the Virginia Municipal League. Staff has also researched and reviewed the regulations of local jurisdictions in Virginia, as well as jurisdictions outside of Virginia. Brief descriptions of some of the regulations adopted by various jurisdictions are provided below with a more detailed summary table provided as Attachment C. While not exhaustive, it demonstrates the variety of regulatory mechanisms used throughout Virginia and the rest of the United States.

- *Arlington County, VA:*
  - Defines use as “Accessory Homestay”, a type of home occupation use
  - Requires primary residency (defined as living in unit a minimum of 185 days per year)
  - Can be operated by owner and renter
  - Maximum occupancy is limited to the larger of 6 guests or 2 guests/bedroom
  - All occupancy must comply with the applicable Building Code
  - Commercial uses such as parties, weddings, meetings, etc. are prohibited
  - Annual permit with a \$63 filing fee
  - Revocation of permit for 3 or more violations
  
- *Montgomery County, MD:*
  - Defines use as “Short-Term Residential Rentals”
  - Requires primary residency
  - Can be operated by owner or renter
  - Maximum occupancy is limited to 2 adults/bedroom and a maximum of 6 adults/unit
  - No limit on the number of rentals per year when operator is on-site
  - Limited to 90 days if the operator is not on-site
  - Must keep and make available a record of all overnight visitors
  - One off-street parking space per contract required or ad needs to prohibit vehicle parking
  
- *City & County of San Francisco, CA:*
  - Defines use as “Short Term Rentals”
  - Requires permanent residency (defined as living in unit at least 275 days/year)
  - Can be operated by owner or renter
  - Maximum occupancy is limited to 2 guests/unit
  - Requires registration with the Office of Short-Term Rental’s Registry
  - No limit on rentals when operator is on-site
  - Maximum of 90 days if operator is not on-site
  - Submittal of quarterly reports of rental activity required
  - Liability insurance >\$500,000 is required by owner or hosting platform
  - Registration is valid for two years with application fee of \$250

## **Current Zoning Ordinance Provisions**

Short-term lodging is not a currently defined use in the Zoning Ordinance; however, the use is understood to apply to the transient occupancy of a dwelling or a portion of a dwelling. Transient occupancy is also not currently defined in the Zoning Ordinance, but it is the Zoning Administrator’s longstanding determination that transient occupancy means occupancy for less than 30 days. This is now consistent with the definition of “short-term rental” in Virginia Code § 15.2-983. The Zoning Ordinance definition of “dwelling” prohibits transient occupancy:

*DWELLING: A building or portion thereof, but not a MOBILE HOME, designed or used for residential occupancy. The term ‘dwelling’ shall not be construed to mean a motel, rooming house, hospital, or other accommodation used for more or less transient occupancy”*  
(Emphasis added).

Zoning Ordinance Sect. 10-302, Par. 7 also limits transient occupancy. It allows “the letting for hire

of not more than two rooms for rooming or boarding use for not more than two persons, neither of whom is a transient.” Transient occupancy of a dwelling is currently only permitted as a Bed and Breakfast, which is a Category 5 Special Exception use permitted on residential properties located within the R-A through R-2, PDH, and PRC Zoning Districts. The only other form of transient occupancy permitted under the provisions of the Zoning Ordinance is hotel/motel uses, which are commercial uses that are not permitted in a dwelling.

## **Proposed Zoning Ordinance Amendments**

The proposed regulations are intended to allow limited STL operations, balancing the interests of residents in protecting the character of their neighborhoods with the interest of residents who want to operate STLs in their residences. In crafting the restrictions on STL use, staff took into consideration the particular concerns citizens and stakeholders voiced during the outreach process. A summary of how the proposed amendments specifically address these concerns follows.

### **Neighborhood character**

Staff received multiple comments during the public outreach efforts from residents who had concerns related to the impacts of STLs on the existing neighborhood character and residential feel of their community. Residents indicated that a neighborhood made up of owners or long-term tenants has a very different character than a neighborhood frequented by short-term or transient occupants who may not have a vested interest in maintaining the quality of life of their neighbors. Residents consistently expressed that they did not want investors acquiring multiple properties to operate full-time, hotel-type commercial uses within residential neighborhoods. Staff believe the ordinance addresses preserving neighborhood character in a number of ways:

- **Accessory use:** The proposed amendment adds Short-Term Lodging as a permitted accessory use in any zoning district that permits residential uses, and in any type of dwelling or in a mobile home, except that STLs may not be conducted in workforce or affordable housing units, detached accessory structures, accessory dwelling units, or temporary family health care structures. These excluded structures are specifically intended for other purposes, such as an on-site unit for an aged parent or a unit equipped for providing medical care to a family member. In the case of a detached accessory structure, staff believes the use of such structures for lodging purposes could easily convert these structures into permanent second dwelling units, which is not generally permitted. Staff believes the operation of STLs within the main structure of the principal building on the property will help limit the impacts of the use on surrounding properties.
- **Permanent residents as STL Operators:** STL uses are proposed to be operated by a permanent resident of a dwelling or mobile home to dispel the concern that non-resident operators could negatively impact neighborhood character by having little or no interaction with the community and by not being consistently present to address issues of community concern. Two forms of verification—like a driver’s license, vehicle registration, passport, or utility bill—are required to demonstrate permanent residency. This information will be reviewed and noted by staff at the time of application, but sensitive information will not be retained in the public records for security reasons.
- **Operator Presence/Authorized Agent:** Having the operator on-site may decrease the likelihood of issues arising with the STL use. Research and community input indicate, however, that many

STLs operate without the operator present, e.g., an owner may offer their home while away on vacation for a week. To address the absence concern, the proposed amendments require that the STL operator identify an Authorized Agent to be available and responsible to respond to issues or emergencies in the absence of the STL Operator. *(The amendment has been advertised to also allow consideration of requiring the STL Operator to be on-site. The requirement for the Authorized Agent is not contingent on operator presence.)*

- **Limitation on number of nights a STL use is permitted:** To keep the use truly accessory, staff proposes a maximum of 90 calendar days for STL use per year, or approximately 25% of a year. *(The amendment has been advertised to allow consideration of a maximum number of rental nights of up to 180 without an operator present or unlimited nights with an operator present.)*
- **Occupancy limitations:** The proposed amendment recommends not more than six adults per dwelling per night. This allows for families or groups of friends or colleagues to rent an STL and is consistent with other jurisdictions that have adopted provisions for an occupancy limit. Staff considered establishing a maximum number of persons per bedroom, but such a restriction would be virtually impossible to enforce, as it requires specific observation of the number of people in a bedroom. The Virginia Uniform Statewide Building Code further limits occupancy: as the proposed amendments reflect, it may impose stricter limits depending on the space being offered. *(The amendment is advertised to allow for any limit on occupancy, up to the maximums the Virginia Uniform Statewide Building Code imposes.)*
- **Limited contracts:** Staff propose restricting STL use to one contract; all persons lodging in the dwelling at one time must be associated with the same rental contract. This does not preclude a group of related/associated individuals from working out individual payment plans or having different durations of stay, but it will preclude the STL Operator from making the home available to multiple, unrelated/associated individuals, which would make the STL use more like a traditional hotel/motel. Additionally, parking, traffic on local streets, and the potential for negative interaction among lodgers are all issues that could be exacerbated by allowing multiple, unrelated groups or individuals to lodge at the same time. *(The amendment is advertised to allow flexibility to consider 1 to 5 contracts per night, with staff recommending one.)*

### **Safety**

Safety measures to protect lodgers are important, as they would not be particularly familiar with the layout or safety features of a dwelling/mobile home in the event of an emergency. The proposed amendments require that dwellings used for STLs meet all applicable requirements related to building code or manufactured home safety regulations. The age of the structure generally determines what provisions are applicable.

- **Sleeping rooms:** Converting basements or other non-traditional spaces to sleeping rooms requires compliance with the most current building code, which would require a second means of egress from the room, such as an emergency egress window in an existing basement.
- **Safety Equipment:** The amendment proposes that a working fire extinguisher, interconnected smoke detectors, and interconnected carbon monoxide detectors (if there is a fireplace and/or gas service is provided to the home) must be present in every dwelling offering STL use. If these features are not present in the home due to the age of the structure, they must be added before beginning an STL operation.
- **Exit plan:** Like hotels, STLs must have an exit plan posted on the door to each bedroom or

sleeping space to outline a pathway out of the home in the event of an emergency.

### **Commercial event use**

It is the Zoning Administrator's longstanding position that hosting events (e.g., parties, weddings, catered dinners) at a dwelling is prohibited except when the activity is directly hosted by the principal residents of the dwelling. For example, an owner could host a backyard wedding for their son or daughter, but could not make the property available as a wedding venue. The provisions prohibit all events and activities for persons other than authorized lodgers staying in the dwelling regardless of whether there is direct or indirect compensation for the event or activity.

### **Parking**

Citizens claimed STL users often park vehicles in reserved spaces, block access to driveways and mailboxes, or use all the available public parking. In evaluating whether the ordinance should therefore require STL operators to provide parking, staff considered that home child care, home offices, and a variety of other home occupations are currently permitted under the Zoning Ordinance without a requirement for an additional off-street parking space. Staff also recognized that many visitors may opt to use public transport, taxis or ride-sharing services and would not need a parking space. In addition, staff could not draft the ordinance to place a blanket limitation on otherwise publicly available parking. Accordingly, staff does not currently believe a designated parking space is warranted.

To ensure that parking is managed appropriately, however, the amendment proposes to require all advertisements for STLs to indicate if and where on-site parking is available for the dwelling offering STL. If there is no on-site parking available, the advertisements must so state. This information will help lodgers manage their expectations and plan for their transportation needs.

### **Impact on Property Owners Associations**

Staff understands the concerns of communities who, collectively, do not want STL operations in their development. However, Virginia Code § 15.2-110 prohibits the County from requiring consent from an HOA/COA prior to the issuance of any permit, certificate or license. HOA/COA covenants, bylaws and other regulations remain intact, even when a Zoning Ordinance has been amended, so if there is a current provision in an association's documents that would restrict the use of any homes for STL purposes, the proposed amendments will not negate those restrictions. The proposed amendments expressly state that they do not abrogate, nullify or invalidate any provisions applicable to the structure or use of the property. The STL operator is therefore on notice that his or her STL operation must comply with any restrictive covenants on his or her property.

### **Enforcement**

Because this is a use that operates within a home, enforcement will pose difficulties particularly regarding the 90-night limit and 6-lodger limitations. Staff believes the proposed regulations have been crafted in a way to minimize (but not eliminate) enforcement challenges. The following tools and requirements will assist compliance staff with complaint investigations:

- **Permit:** STL operations will require a permit issued by the Zoning Administrator and valid for a period of two years. Home occupation uses generally require only an initial permit; however,

staff believes requiring permit renewal will ensure STLs are operating in conformance with the use limitations. To help the Code Compliance Inspectors determine which STLs may be illegally operating, STL Operators will be required to include their permit number in their online listings. The Zoning Administrator may revoke a permit for failure to comply with the STL regulations. *(Advertised to allow a one- or two-year period of permit validity.)*

- **Guest Log:** STL Operators must maintain a record of lodgers and lodgers' contact information, and make available upon request to appropriate County staff. This will help staff ensure compliance with the limitations on number of nights of use and occupancy, as well as allow staff to contact lodgers if that becomes necessary during a complaint investigation.
- **Owner Consent:** The proposed amendment requires consent of the property owner if the STL Operator is a long-term tenant. Because property owners are ultimately responsible for any violations occurring on property they own and for any fines or penalties associated with those violations, staff considers this a critical requirement.
- **Outside Consultant:** To enhance enforcement efforts, staff proposes to use the services of an outside consultant. Other Virginia jurisdictions have contracted with Host Compliance LLC, which can track the exact address and rental activity of STLs across multiple online platforms, as well as provide screenshots of listings and contact information for operators. The County can enter into a purchase order based on the existing contract with the other Virginia jurisdictions for the next year or two.
- **Inspection:** Oftentimes, the biggest hurdle for DCC is the inability to gain access to a property to investigate a complaint of noncompliance. The proposed provisions are intended to eliminate that hurdle by requiring STL Operators to consent to inspection by County personnel during reasonable hours.

### **Changes and Additions to Ordinance Definitions**

As noted, the Zoning Ordinance currently does not define transient occupancy or STL. The proposed regulations will introduce these as new definitions and will modify the "Dwelling" and "Dwelling, Mobile Home" definitions in Chapter 20 to accommodate the STL use. In addition, the proposed amendments introduce and define the STL-use specific terms "Authorized Agent," "Permanent Resident," and "Short-Term Lodging Operator," which apply only to STL use provisions.

### **Proposed Fees**

Virginia Code § 15.2-2286(A)(6) provides that a Zoning Ordinance may include reasonable provisions for the collection of fees to cover the costs of making inspections, issuing permits, advertising notices, and other expenses incident to its administration. To keep fees in line with other permits/certifications staff proposes a \$200/2-year permit application fee for STLs.

As part of this amendment, staff also proposes to reduce the special exception application fee for Bed and Breakfast use by 50%, from \$16,375 to \$8,180, but will advertise a fee ranging from \$4,085 to the current fee of \$16,375. Staff believes the high application fee may account for the fact that there are no approved Bed and Breakfasts currently operating in the County. The only Bed and Breakfast approved in the last two decades ceased operating. Unlike the STLs, Bed and Breakfasts may be operated by non-permanent residents and may be operated year-round. Staff believes that the

Bed and Breakfast provisions may offer an additional business opportunity for some of the County's lodging entrepreneurs. No other changes are proposed to the Bed and Breakfast provisions regarding their location and other use limitations.

### **Fiscal Impacts and Tax Provisions of the County Code**

The operation of STL in the County constitutes a transient occupancy use that is subject to a Transient Occupancy Tax or TOT. It is estimated that there are approximately 1,500 active listings in the County based on research and specific data provided by a third-party data collection company who provided information related to Airbnb listings. Airbnb representatives have confirmed this approximate number. The estimates obtained from the third-party data collection company also indicate that the average days of rental in the County are 64 days and the average income per night for the STL Operator is \$72. Using these average assumptions of 64 rentals per year per STL Operator and a \$72 per night, staff estimates collecting \$428,268 in annual Transient Occupancy Tax (TOT) revenue. The total TOT in Fairfax County is calculated at the rate of 6 percent (2 percent for general transient occupancy tax + 2 percent for tourism + 2 percent for regional transportation) on the gross room rental charged for overnight stays related to transient occupancy. As required by state legislation, of the revenue generated by the 2 percent for tourism, one quarter is designated to the Fairfax County Convention and Visitors' Center, and the rest is used by the County to promote tourism. As a result, of the total projected \$428,268, \$142,756 will be allocated for regional transportation, \$35,689 to Fairfax County Convention and Visitors' Center, and \$249,823 to the County's General Fund. Additionally, based on the proposed \$200 STL permit fee, estimated revenue of approximately \$150,000 could be generated annually.

Given these average rental night and rate figures, the revenue from the Business, Professional, and Occupations License tax (BPOL) is not likely to result in meaningful revenue, since gross receipts under \$100,000 per year are subject to a license/tax of \$50 or less and in instances of revenue of less than \$10,000 the BPOL is zero. The average annual income for an STL host is estimated at less than \$5,000 per year, and BPOL is not applicable at this level. As such, staff does not believe that a significant amount of income will be derived from the BPOL.

This amendment includes a companion amendment to Chapter 4 of the County Code. Those changes are set forth and described in an attachment to the Board Item.

### **Implementation of Proposed Changes**

Staff is developing an implementation plan to assist with the smooth initiation of the STL permit process. While not part of the Zoning Ordinance text, a new permit application form and STL permit will be developed in conjunction with this amendment. If the proposed amendment is adopted, staff is considering sending notification letters to the owners of addresses identified by the third-party data collection company as currently advertising the availability of an STL in the County. Such notice would provide the new regulations and advise of the permit requirement and process. Staff also believes that the volume of potential STL applications that could be received warrants a delayed implementation to allow operators to obtain approval. This is similar to the grace period that was granted when the home child care amendment was adopted, in which existing operators were given a period of time to come into compliance by obtaining the require approval. Delayed implementation is also warranted because of the change in TOT remittance from a quarterly option to a monthly

requirement. This change will impact current hotel operators as well as the new STLs and a delayed implementation will allow those hotels that currently remit the tax on a quarterly basis time to prepare for a monthly remittance process. Staff is recommending an effective date of October 1, 2018, which is the first day after the July quarter.

The proposed regulations are intended to achieve a balance between allowing STLs while maintaining the overall character of residential neighborhoods. As such, staff recommends approval of the proposed amendments with an effective date of 12:01 a.m. on the day following adoption, provided, however that STL Operators will have a grace period of between 90 and 120 days from the date of adoption to obtain approval of an STL permit.

## **Conclusion**

The changes staff propose are intended to facilitate a limited STL use for the County's entrepreneurs, while preserving the character of the County's communities and safety of its residents. Because STL regulation is relatively new, not only in Fairfax County but nationwide, staff believe it appropriate to revisit these regulations in eighteen months and make any necessary regulatory changes. This, of course, does not limit the Board's ability to revisit this amendment sooner, should it see fit to do so.

### **Attachments:**

- A. Proposed Zoning Ordinance Amendments
- B. Virginia Code § 15.2-983
- C. Summary Table of Other Jurisdictions' Regulations

## ATTACHMENT A

### PROPOSED AMENDMENT

*This proposed Zoning Ordinance amendment is based on the Zoning Ordinance in effect as of March 20, 2018. There may be other proposed amendments that could affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment. If any such other amendment is adopted before this amendment, any necessary renumbering or editorial revisions will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.*

1 **Amend Article 20, Ordinance Structure, Interpretations and Definitions, Part 3, Definitions, by**  
 2 **revising the current definition of DWELLING and DWELLING, MOBILE HOME and to add**  
 3 **new definitions for SHORT-TERM LODGING and TRANSIENT OCCUPANCY to read as**  
 4 **follows:**

5  
 6 DWELLING: A building or portion thereof, but not a MOBILE HOME, designed or used for  
 7 residential occupancy. The term 'dwelling' ~~shall not be construed to~~ does not mean a motel, rooming  
 8 house, hospital, or other accommodation used for more or less ~~transient occupancy~~ TRANSIENT  
 9 OCCUPANCY, except a dwelling may be used for SHORT-TERM LODGING.

10  
 11 DWELLING, MOBILE HOME: A single family residential unit with all of the following  
 12 characteristics: (a) designed for long-term occupancy, and containing sleeping accommodations, a  
 13 flush toilet, a tub or shower bath and kitchen facilities with plumbing and electrical connections  
 14 provided for attachment to outside systems; (b) designed to be transported after fabrication on its own  
 15 wheels or on a flat bed or other trailer or detachable wheels; (c) arriving at the site where it is to be  
 16 occupied as a dwelling complete, conventionally designed to include major appliance, and ready for  
 17 occupancy except for minor and incidental unpacking and assembly operations, location on foundation  
 18 supports, connection to utilities, and the like; (d) designed for removal to and installation or erection  
 19 on other sites.

20  
 21 A mobile home may include one (1) or more units, separately towable, which when joined  
 22 together shall have the characteristics as described above. For the purposes of this Ordinance, a mobile  
 23 home shall not be deemed a SINGLE FAMILY DETACHED DWELLING. A MOBILE HOME does  
 24 not include TRANSIENT OCCUPANCY, except a mobile home may be used for SHORT-TERM  
 25 LODGING.

26  
 27 SHORT-TERM LODGING: The provision of a room or space that is suitable or intended for transient  
 28 occupancy, in exchange for a charge for the lodging. Such use does not include ACCESSORY  
 29 DWELLING UNIT, BED AND BREAKFAST, HOTEL/MOTEL, or TEMPORARY FAMILY  
 30 HEALTH CARE STRUCTURE.

1 TRANSIENT OCCUPANCY: Use of a DWELLING or MOBILE HOME, or part thereof, for sleeping  
 2 or lodging purposes for fewer than 30 consecutive nights.

4 **Amend Article 10, Accessory Uses, Accessory Service Uses and Home Occupations, as follows:**

- 6 - **Amend Sect. 10-102, Permitted Accessory Uses by revising the lead-in paragraph and adding a new Par. 35, as follows:**

9 Accessory uses and structures ~~shall~~ may include, but are not limited to, the following uses and  
 10 structures; ~~provided that~~ any such use or structure ~~shall~~ must be in accordance with the definition  
 11 of Accessory Use contained in Article 20.

13 35. Short-Term Lodging, limited by the provisions of Sect. 105 below.

- 15 - **Add a new Sect. 10-105, Short-Term Lodging, to read as follows:**

17 **10-105 Short-Term Lodging**

19 Short-Term Lodging, as defined in Article 20, is permitted in a dwelling or mobile  
 20 home only upon the Zoning Administrator's issuance of a permit and is subject to the  
 21 following limitations:

23 1. For the purposes of this section, the following definitions apply:

25 A. Authorized Agent: an adult designated by a Short-Term Lodging Operator who  
 26 consents to be available to address issues or emergencies that may arise during  
 27 any Short-Term Lodging stay.

29 B. Permanent Resident: a person who occupies or intends to occupy a dwelling or  
 30 mobile home for at least 185 days out of the calendar year for the purposes of  
 31 establishing the dwelling or mobile home as that person's primary residence. A  
 32 person may have only one permanent residence.

34 C. Short-Term Lodging Operator: an owner or tenant of a property who offers that  
 35 property for Short-Term Lodging.

37 2. A dwelling or mobile home used for Short-Term Lodging must:

39 A. Be open, upon request, for inspection by County personnel during reasonable  
 40 hours; and

42 B. Comply with the requirements of the applicable version of the Virginia Uniform  
 43 Statewide Building or Virginia Manufactured Home Safety Regulations, as  
 44 determined by the Building Official; and

C. Have a working multi-purpose fire extinguisher and interconnected smoke detectors and carbon monoxide detectors (when required for a fireplace or gas service); and

D. Have a plan posted inside the door to each sleeping room showing the exit pathway from the sleeping room to the nearest exit from the dwelling or mobile home.

3. A Short-Term Lodging Operator must:

A. Be a permanent resident of the property hosting the Short-Term Lodging Use. Permanent residency must be demonstrated at the time of application for a permit to operate Short-Term Lodging; and

B. Obtain written consent from the owner of the property for the Short-Term Lodging Use; and

C. Assume responsibility for determining whether any regulations, prohibitions, and covenants applicable to the dwelling or mobile home prohibit Short-Term Lodging; and

D. Designate at least one person who consents to serve as an Authorized Agent for the Short-Term Lodging Operator. Contact information (name, address, telephone, and email address) for the Authorized Agent(s) must be provided on the application for a Short-Term Lodging permit, posted in a prominent location within the area made available for Short-Term Lodging, and provided in any written material given to lodgers during their overnight stay. *[Additionally advertised to allow the Board to require the Short-Term Lodging Operator to be present during any rental for transient occupancy].*

4. The Short-Term Lodging Use is subject to the following use limitations:

A. A dwelling or mobile home may be used for Short-Term Lodging for no more than 90 nights per calendar year. *[Advertised to permit the Board to consider a maximum of 180 nights per year that a dwelling/mobile home could be used as an STL. Additionally, the advertisement allows the Board to consider any number of nights in which the STL Operator must to be present during an STL rental from 0 to 180 per year.]*

B. The maximum number of lodgers per night may not exceed 6 adults, except where the Virginia Uniform Statewide Building Code allows fewer occupants. *[Advertised to permit the Board to consider any occupancy limit up to an unlimited number of people, except as limited by the Virginia Uniform Statewide Building Code.]*

- 1           C. All lodgers occupying a Short-Term Lodging must be associated with the same  
 2 rental contract. The maximum number of rental contracts per night is one.  
 3 *[Advertised to permit the Board to consider a range on the number of*  
 4 *contracts per night from 1 to 5.]*  
 5  
 6           D. Events and activities—including luncheons, banquets, parties, weddings,  
 7 meetings, fund raising, commercial or advertising activities, and any other  
 8 gathering of persons other than the authorized lodgers, whether for direct or  
 9 indirect compensation—are prohibited in association with any Short-Term  
 10 Lodging.  
 11  
 12           E. All advertisements for Short-Term Lodging, posted on any platform online or  
 13 in any other format, must (i) include the Short-Term Lodging permit number  
 14 and (ii) identify where lodgers can legally park or state that parking is not  
 15 available.  
 16  
 17           F. A Short-Term Lodging Operator must maintain a guest log including the name,  
 18 address and telephone number of all overnight lodgers. The guest log must be  
 19 made available upon request to any County employee or agent tasked with  
 20 enforcing the Zoning Ordinance or other applicable part of the County Code.  
 21  
 22           G. Short-Term Lodging is prohibited in a detached accessory structure, accessory  
 23 dwelling unit, temporary family health care structure, affordable dwelling unit  
 24 or workforce dwelling unit.  
 25  
 26           H. The Zoning Administrator’s issuance of a permit does not abrogate, nullify, or  
 27 invalidate any other provision of federal, state, or local law; any restrictive  
 28 covenant; or any property owners association by-law.

29  
 30 5. Permit Required  
 31

- 32           A. An application for a Short-Term Lodging permit must be submitted to the  
 33 Zoning Administrator on a form furnished by the County along with a filing fee  
 34 of \$200.  
 35  
 36           B. The permit will be valid for two years from the date of issuance. *[Advertised to*  
 37 *allow the Board to consider any permit fee from \$50 to \$250 and a range of*  
 38 *permit validity from 1 to 2 years.]*  
 39  
 40           C. A permit for Short-Term Lodging may be revoked by the Zoning Administrator  
 41 because of the failure of the Short-Term Lodging Operator to comply with all  
 42 applicable regulations set forth in this Section or elsewhere in the Zoning  
 43 Ordinance. The Zoning Administrator will give notice of any such revocation  
 44 by letter to the Short-Term Lodging Operator and the property owner, where  
 45 applicable, setting forth the grounds upon which the permit was revoked, the  
 46 date and time when the revocation is effective, and the appeals procedure. These

provisions do not preclude the Zoning Administrator's use of any other remedy prescribed by law with respect to violations of this Ordinance.

**Amend Article 18, Administration, Amendments, Violations and Penalties, by amending Part 1, Administration, Sect. 106, Application and Zoning Compliance Letter Fees, to modify the Category 5 Special Exception fees in Par. 1, and to amend Par. 5, as follows:**

1. Application for a variance, appeal, special permit or special exception:

Category 5 special exception	<del>\$16375</del>
------------------------------	--------------------

- Bed and Breakfast ~~\$8180.~~ *[Advertised to permit the Board to consider any application fee from \$4085 to \$16375.]*

- All other uses ~~\$16375~~

5. Fees for food trucks, small cell facilities, home occupations, short-term lodging, sign permits and site plans shall be as specified in Articles 2, 10, 12 and 17, ~~respectively~~ as applicable.

**§ 15.2-983. Creation of registry for short-term rental of property.**

*A. As used in this section:*

*"Operator" means the proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity.*

*"Short-term rental" means the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.*

*B. 1. Notwithstanding any other provision of law, general or special, any locality may, by ordinance, establish a short-term rental registry and require operators within the locality to register annually. The registration shall be ministerial in nature and shall require the operator to provide the complete name of the operator and the address of each property in the locality offered for short-term rental by the operator. A locality may charge a reasonable fee for such registration related to the actual costs of establishing and maintaining the registry.*

*2. No ordinance shall require a person to register pursuant to this section if such person is (i) licensed by the Real Estate Board or is a property owner who is represented by a real estate licensee; (ii) registered pursuant to the Virginia Real Estate Time-Share Act (§ 55-360 et seq.); (iii) licensed or registered with the Department of Health, related to the provision of room or space for lodging; or (iv) licensed or registered with the locality, related to the rental or management of real property, including licensed real estate professionals, hotels, motels, campgrounds, and bed and breakfast establishments.*

*C. 1. If a locality adopts a registry ordinance pursuant to this section, such ordinance may include a penalty not to exceed \$500 per violation for an operator required to register who offers for short-term rental a property that is not registered with the locality. Such ordinance may provide that unless and until an operator pays the penalty and registers such property, the operator may not continue to offer such property for short-term rental. Upon repeated violations of a registry ordinance as it relates to a specific property, an operator may be prohibited from registering and offering that property for short-term rental.*

*2. Such ordinance may further provide that an operator required to register may be prohibited from offering a specific property for short-term rental in the locality upon multiple violations on more than three occasions of applicable state and local laws, ordinances, and regulations, as they relate to the short-term rental.*

*D. Except as provided in this section, nothing herein shall be construed to prohibit, limit, or otherwise supersede existing local authority to regulate the short-term rental of property through general land use and zoning authority. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Condominium Act (§ 55-79.39 et seq.), the declaration of a common interest community as defined in § 55-528, the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55-424 et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55-508 et seq.).*

Jurisdiction	Arlington County, VA	Town of Blacksburg, VA	City of Charlottesville, VA
Definitions	<p><b>Accessory Homestay:</b> A home occupation in which an owner(s) or tenant(s) of a dwelling unit who uses such dwelling unit as his/her primary residence, rents to a lodger, either such dwelling unit, or any portion thereof.</p> <p><b>Responsible party:</b> The owner or tenant, or an individual or business entity designated by the owner or tenant, of a dwelling unit in which an accessory homestay is permitted, who is available 24 hours a day, 7 days a week to respond to and resolve issues and complaints that arise during all times in which the dwelling unit is being used for an accessory homestay, so that a reasonably prompt, in-person response can be made at the accessory homestay when necessary.</p>	<p><b>Homestay:</b> accessory or secondary use of a residential dwelling unit or a portion thereof by a host to provide room or space that is intended for a short term transient rental purposes in exchange for a charge for the occupancy. The primary use of the homestay unit shall remain residential. For each booking transaction, all applicable taxes must be collected and remitted to the town as required by Chapter 22 by either the host or the associated hosting platform. Such accessory or secondary use shall not create a landlord/tenant relationship.</p>	<p><b>Bed and Breakfast (Homestay):</b> a temporary lodging facility operated within a single family residence which is owner occupied and managed; having no more than two (2) guest rooms; and wherein food service shall be limited to breakfast and light fare for guests only.</p> <p><b>Responsible Party:</b> Individual or business entity located within 30 miles who will be available 24 hours a day, 7 days a week, to respond to resolve issues and complaints (in person, if necessary) that arise during the period of time in which the dwelling is being used as a homestay.</p>
Primary residency	Required and established with minimum of 185 days/year	Required	Required and established with minimum of 180 days/year
Tenancy of operator	Both owners and renters can participate provided primary residency is established	Only owner that lives at the homestay can participate provided primary residency is established	Owner or resident manager provided primary residency is established
Authorized Agent	Required	N/A (during each stay, a principal guest is required to be designated as the contact person to respond to issues at the unit)	Responsible party located not more than 30 miles from rental unit required
Guest Log		N/A	N/A
Allowable dwelling type	All dwelling types	All dwelling types	All dwelling types
Life safety measures	Smoke detectors, fire extinguishers and carbon monoxide detectors (where applicable) required	Smoke and carbon monoxide detectors in all sleeping areas, in every room in the path of the means of egress from sleeping area and in each story including basements and second means of egress in each sleeping area required	Working smoke and carbon monoxide detectors and fire extinguishers required

Jurisdiction	Arlington County, VA	Town of Blacksburg, VA	City of Charlottesville, VA
Permit type	Annually renewable Accessory Homestay Permit (revocable for 3 or more violations, non-compliance or failure to allow inspections) and a business license	Annually renewable Homestay Permit (only one permit per host allowed) and revocable for 3 or more substantiated complaints, non-compliance and failure to allow inspections	Annually renewable Home Occupation Provisional Use Permit / Homestay (revocable for 3 or more substantiated complaints within a calendar year)
Application fee	\$63 (permit fee)	N/A	\$100 permit fee
TOT remittance	Required	Required	Required
Limit on # of days per year	N/A	Type A: 90 days/year with host present Type B: 30 days out of 90 days total without host present	14 days in any 30-day period
Events & commercial activities	Prohibited	N/A	N/A
Limit on # of contracts per day	One/night	N/A	N/A
Limit on # of bedrooms available for rent per day	Determined by limits on occupants	Type A: 2 bedrooms maximum Type B: No limit	N/A
Limit on occupancy	Larger of either 6 guests or 2 guests/bedroom (not to exceed that allowed by Building Code)	No more than 6 guests total per night per unit	No more than 6 adults per night per tax map parcel
Adjacent property notification	N/A	Required	N/A
Parking	N/A	N/A	N/A
Include license/permit number on advertisement	N/A	N/A	N/A

Jurisdiction	Montgomery County, MD	City of Santa Monica CA	City & County of San Francisco CA
Definitions	<b>Short-Term Residential Rental:</b> the residential occupancy of a dwelling unit for a fee for less than 30 consecutive days. Short-Term Residential Rental is not a Bed and Breakfast (record of all overnight visitors must be maintained and readily available for inspection)	<b>Short-Term Rental:</b> Any rental of any living accommodation that is 30 consecutive days or less, including hotels, motels, bed and breakfasts, home- sharing and vacation rentals. <b>Home-Sharing:</b> The rental of a person's private residence while the primary occupant is present during the rental and whereby the person is hosting the visitor. PERMITTED CITYWIDE. <b>Vacation Rental:</b> The exclusive rental of a private residence for transient use. In such cases the resident is either not present or there is no full time resident that lives in the unit. PROHIBITED CITYWIDE.	<b>Short-Term Residential Rental:</b> A Tourist or Transient Use where all of the following conditions are met: (a) the Residential Unit is offered for Tourist or Transient Use by the Permanent Resident of the Residential Unit; (b) the Permanent Resident is a natural person; (c) the Permanent Resident has registered the Residential Unit and maintains good standing on the Department's Short-Term Residential Rental Registry; and (d) the Residential Unit: is not subject to the Inclusionary Affordable Housing Program.
Primary residency	Required	Required (a host may not have more than one residence within the city of Santa Monica)	Required and established with minimum of 275 days/year (new residents must have occupied the unit for at least 60 consecutive days prior to application.)
Tenancy of operator	Both owners and owner-authorized residents can participate provided primary residency is established	Both owners and renters can participate provided primary residency is established	Both owners and renters can participate provided primary residency is established
Authorized Agent	Required when primary resident is not present and must reside within 15 miles of the unit (contact information of authorized agent must be posted inside the unit along with rules and regulations)	N/A (operator required to be on-site at all times)	N/A
Guest Log	Record of all overnight visitors required to be maintained and be readily available for inspection	N/A	N/A
Allowable dwelling type	Prohibited in a Farm Tenant Dwelling or on a site that includes an Accessory Apartment	All dwelling types except Rent Control Bootleg Units	All dwelling types where residential use is permitted except in RV, Camper Vans, temporary structures, commercial or industrial buildings
Life safety measures	Working smoke and carbon monoxide detectors and fire extinguishers required	Emergency exist route information required to be provided	Unit must not have any outstanding Planning, Building, Housing, Fire, Health, Police, or other applicable City code violations

Jurisdiction	Montgomery County, MD	City of Santa Monica CA	City & County of San Francisco CA
Permit type	Annually renewable license	Home-Sharing Permit and business license	Registration and Certifications as a Host by the Office of STR every two years (submittal of a quarterly report affirming compliance required)
Application fee	\$44 (license fee)	N/A (only business license fee applies)	\$250 every two years
TOT remittance	Required	Required	Required.
Limit on # of days per year	No limit with host present 120 days/year without host present	No limit when host present. Not permitted without host present.	No limit with host present 90 days/year without host present
Events & commercial activities	N/A	Prohibited	Prohibited
Limit on # of contracts per day	N/A	N/A	Maximum of five/night
Limit on # of bedrooms available for rent per day	N/A	N/A	N/A
Limit on occupancy	2 adults (over 18 years old) per bedroom, and a maximum of 6 adults per night per unit	N/A	Not more than 5 guests per unit
Adjacent property notification	Required	N/A	N/A
Parking	One off-street parking space per contract unless the online listing indicates that vehicle parking is prohibited	N/A	N/A
Include license/permit number on advertisement	Required	Required	Required

1                                   **AN ORDINANCE AMENDING**  
2                   **ARTICLES 7.2 AND 13 OF CHAPTER 4 OF THE FAIRFAX COUNTY CODE,**  
3                   **RELATING TO BUSINESS, PROFESSIONAL AND OCCUPATIONAL LICENSE TAX**  
4                   **AND TRANSIENT OCCUPANCY TAX**

5  
6                                   **Draft of February 16, 2018**

7  
8                   **AN ORDINANCE** to amend the Fairfax County Code by amending and  
9                   readopting Sections 4-7.2-25, 4-13-1, 4-13-2 and 4-13-5, relating to  
10                  Business, Professional and Occupational License Tax and Transient  
11                  Occupancy Tax.  
12

13   **Be it ordained by the Board of Supervisors of Fairfax County:**

- 14           **1. That Sections 4-7.2-25, 4-13-1, 4-13-2 and 4-13-5 are amended and readopted as**  
15           **follows:**

16                               **Article 7.2 – Business, Professional and Occupational License Tax.**

17   **Section 4-7.2-25. – Hotels and motels; license tax rate.**

18           Every person operating a hotel-~~or motel~~ as defined in Section ~~4-13-1~~ ~~4-17-1~~ of the Fairfax  
19   County Code or similar business which rents rooms or space to transients shall pay an annual  
20   business license tax of Twenty-six Cents for each One Hundred Dollars of gross receipts.

21                               **Article 13. – Transient Occupancy Tax.**

22  
23   **Section 4-13-1. -Definitions.**

24           The following words and phrases when used in this Article shall, for the purposes of this  
25   Article, have the meanings respectively ascribed to them in this Section, except in those instances  
26   where the context clearly indicates a different meaning:

27           *County* means the County of Fairfax, Virginia.

28           *Director* means Director of the Department of Tax Administration or any of duly authorized  
29   deputies or agents of the Director.

30           *Hotel* means any public or private hotel, inn, apartment hotel, hostelry, tourist home or house,  
31   motel, rooming house, any place that offers Short-Term Lodging as defined in Article 20, Part 3  
32   of the Fairfax County Zoning Ordinance, or other lodging place within the County offering lodging  
33   for ~~one~~~~four~~ or more persons at any one time, and the owner and operator thereof, who, for  
34   compensation, furnishes lodging to any transients as hereinafter defined.

1        *Person* means individuals, firms, partnerships, associations, corporations, persons acting in  
2 representative capacity and combinations of individuals of whatever form and character.

3        *Room rental* means the total charge made by any such hotel for lodging and/or space furnished  
4 any such transient. If the charge made by such hotel to such transient includes any charge for  
5 services or accommodations in addition to that of lodging and/or the use of space, then such portion  
6 of the total charge as represents only room and/or space rental shall be distinctly set out and billed  
7 to such transient by such hotel as a separate item.

8        *Transient* means any person who, for any period of ~~less~~not more than thirty consecutive days  
9 either at his own expense or at the expense of another, obtains lodging or the use of any space in  
10 any hotel as hereinabove defined, for which lodging or use of space a charge is made.

11        **Section 4-13-2. – Levy; amount of tax.**

12        ~~(a)A-~~ Pursuant to Virginia Code § 58.1-3819, in addition to all other taxes, there is hereby  
13 imposed and levied on each and every transient a tax equivalent to two percent of the total amount  
14 paid for room rental by or for any such transient to any hotel; provided however, that the tax  
15 imposed by this subsection shall not be imposed on any transient occupancy in any hotel that is  
16 located within any town that has imposed a tax on transient occupancy.

17  
18        ~~(b)B-~~ Pursuant to Virginia Code § 58.1-3824, and in addition to the tax imposed by subsection  
19 A of this Section, in addition to all other taxes, there is hereby imposed and levied on each and  
20 every transient a tax equivalent to two percent of the total amount paid for room rental by or for  
21 any such transient to any hotel regardless of whether the hotel is located within any town that has  
22 imposed a tax on transient occupancy. The tax imposed pursuant to this subsection shall be  
23 collected and appropriated for those purposes set forth in ~~Virginia Code § 58.1-3825~~ Virginia  
24 Code § 58.1-3824.

25  
26        **Section 4-13-5. - Report and remittance of tax.**

27        (a) The person collecting any such tax shall make out a report on such forms and setting forth  
28 such information as the Director may prescribe and require, showing the amount of room rental  
29 charges collected, and the tax required to be collected, and shall sign and deliver the same to the  
30 Director with a remittance of such tax.

31  
32        (b) Such reports and remittances shall be made monthly on or before the last day of the month  
33 ~~following each quarter~~ and covering the amount of tax collected during the preceding  
34 ~~month. quarter. Such quarterly reports and remittances shall be made on or before the last day of~~  
35 ~~April, July, October and January in each year.~~ If the remittance is by check or money order, it  
36 shall be payable to the County and all remittances received hereunder by the Director shall be  
37 promptly delivered to the Director of the Department of Finance. ~~Any person operating a hotel~~  
38 ~~may make reports and remittances on a monthly basis in lieu of the quarterly basis hereinbefore~~  
39 ~~provided.~~

40  
41        **2. That the provisions of this ordinance are severable, and if any provision of this**  
42 **ordinance or any application thereof is held invalid, that invalidity shall not affect the other**

1 provisions or applications of this ordinance that can be given effect without the invalid  
2 provision or application.

3  
4 **3. That this Ordinance will become effective on October 1, 2018.**

5  
6  
7 GIVEN under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2018

8  
9 \_\_\_\_\_  
10 Clerk to the Board of Supervisors  
11

ADMINISTRATIVE – 5

Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance  
Amendment Re: Articles 8, 10, 18, and Appendix 2 – Minimum Required Rear Yard  
Coverage Limitations for Single-Family Detached Dwellings

ISSUE:

Board authorization to advertise a public hearing to consider proposed amendments to Articles 8, 10, 18, and Appendix 2 of the Zoning Ordinance, to amend the minimum required rear yard coverage limitations for single-family detached dwellings and to make other editorial amendments.

RECOMMENDATION:

The County Executive recommends the authorization of the proposed amendment by adopting the resolution set forth in Attachment 1.

TIMING:

The Board should take action on March 20, 2018, to advertise a public hearing before the Planning Commission on April 18, 2018, at 7:30 p.m., and a public hearing before the Board on May 15, 2018 at 4:00 p.m.

BACKGROUND:

Sect. 10-103 of the Zoning Ordinance contains the use limitations for all accessory uses and structures. Currently, Par. 3 states that: *“(a)ll uses and structures accessory to single family detached dwellings, to include those extensions permitted by Sect. 2-412, shall cover no more than thirty (30) percent of the area of the minimum required rear yard.”* Thus, single-family detached dwellings, accessory uses and structures located within the minimum required rear yard cannot cover more than 30% of this area, but they may cover any area in the rear yard that is not located within the minimum required rear yard, *i.e.*, that area outside the minimum required yard and between the minimum yard and the rear plane of the residence. The only way to seek relief from this provision is through a variance request in the R-Districts or a Final Development Plan Amendment in P-Districts.

Staff often encounters plats and surveys of single-family detached residential properties showing accessory uses and structures that cover more than 30% of the minimum required rear yard. Most often, staff identifies violations of this provision when residents pursue other zoning approvals, apply for building permits, or attempt to resolve

unrelated zoning violations. The most common accessory structures include sheds, detached garages, driveways, and swimming pools and their associated decking. In addition, it is also common to find a residential lot containing extensive patios and low-level decks, children's play equipment, and sports courts. These accessory uses are typically found in the rear yard and, cumulatively, they can easily cover more than 30% of the minimum required rear yard area.

In order to allow residents to make sufficient use of their required minimum rear yard, staff proposes establishing a special permit to allow such uses and structures to exceed the 30% requirement. This special permit application would also create a process other than a variance to remedy existing violations for structures that already exceed the 30% coverage in the minimum required rear yard. Additionally, in P-Districts, lot sizes are typically much smaller than conventional R-Districts, which severely constrains the usable rear yard area. Increasing the usable space on lots in the P-Districts through a by-right increase in the permitted rear yard coverage would provide residents additional use of the rear portion of their property.

The proposed amendment would provide residents with increased flexibility in the use of their minimum required rear yards. It also would clarify longstanding Zoning Administrator interpretations regarding the ways that coverage of the minimum required rear yard is calculated and make an editorial amendment regarding size limitations on children's playhouses.

The amendment would include the following changes:

- (1) Include the option to increase the maximum allowed by-right coverage limitation, from 30% up to 50%, for accessory structures and uses in conventional Residential Districts (R-Districts). However, staff recommends that the Board not increase the permitted rear yard coverage.
- (2) Increase, from 30% to 50%, the maximum coverage allowed by right for accessory uses and structures within the minimum required rear yard of any lot exceeding 5,000 square feet and containing a single-family detached dwelling in the P-Districts; however, a range of up to 60% will be advertised. In addition, lots which do not exceed 5,000 square feet of land area in P-Districts would be exempt from the minimum required rear yard coverage limitation.
- (3) Add a Group 9 Special Permit option to increase the percentage coverage, up to 60%, of the minimum required rear yard for single-family detached dwellings in R-Districts. The proposed Sect. 8-926, entitled "Provisions for Increase in the Percentage of Minimum Required Rear Yard Coverage," would allow for the BZA to approve such a special permit, subject to additional standards and submission

requirements that would have to be met. The BZA would be allowed to impose conditions it deems necessary to satisfy these standards.

- (4) Amend Sect. 8-914 and Sect. 8-922 to revise the submission requirements for special permits requesting a reduction in yards to add a requirement to include the percentage that the minimum required rear yard is covered with accessory structures and uses.
- (5) Add clarifying language to the Use Limitations for Accessory Uses contained in Par. 3 of Sect. 10-103 regarding what is included in coverage calculations.
- (6) Clarify how the minimum required rear yard is determined if the BZA approves a special permit or variance permitting a reduction of the minimum required yard.
- (7) Specify how to apply the required minimum rear yard for a lot within a P-District that is not subject to proffered rear yards.
- (8) Specify that an increase in the percentage of minimum rear yard coverage may be permitted with the approval of a special permit or, for lots located in a P-District, an amendment to the development plan.
- (9) Remove the language limiting a child's playhouse to 100 square feet of gross floor area.
- (10) Establish a \$910 application fee for special permits and final development plan amendments to increase the percentage of coverage of the minimum required rear yard for single-family dwellings.
- (11) Amend Appendix 2, Illustrations, to add four plates clarifying coverage calculations as "Illustration 6."

A more detailed discussion of the proposed amendment is set forth in the Staff Report enclosed as Attachment 2.

**REGULATORY IMPACT:**

It is anticipated that there would be a modest increase in the number of special permit applications filed. Review and processing of those special permit applications would be similar to those requesting reductions in the minimum required yards and can be managed using existing staff resources.

Board Agenda Item  
March 20, 2018

FISCAL IMPACT:

The proposed amendment adds a Group 9 Special Permit use, Sect. 8-926, "Provisions for Increase in the Percentage of Minimum Required Rear Yard Coverage." This special permit is proposed to be subject to a \$910 application filing fee. Similarly, development plan amendments to increase rear yard coverage on a lot with a single-family detached dwelling in a P-District will also be subject to a \$910 application fee. It is anticipated that a slight increase in revenue may occur.

ENCLOSED DOCUMENTS:

Attachment 1 – Resolution  
Attachment 2 – Staff Report

STAFF:

Robert A. Stalzer, Deputy County Executive  
Fred Selden, Director, Department of Planning and Zoning (DPZ)  
Leslie B. Johnson, Zoning Administrator (DPZ)  
Casey V. Judge, Senior Assistant to the Zoning Administrator (DPZ)

ASSIGNED COUNSEL:

Sara G. Silverman, Assistant County Attorney

## RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center Building, Fairfax, Virginia, on March 20, 2018, at which meeting a quorum was present and voting the following resolution was adopted:

WHEREAS, under the use limitations contained in Par. 3 of Sect. 10-103, uses and structures accessory to a single-family detached dwelling may cover no more than thirty (30) percent of the minimum required rear yard on a lot by right; and

WHEREAS, the only means to increase this percentage in a conventional residential zoning district is through the approval of a variance by the Board of Zoning Appeals (BZA); and

WHEREAS, it may be appropriate to modify the provisions of Sect. 10-103 to allow for an increase up to 50 percent coverage of the minimum required rear yard on a lot with a single-family detached dwelling in any conventional residential zoning district; and

WHEREAS, it may be appropriate to create a new special permit option under Sect. 8-926 to allow for requests to increase, up to 60, percent coverage of the minimum required rear yard on a lot with a single-family detached dwelling in any conventional residential zoning district, subject to certain additional standards and submission requirements and to allow the BZA to impose conditions to ensure that those standards are met; and

WHEREAS, it may be appropriate to allow the BZA to impose conditions necessary to satisfy those standards; and

WHEREAS, it may be appropriate to require an applicant for such a special permit, and for those special permits allowed pursuant to Sects. 8-914 and 8-922, to submit a calculation showing the percentage of the minimum required rear yard that is covered with any accessory use or structure; and

WHEREAS, it may be appropriate to modify the provisions of Sect. 10-103 to allow for an increase up to 50 percent, with an advertised range of up to 60 percent, coverage of the minimum required rear yard on a lot with a single-family detached dwelling in any planned development district; and

WHEREAS, it may be appropriate to exempt from the minimum required rear yard coverage limitation any lot no larger than 5,000 square feet with a single-family detached dwelling in a planned district; and

WHEREAS, it may be appropriate to clarify what types of accessory uses and structures may be included in the calculation of coverage in the minimum required rear yard; and

WHEREAS, it may be appropriate to specify that an increase in the percentage of minimum rear yard coverage may be permitted with the approval of a special permit or, for lots located in a P-District, an amendment to the development plan; and

WHEREAS, it may be appropriate to clarify how to calculate the required minimum rear yard for a lot with a single family detached dwelling in a P-District that is not subject to proffered rear yards; and

## ATTACHMENT 1

WHEREAS, it may be appropriate to establish a \$910 application fee for a special permit for an increase in the percentage coverage of the minimum required rear yard and a \$910 application fee for an amendment to a development plan to increase the coverage of a minimum required rear yard; and

WHEREAS, it may be appropriate to amend Appendix 2, Illustrations, to add four plates clarifying coverage calculations as “Illustration 6”; and

WHEREAS, it may be appropriate to remove the 100-square-foot limitation on a children’s playhouse in Par. 1 of Section 10-102; and

WHEREAS, the public necessity, convenience, general welfare, and good zoning practice require consideration of the proposed revisions to Chapter 112 (Zoning Ordinance) of the County Code.

NOW THEREFORE BE IT RESOLVED, for the foregoing reasons and as further set forth in the Staff Report, the Board of Supervisors authorizes the advertisement of the proposed Zoning Ordinance amendment as recommended by staff.

A Copy Teste:

---

Catherine A. Chianese  
Clerk to the Board of Supervisors



FAIRFAX  
COUNTY

# STAFF REPORT

VIRGINIA

## PROPOSED ZONING ORDINANCE AMENDMENT

Articles 8, 10, 18 and Appendix 2 - Minimum Required Rear Yard Coverage Limitations  
for Single Family Detached Dwellings

### PUBLIC HEARING DATES

**Planning Commission**

April 18, 2018 at 7:30 p.m.

**Board of Supervisors**

May 15, 2018 at 4:00 p.m.

PREPARED BY  
ZONING ADMINISTRATION DIVISION  
DEPARTMENT OF PLANNING AND ZONING  
703-324-1314

March 20, 2018

CVJ



Americans With Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.  
For additional information on ADA call 703-324-1334 or TTY 711 (Virginia Relay Center).

## STAFF COMMENT

This proposed amendment is on the 2017 Priority 1 Zoning Ordinance Amendment Work Program. Staff initiated it in response to issues that regularly arise on residential properties with numerous or large accessory structures and uses located in the minimum required rear yard. Under the current Zoning Ordinance, accessory structures and uses may not occupy more than 30% of the minimum required rear yard by right. There are only limited mechanisms for requesting an increase in coverage. In a conventional residential district (R-District), a variance application requires stringent standards to be met. In a planned district (P-District), a Final Development Plan Amendment (FDPA) is required to increase the percentage of minimum required rear yard coverage. The Board has specifically asked staff to clarify how the 30% limitation within the minimum required rear yard was determined, to consider increasing the percentage of coverage permitted and potentially eliminate the requirement for certain sized lots, and to consider allowing modifications of the maximum lot coverage requirement in a rear yard to be approved by the Board of Zoning Appeals as a special permit.

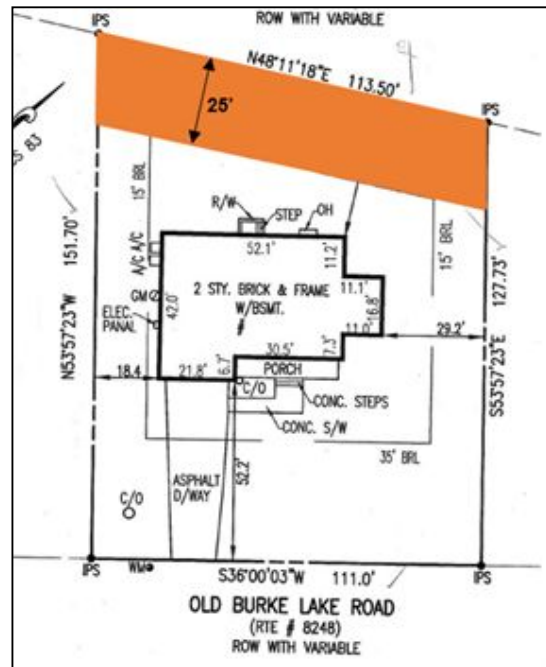
### **Background**

The limitation on rear yard coverage serves two main purposes. First, it reduces the bulk impact of structures or uses on adjacent properties, thereby mitigating the intensity of visual “clutter” and noise occurring at the closest point to neighboring properties. Second, it limits the area covered by impervious structures or surfaces in the minimum required yard and thus limits the environmental impacts on adjacent property owners caused by stormwater runoff. Staff regularly encounters plats and surveys of single family detached residential properties showing accessory uses and structures that cover more than 30% of the minimum required rear yard. Most often, staff identifies violations of this provision when residents pursue other zoning approvals, apply for building permits, or attempt to resolve unrelated zoning violations. The most common accessory structures include sheds, detached garages, driveways, and swimming pools and their associated decking. In addition, it is also common to find a residential lot containing extensive patios and low-level decks, children’s play equipment, and sports courts. These accessory uses are typically found in the rear yard and, cumulatively, they can easily cover more than 30% of the minimum required rear yard area. Many of these types of structures do not require building permits, and homeowners are not always aware of the 30% coverage limitation.



Sect. 10-103 of the Zoning Ordinance contains the use limitations for all accessory uses and

structures. Currently, Par. 3 states that: “(a)ll uses and structures accessory to single family detached dwellings, to include those extensions permitted by Sect. 2-412, shall cover no more than thirty (30) percent of the area of the minimum required rear yard.” Article 20 of Zoning Ordinance defines the minimum required yard as “that minimum distance which the principal building(s) shall be set back from the respective lot lines.” Furthermore, the rear yard is defined as “(a) yard extending across the full width of the lot and lying between the rear lot line of the lot and the principal building group.” As such, this use limitation applies only to the area of the rear yard extending across the full width of the lot located between the rear lot line and the minimum required building setback line. As referenced in this illustration, the 25-foot minimum required yard (which is the rear yard requirement on most conventional R-District lots) is the area where accessory uses and structures are counted towards coverage. The rear yard requirement is often referred to as the building setback line.



Currently, for family detached dwellings, accessory uses and structures located within the minimum required yard cannot cover more than 30% of this area, but they may cover any area in the rear yard that is not located within the minimum required rear yard, i.e., that area outside the minimum required yard and between the rear plane of the residence. The only way to seek relief from this provision is through a variance request in the R-Districts or a Final Development Plan Amendment in P-Districts.

There are three main areas of difficulty in applying Par. 3 of Sect. 10-103 of the Zoning Ordinance to individual lots. First, there are no specific, codified guidelines as to what constitutes rear yard coverage under Par. 3 of Sect. 10-103. Historically, the Zoning Administrator has dealt with these questions through interpretations. Clearly, footprints of accessory structures, paved or other solid surfaces, and permitted extensions such as eaves, decks, and uncovered stoops outlined in Sect. 2-412 of the Ordinance are specifically included in the current provisions. It has been less clear, however, as to what extent materials and delineations of certain uses, such as a larger mulched area containing children’s play equipment, should be considered in coverage calculations. Further the Zoning Administrator has determined that areas clearly delineated for an accessory use are counted towards the coverage calculation. Under longstanding Zoning Administrator interpretations, the entirety of the delineated area would be counted towards coverage calculations. Lastly, the Zoning Administrator has determined that permanently designated sports courts occurring on natural yard surfaces, such as grass or dirt, would also be included in coverage calculations if they were designed with associated structures, markers, or boundaries.

Second, the impact on rear yard coverage of a special permit or variance approval that reduces the minimum rear yard requirement for a lot is not well understood. When the BZA grants an approval

to allow a portion of a dwelling to extend into the rear yard, the overall setback used to determine the coverage area affected by Par. 3 of Sect. 10-103 does not change. The Zoning Administrator has determined that the calculation is still made on the *full minimum required rear yard* for the applicable zoning district, regardless of the reduced rear yard setback approved by the BZA for a particular addition. As a result, the portion of the dwelling approved to extend into the minimum required rear yard is automatically counted towards the 30% maximum coverage area. As illustrated in the above graphic, a special permit was granted for an addition to encroach into the 25-foot required minimum rear yard. Again, under current interpretation, the area of the residence encroaching into the rear yard would be counted towards rear yard coverage despite BZA approval. In such a case, the BZA approval allows encroachment of the structure into the *existing* minimum required rear yard; it does not establish a new minimum required rear yard. The proposed amendment would codify this interpretation.



Third, there are inconsistencies in the relief mechanism for the 30% maximum coverage provisions available to residential properties, depending on whether they are located in a P-District or R-District. Properties developed with single-family detached dwellings in P-Districts may seek permission to exceed the coverage limitation through approval of a Final Development Plan Amendment (FDPA) by the Planning Commission or a Proffered Condition Amendment (PCA) by the Board of Supervisors (Board). However, for residential property owners located in conventional residential zoning districts, the only relief available is BZA approval of a variance, which requires much higher standards for approval than an FDPA or PCA. As prescribed by Sect. 15.2-2309 of the Virginia Code, Sect. 18-404 of the Zoning Ordinance states that the BZA, among other criteria, can approve a variance only when strict application of the Zoning Ordinance “*would unreasonably restrict the utilization of the subject property, or the granting of the variance would alleviate a hardship due to a physical condition relating to the subject property or improvements thereon at the time of the effective date of the Ordinance.*” Thus, a variance cannot be granted for a structure or use

on a property, if such is not necessary for the reasonable use of the lot as a whole. In the case of most accessory structures, such as a shed or a swimming pool, this is a difficult standard to meet

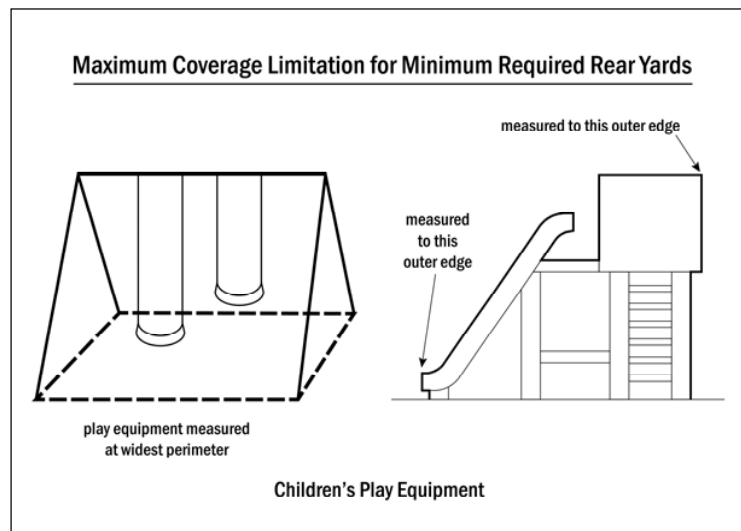
### **Proposed Amendment**

First, the amendment clarifies accessory uses or structures included in the percentage of rear yard coverage. The next step of the amendment will determine what percentage of required minimum rear yard coverage will be regulated. Staff recommends regulating rear yard coverage in two different ways depending on whether the residential lot is located in an R-District or within a P-District. In the conventional R-Districts, staff has advertised a range of the by-right coverage from 30% to 50%. In addition, the amendment proposes a special permit application that will allow R-District homeowners to increase rear yard coverage up to 60%, but only with approval of a special permit from the BZA. In the P-Districts, the amendment proposes to increase the by-right coverage permitted within the minimum required rear yard up to 60%. In addition, staff proposes to exempt P-District lots under 5,000 square feet from this provision.

### **Clarification on how Coverage is Determined**

In order to change, codify, and clarify the interpretations discussed in the Background section of this report, this amendment would clarify how rear yard coverage is determined. As previously discussed, Par. 3 of Sect. 10-103 simply states *“All uses and structures accessory to single family detached dwellings, to include those extensions permitted by Sect. 2-412, shall cover no more than thirty (30) percent of the minimum required rear yard.”* Included in the proposed amendment are detailed descriptions of the structures that are counted towards coverage and how they are to be measured. For example, under the proposed amendment, detached accessory structures would be measured at the perimeter area of the outermost horizontal extensions of the equipment, structure, or surface. Along with text clarification, the amendment includes four new graphics to increase understanding for staff and applicants. These graphics will be added to Appendix 2 – Illustrations, of the Zoning Ordinance.

In addition, the amendment proposes to clarify which permitted extensions allowed pursuant to Sect. 2-412 of the Zoning Ordinance are to be included in the maximum rear yard coverage. Staff believes that extensions from the dwelling that touch the ground, such as patios, ground level decks, and chimneys, should be included in the calculation of minimum required rear yard coverage. However, staff does not believe that elevated structures, such as eaves, bay windows, and raised decks should be included in the rear yard coverage calculation. As proposed,



projections from the principal dwelling that touch the ground are counted towards coverage but those that do not are specifically excluded from the coverage calculations.

In addition, as previously discussed, the area around children's play equipment included in the rear yard coverage calculation has been interpreted to include the entirety of the play area if there is a delineated space, such as a mulched area enclosed by railroad ties. The amendment differs from this interpretation such that this area would not be counted towards the required minimum rear yard coverage, as the soft-landing material is pervious and will not have stormwater runoff impacts. Therefore, as proposed, the perimeter around the outermost horizontal boundaries of the play equipment will be the only portion counted towards the required minimum rear yard coverage calculation.

## **R-Districts**

In conventional R-Districts, staff has advertised a range of percentages for the Board to consider. The range allows the percentage of minimum yard coverage to remain at the current 30% coverage limitation or to increase up to a maximum of 50% coverage permitted by-right. In addition, staff has included a special permit option to allow individual homeowners to seek increases beyond the 30% limitation. However, anything beyond 60% of coverage would require approval of a variance by the BZA, as is the current practice. Staff believes that 60% is an appropriate maximum coverage to be requested in the conventional zoning districts, as it would allow for additional accessory uses and structures on a case-by-case basis. With BZA approval and the imposition of development conditions to mitigate any potential impacts, this process allows for additional flexibility while also ensuring that adjacent property owners are protected from overly intense uses of rear yards. A new Section 8-926, entitled "Modification of the Minimum Required Rear Yard Limitation," would be added to include additional standards applied by the BZA.

Staff recommends that the Board maintain the 30% rear yard coverage limitation and allow individual homeowners to apply for a special permit if they seek an increase beyond 30% coverage, as it allows for a public process to review each unique scenario, as well as provides the adjacent property owners with an opportunity for input. During the initial outreach process with the Board, staff originally had recommended increasing the permitted rear yard coverage to 40%, as this would allow a majority of the recent variance applications to avoid going through the variance and public hearing process. However, during these outreach efforts, the Board as well as some community groups raised concerns regarding the stormwater impacts of increasing by-right coverage in conventional R-Districts.

In response to these concerns, staff reached out to Stormwater Planning and Wastewater Management, who conducted a review of potential impacts of this increase. Following their analysis, they recommended that the by-right coverage *not* be increased in the conventional R-Districts. With the stormwater analysis showing that allowing up to 50% rear yard coverage by right in conventional R-District lots would contribute to additional drainage complaints and property damage, staff believes the by-right rear yard coverage should remain at 30% for R-Districts. However, stormwater staff would support increasing the allowable minimum required rear yard coverage in P-Districts, along with the exemption of P-District lots smaller than 5,000 square feet. In addition, stormwater staff supported the special permit process, as this would allow site-specific

stormwater solutions to be recommended and implemented, along with development conditions requiring on-site stormwater detention. Creating a special permit to request an increase in the R-Districts would allow an increase in rear yard coverage on a case-by-case basis with review and mitigating development conditions from the BZA.

Urban Forest Management staff also shared concerns regarding the potential impacts of an increase in by-right rear yard coverage in conventional districts both during and after the conclusion of the development process. Most tree preservation areas are in the rear portion of lots. Increasing the ability to encroach into the required minimum rear yard could substantially reduce the amount of preserved canopy coverage for individual lots and subdivisions. Specifically, there is the potential for an increase in requests to deviate from the tree preservation target set out in the Tree Conservation Ordinance, with the submission of site plans or infill lot grading plans. In discussions with Urban Forestry staff, a special permit application would permit the imposition of development conditions requiring sufficient screening and tree preservation on-site.

### **P-Districts**

The amendment proposes to increase the by-right rear yard coverage limitation from 30% to 50% in P-Districts; however, a range of up to 60% is advertised to provide the Board with additional flexibility. Single-family detached dwellings within P-Districts are frequently located on smaller lots than those within conventional districts, and those lots typically have significantly smaller minimum required rear yards. In certain instances, the required minimum rear yard area is so small that no accessory structures or hard surfaces may be constructed without exceeding the 30% limitation. Therefore, staff recommends that P-District lots below 5,000 square feet be exempt from the minimum required rear yard coverage limitation. This design flexibility is justified in conjunction with the open space and amenities located within common spaces throughout a P-District development, as part of the approved rezoning. Staff finds that limiting these small P-District lots to 30% of rear yard coverage is overly restrictive and leaves little practical use of the required minimum rear yard area.

As part of this amendment, staff was asked to research alternative exemptions for the P-District lots other than ones based on individual lot size. One option considered was to exempt a subdivision if the average lot size was under 5,000 square feet in size. Staff reviewed P-District rezoning cases from 1978 to 2016 and found that of the cases researched, over half of the Final Development Plans did not include any metrics related to average lot sizes, and most of these were approved prior to 2002. With these applications, to determine the average lot size, the homeowner or County staff would have to calculate average lot size for the entire subdivision, which can be complicated if dedication of land area or boundary line adjustments have been made over time. Such a process is extremely time consuming and confusing for the average homeowner. In addition, while researching subdivisions that are zoned PDH with an average lot size of 5,000 square feet, the minimum lot size fell extremely far below the 5,000-square-foot lot size exemption, while the maximum lot size was well above the 5,000-square-foot exemption. For example, in the Briarwood Terrace subdivision, the smallest lot within the development was 3,443 square feet in size; the largest lot was 7,567 square feet in size. Staff is concerned about the potential impacts of lots as large as 7,567 square feet being exempt from the limitation based on the average square-footage of the entire subdivision. Given this research, staff finds the 5,000-square-foot exemption for an individual lot to be the most appropriate

measure.

Staff also assessed the feasibility of providing an “administrative approval” option where a property owner could request approval for lots that fall within 10% of the 5,000-square-foot exemption. However, this would always be approved for lots up to 5,500 square feet in size; as such, it did not make sense to grant an administrative percentage for a set lot square footage. Finally, staff reviewed the option of averaging the lot sizes with the adjacent lots to exempt the average surrounding lot size below 5,000 square feet. As with the subdivision average lot size approach, this also would require the homeowner or County staff to calculate average lot size for the properties and would entail the same complications.

While staff is proposing an increase in the by-right maximum coverage up to 50% or 60% in the P-Districts, it is noted that any coverage calculations exceeding the approved amount could continue to be addressed through a Final Development Plan Amendment.

### **Editorial Amendment**

In addition to the proposed language addressing minimum required rear yard coverage limitations, an additional editorial item is proposed in Par. 5 of Sect. 10-102 regarding children’s playhouses. Staff proposes removing the limitation of 100 square feet of gross floor area for children’s playhouses. Many other enclosed accessory structures, such as doghouses and gazebos, are permitted as accessory uses without such size limitations. Staff does not consider this limitation to serve a purpose, as such structures would be subject to all other considerations for accessory structures including remaining subordinate to the principal dwelling, meeting the location regulations, and meeting the minimum required rear yard coverage limitations.

### **Special Permit Fee and Submission Requirements**

Staff recommends a \$910 filing fee for this new special permit application. This is equal to the established filing fee for requesting reductions in minimum required yards as permitted by Par. 1 of Sect. 8-922 and to the fee charged for a variance application. In addition, staff proposes similar submission requirements for this special permit as the ones established for the reduction in minimum required yards.

Additionally, the amendment would modify the submission requirements for special permits requesting a reduction in yards under Sect. 8-914 and Sect. 8-922, to require applicants to include a calculation of the minimum required rear yard coverage. Because problems with existing lot coverage are frequently discovered when applicants request other zoning approvals, this would ensure that staff is provided with a calculation of coverage so that it may identify issues up front. Staff could then direct applicants to resolve issues through simultaneous special permit requests. Staff notes that when multiple special permit types are requested concurrently, only the highest filing fee applies.

## **Conclusion**

The proposed Zoning Ordinance amendment would give owners of single-family detached residential property additional options to seek relief for accessory uses and structures placed within the minimum required rear yard. While the proposed amendment provides for the Board to consider an increase in the by-right required minimum rear yard coverage from 30% up to 50% in R-Districts, due to stormwater concerns staff has recommended that the coverage remain at 30% in the R-Districts. Staff also recommends that the Board create a new special permit option that will allow homeowners to request relief for increased rear yard coverage through a special permit application rather than through a variance. With a special permit application process, the BZA would review such requests to increase coverage on a case-by-case basis and would be able to impose development conditions to mitigate potential impacts. In P-Districts, for lots greater than 5,000 square feet, the by-right coverage percentage would be increased from 30% rear yard coverage to as much as 60%. Lots below 5,000 square feet would be exempt from these coverage limitations. This amendment would also further clarify what is included in the minimum required rear yard coverage calculations. Therefore, staff recommends approval of the proposed amendment with an effective date of 12:01 a.m. on the day following adoption.

## PROPOSED AMENDMENT

*This proposed Zoning Ordinance amendment is based on the Zoning Ordinance in effect as of March 20, 2018, and there may be other proposed amendments that could affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment. If any such other amendment is adopted before this amendment, any necessary renumbering or editorial revisions will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.*

1 Amend Article 8, Special Permits, Part 9, Group 9 Uses Requiring Special Regulation, as  
2 follows:

3  
4 - Amend Sect. 8-901, Group 9 Special Permit Uses, by adding a new Par. 25 to read as  
5 follows:

6  
7 25. Increase in the percentage of minimum required rear yard coverage for single family  
8 detached dwellings.

9  
10 - Amend Sect. 8-914, Provisions for Approval of Reduction to the Minimum Yard  
11 Requirements based on Error in Building Location, by adding a new Par. 1L to read as  
12 follows:

13  
14 1. Notwithstanding Par. 2 of Sect. 011 above, all applications ~~shall~~ must be  
15 accompanied by ten (10) copies of a plat and such plat ~~shall~~ must be presented on a  
16 sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat.  
17 Such plat ~~shall~~ must be drawn to a designated scale of not less than one inch equals  
18 fifty feet (1" = 50'), unless a smaller scale is required to accommodate the  
19 development. Such plat ~~shall~~ must be certified by a professional engineer, land  
20 surveyor, architect, or landscape architect licensed by the State of Virginia and such  
21 plat ~~shall~~ must contain the following information:

22  
23 L. A calculation showing the percentage of the minimum required rear yard that is  
24 covered with any accessory use and structure, in accordance with Par. 3 of  
25 Sect. 10-103.

26  
27 - Amend Sect. 8-922, Provisions for Reduction of Certain Yard Requirements, by adding a  
28 new Par. 11N to read as follows:

29  
30 11. Notwithstanding Par. 2 of Sect. 011 above, all applications ~~shall~~ must be  
31 accompanied by fifteen (15) copies of a plat and such plat ~~shall~~ must be presented on  
32 a sheet having a maximum size of 24" x 36," and one 8 ½" x 11" reduction of the plat.  
33 Such plat ~~shall~~ must be drawn to a designated scale of not less than one inch equals  
34 fifty feet (1" = 50'), unless a smaller scale is required to accommodate the  
35 development. Such plat ~~shall~~ must be certified by a professional engineer, land

surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat ~~shall~~ must contain the following information:

- N. A calculation showing the percentage of the minimum required rear yard that is covered with any accessory use and structure, in accordance with Par. 3 of Sect. 10-103.

- **Add new Sect. 8-926, to read as follows:**

**8-926 Provisions for Increase in the Percentage of Minimum Required Rear Yard Coverage**

The BZA may approve a special permit to allow an increase in the percentage of coverage of the minimum required rear yard on a lot developed with a single family detached dwelling, subject to the following:

1. This approval will allow no more than 60 percent of the minimum required rear yard to be covered by any accessory structure and use.
2. All accessory structures and uses located on the property must be clearly subordinate in purpose, scale, use, and intent to the principal dwelling.
3. The BZA determines that the existing or proposed accessory structures and uses on the property are harmonious with the surrounding off-site uses and structures in terms of the location, height, bulk, and scale of the surrounding structures, topography, existing vegetation, and the preservation of trees.
4. The BZA determines that the existing or proposed accessory structures and uses on the property will not adversely impact the use or enjoyment of any adjacent property.
5. The BZA determines that the proposed increase in the minimum rear yard coverage is appropriate to accommodate the existing or proposed accessory structures and uses on the lot. Specific factors to be considered include, but are not limited to, the location of the dwelling on the lot; the shape of the lot and its yards; the layout of existing or proposed accessory structures and uses; the availability of alternate locations for the existing or proposed accessory structures and uses outside of the minimum required rear yard; the characteristics of the site, including the presence of steep slopes, floodplains, or Resource Protection Areas; the preservation of existing vegetation and significant trees; the location of a well and/or septic field; the location of easements; and the preservation of historic resources.
6. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to, limitations on the maximum sizes or specific locations of existing or proposed accessory structures and uses, and landscaping or screening requirements.
7. Notwithstanding Par. 2 of Sect. 011 above, all applications must be accompanied by fifteen (15) copies of a plat, and such plat must be presented on a sheet having a

1 maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat must  
 2 be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'),  
 3 unless a smaller scale is required to accommodate the development. Such plat must be  
 4 certified by a professional engineer, land surveyor, architect, or landscape architect  
 5 licensed by the State of Virginia. Such plat must contain the following information:

- 6
- 7 A. Boundaries of the entire property, with bearings and distances of the perimeter  
 8 property lines, and of each zoning district.
- 9
- 10 B. Total area of the property and of each zoning district in square feet or acres.  
 11
- 12 C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the  
 13 plat and on all supporting graphics.
- 14
- 15 D. The location, dimension and height of the principal dwelling, including any  
 16 extension; and the location, dimension and height of any existing or proposed  
 17 accessory structure or use. For decks, the height of the finished floor above  
 18 finished ground level, and for eaves, the height of the eave from finished ground  
 19 level.
- 20
- 21 E. All required minimum yards to include front, side and rear; a graphic depiction  
 22 of the angle of bulk plane, if applicable; and the distance from each existing or  
 23 proposed structure to lot lines.
- 24
- 25 F. A calculation showing the percentage of the minimum required rear yard that is  
 26 covered with existing and/or proposed accessory uses and structures, in  
 27 accordance with Par. 3 of Sect. 10-103.
- 28
- 29 G. Means of ingress and egress to the property from a public street(s).  
 30
- 31 H. If applicable, the location of a well and/or septic field.  
 32
- 33 I. Location of any existing utility easement having a width of twenty-five (25) feet  
 34 or more, and all major underground utility easements regardless of width.
- 35
- 36 J. The location, type and height of any existing and proposed landscaping and  
 37 screening.
- 38
- 39 K. Approximate delineation of any floodplain designated by the Federal Emergency  
 40 Management Agency, United States Geological Survey, or Fairfax County; the  
 41 delineation of any Resource Protection Area or Resource Management Area; the  
 42 approximate delineation of any environmental quality corridor as defined in the  
 43 adopted comprehensive plan; and, if applicable, the distance of any existing or  
 44 proposed structure from the floodplain, Resource Protection Area and Resource  
 45 Management Area, or environmental quality corridor.
- 46
- 47 L. Seal and signature of professional person certifying the plat.  
 48

**Amend Article 10, Accessory Uses, Accessory Service Uses, and Home Occupations, Part 1, Accessory Uses and Structures as follows:**

**- Amend the introductory paragraph and Par. 5 of Sect. 10-102, Permitted Accessory Uses, as follows:**

Accessory uses and structures ~~shall~~ may include, but are not limited to, the following uses and structures; ~~that~~ any such use or structure ~~shall~~ must be in accordance with the definition of Accessory Use contained in Article 20.

5. Child's playhouse, ~~not to exceed 100 square feet in gross floor area,~~ and play equipment.

**- Amend Par. 3 of Sect. 10-103, Use Limitations, as follows:**

3. ~~All uses and structures accessory to single family detached dwellings, to include those extensions permitted by Sect. 2-412, shall cover no more than thirty (30) percent of the minimum required rear yard. The following limitations on coverage of the minimum required rear yard apply to any lot developed with a single family detached dwelling:~~

A. All accessory structures and uses may cumulatively cover no more than:

- (1) 30 percent *[Advertised range is from 30 to 50 percent; however, staff has recommended that coverage remain at 30 percent]* of the minimum required rear yard on any lot located in an R-District; or
- (2) 50 percent *[Advertised range is from 30 to 60 percent]* of the minimum required rear yard on any lot located in a P-District and containing more than 5000 square feet of land area, unless otherwise specified on an approved development plan or in a proffered or development condition. There is no coverage limit for a lot located in a P-District and containing no more than 5000 square feet of land area.

B. The minimum required rear yard coverage includes the following:

- (1) Any fully or partially roofed freestanding accessory structure, such as a garage, shed, gazebo, and other similar structure, including any horizontal projection. (Reference Plate 1 of Illustration 6 in Appendix 2);
- (2) Any other freestanding accessory structure, including any children's play equipment, sports court, pool and associated decking, and any other similar structure measured around the perimeter of the outermost horizontal extensions of the equipment, structure, or surface (Reference Plate 2 of Illustration 6 in Appendix 2);
- (3) Any horizontal projection from the principal dwelling that touches the ground, such as a chimney, stair, stoop, HVAC equipment, patio, deck and other similar projection. However, any horizontal projection from the principal dwelling which does not touch the ground (other than the support posts for a deck), including an eave, bay window, open deck, or other similar projection is not included in the

minimum required rear yard coverage (Reference Plate 3 of Illustration 6 in Appendix 2);

(4) Any driveway, parking space, walkway and sidewalk greater than 5 feet in width, regardless of the surface or edging material used.

C. Any portion of the principal dwelling that receives approval to encroach into the minimum required rear yard is not included in the minimum required rear yard calculation (Reference Plate 4 of Illustration 6 in Appendix 2).

D. For the purposes of this provision, for any single family detached lot in a P-District that is not subject to a proffered condition establishing minimum rear yards, the required minimum rear yard will be governed by the regulations of that conventional residential zoning district which most closely characterizes the given development.

E. An increase in the percentage of minimum rear yard coverage may be permitted in accordance with the provisions of Part 9 of Article 8 for lots located in an R-District or with approval of an amendment to the development plan for lots located in a P-District.

**Amend Article 18, Administration, Amendments, Violations and Penalties, Part 1, Administration, to read as follows:**

**- Revise Sect. 106, Applications and Zoning Compliance Letter Fees:**

**- Amend Par. 1, Group 9 Special Permit entries, as follows:**

1. Application for a variance, appeal, special permit or special exception:

Application for a:

Group 9 special permit

Open air produce stand	\$1810
------------------------	--------

Accessory dwelling unit; modification to the limitations on the keeping of animals	\$435
--	-------

Increase in fence and/or wall height in any front yard on a single family dwelling lot	\$435
--	-------

Increase in fence and/or wall height in any front yard on all other uses	\$2500
--	--------

Modification to minimum yard requirements for R-C lots	\$185
--	-------

Error in building location; reduction of certain yard	\$910
---	-------

requirements on a single family dwelling lot; modification of

minimum yard requirements for certain existing structures

and uses; certain additions to an existing single family

detached dwelling when the existing dwelling extends into a

minimum required yard by more than fifty (50) percent  
 and/or is closer than five (5) feet to a lot line; noise barriers  
 on a single residential lot; modification of grade for single  
 family detached dwellings; increase in the percentage of minimum  
 required rear yard coverage for single family detached dwellings

Reduction of certain yard requirements on all other uses \$8180

All other uses \$16375

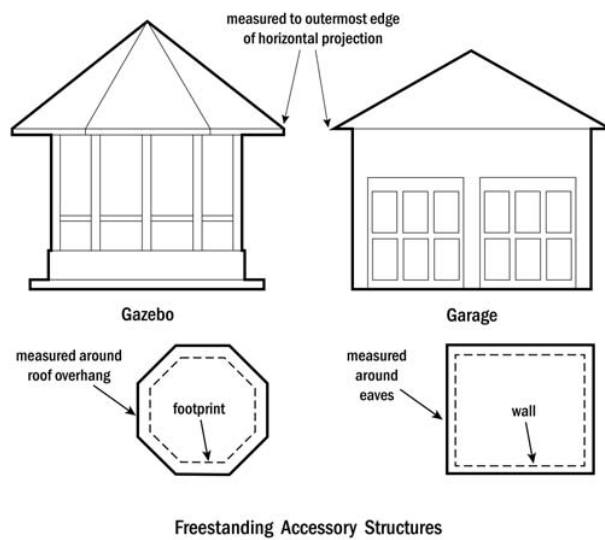
- **Amend Par. 2, Application for an amendment to the Zoning Map entries, as follows:**

- Amendments to a previously approved proffered condition and/or development plan, final development plan, conceptual development plan, PRC plan or concurrent conceptual/final development plan for:
  - Increase in fence and/or wall height on a single family lot \$435
  - A reduction of certain yard requirements on a single family lot; or \$910
  - Increase in coverage limitation for minimum required rear yards \$910
  - Increase in fence and/or wall height on all other uses; or \$2500
  - A reduction of certain yard requirements on all other uses; or \$8180
  - The addition of or modification to an independent living facility \$1100
 for low income tenants.

**Amend Appendix 2, Illustrations, to add the following Illustration 6, Plates 1-4, as follows:**

Illustration 6  
Plate 1

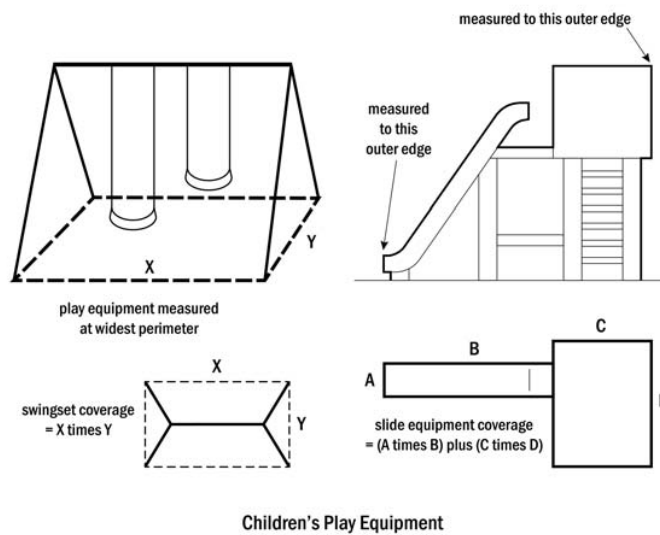
Coverage Limitation for Minimum Required Rear Yards



1

Illustration 6  
Plate 2

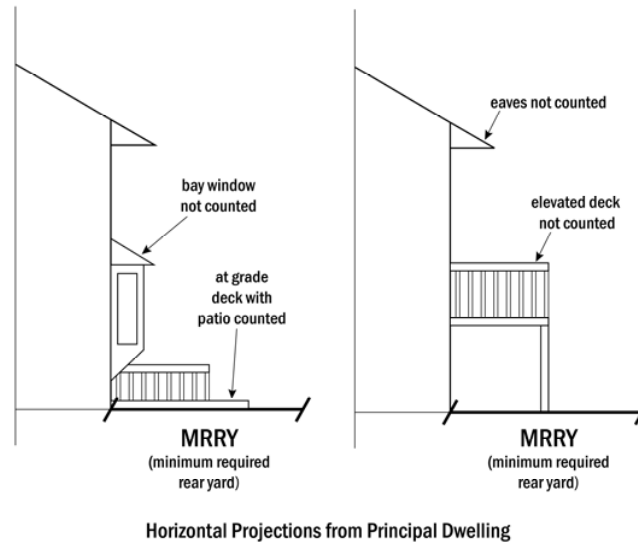
Coverage Limitation for Minimum Required Rear Yards



2

Illustration 6  
Plate 3

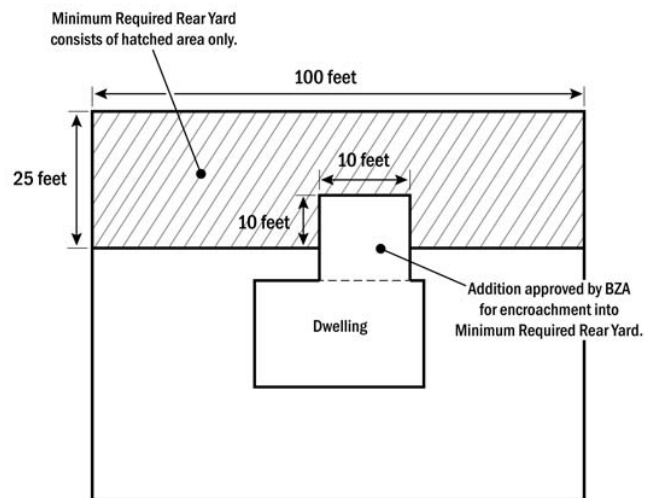
Coverage Limitation for Minimum Required Rear Yards



1

Illustration 6  
Plate 4

Coverage Limitation for Minimum Required Rear Yards



Minimum Required Rear Yard area = (25 times 100) minus (10 times 10) = 2500 sf minus 100 sf = 2400 sf

Minimum Required Rear Yard with Previously Approved Encroachment Excluded

2

ADMINISTRATIVE - 6

Authorization for the Department of Family Services to Apply for and Accept Grant Funding from the U.S. Department of Health and Human Services for the Continuation of Funding Associated with the Head Start and Early Head Start Grant

ISSUE:

Board of Supervisors authorization is requested for the Department of Family Services to apply for and accept grant funding, if received, from the U.S. Department of Health and Human Services in the amount of \$9,132,055, including \$1,063,319 in Local Cash Match. Funding will be used to continue to provide services through the County's Head Start and Early Head Start programs. Funding will enable the County to serve 678 children and their families in a comprehensive, seamless birth-to-five Head Start and Early Head Start program. The grant period is July 1, 2018 through June 30, 2019. The total required non-federal match will be met through \$1,063,319 in Local Cash Match from the Federal-State Grant Fund and \$953,865 from in-kind contributions. 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 of Supervisors authorize the Department of Family Services to apply for and accept grant funding, if received, from the U.S. Department of Health and Human Services. Funding in the amount of \$9,132,055, including \$1,063,319 Local Cash Match, will support the continuation of Early Head Start and Head Start services to 678 children and their families. This funding will continue to support 55/50.0 FTE existing grant positions. No new grant positions are being requested with this funding.

TIMING:

Board action is requested on March 20, 2018. While the Head Start and Early Head Start grants are included in the Adopted budget, the grantor has indicated that before funding is awarded, the Board of Supervisors must formally approve the application.

BACKGROUND:

The Department of Family Services, Office for Children was awarded a five-year Head Start and Early Head Start grant in June 2016, with four annually appropriated renewals. The grantor requires annual submission of a continuation application for each subsequent year of funding. Current grant funding enables the County to serve 678 children and their families in a comprehensive, seamless birth-to-five Head Start and Early Head Start program. This funding will continue to support 55/50.0 FTE existing grant positions.

Head Start and Early Head Start are national child and family development programs that provide quality early childhood education and comprehensive family support services to income eligible families with children birth to five years of age and expectant parents.

The Department of Family Services, Office for Children is applying for year-three continuation funding for the Head Start and Early Head Start grants. This funding will continue existing services being provided by the Office for Children, Fairfax County Public Schools and Higher Horizons Day Care Center, Inc., and include services offered in a home-based option, center-based option and family child care option.

FISCAL IMPACT:

Federal grant funding in the amount of \$9,132,055, including \$1,063,319 Local Cash Match, is being requested to support the continuation of Head Start and Early Head Start services to 678 children and their families. The total required non-federal match will be met through \$1,063,319 in Local Cash Match from the Federal-State Grant Fund and \$953,865 from in-kind contributions. It should be noted that including the in-kind contributions, total funding for this program is \$10,085,920. This action does not increase the expenditure level of the Federal-State Grant Fund, as funds are held in reserve for anticipated grant awards and the Local Cash Match of \$1,063,319 is available from the Local Cash Match Reserve. This grant does allow the recovery of indirect costs; however because this funding opportunity is highly competitive, the Department of Family Services has elected to omit inclusion of indirect costs to maximize the proposal's competitive position.

CREATION OF NEW POSITIONS:

There are no new grant positions associated with this award. This funding is a continuation of the existing Head Start and Early Head Start programs, therefore funding will continue to support 26/24.0 FTE positions associated with Head Start services and 29/26.0 FTE positions associated with Early Head Start services, for a

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total of 55/50.0 FTE positions. The County is under no obligation to continue these positions once grant funding expires.

ENCLOSED DOCUMENTS:

Attachment 1: Head Start/Early Head Start Summary of Grant Proposal

Attachment 2: Head Start and Early Head Start Letter of Funding Guidance to Chairman  
Bulova regarding grant #03CH010411

STAFF:

Tisha Deeghan, Deputy County Executive

Nannette M. Bowler, Director, Department of Family Services

Anne-Marie D. Twohie, Director, Office for Children, Department of Family Services

**HEAD START/EARLY HEAD START GRANT****SUMMARY OF GRANT PROPOSAL**

<b>Grant Title:</b>	Head Start and Early Head Start Grant
<b>Funding Agency:</b>	U.S. Department of Health and Human Services, Administration for Children and Families, Office of Head Start
<b>Applicant:</b>	Department of Family Services
<b>Partners:</b>	Department of Family Services, Fairfax County Public Schools, Higher Horizons Day Care, Inc., and Community Family Child Care Providers
<b>Purpose of Grant:</b>	Early Head Start (EHS) and Head Start (HS) are national child development programs that provide quality early childhood education and comprehensive family support services to income eligible families with children birth to five years of age and expectant parents. The purpose of this grant is to serve 678 children and their families in a comprehensive, seamless birth-to-five Head Start and Early Head Start program. Children will be served in a home-based, center-based or family child care option.
<b>Funding Amount:</b>	\$9,132,055, including \$1,063,319 in Local Cash Match. The total required non-federal match will be met through \$1,063,319 in Local Cash Match from the Federal-State Grant Fund, and \$953,865 from in-kind contributions. It should be noted that including the in-kind contributions, total funding for this program is \$10,085,920. The grant period is from July 1, 2018 through June 30, 2019. The grant is for year three (3) continuation funding of the five-year grant.
<b>Positions:</b>	There are no new grant positions associated with this award; however funding will continue to support a total of 55/50.0 FTE existing grant positions.
<b>Proposed Use of Funds:</b>	Funding will support the continuation of quality early childhood education and comprehensive family support services. Funding will primarily support program operations, staffing, materials and equipment. Funding will also support training and technical assistance for the purpose of improving quality and helping prepare children to succeed in school.

<b>Target Population:</b>	Children from birth to five years of age and their families and expectant parents who reside in areas of the County that have high poverty rates, large numbers of children on EHS/HS waiting lists, lack of affordable housing, limited transportation and large populations of immigrant families.
<b>Performance Measures:</b>	The success of the program will be based on full compliance with Head Start program performance standards.
<b>Grant Period:</b>	The grant period is from July 1, 2018 through June 30, 2019. The grant is for year three continuation funding of the five-year grant.



ADMINISTRATION FOR  
**CHILDREN & FAMILIES**

Office of Head Start | Region III | 150 S. Independence Mall West, Suite 864, Philadelphia, PA 19106 |  
www.eclkc.ohs.acf.hhs.gov

January 16, 2018

Sharon Bulova, Chairman, Board of Supervisors  
County of Fairfax  
12011 Government Center Parkway  
Head Start Program - 9th Floor, Suite 903  
Fairfax, VA 22035

Re: Grant No. 03CH010411

Dear Ms. Bulova:

A grant application must be completed for the upcoming budget period. Please consult the grant application instructions to determine the type of application required. The application for the Head Start grant is due 04/01/2018.

The following table reflects the projected funding and enrollment levels for the 07/01/2018 – 06/30/2019 budget period.

Funding Type	Funding Level	Funded Federal Enrollment
Head Start Program Operations	\$4,387,637	434
Head Start Training and Technical Assistance	\$69,574	
Early Head Start Program Operations	\$3,555,152	244
Early Head Start Training and Technical Assistance	\$56,373	
<b>TOTAL</b>	<b>\$8,068,736</b>	<b>678</b>

### Application Submission Requirements

The application must be prepared and submitted in accordance with the *Head Start Grant Application Instructions with Guidance, Version 3 (Application Instructions)*. It must be submitted on behalf of the Authorizing Official registered in the HSES.

Incomplete applications will not be processed.

The *Application Instructions* are available on the home page of HSES. Please review the instructions carefully prior to preparing the application. Submission guidance can be found in the "Instructions" section of the HSES.

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ADMINISTRATIVE - 7

Authorization to Advertise a Public Hearing to Amend the Current Appropriation Level in the FY 2018 Revised Budget Plan

ISSUE:

Board approval of an advertisement for a public hearing to adjust the FY 2018 appropriation level. The advertisement encompasses both the County and the Schools' *FY 2018 Third Quarter Reviews*. Section 15.2-2507 of the Code of Virginia requires that a public hearing be held prior to Board action to amend the current appropriation level.

RECOMMENDATION:

The County Executive recommends that the Board authorize staff to publish the advertisement for a public hearing.

TIMING:

Board Action is requested on March 20, 2018 to provide sufficient time to advertise the proposed public hearing on April 10, at 4:00 p.m. and April 11 and 12, 2018 at 1:00 p.m.

BACKGROUND:

As the *FY 2018 Third Quarter Review* includes proposed adjustments in appropriation greater than one percent of total expenditures, a public hearing is required prior to Board action. In addition, the Code of Virginia requires that a synopsis of proposed changes be included in the advertisement.

The School Board funding adjustments included in the advertisement are based on staff's Third Quarter recommendations to the School Board, which were presented to the School Board on March 12, 2018 with action to be taken by the School Board on March 22, 2018.

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ENCLOSED DOCUMENTS:

*These attachments will be available online on Monday, March 19, 2018, and a printed copy available for review in the Office of the Clerk to the Board:*

[www.fairfaxcounty.gov/budget/fy-2018-third-quarter-review](http://www.fairfaxcounty.gov/budget/fy-2018-third-quarter-review)

Attachment A – Proposed advertisement for public hearing

Attachment B – Memorandum to the Board of Supervisors dated March 20, 2018 from Bryan Hill, County Executive, with attachments, transmitting the County's *FY 2018 Third Quarter Review* with appropriation resolutions and the Fairfax County Public Schools staff's recommendations on *FY 2018 Third Quarter Review*.

STAFF:

Bryan J. Hill, County Executive

Joseph Mondoro, Chief Financial Officer

Christina Jackson, Deputy Director, Department of Management and Budget

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ACTION – 1

Approval of a Grant Agreement Between the Virginia Department of Environmental Quality and Fairfax County for the Pohick Creek Tributary at Greentree Village Park Stream Restoration Project (Springfield District)

ISSUE:

Board of Supervisors' authorization is requested for the County to approve the Grant Agreement between the Virginia Department of Environmental Quality (DEQ) and Fairfax County that provides Stormwater Local Assistance Funds (SLAF) for the design and construction of the Pohick Creek Tributary at Greentree Village Park stream restoration project (Project).

RECOMMENDATION:

The County Executive recommends that the Board approve and authorize the County Executive or his designee to sign the agreement with DEQ to provide SLAF grant funds to the County for the design and construction of the Project.

TIMING:

Board approval is requested on March 20, 2018.

BACKGROUND:

The Virginia General Assembly created the SLAF to provide matching grants to local governments for planning, designing, and implementing best management practices to reduce pollution generated from stormwater runoff. In February 2017, the County submitted an application to DEQ in response to the Fiscal Year 2017 SLAF grant solicitation. In its application, the County requested funding for fourteen stream and water quality improvement projects. In May 2017, DEQ issued a project funding list that included the following three projects submitted by Fairfax County:

Colvin Run Phase I at Lake Fairfax Park  
Pohick Creek Tributary at Greentree Village Park  
Flatlick Branch Phase II

The three funded projects are located in the Hunter Mill, Springfield, and Sully magisterial districts, respectively. Each project is subject to a separate grant agreement, which is issued after the construction contract is awarded for the applicable project.

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The Project is under construction and scheduled for substantial completion in March 2019. The project will restore approximately 2,870 linear feet of stream, and is identified as PC9222 in the Pohick Creek Watershed Management Plan. The majority of the project is located on Fairfax County Park Authority property, with portions in Virginia Department of Transportation's Right of Way and County Storm Drainage easements, and is near 8817 Bridle Wood Drive. The County estimates that the Project will reduce phosphorous, nitrogen, and total suspended solids in our streams and the Chesapeake Bay by 820 pounds/year, 2,271 pounds/year, and 780.8 tons/year, respectively.

On February 13, 2017, a memorandum from the County Executive notified the Board that the Stormwater Planning Division was submitting SLAF applications to fund fourteen stormwater projects. Then, on June 5, 2017, the Board was notified by memorandum that DEQ had reviewed the County's application and authorized matching grant funding for three of the proposed projects. The final phase of documentation to receive reimbursement for the Project is the attached Grant Agreement submitted to the Board through this item.

FISCAL IMPACT:

This grant reimburses funds expended by the County in an amount up to \$1,289,341, which is fifty percent of total SLAF eligible Project costs. County funding for this project is appropriated in Fund 40100, Stormwater Services, Project SD-000031, Streams and Water Quality Improvements, and in Fund 30090, Pro Rata Share Drainage Construction, Project SD-000022, Pohick Creek Watershed. Reimbursed amounts will be received as revenue to the Stormwater program providing funds for other watershed improvement projects.

ENCLOSED DOCUMENTS:

Attachment 1: Grant Agreement SLAF 17-02

STAFF:

Robert A. Stalzer, Deputy County Executive  
James W. Patteson, Director, Department of Public Works and Environmental Services (DPWES)  
Randolph W. Bartlett, Deputy Director, DPWES

**STORMWATER LOCAL ASSISTANCE FUND  
GRANT AGREEMENT  
SLAF Grant No.: 17-02**

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THIS AGREEMENT is made as of this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by and between the Virginia Department of Environmental Quality (the "Department"), and Fairfax County, Virginia (the "Grantee").

Pursuant to Item 360 in Chapter 860 of the 2013 Acts of Assembly (the Commonwealth's 2013-14 Budget) (the "Act"), the General Assembly created the Stormwater Local Assistance Fund (the "Fund"). The Department is authorized pursuant to Section 62.1-44.15:29.1 of the Code of Virginia to provide matching grants to local governments for the planning, design, and implementation of stormwater best management practices that address cost efficiency and commitments related to reducing water quality pollutant loads.

The Grantee has been approved by the Department to receive a Grant from the Fund subject to the terms and conditions herein to finance fifty percent (50%) of the cost of the Eligible Project, which consists of the planning, design and implementation of best management practices for stormwater control as described herein. The Grantee will use the Grant to finance that portion of the Eligible Project Costs not being paid for from other sources as set forth in the Total Project Budget in Exhibit B to this Agreement. Such other sources may include, but are not limited to, the Virginia Water Facilities Revolving Fund, Chapter 22, Title 62.1 of the Code of Virginia (1950), as amended.

This Agreement provides for payment of the Grant, design and construction of the Eligible Project, and development and implementation by the Grantee of provisions for the long-term responsibility and maintenance of the stormwater management facilities and other techniques installed under the Eligible Project. This Agreement is supplemental to the State Water Control Law, Chapter 3.1, Title 62.1 of the Code of Virginia (1950), as amended, and it does not limit in any way the other water quality restoration, protection and enhancement, or enforcement authority of the State Water Control Board (the "Board") or the Department.

**ARTICLE I  
DEFINITIONS**

1. The capitalized terms contained in this Agreement shall have the meanings set forth below unless the context requires otherwise:

(a) "Agreement" means this Stormwater Local Assistance Fund Grant Agreement between the Department and the Grantee, together with any amendments or supplements hereto.

(b) "Authorized Representative" means any member, official or employee of the Grantee authorized by resolution, ordinance or other official act of the governing body of the Grantee to perform the act or sign the document in question.

(c) "Capital Expenditure" means any cost of a type that is properly chargeable to a capital account (or would be so chargeable with (or but for) a proper election or the application of the definition of "placed in service" under Treasury Regulation Section 1.150-2(c)) under general federal income tax principles, determined at the time the expenditure is paid.

Fairfax County, Virginia

- 1 -

(d) "Eligible Project" means all grant eligible items of the particular stormwater project described in Exhibit A to this Agreement to be designed and constructed by the Grantee with, among other monies, the Grant, with such changes thereto as may be approved in writing by the Department and the Grantee.

(e) "Eligible Project Costs" means costs of the individual items comprising the Eligible Project as permitted by the Act with such changes thereto as may be approved in writing by the Department and the Grantee. All Eligible Project Costs shall be Capital Expenditures and no Eligible Project Costs shall be Working Capital Expenditures.

(f) "Extraordinary Conditions" means unforeseeable or exceptional conditions resulting from causes beyond the reasonable control of the Grantee such as, but not limited to fires, floods, strikes, acts of God, and acts of third parties that singly or in combination cause material breach of this Agreement.

(g) "Grant" means the particular grant described in Section 4.0 of this Agreement, with such changes thereto as may be approved in writing by the Department and the Grantee.

(h) "Total Eligible Project Budget" means the sum of the Eligible Project Costs as set forth in Exhibit B to this Agreement, with such changes thereto as may be approved in writing by the Department and the Grantee.

(i) "Total Project Budget" means the sum of the Eligible Project Costs (with such changes thereto as may be approved in writing by the Department and the Grantee) plus any ineligible costs that are solely the responsibility of the Grantee, as set forth in Exhibit B to this Agreement.

(j) "Project Engineer" means the Grantee's engineer who must be a licensed professional engineer registered to do business in Virginia and designated by the Grantee as the Grantee's engineer for the Eligible Project in a written notice to the Department.

(k) "Project Schedule" means the schedule for the Eligible Project as set forth in Exhibit C to this Agreement, with such changes thereto as may be approved in writing by the Department and the Grantee. The Project Schedule assumes timely approval of adequate plans and specifications and timely reimbursement in accordance with this Agreement by the Department.

(l) "Working Capital Expenditure" means any cost that is not a Capital Expenditure. Generally, current operating expenses are Working Capital Expenditures.

(m) "VPBA" means the Virginia Public Building Authority, a political subdivision of the Commonwealth of Virginia.

(n) "VPBA Bonds" means (i) the Virginia Public Building Authority Public Facilities Revenue Bonds, Series 2013A, which were issued by VPBA on February 21, 2013, (ii) any other bonds issued by VPBA, the proceeds of which are used in whole or in part to provide funds for the making of the Grant, and (iii) any refunding bonds related thereto.

## **ARTICLE II**

### **SCOPE OF PROJECT**

2. The Grantee will cause the Eligible Project to be designed, constructed and placed in operation as described in Exhibit A to this Agreement.

### **ARTICLE III** **SCHEDULE**

3. The Grantee will cause the Eligible Project to be designed, constructed and placed in operation in accordance with the Project Schedule in Exhibit C to this Agreement.

### **ARTICLE IV** **COMPENSATION**

4.0. Grant Amount. The total Grant award from the Fund under this Agreement is up to **\$1,289,341.00** and represents the Commonwealth's fifty percent (50%) share of the Total Eligible Project Budget. Any material changes made to the Eligible Project after execution of this Agreement, which alters the Total Eligible Project Budget, will be submitted to the Department for review of grant eligibility. The amount of the Grant award set forth herein may be modified from time to time by agreement of the parties to reflect changes to the Eligible Project or the Total Eligible Project Budget.

4.1. Payment of Grant. Disbursement of the Grant will be in accordance with the payment provisions set forth in Section 4.2 herein and the eligibility determinations made in the Total Project Budget (Exhibit B).

4.2. Disbursement of Grant Funds. The Department will disburse the Grant to the Grantee not more frequently than once each calendar month for approved eligible reimbursement of a minimum of one thousand (\$1,000.00) dollars, excluding the final payment, upon receipt by the Department of the following:

(a) A requisition for approval by the Department, signed by the Authorized Representative and containing all receipts, vouchers, statements, invoices or other evidence that costs in the Total Eligible Project Budget, including the applicable local share for the portion of the Eligible Project covered by such requisition, have been incurred or expended and all other information called for by, and otherwise being in the form of, Exhibit D to this Agreement.

(b) If any requisition includes an item for payment for labor or to contractors, builders or material men, a certificate, signed by the Project Engineer, stating that such work was actually performed or such materials, supplies or equipment were actually furnished or installed in or about the construction of the Eligible Project.

Upon receipt of each such requisition and accompanying certificate(s) and schedule(s), the Department shall request disbursement of the Grant to the Grantee in accordance with such requisition to the extent approved by the Department.

Except as may otherwise be approved by the Department, disbursements shall be held at ninety-five percent (95%) of the total Grant amount to ensure satisfactory completion of the Eligible Project. Satisfactory completion includes the submittal to the Department the Responsibilities & Maintenance Plan required by Section 5.1 herein. Upon receipt from the Grantee of the certificate specified in Section 4.5 and a final requisition detailing all retainage to which the Grantee is then entitled, the Department,

subject to the provisions of this section and Section 4.3 herein, shall request disbursement to the Grantee of the final payment from the Grant.

4.3 Application of Grant Funds. The Grantee agrees to apply the Grant solely and exclusively to the reimbursement of Eligible Project Costs. The Grantee represents and warrants that the average reasonably expected economic life of the assets to be financed with the Grant is set forth in Exhibit E attached hereto.

4.4. Agreement to Complete Project. The Grantee agrees to cause the Eligible Project to be designed and constructed, as described in Exhibit A to this Agreement, and in accordance with (i) the schedule in Exhibit C to this Agreement and (ii) plans and specifications prepared by the Project Engineer and approved by the Department.

4.5 Notice of Substantial Completion. When the Eligible Project has been completed, the Grantee shall promptly deliver to the Department a certificate signed by the Authorized Representative and by the Project Engineer stating (i) that the Eligible Project has been completed substantially in accordance with the approved plans and specifications and addenda thereto, and in substantial compliance with all material applicable laws, ordinances, rules, and regulations; (ii) the date of such completion; (iii) that all certificates of occupancy and operation necessary for start-up for the Eligible Project have been issued or obtained; and (iv) the amount, if any, to be released for payment of the final Eligible Project Costs.

4.6 Source of Grant Funds; Reliance. The Grantee represents that it understands that the Grant funds are derived from the proceeds of the VPBA Bonds, the interest on which must remain excludible from gross income for federal income tax purposes (that is, "tax- exempt") pursuant to contractual covenants made by VPBA for the benefit of the owners of the VPBA Bonds. The Grantee further represents that (a) the undersigned Authorized Representative of the Grantee has been informed of the purpose and scope of Sections 103 and 141-150 of the Internal Revenue Code of 1986, as amended, as they relate to the VPBA Bonds and the Grant, and (b) the representations and warranties contained in this Agreement can be relied on by VPBA and bond counsel to VPBA in executing certain documents and rendering certain opinions in connection with the VPBA Bonds.

## **ARTICLE V**

### **RESPONSIBILITIES AND MAINTENANCE PLAN**

5.0 Plan Submittal. No later than thirty (30) days from the date of the Notice of Substantial Completion, the Grantee shall submit to the Department a Responsibilities and Maintenance Plan for the Eligible Project.

5.1 Plan Elements. The plan required by Section 5.0 shall include a description of the project type, a recommended schedule of inspection and maintenance, and the identification of a person, persons or position within an organization responsible for administering and maintaining the plan for the useful service life of the installed facilities. If the Eligible Project includes construction on private property, the plan shall document the Grantee's right to access the Eligible Project for purposes of implementing the plan required by Section 5.0.

5.2 Recordation. Long-term responsibility and maintenance requirements for stormwater management facilities located on private property shall be set forth in an instrument recorded in the local land records and shall be consistent with 9VAC25-870-112 of the Virginia Stormwater Management Program (VSMP) Permit Regulations.

## **ARTICLE VI**

### **MATERIAL BREACH**

6.0. Material Breach. Any failure or omission by the Grantee to perform its obligations under this Agreement, unless excused by the Department, is a material breach.

6.1. Notice of Material Breach. If at any time the Grantee determines that it is unable to perform its obligations under this Agreement, the Grantee shall promptly provide written notification to the Department. This notification shall include a statement of the reasons it is unable to perform, any actions to be taken to secure future performance and an estimate of the time necessary to do so.

6.2. Monetary Assessments for Breach. In case of Material Breach, Grant funds will be re-paid into the State Treasury and credited to the Fund. Within 90 days of receipt of written demand from the Department, the Grantee shall re-pay the Grant funds for the corresponding material breaches of this Agreement unless the Grantee asserts a defense pursuant to the requirements of Section 6.3 herein.

6.3 Extraordinary Conditions.

(a) The Grantee may assert and it shall be a defense to any action by the Department to collect Grant funds or otherwise secure performance of this Agreement that the alleged non-performance was due to Extraordinary Conditions, provided that the Grantee:

(1) takes reasonable measures to effect a cure or to minimize any non-performance with the Agreement, and

(2) provides written notification to the Department of the occurrence of Extraordinary Conditions, together with an explanation of the events or circumstances contributing to such Extraordinary Conditions, no later than 10 days after the discovery of the Extraordinary Conditions.

(b) If the Department disagrees that the events or circumstances described by the Grantee constitute Extraordinary Conditions, the Department must provide the Grantee with a written objection within sixty (60) days of Grantee's notice under paragraph 6.3(a)(2), together with an explanation of the basis for its objection.

6.4 Resolution and Remedy. If no resolution is reached by the parties, the Department may immediately bring an action in the Circuit Court of the City of Richmond to recover part or all of the Grant funds. In any such action, the Grantee shall have the burden of proving that the alleged noncompliance was due to Extraordinary Conditions. The Grantee agrees to venue to any such action in the Circuit Court of the City of Richmond, either north or south of the James River in the option of the Department.

6.5 Indemnification. To the extent permitted by law and subject to legally available funds,

the Grantee shall indemnify and hold the Department, the Fund, VPBA and the owners of the VPBA Bonds, and their respective members, directors, officers, employees, attorneys and agents (the "Indemnitees"), harmless against any and all liability, losses, damages, costs, expenses, penalties, taxes, causes of action, suits, claims, demands and judgments of any nature arising from or in connection with any misrepresentation, breach of warranty, noncompliance or default by or on behalf of the Grantee under this Agreement, including, without limitation, all claims or liability (including all claims of and liability to the Internal Revenue Service) resulting from, arising out of or in connection with the loss of the excludability from gross income of the interest on all or any portion of the VPBA Bonds that may be occasioned by any cause whatsoever pertaining to such misrepresentation, breach, noncompliance or default, such indemnification to include the reasonable costs and expenses of defending itself or investigating any claim of liability and other reasonable expenses and attorneys' fees incurred by any of the Indemnitees in connection therewith. This paragraph shall not constitute an express or implied waiver of any applicable immunity afforded the Grantee.

## **ARTICLE VII**

### **GENERAL PROVISIONS**

7.0. Effect of the Agreement on Permits. This Agreement shall not be deemed to relieve the Grantee of its obligations to comply with the terms of its Virginia Pollutant Discharge Elimination System (VPDES) and/or Virginia Water Protection (VWP) permit(s) issued by the Board. This Agreement does not obviate the need to obtain, where required, any other State or Federal permit(s).

7.1. Disclaimer. Nothing in this Agreement shall be construed as authority for either party to make commitments which will bind the other party beyond the covenants contained herein.

7.2. Non-Waiver. No waiver by the Department of any one or more defaults by the Grantee in the performance of any provision of this Agreement shall operate or be construed as a waiver of any future default or defaults of whatever character.

7.3. Integration and Modification. This Agreement constitutes the entire Agreement between the Grantee and the Department. No alteration, amendment or modification of the provisions of this Agreement shall be effective unless reduced to writing, signed by both the parties and attached hereto. This Agreement may be modified by agreement of the parties for any purpose, provided that any significant modification to this Agreement must be preceded by public notice of such modification.

7.4. Collateral Agreements. Where there exists any inconsistency between this Agreement and other provisions of collateral contractual agreements which are made a part of this Agreement by reference, the provisions of this Agreement shall control.

7.5. Non-Discrimination. In the performance of this Agreement, the Grantee warrants that it will not discriminate against any employee, or other person, on account of race, color, sex, religious creed, ancestry, age, national origin or other non-job related factors. The Grantee agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

7.6. Conflict of Interest. The Grantee warrants that it has fully complied with the Virginia Conflict of Interest Act as it may apply to this Agreement.

7.7. Applicable Laws. This Agreement shall be governed in all respects whether as to validity, construction, capacity, performance or otherwise, by the laws of the Commonwealth of Virginia. The Grantee further agrees to comply with all laws and regulations applicable to the Grantee's performance of its obligations pursuant to this Agreement.

7.8. Records Availability. The Grantee agrees to maintain complete and accurate books and records of the Eligible Project Costs, and further, to retain all books, records, and other documents relative to this Agreement for three (3) years after final payment. The Department, its authorized agents, and/or State auditors will have full access to and the right to examine any of said materials during said period. Additionally, the Department and/or its representatives will have the right to access work sites during normal business hours, after reasonable notice to the Grantee, for the purpose of ensuring that the provisions of this Agreement are properly carried out.

7.9. Severability. Each paragraph and provision of this Agreement is severable from the entire Agreement; and if any provision is declared invalid, the remaining provisions shall nevertheless remain in effect.

7.10. Notices. All notices given hereunder shall be in writing and shall be sent by United States certified mail, return receipt requested, postage prepaid, and shall be deemed to have been received at the earliest of: (a) the date of actual receipt of such notice by the addressee, (b) the date of the actual delivery of the notice to the address of the addressee set forth below, or (c) five (5) days after the sender deposits it in the mail properly addressed. All notices required or permitted to be served upon either party hereunder shall be directed to:

Department: Virginia Department of Environmental Quality  
Clean Water Financing and Assistance Program  
P.O. Box 1105  
Richmond, VA 23218  
Attn: CWFAP Program Manager

Grantee: County of Fairfax, Virginia  
12000 Government Center Parkway  
Fairfax, Virginia 22035-0052  
Attn: Mr. Craig Carinci

7.11. Successors and Assigns Bound. This Agreement shall extend to and be binding upon the parties hereto, and their respective legal representatives, successors and assigns.

7.12. Exhibits. All exhibits to this Agreement are incorporated herein by reference.

7.13. Termination. The Agreement shall terminate upon final reimbursement to the Grantee.

#### **ARTICLE VIII** **COUNTERPARTS**

8. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same instrument.

Fairfax County, Virginia

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**ARTICLE IX**  
**CREDIT GENERATION**

9. Any land area generating stream or wetland mitigation credits from the Eligible Project is not eligible for the generation of any other environmental credits. Any project designs approved by the Department under the Grant may not meet the design requirements for approval from other State or Federal water programs. The Grantee is responsible for obtaining information on design and permit requirements for the type of environmental credit they are seeking.

WITNESS the following signatures, all duly authorized.

DEPARTMENT OF ENVIRONMENTAL QUALITY

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

GRANTEE'S AUTHORIZED REPRESENTATIVE

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

## **EXHIBIT A**

### **ELIGIBLE PROJECT DESCRIPTION**

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Grantee: Fairfax County, Virginia

SLAF Grant No.: 17-02

Project Description: Pohick Tributary at Greentree Village Stream Restoration

Construction of approximately 2,870 linear feet of stream channel through natural stream channel design in order to restore and stabilize the degraded stream channel bed and banks, and to provide aquatic benefits, grade control, improve water quality and prevent future erosion.

Fairfax County, Virginia

## EXHIBIT B

### TOTAL PROJECT BUDGET

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Grantee: Fairfax County, Virginia

SLAF Grant No.: 17-02

The following budget reflects the estimated costs associated with eligible cost categories of the project.

Project Category / Project Name	Project Cost	SLAF Eligible	Grant %	Grant Amount
<b>Design Engineering</b>				
Pohick Tributary at Greentree	\$836,600.00	\$416,538.00	50.00%	\$208,269.00
<b>Sub-Total</b>	\$836,600.00	\$416,538.00		\$208,269.00
<b>Construction</b>				
Pohick Tributary at Greentree	\$2,162,144.80	\$2,162,144.00	50.00%	\$1,081,072.00
<b>Sub-Total</b>	\$2,162,144.80	\$2,162,144.00		\$1,081,072.00
<b>Other</b>				
Contingency				
Pohick Tributary at Greentree	\$108,108.00	\$0.00	50.00%	\$0.00
<b>Sub-Total</b>	\$108,108.00	\$0.00		\$0.00
<b>TOTALS</b>	<b>\$3,106,852.80</b>	<b>\$2,578,682.00</b>	<b>50.00%</b>	<b>\$1,289,341.00</b>

Fairfax County, Virginia

## EXHIBIT C

### PROJECT SCHEDULE

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Grantee: Fairfax County, Virginia

SLAF Grant No.: 17-02

The Grantee has proposed the following schedule of key activities/milestones as a planning tool which may be subject to change. Unless authorized by a grant modification, it is the responsibility of the Grantee to adhere to the anticipated schedule for the Eligible Project as follows:

Project Name	Project Description / Milestone	Schedule / Timeline	Note
Pohick Tributary at Greentree	Stream Restoration/Engineering Design	Complete	
	Commence Construction	Spring 2018 / 12 months	

Fairfax County, Virginia

**EXHIBIT D**

**REQUISITION FOR REIMBURSEMENT**

(To be on Grantee's Letterhead)

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Department of Environmental Quality  
Clean Water Financing and Assistance Program  
P.O. Box 1105  
Richmond, VA 23218  
Attn.: CWFAP Program Manager

**RE: Stormwater Local Assistance Fund Grant**

SLAF Grant No.: 17-02

Dear Program Manager:

This requisition, Number \_\_\_\_, is submitted in connection with the referenced Grant Agreement, dated as of *[insert date of grant agreement]* between the Virginia Department of Environmental Quality and \_\_\_\_\_. Unless otherwise defined in this requisition, all capitalized terms used herein shall have the meaning set forth in Article I of the Grant Agreement. The undersigned Authorized Representative of the Grantee hereby requests disbursement of grant proceeds under the Grant Agreement in the amount of \$\_\_\_\_\_, for the purposes of payment of the Eligible Project Costs as set forth on Schedule I attached hereto.

Copies of invoices relating to the items for which payment is requested are attached.

The undersigned certifies that the amounts requested by this requisition will be applied solely and exclusively to the reimbursement of the Grantee for the payment of Eligible Project Costs that are Capital Expenditures.

This requisition includes (if applicable) an accompanying Certificate of the Project Engineer as to the performance of the work.

Sincerely,

\_\_\_\_\_  
(Authorized Representative of the Grantee)

Attachments

Fairfax County, Virginia

**SCHEDULE 1**  
**STORMWATER LOCAL ASSISTANCE FUND**  
**FORM TO ACCOMPANY REQUEST FOR REIMBURSEMENT**

REQUISITION # \_\_\_\_\_

Grantee: Fairfax County, Virginia

SLAF Grant No.: 17-02 CERTIFYING SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

Cost Category	Total Project Budget	SLAF Eligible Project Budget	SLAF 50% Grant Budget	Eligible Expenditures This Period	Current Grant Payment	Previous Grant Payment	Total Grant Payments to Date	SLAF Grant Balance
<b>Engineering</b>								
Pohick Tributary at Greentree	\$836,600.00	\$416,538.00	\$208,269.00					
<b>Sub-Total</b>	<b>\$836,600.00</b>	<b>\$416,538.00</b>	<b>\$208,269.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Construction</b>								
Pohick Tributary at Greentree	\$2,162,144.80	\$2,162,144.00	\$1,081,072.00					
<b>Sub-Total</b>	<b>\$2,162,144.80</b>	<b>\$2,162,144.00</b>	<b>\$1,081,072.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Other</b>								
Contingency								
Pohick Tributary at Greentree	\$108,108.00	\$0.00	\$0.00					
<b>Sub-Total</b>	<b>\$108,108.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Totals</b>	<b>\$3,106,852.80</b>	<b>\$2,578,682.00</b>	<b>\$1,289,341.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Total Grant Amount: \$1,289,341.00

Previous Disbursements: \$0.00

This Request: \$0.00

Grant Proceeds Remaining: \$1,289,341.00

Fairfax County, Virginia

CERTIFICATE OF THE PROJECT ENGINEER  
FORM TO ACCOMPANY REQUEST FOR REIMBURSEMENT

Grantee: Fairfax County, Virginia

SLAF Grant No.: 17-02

This Certificate is submitted in connection with Requisition Number \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_, submitted by the \_\_\_\_\_ (the "Grantee") to the Virginia Department of Environmental Quality. Capitalized terms used herein shall have the same meanings set forth in Article I of the Grant Agreement referred to in the Requisition.

The undersigned Project Engineer for \_\_\_\_\_ hereby certifies that insofar as the amounts covered by this Requisition include payments for labor or to contractors, builders or material men, such work was actually performed or such materials, supplies, or equipment were actually furnished to or installed in the Eligible Project.

\_\_\_\_\_  
(Project Engineer)

\_\_\_\_\_  
(Date)

Fairfax County, Virginia

## EXHIBIT E

### DETERMINATION OF AVERAGE REASONABLY EXPECTED ECONOMIC LIFE OF PROJECT ASSETS

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Grantee: Fairfax County, Virginia

SLAF Grant No.: 17-02

The Internal Revenue Code of 1986, as amended, limits the length of average maturity for certain tax-exempt bonds, such as the VPBA Bonds, to no more than 120% of the average reasonably expected economic life of the assets being financed with the proceeds of such bonds. This life is based on Revenue Procedure 62-21 as to buildings and Revenue Procedures 83-35 and 87-56 as to equipment and any other assets. In this Exhibit, the Grantee will certify as to the average reasonably expected economic life of the assets being financed by the Grant.

Please complete the attached chart as follows:

**Step 1.** Set forth in Column II the corresponding total cost of each type of asset to be financed with the Grant.

**Step 2.** Set forth in Column III the economic life of each type of asset listed in accordance with the following:

*Land.* Exclude the acquisition of any land financed with a portion of the Grant funds from the economic life calculation.

*Land Improvements.* Land improvements (i.e., depreciable improvements made directly to or added to land) include sidewalks, roads, canals, waterways, site drainage, stormwater retention basins, drainage facilities, sewers (excluding municipal sewers), wharves and docks, bridges, fences, landscaping, shrubbery and all other general site improvements, not directly related to the building. Buildings and structural components are specifically excluded. 20 years is the economic life for most stormwater projects.

*Buildings.* Forty years is the economic life for most buildings.

*Equipment.* Please select an Asset Depreciation Range (“ADR”) midpoint or class life for each item of equipment to be financed. The tables of asset guideline classes, asset guideline periods and asset depreciation ranges included in IRS Revenue Procedures 83-35 and 87-56 may be used for reference. To use the tables, you should first determine the asset guideline class in which each item of equipment falls. General business assets fall into classes 00.11 through 00.4 to the extent that a separate class is provided for them. Other assets, to the extent that a separate class is provided, fit into one or more of classes 01.1 through 80.0. Subsidiary assets (jigs, dies, molds, patterns, etc.) are in the same class as are the other major assets in an industry activity unless the subsidiary assets are classified separately for that industry. Each item of equipment should be classified according to the activity in which it is primarily used. If the equipment is not described in any asset guideline class, its estimated economic life must be determined on a case by case basis.

*Contingency.* Any amounts shown on the Project Budget as “contingency” should be assigned to the shortest-lived asset. For example, contingency for a stormwater project should likely be given an economic life of 20 years.

**Step 3.** Set forth in Column IV the date each asset is expected to be placed in service. An asset is first placed in service when it is first placed in a condition or state of readiness and available for a

Fairfax County, Virginia

specifically assigned function. For example, the placed in service date for a stormwater project is likely the project's expected completion date.

**Step 4.** Determine the adjusted economic life of the asset in Column V by adding the amount of time between February 21, 2013 (the earliest date upon which the VPBA Bonds were issued) and the specified placed in service date from Column IV. For example, if a stormwater project with an economic life of 20 years will be placed in service 2 years after February 21, 2013, then the adjusted economic life for such stormwater project should be 22.

**Step 5.** For Column VI, multiply the Total Costs Financed with the Grant from Column II by the Adjusted Economic Life from Column V for each type of asset.

**Step 6.** Total all the entries in Column II and in Column VI.

**Step 7.** Divide the total of Column VI by the total of Column II. The quotient is the average reasonable expected economic life of the assets to be financed with the Grant.

#### AVERAGE REASONABLY EXPECTED ECONOMIC LIFE OF PROJECT ASSETS

Column I	Column II	Column III	Column IV	Column V	Column VI
<u>Asset</u>	<u>Total Cost Financed with Grant</u>	<u>Economic Life</u>	<u>Date Asset Placed in Service</u>	<u>Adjusted Economic Life</u>	<u>Column II x Column V</u>
Land Improvements	1,289,341	20	3/2019	26	\$33,522,866
Building					
Equipment					
Contingency					
TOTAL	<u>\$1,289,341</u>				<u>\$33,522,866</u>

Average Reasonably Expected Economic Life: Total of Column VI ÷ Total of Column II = 26

ACTION – 2

Approval of an Amended Parking Modification for Reston Town Center Urban Core – Phase I (Hunter Mill District)

ISSUE:

Board of Supervisors (Board) approval of an amended parking modification for Reston Town Center Urban Core - Phase I, Tax Map 17-1 ((16)) 1A, 5A, 9A, 10; and Tax Map 17-3 ((10)) 1, 6, 7, 8A1, 8B, Hunter Mill District.

RECOMMENDATION:

The County Executive recommends that the Board approve an amendment of the parking reduction approved on July 29, 2014, for Reston Town Center Urban Core – Phase I, to amend the Modified Future Build Out condition to revise the mix and square footage of the non-residential uses and reduce the minimum number of parking spaces required to be shared following the construction period as currently described in the Amended and Restated Parking Agreement dated July 26, 2011, (the Agreement), page 14 of Attachment A, subject to the following conditions:

1. Approval does not relieve the applicant of obligations set forth in the Agreement, including the timeframes and interim parking requirements, and all of the terms and provisions of the Agreement. The parking reduction approval conditions of July 29, 2014, shall remain in full effect, except as explicitly modified herein.
2. Modified Future Build Out Uses (Upon completion of the office building on Block 5): The modified future mix of uses associated with the shared parking agreement within Phase 1 are:
  - 117,176 square feet of Gross Floor Area (GFA) of shopping center retail uses.
  - 73,423 square feet of GFA of restaurant uses with 2,765 seats (2,504 table seats and 261 counter seats) and 251 employees.
  - 706,997 square feet of GFA of office uses (includes 163,077 GFA of the proposed 250,000 GFA office building on Block 5).
  - 395,576 square feet of GFA of hotel uses with 515 guest rooms and an additional 24,500 square feet of GFA of hotel function space.
  - 62,032 square feet of GFA of cinema uses with 1,990 seats.

Board Agenda Item  
March 20, 2018

3. A minimum of 3,000 parking spaces are provided on-site and shared among the uses listed in #2 above. These spaces shall not be restricted or reserved except for those required to meet the parking requirements of the Americans with Disabilities Act.
4. The conditions of approval must bind the successors of the current owners and/or other applicants and must be recorded in the Fairfax County Land Records in a form acceptable to the County Attorney. If the conditions have not been recorded and an extension has not been approved by the Director, approval of this parking reduction request will expire without notice six months from its approval date.

TIMING:

Board action is requested on March 20, 2018.

BACKGROUND:

The 84-acre Reston Town Center Urban Core is part of the 449-acre Town Center Study area which was rezoned to PRC (Planned Residential Community) pursuant to RZ-C-088, RZ 86-C-119, RZ 86-C-121 and RZ 89-C-025. Phase 1 of the Reston Town Center Urban Core covers approximately 42 acres and includes Blocks 1 and 4 through 10. The Phase 1 area is also identified as Tax Map 17-1 ((16)) 1A, 5A, 9A, 10; and Tax Map 17-3 ((10)) 1, 6, 7, 8A1, 8B.

The Board approved a reduction in the required parking for Reston Town Center Urban Core, Phase I, on February 29, 1988, pursuant to the proffer and based on an analysis of the synergy of the uses, and differing hours of operation, such that the peak parking demand is less than that required by the Zoning Ordinance. The Board approved revisions to the reduction on April 17, 1989, and October 31, 1994, to reflect changes in the mix of uses on the site.

On July 26, 2011, the Board approved a revision to a parking reduction of up to 29.7 percent, based on analyses of the mix of uses proposed in various scenarios, referred to as the “existing build-out”, “construction period”, and “future build-out”. The Board also approved the Agreement.

On July 29, 2014, the Board approved an amended parking reduction, based on a revised analysis which included the changes in the mix of non-residential uses that occurred over time due to changing market conditions and tenant turnover, the total amount of parking spaces to be provided, and acknowledgment that the proposed office building was to be built on Block 5, instead of Block 4, as described in the Agreement.

The current request is for a further revision to modify the mix and square footage of non-residential uses, in the “modified future build-out” scenario, as approved in 2014. Despite the restatement of the previously approved modifications to the existing and future mix of uses, the net change is to remove 78,823 square feet of GFA of office and 8,100 square feet of GFA of retail space from the shared parking analysis and the Agreement. The submitted parking analysis shows that 3,000 parking spaces are sufficient to serve the mix of the remaining non-residential uses that are subject to the Agreement, considering the synergy and hours of peak demand, and will not increase the parking reduction beyond the previously approved 29.3 percent. The applicant is proposing to provide parking at the code-required rate for 86,923 square feet of GFA of proposed office. A comparison of the 2014 Board approved and proposed mix of uses and square footage of non-residential uses is summarized in the table below.

**Comparison Table of the 2014 Board Approval and the Proposed Uses**

<b>Land Use</b>	<b>Approved by Board in 2014</b>	<b>Proposed Size</b>	<b>Proposed Change</b>
Retail	125,276 square feet of GFA	117,176 square feet of GFA	8,100 square feet of GFA (decrease)
Restaurant	73,423 square feet of GFA	73,423 square feet of GFA	No Change
Office	785,820 square feet of GFA	706,997 square feet of GFA	78,823 square feet of GFA (decrease)
Hotel	395,576 square feet of GFA	395,576 square feet of GFA	No Change
Cinema	62,032 square feet of GFA	62,032 square feet of GFA	No Change
Office (not subject to shared parking agreement)	None	86,923 square feet of GFA (parking provided at code-required rate)	86,923 square feet of GFA (increase)

The owner of the property is proposing to construct a 250,000-square foot GFA office building on Block 5, with 226 parking spaces in an underground garage beneath the building. If the requested revision is approved, the 226 parking spaces would be reserved for the exclusive use of the tenant of 86,923 square feet GFA of office space within the building.

Staff recommendations reflect a coordinated review by Land Development Services, the Office of the County Attorney, and the Departments of Planning and Zoning, and Transportation.

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FISCAL IMPACT:  
None.

ENCLOSED DOCUMENTS:  
Attachment A - Parking reduction request and study (7067-PKS-014-1) from Wells and Associates, dated October 16, 2017 (excerpts)

STAFF:  
Robert A. Stalzer, Deputy County Executive  
William D. Hicks, P.E., Director, Land Development Services

ASSIGNED COUNSEL:  
M. Christopher Sigler, Assistant County Attorney

## WELLS + ASSOCIATES

### MEMORANDUM

**To:** Jan Leavitt, P.E., Chief  
Fairfax County, Land Development Services

**From:** Kevin R. Fellin, P.E.

**Re:** Reston Town Center – Phase I  
Tax Map 17-1 ((16)) 1A, 5A, 9A, 10; and Tax Map 17-3 ((10)) 1, 6, 7, 8A1, 8B

**Subject:** Parking Generation Study

**Date:** October 16, 2017



11220 Assett Loop  
Suite 202  
Manassas, Virginia 20109  
703-365-9262  
703-917-0739 FAX

[www.WellsandAssociates.com](http://www.WellsandAssociates.com)

This memorandum presents the results of a Parking Generation Study conducted in support of a proposed revision of the future office uses associated with the Reston Town Center – Phase I area in Fairfax County, Virginia. Reston Town Center – Phase I includes the area generally bounded by New Dominion Parkway (Route 6363) on the north, Reston Parkway (Route 602) on the east, Bluemont Way (Route 7199) on the south, and Library Street (private roadway) on the west, as shown on Figure 1.

This study is associated with a provision provided by the conditions approved by the Board of Supervisors on July 26, 2011 (**see Attachment I**) and corresponding Section 5 of the “Amended and Restated Parking Agreement” (the “Agreement”) dated July 26, 2011 (**see Attachment II**). The provision dictates that an administration approval of a “Parking Modification Request” is permitted to modify the mix of uses and minimum parking requirements for the Phase I area. As summarized in Table 1 below, the approved Agreement dated July 26, 2011 provided for the following “baseline” mix of uses:

**Table 1**

**Reston Town Center – Phase I: Baseline Shared Parking Uses (Approved, 7/26/2011)**

Shopping Center Retail	121,647 gross square feet (GSF)
Movie Theatre	62,032 GSF <ul style="list-style-type: none"><li>• 2,416 theatre seats</li></ul>
Office	781,653 GSF <ul style="list-style-type: none"><li>• 531,653 GSF existing +</li><li>• 250,000 GSF future, unbuilt</li></ul>
Hotel	395,576 GSF <ul style="list-style-type: none"><li>• 515 guest rooms</li></ul>
Hotel Conference Space	24,500 GSF
Eating Establishments	89,314, GSF <ul style="list-style-type: none"><li>• 2,416 tables seats</li><li>• 232 counter seats</li><li>• 330 employees</li></ul>

\*Mix of Uses Approved by the Board of Supervisors on July 26, 2011.

Transportation Consultants  
INNOVATION + SOLUTIONS

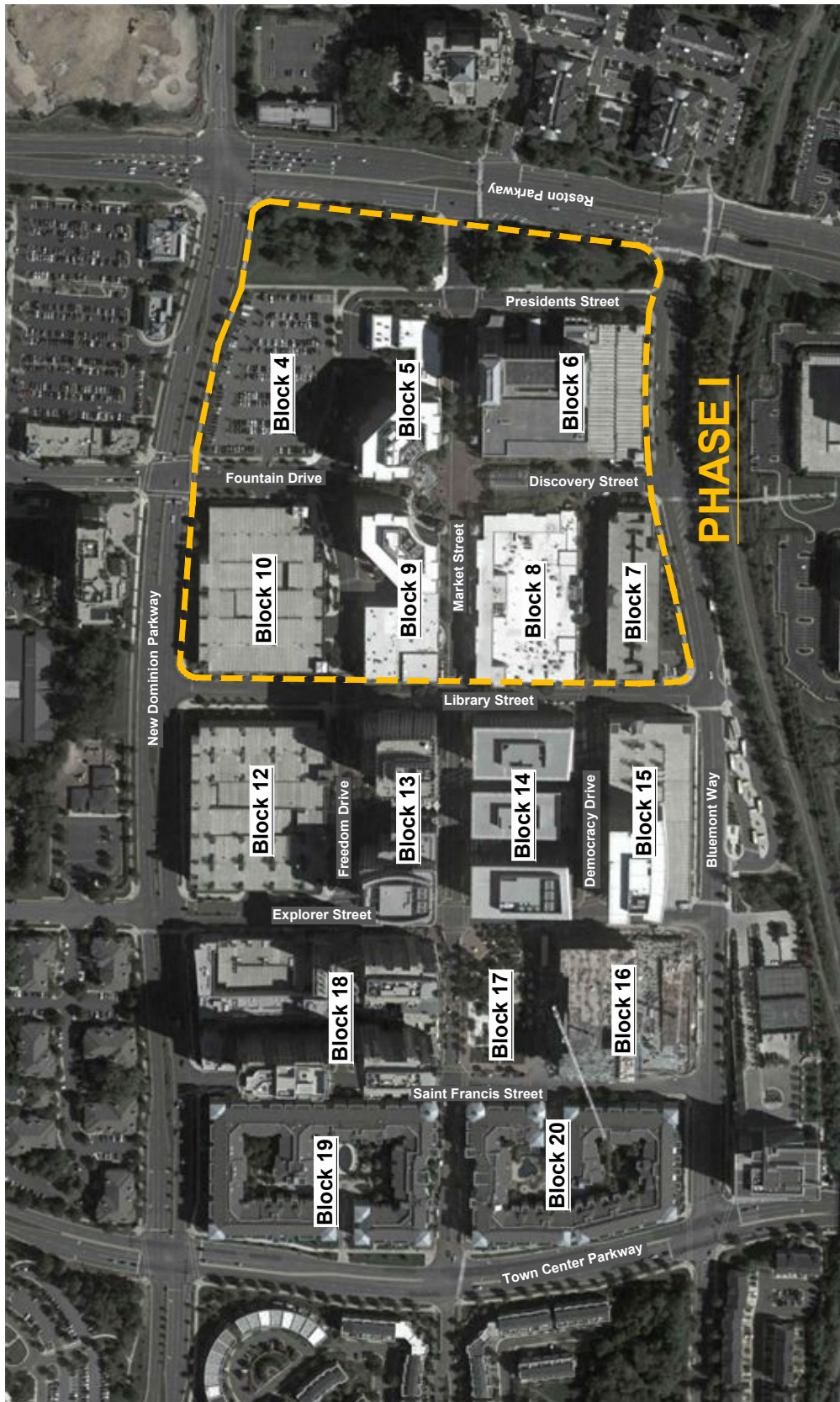


Figure 1  
Location of "Reston Town Center - Phase I"





## WELLS + ASSOCIATES

### MEMORANDUM

**Existing Uses.** Based on the approved, baseline mix of existing uses listed above (excluding the 250,000 GSF of future office uses) and the Urban Land Institute's (ULI, 2<sup>nd</sup> Edition) Shared Parking model, the approved Agreement provides for a **28.0% non-residential parking reduction** resulting in 1,126 fewer parking spaces from the 4,021 spaces required under strict application of the Zoning Ordinance. Under existing conditions, this results in an approved minimum parking requirement of **2,895 parking spaces**.

**Future Build Out Approved Uses.** Under future build out conditions that included the additional 250,000 GSF of new office space in the Phase I area, the Agreement provided for a **29.7% non-residential parking reduction** resulting in 1,385 fewer parking spaces from the 4,671 spaces required under strict application of the Zoning Ordinance. Under future (build out) conditions, this results in an approved minimum parking requirement of **2,286 parking spaces**.

To date, the future office uses associated with the "Future Approved Uses" have not been constructed so the Phase I currently exists under existing build out conditions.

### Provision to Permit a Modification to the Mix of Uses

To respond to changing market and current economic conditions, the Applicant is seeking an administrative parking modification request in accordance with the methodology contained in the Agreement. As noted in Section 5 of the Agreement:

"...the Owners may implement and the Director of the Department (the "Director") may approve future modifications to the mix and square footage of uses within the Property...provided that:"

- (a) the total square footage of non-residential development established on the Property (irrespective of the allocation of such square footage among uses) does not increase; and
- (b) a new parking generation study prepared by the Owner(s) proposing the change and using the same methodology (latest edition of the ULI Share Parking model) as the Shared Parking Study (each a "Parking Modification Request") demonstrates to the satisfaction of the Director that
  - (i) the synergy among the proposed uses is comparable to that set forth in the Shared Parking study; and
  - (ii) the percentage reduction in the required parking set forth in the Shared Parking Study is not increased.



## WELLS + ASSOCIATES

### MEMORANDUM

#### Previously Approved Modifications to the Baseline Mix and Square Footage of Uses

A previous parking generation study was submitted on June 5, 2014 based on a need to modify existing conditions and future conditions. Though the proposed modifications were permitted to be approved administratively by the Director of the Department of Public Works and Environmental Services (DPWES), it was ultimately approved as part of a Board action item that was approved on July 29, 2014 to permit off-site parking during construction of a portion of the Phase I area (**see Attachment III**). The previous approved modification to existing and future conditions is summarized below:

**Approved Modification to Existing Phase I Uses.** Over the baseline condition for shared parking (as established under the July 26, 2011 approval), the approved modification increased the shopping center retail by  $\pm 12,143$  GSF, decreased the number of theatre seats by  $\pm 928$  seats, increased the office space by  $\pm 201$  GSF, and decreased the eating establishment floor area by  $\pm 15,891$  GSF while providing  $\pm 88$  more table seats,  $\pm 29$  more counter seats, and  $\pm 79$  fewer employees. The hotel and hotel function space remained the same.

**Approved Modification to Future Phase I Build Out.** Over the baseline condition for shared parking (as established under the July 26, 2011 approval), the approved modification increased the shopping center retail by  $\pm 3,629$  GSF, decreased the number of theatre seats by  $\pm 928$  seats, increased the office space by  $\pm 4,167$  GSF, and decreased the eating establishment floor area by  $\pm 15,891$  GSF while providing  $\pm 88$  more table seats,  $\pm 29$  more counter seats, and  $\pm 79$  fewer employees. The hotel and hotel function space remained the same.

The difference between the baseline Agreement uses as approved on July 26, 2011 and modified uses as approved on July 29, 2014 are summarized on Table 2 for both existing and future build out conditions.

#### Proposed New Modifications to the Baseline Mix and Square Footage of Uses

The proposed new modification request is based solely on changing the future condition that includes adding new office uses. No change is requested to the approved modification to existing build out conditions as set forth by the July 29, 2014 approval.

Table 2  
Reston Town Center - Phase I  
"July 26, 2011 Approved Shared Parking Uses" vs "July 26, 2014 Approved Modification"

Required Spaces/Uses	Baseline vs Approved Modification Request			Baseline vs Proposed New Modification Request			Approved Modification Request vs Proposed New Modification Request		
	Approved Baseline Agreement (1)	Approved Modified Uses (2)	Difference: Approved Modified minus Baseline	Approved Baseline Agreement (1)	Approved Modified Request	Difference: Proposed Modified minus Baseline	Approved Modified Uses (2)	Proposed Modified Request	Difference: Proposed Modified minus Approved Modified
<b>Existing Build Out of Non-Residential Uses for Shared Parking</b>									
Shopping Center Retail Uses (GFA)	121,647	133,790	12,143	121,647	No Change	12,143	133,790	No Change	
Movie Theatre Uses (GFA)	62,032	62,032	0	62,032	62,032	0	62,032	133,790	0
Theatre Seats	2,918	1,990	(928)	2,918	1,990	(928)	1,990	62,032	0
Office Uses (GFA)	531,653	531,854	201	531,653	531,854	201	531,854	1,990	0
Hotel Uses (GFA)	395,576	395,576	0	395,576	395,576	0	395,576	531,854	0
Hotel Rooms	515	515	0	515	515	0	515	395,576	0
Hotel Function Space (GFA)	24,500	24,500	0	24,500	24,500	0	24,500	515	0
Eating Establishment/Restaurants (GFA)	89,314	73,423	(15,891)	89,314	73,423	(15,891)	73,423	24,500	0
Restaurant Table Seats	2,416	2,504	88	2,416	2,504	88	2,504	73,423	0
Restaurant Counter Seats	232	261	29	232	261	29	261	2,504	0
Restaurant Employees	330	251	(79)	330	251	(79)	251	261	0
<b>Total Floor Area (GFA)</b>	<b>1,224,722</b>	<b>1,221,175</b>	<b>(3,547)</b>	<b>1,224,722</b>	<b>1,221,175</b>	<b>(3,547)</b>	<b>1,221,175</b>	<b>1,221,175</b>	<b>0</b>
<b>Future Build Out of Non-Residential Uses for Shared Parking</b>									
Shopping Center Retail Uses (GFA)	121,647	125,276	3,629	121,647	Proposed Change	(4,471)	125,276	Proposed Change	(8,100)
Movie Theatre Uses (GFA)	62,032	62,032	0	62,032	62,032	0	62,032	117,176	0
Theatre Seats	2,918	1,990	(928)	2,918	1,990	(928)	1,990	62,032	0
Office Uses (GFA)	781,653	785,820	4,167	781,653	706,997	(74,656)	785,820	1,990	0
Hotel Uses (GFA)	395,576	395,576	0	395,576	395,576	0	395,576	706,997	0
Hotel Rooms	515	515	0	515	515	0	515	395,576	0
Hotel Function Space (GFA)	24,500	24,500	0	24,500	24,500	0	24,500	515	0
Eating Establishment/Restaurants (GFA)	89,314	73,423	(15,891)	89,314	73,423	(15,891)	73,423	24,500	0
Restaurant Table Seats	2,416	2,504	88	2,416	2,504	88	2,504	73,423	0
Restaurant Counter Seats	232	261	29	232	261	29	261	2,504	0
Restaurant Employees	330	251	(79)	330	251	(79)	251	261	0
<b>Total Floor Area (GFA) for Shared Parking</b>	<b>1,474,722</b>	<b>1,466,627</b>	<b>(8,095)</b>	<b>1,474,722</b>	<b>1,379,704</b>	<b>(95,018)</b>	<b>1,466,627</b>	<b>1,379,704</b>	<b>(86,923)</b>
<b>Future Build Out of Non-Residential Uses Parked to Code for Reserved Parking</b>									
Office Uses (GFA)	0	0	0	0	86,923	86,923	0	86,923	86,923
<b>Total Floor Area (GFA) for Uses Parked to Code for Reserved Parking</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>86,923</b>	<b>86,923</b>	<b>0</b>	<b>86,923</b>	<b>86,923</b>
<b>Total Floor Area (GFA)</b>	<b>1,474,722</b>	<b>1,466,627</b>	<b>(8,095)</b>	<b>1,474,722</b>	<b>1,466,627</b>	<b>(8,095)</b>	<b>1,466,627</b>	<b>1,466,627</b>	<b>0</b>

Notes:

- (1) Based the approved "Amended and Restated Parking Agreement" (the "Agreement") dated July 26, 2011.
- (2) Based the approved modified uses dated July 26, 2014.
- (3) There is no proposed change to the modification of existing uses over what was already approved on July 26, 2014.
- (4) Over the approved baseline existing conditions, the approved baseline future build out includes 250,000 GFA of new office space on Phase I/Block 4 under the baseline Agreement approved on July 26, 2011.
- (5) Over the approved modified existing conditions, the approved modified future build out includes 263,966 GFA of new office space on Phase I/Block 5 and 8,514 GFA less of shopping center retail.
- (6) Over the approved modified existing conditions, the proposed modified future build out includes 262,086 GFA of new office space (175,143 GFA for shared parking + 86,923 GFA for reserved parking parked to code) on Phase I/Block 5 and 16,614 GFA less of shopping center retail.



## WELLS + ASSOCIATES

### MEMORANDUM

As a result, the proposed new modification request is based on the following changes to the future condition only:

**Proposed Modification to Future Phase I Build Out.** Over the baseline condition for shared parking (as established under the July 26, 2011 approval), the proposed modification would decrease the shopping center retail by  $\pm 4,471$  GSF, decrease the number of theatre seats by  $\pm 928$  seats, decrease the office space by  $\pm 74,656$  GSF, and decrease in the eating establishment floor area by  $\pm 15,891$  GSF while providing  $\pm 88$  more table seats,  $\pm 29$  more counter seats, and  $\pm 79$  fewer employees. The hotel and hotel function space would remain the same.

Over the currently approved modification to future Phase I build out shared parking uses (as established under the July 29, 2014 approval), the proposed modification would decrease the shopping center retail by  $\pm 8,100$  GSF and decrease the office space by  $\pm 78,823$  GSF. The theatre, eating establishments, hotel, and hotel function space would remain the same.

In addition to the above,  $\pm 86,923$  GSF of permitted office space is proposed to be parked based on strict application of the Zoning Ordinance (to Code) allowing those code required spaces to be reserved exclusive to that corresponding office space. The primary purpose for the partial need for reserved office parking spaces is based on the below-grade nature of the future Block 5 parking garage whose size (4 small garage levels) supports exclusive tenant parking for the future Block 5 office building. Table 3 as shown below summarizes the modified future build out uses:

**Table 3**  
**Reston Town Center – Phase I: Baseline Shared Parking Uses (Proposed)**

<i>Proposed Shared Parking Uses</i>	
Shopping Center Retail	117,176 GSF
Movie Theatre	62,032 GSF • 1,990 theatre seats
Office	706,997 GSF
Hotel	395,576 GSF • 515 guest rooms
Hotel Conference Space	24,500 GSF
Eating Establishments	73,423, GSF • 2,504 tables seats • 261 counter seats • 251 employees
<i>Proposed Uses Parked to Code</i>	
Office	86,923 GSF



## WELLS + ASSOCIATES

### MEMORANDUM

The difference between the baseline Agreement uses as approved on July 26, 2011, the modified uses as approved on July 29, 2014, and the proposed new modification uses for future conditions are summarized on Table 2.

## PARKING GENERATION STUDY

### Fairfax County Parking Requirements

Article 11 of the Fairfax County Zoning Ordinance establishes weekday parking requirements for various land uses by providing parking rates per unit of land use (square feet of shopping center space, for example). According to the Ordinance, all required parking spaces shall be located on the same lot as the structure or uses to which they are accessory or on a lot contiguous thereto which has the same zoning classification, and is either under the same ownership, or is subject to arrangements satisfactory to the Director that will ensure the permanent availability of such spaces. Off-street parking may serve two or more uses; however, in such case, the total number of spaces must equal the sum of the spaces required for each separate use except that the Board [of Supervisors] may reduce the total number of parking spaces required to serve two or more uses by reason of the hourly parking accumulation characteristics of such uses (Article 11-102.4.B).

As reflected in more detail on Table 4, based on a strict application of the Zoning Ordinance, the following minimum number of parking spaces would be required based on strict application of the zoning ordinance:

- Approved Baseline: Existing Build Out = 4,021 spaces
- Approved Baseline: Future Build Out = 4,671 spaces
- Approved Modification: Existing Conditions = 3,881 spaces (*no change requested*)
- Approved Modification: Future Conditions = 4,484 spaces
- Proposed Modification: Future Conditions = 4,468 spaces

### Shared Parking Concept

The Urban Land Institute (ULI) publication Shared Parking, 2nd edition has established a model and methodology for determining parking demand for various types of development. This methodology is especially useful in cases such for the Reston Town Center, where a single parking space may be used for multiple uses (e.g. office, shopping center, eating establishment/restaurant uses, and/or theatre). Because each land use

Table 4  
Reston Town Center - Phase I  
Zoning Ordinance Code Parking Requirements - Approved Existing vs Modified Existing vs Modified Future Build Out (1) (2) (3)

Scenario	Use	Amount	Units	Fairfax County Zoning Ordinance	Required Parking Spaces
<b>BASELINE AGREEMENT (4)</b>					
<b>Existing Build Out</b> - Blocks 1, 4, 5, 6, 7, 8, and 9	Cinema	2,918 Seats 62,032 GFA		0.3 spaces/seat for seats over 2,000 4 spaces/1,000 SF	276 248
	Shopping Center	121,647 GFA		4 spaces/1,000 SF	487
	Office ≤ 50,000 SF	38,315 GFA		3.6 spaces/1,000 SF	138
	Office > 125,000 SF	493,338 GFA		2.6 spaces/1,000 SF	1,283
	Restaurant/ Eating Establishment	2,416 Total Table Seats 232 Total Counter Seats 330 Total Employees		1 space/4 table seats 1 space/2 counter seats 1 space/2 employees	604 116 165
	Hotel	515 Rooms		1.08 spaces/room	557
	Hotel Function Area	24,500 GFA		6.0 spaces/1,000 SF	147
				<b>Total</b>	<b>4,021</b>
<b>Future Build Out</b> - Blocks 1, 4, 5, 6, 7, 8, and 9	Cinema	2,918 Seats 62,032 GFA		0.3 spaces/seat for seats over 2,000 4 spaces/1,000 SF	276 248
	Shopping Center	121,647 GFA		4 spaces/1,000 SF	487
	Office ≤ 50,000 SF	38,315 GFA		3.6 spaces/1,000 SF	138
	Office > 125,000 SF	743,338 GFA		2.6 spaces/1,000 SF	1,933
	Restaurant/ Eating Establishment	2,416 Total Table Seats 232 Total Counter Seats 330 Total Employees		1 space/4 table seats 1 space/2 counter seats 1 space/2 employees	604 116 165
	Hotel	515 Rooms		1.08 spaces/room	557
	Hotel Function Area	24,500 GFA		6.0 spaces/1,000 SF	147
				<b>Total</b>	<b>4,671</b>
<b>APPROVED MODIFICATION FOR EXISTING BUILD OUT (NO CHANGE REQUESTED) (5)</b>					
<b>Existing Build Out</b> - Blocks 1, 4, 5, 6, 7, 8, and 9	Cinema	1,990 Seats 62,032 GFA		6 spaces per 100 seats over 750 4 spaces/1,000 SF	75 249
	Shopping Center	133,790 GFA		4 spaces/1,000 SF	536
	Office ≤ 50,000 SF	49,780 GFA		3.6 spaces/1,000 SF	180
	Office > 125,000 SF	482,074 GFA		2.6 spaces/1,000 SF	1,254
	Restaurant/ Eating Establishment	2,504 Total Table Seats 261 Total Counter Seats 251 Total Employees		1 space/4 table seats 1 space/2 counter seats 1 space/2 employees	626 131 126
	Hotel	515 Rooms		1.08 spaces/room	557
	Hotel Function Area	24,500 GFA		6.0 spaces/1,000 SF	147
				<b>Total</b>	<b>3,881</b>
<b>APPROVED MODIFICATION FOR FUTURE BUILD OUT (5)</b>					
<b>Future Build Out</b> - Blocks 1, 4, 5, 6, 7, 8, and 9	Cinema	1,990 Seats 62,032 GFA		6 spaces per 100 seats over 750 4 spaces/1,000 SF	75 249
	Shopping Center	125,276 GFA		4 spaces/1,000 SF	502
	Office ≤ 50,000 SF	27,006 GFA		3.6 spaces/1,000 SF	98
	Office > 125,000 SF	758,814 GFA (6)		2.6 spaces/1,000 SF	1,973
	Restaurant/ Eating Establishment	2,504 Total Table Seats 261 Total Counter Seats 251 Total Employees		1 space/4 table seats 1 space/2 counter seats 1 space/2 employees	626 131 126
	Hotel	515 Rooms		1.08 spaces/room	557
	Hotel Function Area	24,500 GFA		6.0 spaces/1,000 SF	147
				<b>Total</b>	<b>4,484</b>
<b>PROPOSED MODIFICATION FOR FUTURE BUILD OUT</b>					
<b>Future Build Out</b> - Blocks 1, 4, 5, 6, 7, 8, and 9	Cinema	1,990 Seats 62,032 GFA		6 spaces per 100 seats over 750 4 spaces/1,000 SF	74.4 248.1
	Shopping Center	117,176 GFA		4 spaces/1,000 SF	468.7
	Office ≤ 50,000 SF	27,006 GFA		3.6 spaces/1,000 SF	97.2
	Office > 125,000 SF	679,991 GFA (6)		2.6 spaces/1,000 SF	1,768.0
	Office > 125,000 SF	86,923 GFA (6)		2.6 spaces/1,000 SF	226.0
	Restaurant/ Eating Establishment	2,504 Total Table Seats 261 Total Counter Seats 251 Total Employees		1 space/4 table seats 1 space/2 counter seats 1 space/2 employees	626.0 130.5 125.5
	Hotel	515 Rooms		1.08 spaces/room	556.2
	Hotel Function Area	24,500 GFA		6.0 spaces/1,000 SF	147.0
				<b>Total</b>	<b>4,468</b>

Notes(s):  
(1) Based on the Fairfax County Zoning Ordinance Code Requirements.  
(2) The Fairfax County "Shopping Center" rate was applied to the retail uses.  
(3) GFA = Gross Floor Area in Square Feet (SF).  
(4) Based on the approved "Amended and Restated Parking Agreement" (the "Agreement") dated July 26, 2011.  
(5) Based on the approved modification dated July 29, 2014 for existing and future uses.  
(6) Total office > 125,000 SF equals 766,914 SF which is comprised of 679,991 SF of office under shared parking and 86,923 SF parked to code.



## WELLS + ASSOCIATES

### MEMORANDUM

within a development may experience a peak parking demand at different times of day, or different months of the year, relative to the other land uses on-site, the actual peak parking demand of the entire development may be less than if the peak parking demand of each land use was considered separately. For example, a sit-down restaurant (a.k.a. an eating establishment) tends to experience peak parking demand during the evening hours, while shopping center uses experience peak demand just after the noon hour.

### Parking Analysis

The Fairfax County Zoning Ordinance, Article 11-102.4.B, provided the opportunity for the currently approved baseline parking reduction due to “shared parking” resulting from different peak hours for mixed-use scenarios. In addition, the approved ULI Shared Parking, 2nd edition model included a 15% mode adjustment for the office uses and a 20% captive market reduction for the restaurant (eating establishment) uses. All the methodologies employed with the original shared parking study dated March 31, 2011 were incorporated again with this parking modification request with exception that the cinema uses are now parked at the more conservative parking rate based on paragraph D from Article 11’s the shopping center rate. The change is the cinema parking rate was established with County staff during the previous approved parking generation study dated June 4, 2014.

A summary of the ULI Shared Parking model results for each condition (Approved and Proposed) are summarized on Table 5 and described below:

*(See attached compact disk for the supporting ULI Shared Parking model spreadsheet for each scenario discussed below).*

Approved Baseline: Existing Build Out Uses. Under the current Fairfax County Zoning Ordinance, 4,021 on-site parking spaces would be required to accommodate full occupancy of the Agreement uses in Reston Town Center – Phase I. The ULI 2<sup>nd</sup> Edition *Shared Parking* model supported a 33.2% reduction for 2,685 parking spaces or 1,336 fewer parking spaces than otherwise required by code. The requested parking reduction that was approved by the Board of Supervisors provided a 28.0% reduction for 2,895 parking spaces or 1,126 fewer spaces than otherwise required by code.

Approved Baseline: Future Build Out Uses. Under the current Fairfax County Zoning Ordinance, 4,671 on-site parking spaces would be required to accommodate full occupancy of the Agreement uses in Reston Town Center – Phase I. The ULI 2<sup>nd</sup> Edition *Shared Parking* model supported a 30.7% reduction for 3,238 parking spaces or 1,433 fewer parking spaces than otherwise required by code. The requested parking reduction that was approved by the Board of Supervisors provided a 29.7% reduction for 3,286 parking spaces or 1,385 fewer spaces than otherwise required by code.

Table 5  
Reston Town Center - Phase I  
Program/Parking Summary

	Program/Parking	EXISTING BUILD OUT USES		FUTURE BUILD OUT USES		
		Phase I Approved Baseline Condition (Approved on July 26, 2011)	Phase I Approved Modification ***NO CHANGE REQUESTED*** (Approved on July 29, 2014)	Phase I Approved Baseline Condition (Approved on July 26, 2011)	Phase I Approved Modification ***TO BE SUPERCEDED BY PROPOSAL*** (Approved on July 29, 2014)	Phase I PROPOSED MODIFICATION Shared + Non-Shared Parking Uses
		Shared Parking Agreement Uses  - Cinema utilized Shopping Center/Par. A,B,C rate - Includes a 15% Office TDM Reduction - Includes a 20% Restaurant Synergy with Office	Shared Parking Agreement with Permitted Modified Uses  - Cinema updated to Shopping Center/Par. D rate - Includes a 15% Office TDM Reduction - Includes a 20% Restaurant Synergy with Office <u>Modifications from Baseline Conditions</u> - Decreased cinema by 928 seats - Increased retail by 12,143 SF - Increased office ≤ 50K SF by 11,465 SF - Decreased office >125K SF by 11,264 SF - Increased eating estab. table seats by 88 seats - Increased eating estab. counter seats by 29 seats - Decreased eating estab. employees by 79 employ.	Shared Parking Agreement Uses  - Cinema utilized Shopping Center/Par. A,B,C rate - Includes a 15% Office TDM Reduction - Includes a 20% Restaurant Synergy with Office	Shared Parking Agreement with Permitted Modified Uses  - Cinema updated to Shopping Center/Par. D rate - Includes a 15% Office TDM Reduction - Includes a 20% Restaurant Synergy with Office <u>Modifications from Baseline Conditions</u> - Decreased cinema by 928 seats - Increased retail by 3,629 SF - Decreases office ≤ 50K SF by 11,309 SF - Increased office >125K SF by 15,476 SF - Increased eating estab. table seats by 88 seats - Increased eating estab. counter seats by 29 seats - Decreased eating estab. employees by 79 employ.	Shared Parking Agreement with Proposed Modified Uses  - Cinema updated to Shopping Center/Par. D rate - Includes a 15% Office TDM Reduction for Ph I - Includes a 20% Restaurant Synergy with Office <u>Modifications from Baseline Conditions</u> - Decreased cinema by 928 seats - Decreases retail by 4,471 SF - Decreases office ≤ 50K SF by 11,309 SF - Decreases office >125K SF by 63,347 SF - Increased eating estab. table seats by 88 seats - Increased eating estab. counter seats by 29 seats - Decreased eating estab. employees by 79 employ. - Removes 86,923 SF of office >125K SF from "Shared Parking" and parks to code - Shared parking supply excludes 226 reserved spaces.
Program Uses - Shared Parking	Cinema	2,918 Seats 62,032 GSF	1,990 Seats 62,032 GSF	2,918 Seats 62,032 GSF	1,990 Seats 62,032 GSF	1,990 Seats 62,032 GSF
	Shopping Center Office ≤ 50,000 SF Office > 125,000 SF Restaurant/Eating Establishment	121,647 GSF 38,315 GSF 493,338 GSF 2,416 Total Table Seats 232 Total Counter Seats 330 Total Employees 515 Rooms 24,500 GSF	133,790 GFA 49,780 GFA 482,074 GFA 2,504 Total Table Seats 261 Total Counter Seats 251 Total Employees 515 Rooms 24,500 GSF	121,647 GSF 38,315 GSF 743,338 GSF 2,416 Total Table Seats 232 Total Counter Seats 330 Total Employees 515 Rooms 24,500 GSF	125,276 GSF 27,006 GSF 758,814 GSF 2,504 Total Table Seats 261 Total Counter Seats 251 Total Employees 515 Rooms 24,500 GSF	117,176 GFA 27,006 GFA 679,991 GFA 2,504 Total Table Seats 261 Total Counter Seats 251 Total Employees 515 Rooms 24,500 GSF
Program Uses - Parked to Code	Office > 125,000 SF	0 GSF	0 GFA	0 GSF	0 GSF	86,923 GFA
Parking Analysis/Results	<b>Ordinance Parking Requirement</b>					
	Shared Parking Uses	4,021 Spaces	3,881 Spaces	4,671 Spaces	4,484 Spaces	4,242 Spaces
	Parked to Code Uses	0 Spaces	0 Spaces	0 Spaces	0 Spaces	226 Spaces
	Total Required Spaces (Shared + Code)	4,021 Spaces	3,881 Spaces	4,671 Spaces	4,484 Spaces	4,468 Spaces
	Program Shared Parking Uses Code Requirement	4,021 Spaces	3,881 Spaces	4,671 Spaces	4,484 Spaces	4,242 Spaces
	Program Uses - ULI Shared Parking Model Reduction	33.1%	29.9%	30.7%	28.3%	29.3%
	ULI Model Required Spaces	2,690 Spaces	2,719 Spaces	3,238 Spaces	3,214 Spaces	3,000 Spaces
	Less Spaces from Code	(1,331) Spaces	(1,162) Spaces	(1,433) Spaces	(1,270) Spaces	(1,242) Spaces
	Program Shared Parking Uses Code Requirement	4,021 Spaces	3,881 Spaces	4,671 Spaces	4,484 Spaces	4,242 Spaces
	Program Use Parking Reduction Request	28.0%	28.0%	29.7%	28.0%	29.3%
	Less Spaces from Code	(1,126) Spaces	(1,066) Spaces	(1,385) Spaces	(1,255) Spaces	(1,242) Spaces
	Required Program Shared Parking Use Spaces	2,895 Spaces	2,795 Spaces	3,286 Spaces	3,229 Spaces	3,000 Spaces
	Required Program Uses Parked to Code (Reserved) Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	226 Spaces
	Total Required Spaces (Shared + Code)	2,895 Spaces	2,795 Spaces	3,286 Spaces	3,229 Spaces	3,226 Spaces



## WELLS + ASSOCIATES

### MEMORANDUM

**Approved Modified: Existing Build Out Uses.** Under the current Fairfax County Zoning Ordinance, 3,881 on-site parking spaces would be required to accommodate the modified uses in Reston Town Center – Phase I. The ULI 2nd Edition *Shared Parking* model supported a 29.9% reduction for 2,719 parking spaces or 1,162 fewer parking spaces than otherwise required by code. The parking reduction modification that was approved capped the parking reduction at 28.0% which resulted in a new minimum requirement of 2,795 parking spaces or 1,086 fewer spaces than otherwise required by code for the modified uses.

**Approved Modified: Future Build Out Uses.** Under the current Fairfax County Zoning Ordinance, 4,484 on-site parking spaces would be required to accommodate the modified uses in Reston Town Center – Phase I. The ULI 2nd Edition *Shared Parking* model supported a 28.3% reduction for 3,214 parking spaces or 1,270 fewer parking spaces than otherwise required by code. The parking reduction modification that was approved capped the parking reduction at 28.0% which resulted in a new minimum requirement of 3,229 parking spaces or 1,255 fewer spaces than otherwise required by code for the modified uses.

**Proposed Modified: Future Build Out Uses.** Under the current Fairfax County Zoning Ordinance, 4,468 on-site parking spaces would be required to accommodate the modified uses in Reston Town Center – Phase I when considering both the shared parking uses (4,242 spaces) plus the proposed office space (226 spaces) that would be parked to code. The ULI 2nd Edition *Shared Parking* model supported a 29.3% parking reduction for 3,000 parking spaces or 1,242 fewer parking spaces than otherwise required by code. The parking reduction that was approved by the Board of Supervisors caps the parking reduction at 29.7%, but since the new model results are less than 29.7%, the modified future results will be capped at 29.3%. This would result in a new minimum shared parking requirement of 3,000 parking spaces or 1,242 fewer spaces than otherwise required by code for the modified uses. The office space parked to code would require an additional 226 spaces. As a result, the proposed modified uses would require a total of 3,226 parking spaces (3,000 shared spaces + 226 code office spaces = 3,226 spaces).



## WELLS + ASSOCIATES

### MEMORANDUM

#### PARKING MODIFICATION REQUEST

Based on the documentation provided herein, the following is requested:

- 1) **Modified Existing Build Out Uses.** No change is requested from what was already approved on July 29, 2014 as follows:

Shopping Center Retail	133,790 gross square feet (GSF)
Movie Theatre	62,032 GSF <ul style="list-style-type: none"> <li>1,990 theatre seats</li> </ul>
Office	531,854 GSF
Hotel	395,576 GSF <ul style="list-style-type: none"> <li>515 guest rooms</li> </ul>
Hotel Conference Space	24,500 GSF
Eating Establishments	73,423 GSF <ul style="list-style-type: none"> <li>2,504 tables seats</li> <li>261 counter seats</li> <li>251 employees</li> </ul>

\*Modified Mix of Uses Approved by the Board of Supervisors on July 29, 2014.

Minimum Code Parking Requirement = 3,881 spaces

Minimum Shared Parking Requirement (shared uses) = 2,795 spaces

- 28% shared parking reduction or 1,086 fewer spaces

- 2) **Modified Future Build Out Uses.** The following is the proposed modification for the future build out uses:

<b>Proposed Shared Parking Uses</b>	
Shopping Center Retail	117,176 GSF
Movie Theatre	62,032 GSF <ul style="list-style-type: none"> <li>1,990 theatre seats</li> </ul>
Office	706,997 GSF
Hotel	395,576 GSF <ul style="list-style-type: none"> <li>515 guest rooms</li> </ul>
Hotel Conference Space	24,500 GSF
Eating Establishments	73,423, GSF <ul style="list-style-type: none"> <li>2,504 tables seats</li> <li>261 counter seats</li> <li>251 employees</li> </ul>
<b>Proposed Uses Parked to Code</b>	
Office	86,923 GSF



## WELLS + ASSOCIATES

### MEMORANDUM

Minimum Code Parking Requirement = 4,468 spaces

(4,242 spaces for shared uses + 226 spaces for the office uses parked to code)

Minimum Shared Parking Requirement (shared uses) = 3,000 spaces

- 29.3% shared parking reduction or 1,242 fewer spaces

Total Proposed Minimum Parking Requirement = 3,226 spaces

(3,000 spaces for shared uses + 226 spaces for the office uses parked to code)

Based on the above, only 226 spaces of the required 3,226 spaces would be permitted to be reserved for the corresponding office space equal to 86,923 GSF.

If you have any questions or require additional information, please do not hesitate to contact Kevin Fellin ([krfellin@wellsandassociates.com](mailto:krfellin@wellsandassociates.com)) at 703-676-3652.

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## ATTACHMENT II

### AMENDED AND RESTATED PARKING AGREEMENT

THIS AMENDED AND RESTATED PARKING AGREEMENT ("Agreement") is made and entered into as of this 26 day of July, 2011 by and among RESTON TOWN CENTER PROPERTY LLC, a Delaware limited liability company ("RTC"); RESTON SIGNATURE PROPERTY LLC, a Delaware limited liability company ("Signature"); HMC RESTON, LP, a Delaware limited partnership ("Host") and THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic (the "Board").

#### RECITALS

R-1. On February 29, 1988, the Board approved a parking reduction for the Property (as hereinafter defined) upon the request of Reston Land Corporation ("RLC"), prior owner of the Property ("Resolution").

R-2. On April 17, 1989, the Board revised the Resolution for the Property ("First Revised Resolution").

R-3. On October 31, 1994, the Board amended the Resolution and First Revised Resolution for the Property (the "Second Revised Resolution").

R-4. Reston Town Center Phase I Associates ("Associates"); Property Investments, Inc. ("Property Investments"); Courtland L. Traver, Trustee ("Trustee"); and the Board entered into that certain Agreement dated July 7, 1995 (the "Original Phase I Parking Agreement") and recorded in Deed Book 9707 at Page 0645 in which certain provisions of the Second Revised Resolution were memorialized. Prior to the date of this Agreement, parking for uses and structures within the Reston Town Center Urban Core - Phase I (as hereinafter defined) have been governed by the Original Phase I Parking Agreement, except for the Excess Uses (hereinafter defined).

R-5 By Amendment to the Declaration of Covenants, Conditions and Restrictions for the Reston Urban Core Association (the "Association") dated July 12, 1996, RLC, Associates, Property Investments and the Association granted each owner of the Property (as hereinafter defined) and their respective employees, guests and invitees, among other things, the right to use all parking areas and parking structures established on the Property for the purpose of pedestrian and vehicular access and parking (the "Parking Easement").

R-6 RTC is a successor in interest to Associates. RTC is the owner of land located in Fairfax County, Virginia, known as BLOCKS 5A, 7, 8A-1, 8B, 9A and 10, SECTION 91A, RESTON (hereinafter collectively referred to as the "RTC Property"), having acquired the same by Deed recorded in Deed Book 19275 Page 1919.

R-7 Signature is a successor in interest to Associates. Signature is the owner of land located in Fairfax County, Virginia, known as BLOCK 4 and PARCEL 1, SECTION 91A, RESTON (hereinafter referred to as the "Signature Property"), having acquired the same by Deed recorded in Deed Book 19275 Page 2026.

Elizabeth D. Teare, Senior Assistant County Attorney  
12000 Government Center Pkwy, Suite 549  
Fairfax, VA 22035

BK 21796 0590

R-8. Host is a successor in interest to Property Investments. Host is the owner of land located in Fairfax County, Virginia, known as BLOCK 6, SECTION 91A, RESTON (hereinafter referred to as the "Host Property"), having acquired the same by Deed recorded in Deed Book 10737 Page 1545.

R-9. The RTC Property, the Signature Property and the Host Property together constitute the "Reston Town Center Urban Core – Phase I" or the "Property". A copy of the Plat delineating the Reston Town Center Urban Core – Phase I is attached hereto and incorporated herein as Exhibit A.

R-10. The Original Phase I Parking Agreement contemplates the following mix of uses for the Property: 531,653 gross square feet of office space; 118,153 gross square feet of retail space; eating establishments with a total of 2,450 seats (including indoor table, counter and outdoor seats); a hotel with a total of 515 rooms (395,576 gross square feet not including hotel function space); hotel function rooms containing 24,500 gross square feet and a 62,032 gross square foot multiplex cinema facility with 2,918 seats. The Original Phase I Parking Agreement requires a supply of 2,800 parking spaces for the mix of uses within the Original Phase I Parking Agreement.

R-11. Block 7 of the Property contains 3,494 gross square feet of retail uses and eating establishments with 198 seats ("Excess Uses") that are currently not covered by the Original Phase I Parking Agreement and utilize 95 parking spaces (the "Block 7 Excess Uses Spaces") of the total of 514 parking spaces contained in the parking structure on Block 7 of the Property. The Block 7 Excess Use Spaces are required for the Excess Uses pursuant to Article 11 of the Fairfax County Zoning Ordinance.

R-12. The Property, which includes the mix of uses within the Original Phase I Parking Agreement together with the Excess Uses, is currently constructed to the following program: 530,320 gross square feet of office space; 121,647 gross square feet of retail uses; eating establishments with a total of 2,648 seats served by 330 employees and containing 89,314 gross square feet; a hotel with a total of 515 rooms (395,576 gross square feet not including hotel function space); hotel function rooms containing 24,500 gross square feet and a 62,032 gross square foot multiplex cinema facility with 2,918 seats.

R-13. According to 7067-PKS-008-1 approved for the Property by Fairfax County, the total number of parking spaces currently required for the Property under the Original Phase I Parking Agreement for the uses therein and under Article 11 of the Fairfax County Zoning Ordinance (for the Excess Uses) is 2,895 (the "Required Spaces"). The existing supply of parking spaces available to the Property is 2,910 (the "Existing Parking Spaces").

R-14. Signature intends to construct 250,000 gross square feet of space for office uses on the Signature Property (the "Proposed Office Building"). Construction activities associated with the construction of the Proposed Office Building are expected to temporarily displace approximately 251 surface parking spaces on the Property, as well as create additional parking requirements for the Property.

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R-15. RTC and Signature engaged Wells + Associates, Inc. ("Consultant") to perform a Shared Parking Study for the Property (the "Shared Parking Study"). The Shared Parking Study was prepared in accordance with the Fairfax County Zoning Ordinance and the Urban Land Institute (ULI) Sharing Parking model 2<sup>nd</sup> edition, and submitted to the Department of Public Works and Environmental Services (the "Department"). The Study, 7067-PKS-006-02, dated March 31, 2011, is attached hereto as Exhibit B.

R-16. RTC, Signature, Host and the Board desire hereby to amend and restate the Original Phase I Parking Agreement in its entirety in order to, (a) incorporate the Excess Uses within the Agreement; (b) address and accommodate the temporary displacement of existing surface lot spaces during construction of the Proposed Office Building, (c) incorporate the new mix of uses within the Property effected by the addition of the Proposed Office Building within this Agreement, and (d) facilitate the tenant and use changes inherent in the retail environment of Reston Town Center, as may be necessary from time to time.

NOW THEREFORE, from and after the date hereof, RTC, Signature, Host and the Board agree that the Original Phase I Parking Agreement shall be, and hereby is, amended and restated in its entirety to read as set forth in this Agreement, and RTC, Signature, Host and the Board hereby declare, covenant and agree as follows:

#### AGREEMENT

1. The Recitals set forth above are hereby made a part of this Agreement as if set forth in full in this Section 1.

#### INCORPORATION OF BLOCK 7 EXCESS USES WITHIN THE AGREEMENT AND CURRENT MIX OF USES WITHIN THE PROPERTY

2. The 3,494 gross square feet of retail uses and eating establishments with 198 restaurant seats on Block 7 that constitute the Excess Uses are hereby incorporated within this Agreement, and the Block 7 Excess Uses Spaces are hereby brought within the total parking supply for the Property under this Agreement.

3. The incorporation of the Excess Uses within the provisions of this Agreement results in the following allowed existing mix of uses for the Property subject to this Agreement: up to 531,653 gross square feet of office space; 121,647 gross square feet of shopping center; eating establishments with a total of 2,648 seats served by 330 employees and containing 89,314 gross square feet; a hotel with a total of 515 rooms (395,576 gross square feet not including hotel function space); hotel function rooms containing 24,500 gross square feet; and a 62,032 gross square foot multiplex cinema facility with 2,918 seats. Under Article 11 of the Fairfax County Zoning Ordinance, the parking requirement for this mix of uses would be 4,021 parking spaces.

4. Based on the conclusions set forth in the Shared Parking Study, and except as set forth in Sections 7 and 8 herein, RTC, Signature and Host (each an "Owner" and, collectively,

BK 21796 0592

the "Owners") agree to ensure that a minimum of 2,895 parking spaces shall remain available to serve the Property for the mix and square footage of uses listed in Section 3 above.

5. Notwithstanding the provisions of Sections 3 and 4 above and except as set forth in Sections 9 and 10 herein, the Owners may implement and the Director of the Department (the "Director") may approve future modifications to the mix and square footage of uses within the Property, including the addition of new uses or the subtraction of existing uses (such as the replacement of the cinema use with another use) as may be permitted by the current zoning regulations and the Town Center proffers, provided that (a) the total square footage of non-residential development established on the Property (irrespective of the allocation of such square footage among uses) does not increase; and (b) a new parking generation study prepared by the Owner(s) proposing the change and using the same methodology (latest edition of the ULI Shared Parking model) as the Shared Parking Study (each a "Parking Modification Request") demonstrates to the satisfaction of the Director that (i) the synergy among the proposed uses is comparable to that set forth in the Shared Parking study; and (ii) the percentage reduction in the required parking set forth in the Shared Parking Study is not increased. Upon receipt of the Parking Modification Request, the Director may also require the requesting Owner to submit a parking utilization study if it is determined to be needed to evaluate the existing parking condition at the time of the Parking Modification Request. Subject to the foregoing qualifications, the Parking Modification Request may be implemented without Board approval, as determined by the Director. Any additional uses not meeting the above requirements must be parked at rates required by the then-current Zoning Ordinance unless a new or amended parking reduction is approved by the Board.

6. If at any time the Zoning Administrator may have reason to believe that parking on the Property is insufficient to serve the uses and square footage then-existing on the Property, then the Zoning Administrator may require the Owners to submit a new parking study to the Board for review and approval (the "New Parking Study") within ninety (90) days of a written request from the Zoning Administrator. Following review of such New Parking Study, or if the New Parking Study is not timely submitted, the Board may require the Owners to implement alternative measures to satisfy the parking requirements for the Property, as approved by the Director, or rescind the parking reduction granted to the Owners with this Agreement, which may result in all uses having to comply with the full parking requirements of Article 11 of the Zoning Ordinance. All parking utilization studies prepared in response to a request by the Zoning Administrator shall be based on the applicable requirements of the County Code and the Zoning Ordinance in effect at the time of said parking utilization study submission.

#### INTERIM PARKING REQUIREMENTS FOR PERIOD OF CONSTRUCTION OF PROPOSED OFFICE BUILDING

7. Should Signature proceed with construction of the Proposed Office Building, then, during the period of such construction (the "Construction Period"), the Owners agree to ensure that a minimum of 2,733 parking spaces shall remain available to serve the Property. Signature may construct a temporary 100-space surface parking area on the Signature Property in furtherance of this Section 7. The Construction Period shall be limited to the earlier of (a) thirty-six (36) months following Signature's commencement of construction of the Proposed Office

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Building or (b) the issuance of a Nonresidential Use Permit (or its equivalent) for the parking facilities to be constructed as part of the Proposed Office Building, as more particularly shown on the approved site plan for such building. For purposes of this Agreement, the "commencement of construction" means (i) the issuance of a County permit for land disturbing activities associated with an approved Site Plan for construction of the Proposed Office Building; and (ii) the general contractor has, in fact, mobilized at the Signature Property to undertake and proceed with construction of the Proposed Office Building.

8. In the event that, during the Construction Period, the Director determines that 2,733 parking spaces is an insufficient number of spaces for the uses then-existing on the Property, the parties agree that Signature shall promptly implement alternative measures, as approved by the Director, to satisfy the parking needs for the Property during the Construction Period of the Proposed Office Building. Such measures may be implemented without Board approval.

#### PARKING REQUIREMENTS FOR MIX OF USES WITHIN THE PROPERTY AFTER PROPOSED OFFICE BUILDING CONSTRUCTION

9. After construction of the Proposed Office Building, the mix of uses for the Property subject to this Agreement shall be as follows: up to 781,653 gross square feet of office space; 121,647 gross square feet of shopping center; eating establishments with a total of 2,648 seats served by 330 employees and containing 89,314 gross square feet; a hotel with a total of 515 rooms (395,576 gross square feet not including hotel function space); hotel function rooms containing 24,500 gross square feet; and a 62,032 gross square foot multiplex cinema facility with 2,918 seats. Under Article 11 of the Fairfax County Zoning Ordinance, the parking requirement for this mix of uses would be 4,671 parking spaces.

10. Commencing upon the expiration of the Construction Period, the Owners agree to ensure that a minimum of 3,286 parking spaces shall remain available to serve the Property. Signature shall construct new parking facilities on the Signature Property that shall contain the additional number of parking spaces required for the Property under this Agreement necessitated by the construction of the Proposed Office Building. In the event Signature constructs the Proposed Office Building to a lesser square footage than that set forth in R-14, then the total number of parking spaces required to serve the Property upon expiration of the Construction Period may be reduced below 3,286 parking spaces as determined by the Director and approved by the Board.

11. Notwithstanding the provisions of Sections 9 and 10 above, following construction of the Proposed Office Building the Owners may implement and the Director may approve future modifications to the mix and square footage of uses within the Property, including the addition of new uses or the subtraction of existing uses (such as the replacement of the cinema use with another use) as may be permitted by the current zoning regulations and the Town Center proffers, provided that (a) the total square footage of non-residential development established on the Property (irrespective of the allocation of such square footage among uses) does not increase; and (b) a new parking generation study prepared by the Owner(s) proposing the change and using the same methodology (latest edition of the ULI Shared Parking model) as

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the Shared Parking Study (each a "Parking Modification Request") demonstrates to the satisfaction of the Director that (i) the synergy among the proposed uses is comparable to that set forth in the Shared Parking Study; and (ii) the percentage reduction in the required parking set forth in the Shared Parking Study is not increased. Upon receipt of the Parking Modification Request, the Director may also require the requesting Owner to submit a parking utilization study if it is determined to be needed to evaluate the existing parking condition at the time of the Parking Modification Request. Subject to the foregoing qualifications, the Parking Modification Request may be implemented without Board approval, as determined by the Director. Any additional uses not meeting the above requirements must be parked at rates required by the then-current Zoning Ordinance unless a new or amended parking reduction is approved by the Board.

12. If at any time the Zoning Administrator has reason to believe that parking on the Property is insufficient to serve the uses and square footage then-existing on the Property, then the Zoning Administrator may require the Owners to submit a New Parking Study to the Board for review and approval within ninety (90) days of a written request from the Zoning Administrator. Following review of such New Parking Study, or if the New Parking Study is not timely submitted, the Board may require the Owners to implement alternative measures to satisfy the parking requirements for the Property, as approved by the Director, or rescind the parking reduction granted to the Owners with this Agreement, which may result in all uses having to comply with the full parking requirements of Article 11 of the Zoning Ordinance. All parking utilization studies prepared in response to a request by the Zoning Administrator shall be based on the applicable requirements of the County Code and the Zoning Ordinance in effect at the time of said parking utilization study submission.

13. In the event that future development, construction and/or renovation is undertaken by one or more of the Owners on the Property and such development, construction and/or renovation causes the displacement of required parking spaces under this Agreement, the parties agree that non-standard parking arrangements, including, but not limited to, attendant parking and off-Property parking, may be utilized on an interim basis during such displacement to satisfy the parking requirements contained herein, subject to the Director's approval.

#### GENERAL REQUIREMENTS

14. No parking spaces required by this Agreement shall be restricted or reserved except for those required to meet the parking requirements of the Americans with Disabilities Act ("ADA").

15. All parking shall be in accordance with the applicable requirements of Article 11 of the Fairfax County Zoning Ordinance and the Fairfax County Public Facilities Manual, including the provisions referencing the Americans with Disabilities Act.

#### RECORDATION

16. This Agreement shall be recorded among the land records of Fairfax County and shall run with title to the Property. The terms and conditions of this Agreement shall be binding upon the parties' successors and assigns.

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**[Signatures Appear on the Following Pages]**

483903 v1/RE

II-7

BK 21796 0596

IN WITNESS WHEREOF, this Agreement is entered into as of the day and year first written above.

RTC:

RESTON TOWN CENTER PROPERTY LLC, a  
Delaware limited liability company

By: [Signature]  
Name: \_\_\_\_\_  
Title: Jeffrey L. Kovach  
Managing Director

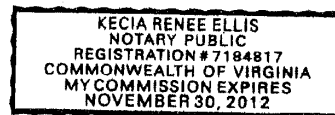
COMMONWEALTH/STATE OF Virginia  
CITY/COUNTY OF Arlington ) to-wit:

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Jeffrey L. Kovach, as Managing Director of Reston Town Center Property LLC, whose name is signed to the foregoing Agreement, has acknowledged the same before me in the jurisdiction aforesaid.

GIVEN under my hand and seal this 25<sup>th</sup> day of July, 2011.

[Signature] [SEAL]  
Notary Public

My Commission Expires: November 30, 2012



BK 21796 0597

SIGNATURE:

RESTON SIGNATURE PROPERTY LLC, a  
Delaware limited liability company

By: [Signature]  
Name: Jeffrey L. Kovach  
Title: Managing Director

COMMONWEALTH/STATE OF Virginia  
CITY/COUNTY OF Arlington to-wit:

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Jeffrey L. Kovach, as Managing Director of Reston Signature Property LLC, whose name is signed to the foregoing Agreement, has acknowledged the same before me in the jurisdiction aforesaid.

GIVEN under my hand and seal this 25<sup>th</sup> day of July, 2011.

[Signature] [SEAL]  
Notary Public

My Commission Expires: November 30, 2012

KECIA RENEE ELLIS  
NOTARY PUBLIC  
REGISTRATION #7184817  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
NOVEMBER 30, 2012

BK 21796 0598

HOST:

HMC RESTON LP, a Delaware  
limited partnership

By: HOST RESTON GP LLC, a Delaware  
limited liability company

By: *Larry K. Harvey*  
Name: Larry K. Harvey  
Title: Manager

COMMONWEALTH/STATE OF Maryland

CITY/COUNTY OF Montgomery to-wit:

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Larry K. Harvey, as manager of HOST RESTON GP LLC, a Delaware limited liability company, the general partner of HMC RESTON LP, whose name is signed to the foregoing Agreement, has acknowledged the same before me in the jurisdiction aforesaid.

GIVEN under my hand and seal this 25 day of July, 2011.

*Melissa A. Durbin* [SEAL]  
Notary Public

Embossed Hereon is My  
Carroll County, Maryland Notary Public Seal  
My Commission Expires April 08, 2014  
MELISSA A. DURBIN

My Commission Expires: \_\_\_\_\_

BK 21796 0599

APPROVED AS TO FORM:

William D. Jean

Assistant County Attorney  
Fairfax County, Virginia

BOARD:

BOARD OF SUPERVISORS OF FAIRFAX  
COUNTY, VIRGINIA

By:

Name:

Title:

[Signature]  
Director  
Land Development Services

COMMONWEALTH/STATE OF Virginia

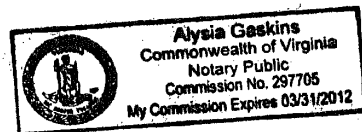
CITY/COUNTY OF Fairfax to-wit:

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Michelle Bricker, as Director of Land Development Services of the Board of Supervisors of Fairfax County, Virginia, whose name is signed to the foregoing Agreement, has acknowledged the same before me in the jurisdiction aforesaid.

GIVEN under my hand and seal this 2 day of August, 2011.

[Signature] [SEAL]  
Notary Public

My Commission Expires: 3-31-2012



483903 v1/RE

08/11/2011

RECORDED FAIRFAX CO VA  
TESTE [Signature]  
CLERK

II-11

Board Agenda Item  
March 20, 2018

ACTION - 3

Adoption of a Resolution of Support for an Adjustment/Break of the Limited Access Line  
Adjacent to Route 123 (Chain Bridge Road) and Old Meadow Road (Providence  
District)

ISSUE:

Board adoption of the attached resolution supporting a lateral shift of the limited access line adjacent to Chain Bridge Road and Old Meadow Road.

RECOMMENDATION:

The County Executive recommends that the Board adopt the attached resolution supporting a lateral shift of the limited access line adjacent to Chain Bridge Road and Old Meadow Road.

TIMING:

Routine.

BACKGROUND:

With approval of the Comprehensive Plan amendments for the Tysons Corner Urban Center, an urban street grid and streetscape are envisioned. As redevelopment occurs, improvements to the roadways and streetscapes are anticipated to provide infrastructure that meets the demands of the planned urban framework throughout Tysons. In the Tysons East area, several major transportation improvements are anticipated, one of which is the Chain Bridge Road "Super Street" concept. Along with this improvement and adjacent development, the "Transportation Design Standards for Tysons Corner Urban Center" identify specific streetscape requirements adjacent to low speed boulevards, among other roadways. The low-speed boulevard roadway classification requires the greatest amount of right-of-way to accommodate these improvements.

One of these new developments is located at the intersection of Chain Bridge Road and Old Meadow Road. With significant frontage along Chain Bridge Road, the current location of the limited access line along Chain Bridge Road precludes implementation of the required streetscape standards. The establishment of a limited access line is intended to prevent driveway and street access to a freeway or primary arterial roadway, preserving the traffic throughput functionality of the facility. In this location, the limited access line was established for the nearby Route 123/I-495 interchange

Board Agenda Item  
March 20, 2018

area to enhance traffic flow and functionality.

To allow for both redevelopment and implementation of the required streetscape along Chain Bridge Road as Tysons builds out, a lateral shift in the limited access line of approximately 14.5 to 35.8 feet is necessary. This lateral shift is supported with the urban design concepts envisioned in the Comprehensive Plan and was analyzed as part of the Tysons East Consolidated Transportation Impact Analysis which found it to be important to providing grid and pedestrian connectivity for the area.

In addition, modifications to Chain Bridge Road are necessary to accommodate the County's "Super Street" concept and the lateral shift will also be needed for the construction of this improvement.

Virginia Department of Transportation policy requires a resolution of support from the locality within which the changes in limited access are proposed.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment I: Resolution

Attachment II: Applicant Letter to VDOT

Attachment III: Location Map (1)

Attachment IV: Location Map (2)

STAFF:

Robert A. Stalzer, Deputy County Executive

Tom Biesiadny, Director, Fairfax County Department of Transportation (FCDOT)

Gregg Steverson, PE; PTOE; Division Chief, Site Analysis and Transportation Planning

Jeffrey Hermann, AICP, Section Chief, Site Analysis, FCDOT

Gregory A. Fuller, Jr., Transportation Planner III

## RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Fairfax County Government Center at Fairfax, Virginia, on Tuesday, March 20, 2018, at which meeting a quorum was present and voting, the following resolution was adopted.

WHEREAS, 1690 Old Meadow Holdings, LLC has submitted a rezoning and final development plan application identified as RZ/FDP 2015-PR-014 and a special exception application identified as SE 2015-PR-029 on the property located at 1690 Old Meadow Road (the "Property"), and;

WHEREAS, development of a new grid of connected streets providing alternative pathways for traffic flow and the addition of pedestrian and bicycle facilities are key elements of the Comprehensive Plan for Tysons, and;

WHEREAS, the proposed pedestrian and bike facilities include facilities along the frontage of Route 123 (Chain Bridge Road), and;

WHEREAS, the limited access line for Route 123 is located on the Property's frontage, and;

WHEREAS, the facilities located on the Route 123 frontage require approval of a change in location of a portion of the limited access control adjacent to Route 123 by the Commonwealth Transportation Board, and;

WHEREAS, to process these requests, the Virginia Department of Transportation requires a resolution of support from the locality within which the changes in limited access are proposed.

NOW THEREFORE, BE IT RESOLVED, that this Board, in concept, supports these proposed changes to the limited access controls along the Route 123; and;

BE IT FURTHER RESOLVED, that this Board hereby requests, pursuant to Section 24VAC30-401-20 of the Virginia Administrative Code, that the Commonwealth Transportation Board approve the proposed changes to the limited access controls.

A Copy Teste:

---

Catherine A. Chianese  
Clerk to the Board of Supervisors


 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GEOMATICS

January 31, 2018

Ms. Helen Cuervo, P.E.  
 Northern Virginia District Administrator  
 Virginia Department of Transportation  
 4975 Alliance Drive  
 Fairfax, Virginia 22030

**RE: Request for a Change in Limited Access Line  
 RZ/FDP 2014-PR-014 / SE-2015-PR-029  
 1690 Old Meadow Road Holdings, LLC / c/o Akridge  
 VIKA #VV7695A**

Dear Ms. Cuervo:

In November 2016, 1690 Old Meadow Holdings, LLC / c/o Akridge (the "Applicant") filed the referenced Rezoning and Special Exception Application in order to develop a new office building at the McLean Metrorail Station. More specifically, the site (identified as Tax Maps 29-4 ((6)) 0101B) is located on the south side of Route 123 (Dolley Madison Blvd), west of Route 3543 (Old Meadow Road).

In support of this new development, the Applicant is committed to provide full compliance with the Fairfax County Tysons District Comprehensive Plan and specifically meet the Fairfax County Boulevard Streetscape Recommendations. The Boulevard Streetscape Detail (see Exhibit 3B) contained in the Tysons Urban Design Guidelines, dated February 24, 2017, consists of the following elements:

- 8' – 10' Landscape Amenity Panel
- 10' Minimum Sidewalk
- 15' Minimum Building Zone

This streetscape is intended to be constructed in a consistent manner, parallel to the future Superstreet improvements, along the southeast side of Dolley Madison Boulevard from the 495 interchanges, northward to Anderson Road.

During the course of reviewing the Rezoning Application, both VDOT and County Staff have encouraged such improvements to the Streetscape as proposed by the Applicant. However, the existing Right-of-Way in this area, as dedicated in conjunction with VDOT Project 0143-029-007, RW-1, is designated as a Limited Access Right-of-Way (see Exhibits 1 and 2). This designation prohibits the construction of the 8' Landscape Amenity Panel, the 10' Sidewalk, and the Building Zone improvements in the required location as the existing Limited Access and Right-of-Way Line lies anywhere from approximately 14.5 to 35.8 feet beyond the planned location of the proposed sidewalk.

In order to facilitate the construction of the full Tysons District Streetscape parallel to the roadway in a consistent location along Rte. 123, and to make the required 8' Landscape Amenity Panel and 10' Sidewalk available for VDOT to maintain, it will be necessary to change the Limited Access Line with a lateral shift, and to abandon a portion of the Existing Right-of-Way consisting of approximately 5,336 S.F. of land. The purpose of the Abandonment is to

**VIKA Virginia, LLC**

8180 Greensboro Drive, Suite 200 • Tysons Corner, Virginia 22102 • 703.442.7800 Fax 703.761.2787  
 Tysons Corner, VA • Germantown, MD • Washington, DC  
[www.vika.com](http://www.vika.com)

Ms. Helen Cuervo  
 VDOT  
 RE: 1690 Old Meadow Road  
 RZ/FDP 2014-PR-014 / SE-2015-PR-029  
 VIKI #VV7695A  
 January 17, 2018  
 Page 2 of 4

allow the area to be declared as Surplus Land so that it can be conveyed to the owner. This will create a building zone that can be improved per the Tyson's standards which will be privately maintained. The improvements in the area to be abandoned will not include any building or garage structures and the area will not be rezoned.

The relationship of the shifted Limited Access Line to the proposed improvements is depicted on Exhibits 3A and 3B. The difference between the two exhibits are as follows:

- Exhibit 3A depicts the shifted Limited Access Line relation to Dolley Madison Boulevard per the existing MWAA construction plans.
  - As shown on Exhibit 3A, the interim Landscape Amenity Panel will approximately 15.7 feet wide and parallel to the existing MWAA curb alignment.
- Exhibit 3B depicts the identical, shifted Limited Access Line in relation to the future Super-Street construction of Dolley Madison Boulevard. (The Future Superstreet improvements as shown are based on the 30% Plan and Profile Drawings for Proposed State Highway Route 123 Superstreet developed by Fairfax County in conjunction with VDOT and shown in more detail on the attached Exhibit 4).
  - As shown on Exhibit 3B the required 8 foot Landscape Amenity Panel will be met with the future Super Street alignment when the ultimate curb alignment along Rte. 123 is shifted to the south.

As shown on these Exhibits:

- The Limited Access Line will be shifted in such a manner as to be located 0.5 feet northwesterly of the leading edge of the proposed sidewalk, such that the entire walkway will be outside of the Limited Access Area.
- The Existing Right-of-Way will be Abandoned in such a manner as to place the new right-of-way line 0.5' southeasterly of the trailing edge of the proposed sidewalk, such that the entirety of the walkway along Dolley Madison will be constructed and will remain within said Right-of-Way.
- The strip of land between the Limited Access Line and the Proposed Right-of-Way will be 11 feet in width as shown on Exhibit 3A.

The applicant will pursue all necessary construction and grading permits and agreements through both VDOT and Fairfax County for the construction of these Streetscape Improvements.

However, it should be made clear that the **Applicant will not request Rezoning of and/or Density Credit for the area to be Vacated and Abandoned; the Application Area, for the purposes calculating the Intensity and/or Density of the Application Property, will not include any portion of the Existing Right-of-Way to be Vacated and Abandoned in relation to this request.**



Ms. Helen Cuervo

VDOT

RE: 1690 Old Meadow Road

RZ/FDP 2014-PR-014 / SE-2015-PR-029

VIKA #VV7695A

January 17, 2018

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In respect to the "Clear Zone" associated with Route 123, the designation of the road as a Low Speed Boulevard in a "Constrained Environment" (having 6" curbs), qualifies the "Clear Zone" to be offset 1.5' from the face of curb (per VDOT Road Design Manual, Appendix A, Section A-2). This will place the Clear Zone line within the 8' Landscape Amenity Panel element of the required Streetscape and within the Limited Access Right-of-Way. The Clear Zone therefore will be maintained within the Landscape Amenity panel and will not be encroached upon or penetrated by any of the improvements associated with the Development Plan.

In addition, it is noted that the improvements proposed with the Rezoning and Special Exception Application within the 15' Minimum Building Zone consist primarily of site improvements including landscape elements and lead walks. All proposed building structures, including the underground garage, are beyond the required 15' minimum and outside of the existing Right-of-Way to be Abandoned as shown on the Exhibits.

The locations of the existing and proposed storm drainage facilities for both the MWAA and Future Superstreet Sections are shown on Exhibits 3A, 3B, and 4. As shown on Exhibit 3A, there are existing storm drainage structures within the Limited Access Area along the south side of Route 123 near the intersection of Old Meadow Road. As shown on Exhibits 3B and 4, a new storm drain system with curb inlets is proposed to be installed upon construction of the Superstreet. The relocation of the Limited Access Line will not adversely affect the ability of VDOT to construct these proposed drainage structures.

There are no facilities to be constructed or relocated with the proposed development plans that would encroach upon or penetrate the new/shifted Limited Access Line and require additional permits. All utility connections and or relocations proposed with the Development Plan will be made along Old Meadow Road and/or within the Abandonment Area, outside of the Limited Access Zone.

Also referring to the Future Route 123 Superstreet, and as shown on the attached Exhibits 3B and 4, the 30% Plan and Profile does not show any necessary infrastructure elements such as controller cabinets, signs, signal poles, or others that would be impacted by the proposed improvements, Limited Access Shift or Right-of-Way Vacation and Abandonment. However, we recognize that these plans are incomplete and that additional infrastructure and other roadway improvements may be necessary as the plans evolve. Therefore, the Applicant agrees to grant to VDOT all easements required for the construction of the Superstreet, for grading and construction, and for the installation and maintenance of any such ancillary traffic structures as may be necessary within the entire area to be Abandoned. (See Note #1 on the attached Exhibits 3A and 3B).

The locations of both the existing Limited Access Line and the new Limited Access Line are mathematically established in relation the centerline of Dolley Madison Boulevard - Route 123 per VDOT Project DT00-029-108, RW-1 as shown on Exhibit 1. This same reference centerline has been correctly shown and labeled in the same location on Exhibits 3A and 3B as previously referenced.

**The Applicant, therefore, hereby submits this Request for a Change in the Limited Access Line.**

In accordance with 24VAC30-401-20, the Applicant understands that any proposed change in Limited Access control shall be made in writing to your office and must be accompanied with information as outlined in the VDOT checklist as follows:



Ms. Helen Cuervo  
VDOT

RE: **1690 Old Meadow Road**  
**RZ/FDP 2014-PR-014 / SE-2015-PR-029**  
**VIKA #VV7695A**

January 17, 2018  
Page 4 of 4

- A written request to District Administrator for a Change in Limited Access (item 1, enclosed)
- A Resolution of Support from Fairfax County. (Item 2)
  - A letter of Request for Resolution of Support addressed to Greg Fuller (FCDOT) and a Draft Resolution, prepared by McGuire Woods, LLP dated January 9, 2018 has been submitted to FCDOT. (Copy enclosed). The Resolution of Support will be furnished once county staff has secured action by the BOS. We expect such action to be taken in the middle part of 2018.
- A global traffic analysis (item 3, enclosed)
- An environmental analysis of the proposed change in limited access (item 4, enclosed)
- Payment and deposit to VDOT (item 5, provided 9/26/17)
- A written summary of the proposed activities (item 9, enclosed)
- Copies of plans for LA Break (item 10, enclosed)
- Copies of most recent VDOT acquisition plan (item 11, enclosed)
- Copies of deeds, certificates or final orders (item 13, enclosed)

The applicant feels the application is complete per the VDOT checklist items as referenced above.

I trust the above sufficiently addresses your comments and requirements to begin this process. Please feel free to contact me at (703) 442-7800 with any questions, or if you need additional information.

Sincerely,  
**VIKA Virginia, LLC**



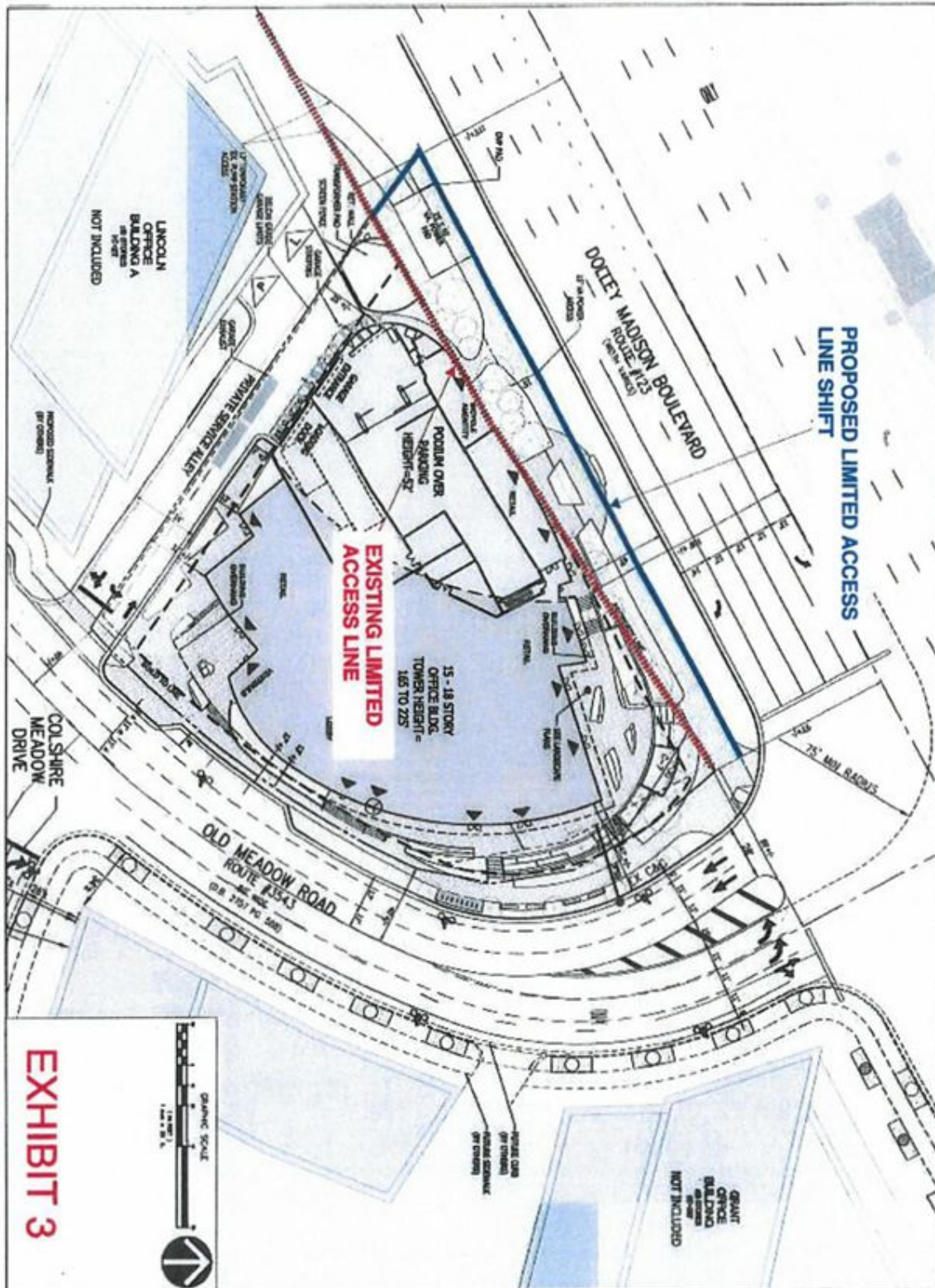
Robert R. Cochran, L.S.  
Director of Planning / Principal Associate  
RRC/jm/aco

Encl: Exhibits 1, 2, 3A, 3B and 4

cc: Linda Q. Smyth, Supervisor, Providence Magisterial District  
Thomas Biesiadny, Director, Fairfax County Department of Transportation  
Abraham Lerner, P.E., Virginia Department of Transportation  
Lee Ann Hall, Virginia Department of Transportation  
Cathy Lewis, Fairfax County Department of Planning & Zoning  
Adam Gooch, 1690 Old Meadow Road Holdings, LLC / c/o Akridge

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**EXHIBIT 3**

<p>DATE: 7/26/13          PREPARED BY: AKRIDGE          CHECKED BY: KGD          APPROVED BY: [Signature]          PROJECT: ONE TYSONS EAST          SHEET: 1 OF 1</p>	<p><b>ONE TYSONS EAST</b>          FINAL DEVELOPMENT PLAN          FAIRFAX COUNTY, VA</p>	<p><b>AKRIDGE</b>          landscape architecture</p>	<p><b>KGD</b>          architecture</p>	<p><b>VFP</b>          VIRGINIA FLOOD PROTECTION</p>	<p><b>SEAL</b>          PROFESSIONAL ENGINEER</p>
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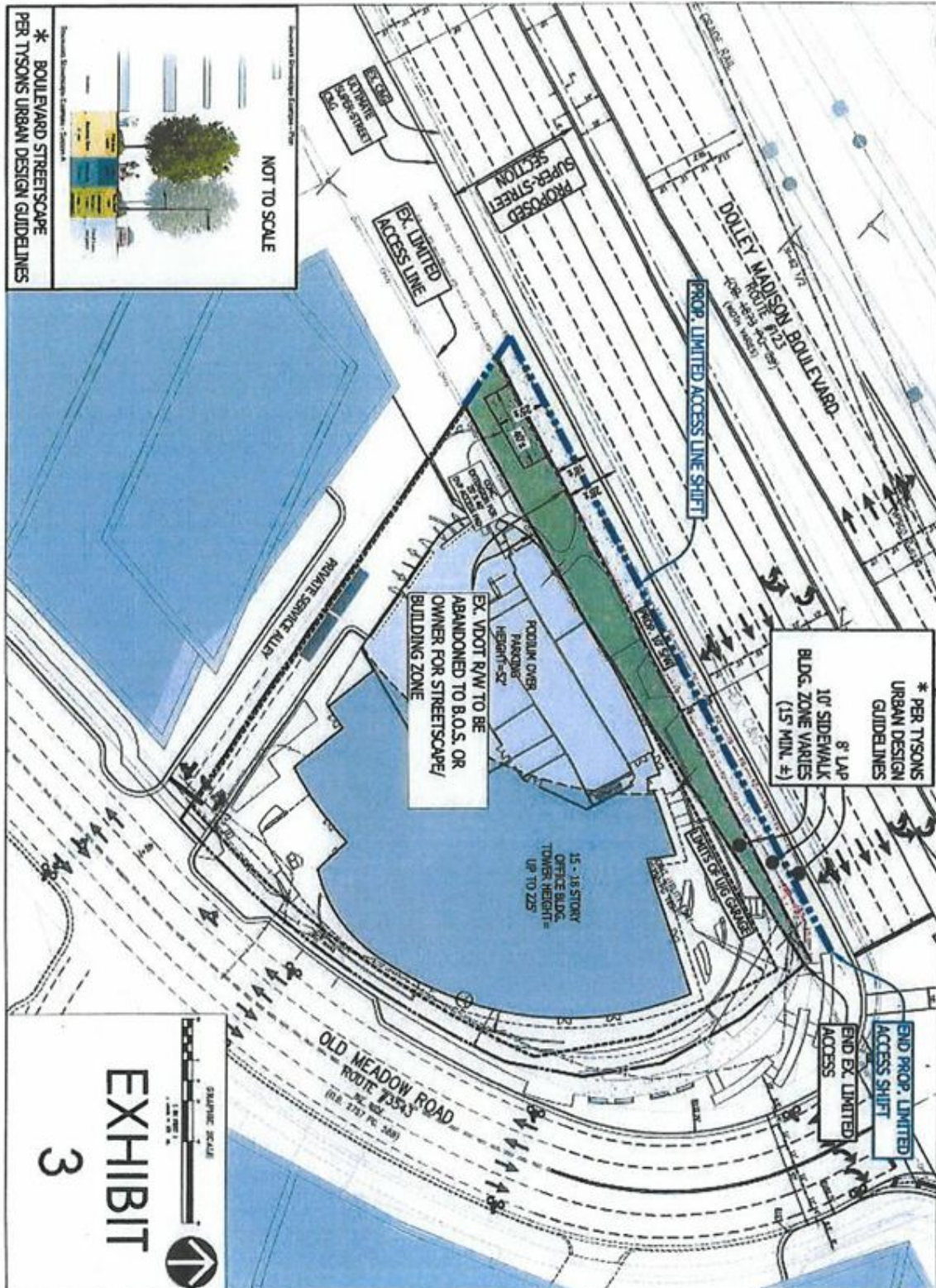


EXHIBIT  
3

<p>PROPOSED LIMITED ACCESS RELOCATION EXHIBIT</p>	<p><b>ONE TYSONS EAST</b> FINAL DEVELOPMENT PLAN FAIRFAX COUNTY, VA</p>	<p><b>AKRIDGE</b> interior</p>	<p><b>KGD</b> architecture</p>	<p><b>WAF</b> WATER &amp; AIR FILTRATION</p>	<p><b>S</b> SPECIAL SERVICES &amp; SUPPLIES</p>
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Board Agenda Item  
March 20, 2018

ACTION - 4

Reauthorization to: 1) Approve Issuance by the Fairfax County Redevelopment and Housing Authority (FCRHA) of Tax-Exempt and/or Taxable Bonds and 2) For the FCRHA to Submit an Application to Virginia Department of Housing and Community Development (VADHCD) for Tax-Exempt and/or Taxable Bond Allocation for Murraygate Village Apartments (Lee District)

ISSUE:

Board of Supervisors reauthorization for FCRHA issuance of tax-exempt and/or taxable bonds for Murraygate Village Apartments and the submission of an application to VADHCD for an allocation of such bonds.

RECOMMENDATION:

The County Executive recommends: 1) reapproving FCRHA's issuance of private activity tax-exempt and/or taxable bonds in an amount not to exceed \$20 million for the rehabilitation of Murraygate Village Apartments; and 2) reauthorizing the FCRHA to submit an application to VADHCD for tax-exempt and/or taxable bond allocation for Murraygate Village Apartments rehabilitation, as part of the overall financing for the renovation of the property.

TIMING:

Immediate. The FCRHA will be submitting an application to VADHCD for tax-exempt and/or taxable bond allocation.

BACKGROUND:

On July 25, 2017, the Board of Supervisors approved, in part, the issuance by the FCRHA of tax-exempt and/or taxable bonds in an amount not to exceed \$20 million for the benefit of Murraygate Village Apartments (the Property) in the Lee District. Board of Supervisors reauthorization to issue tax-exempt and taxable bonds is needed due to extended negotiations with transaction partners and federal requirements limiting the length of time the prior Board of Supervisors authorization is valid to July 2018. Bond issuance was previously projected to occur in March 2018, but is currently projected to occur by September 2018. It is important to note that there have been no changes to the financing plan presented to the Board of Supervisors on July 25, 2017. (For additional details, see Attachment 2: Board of Supervisors Action Item #4 approved on July 25, 2017).

STAFF IMPACT:

None.

FISCAL IMPACT:

Murraygate Village Apartments total development cost is estimated at \$40.1 million. Project financing will include up to \$20 million from the sale of bonds repaid by a \$15.8 million FHA221 Mortgage Loan, \$3.8 million from Fund 300-C30300, Affordable Housing Fund, \$11.0 million from four percent tax equity financing that are by-right, \$0.6 million from Property cash flow and \$1.0 million from developer fees. Financing will include the issuance by the FCRHA of tax-exempt and/or taxable bonds for \$20 million to be held by a bank trustee with initial short term interest rate of 1.5 percent. The new limited partnership entity, MVLP, will further obtain funds through an FHA 221 (d)(4) first trust mortgage loan for \$15.8 million at a 4.5 percent interest rate amortizing over 40 years, combined with funds from a four (4) percent, by-right, tax credit equity of \$11.0 million, which are by right and non-competitive.

The purchase price under the ground lease (as explained in Attachment 4), if supported by the appraisal, is anticipated to be \$19.7 million. Because MVLP does not have the funds to fully pay the full cost of acquisition, a seller take back loan from the FCRHA will be issued to the MVLP for \$7,860,121 obligating MVLP to pay this debt from operational cash flow to the FCRHA in the future. The seller take back note will have an interest rate of 2.78 percent, or Applicable Federal Rate (AFR), compounded annually. Interest and principal payments for the Note will go into Fund 810-C81000, FCRHA General Operating Fund. The loan itself of \$7,860,121 and the sales price of the Property of \$19.7 million, will leave \$11.8 million in net proceeds from this transaction. The proceeds of \$11.8 million will be used to pay off debt of \$707,719 to the FCRHA and also to pay off an outstanding FCRHA loan of \$611,251 which includes an outstanding loan balance of \$500,000 plus accrued interest of \$111,251 on the Murraygate Apartment Property. Debt payments will be made by MVLP to Fund 810-C81000, FCRHA General Operating which will in-turn pay off the line of credit related to the \$707,719 that backs this loan. Any remaining net proceeds from this transaction after debt payoff can be used for other affordable housing projects, such as rehabilitation for FCRHA properties.

A bridge loan of \$5.0 million at zero percent interest rate from the net sales proceeds of \$11.8 million, or from a bridge lender at an interest rate of 4.5 percent, may be necessary during the rehabilitation of the Property. Such a bridge loan will be paid back to the FCRHA by the final endorsement of HUD's FHA Note and/or tax credit equity received at rehabilitation completion.

Approximately \$3,780,766 in permanent financing will be needed from Fund 300C30300, Affordable Housing, to partially finance the cost of construction. A simple interest rate of two (2) percent will be paid annually from cash flow after payment of the

Board Agenda Item  
March 20, 2018

Deferred Developer's Fee. Phase I costs of this project are approximately \$1.75 million which will be expended first from Fund 300-C30300, Affordable Housing. These funds will be reimbursed by bond proceeds at closing.

In addition, \$550,000 in Replacement Property Reserves will be used to fund predevelopment expenses, and will be reimbursed at rehabilitation completion. Any other predevelopment expenses, including but not limited to the FHA application fee, lender's fee, lender's legal, a bond counsel, underwriters, trustee's legal, etc., in excess of \$550,000 will be paid out of Fund 300-C30300, Affordable Housing. Such expenses will be reimbursed at rehabilitation completion. The cash flow from 2018 and 2019 is expected to be held by HUD until construction completion and final endorsement of the FHA Note. HUD will also be holding Working Capital of \$316,000 until construction completion and final endorsement of the FHA Note. At that time, it will be released to pay for items listed in the Partnership Agreement.

The FCRHA will receive a Bond Issuance Fee of \$140,000 (based on a bond issuance of \$20 million) at closing which will go into Fund 810-C81000, FCRHA General Operating. The FCRHA will also receive an upfront one-time monitoring fee of \$130,000. Following the construction period, an annual monitoring fee of \$5,000 will be paid to Fund 810-C81000, FCRHA General Operating.

Approximately \$1,029,770 of the \$1,864,000 developer fee will be deferred and used solely for additional rehabilitation of the Property and reserves. This portion of the fee will be paid to the FCRHA out of the cash flow of the Property overtime. The balance of \$834,230 will be paid to Fund 810-C81000, FCRHA General Operating, out of equity received from the syndication of tax credits. Should additional funds be needed to complete the rehabilitation, all or a portion of the remaining \$834,230 would be available for such purpose. If the additional funds are not needed for rehabilitation of the Property, the balance of \$834,230 will be deposited into Fund 810-C81000, FCRHA General Operating.

ENCLOSED DOCUMENTS:

Attachment 1: Resolution

Attachment 2: Board of Supervisors Action Item #4 approved on July 25, 2017

STAFF:

Tisha Deeghan, Deputy County Executive

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)

Hossein Malayeri, Deputy Director, Real Estate, Finance and Development, HCD

Aseem K. Nigam, Director, Real Estate Finance and Grants Management Division,  
HCD

## RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia on Tuesday, March 20, 2018, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, the Redevelopment and Housing Authority (Authority) of Fairfax County, Virginia desires to issue, sell, and deliver its tax-exempt and/or taxable Multifamily Housing Revenue Bonds (Murraygate Village Project) Series A and B 2017 (Bonds) in an aggregate principal amount not to exceed \$20,000,000; and

WHEREAS, the Authority was established pursuant to Title 36 of the Va. Code Ann. (the Act), and pursuant to Section 36-19 of the Va. Code Ann., the Authority is authorized, among others, to make loans for assistance in planning, development, acquisition, construction, repair, rehabilitation, equipping or maintenance of commercial, residential or other buildings; provided that prior approval of any such loan by the local governing body shall be required if the building is not located within a housing, redevelopment or conservation project, or a rehabilitation district; and

WHEREAS, the proceeds of the Bonds will be used to finance the rehabilitation of 204 units at Murraygate Village Apartments (the Project); and

WHEREAS, the Authority held a public hearing at 4500 University Drive, Fairfax, Virginia, on March 8, 2018 for which public notice was duly given on February 8, 2018, and February 15, 2018, being no fewer than 14 days prior to the date of the public hearing as required under the regulations applicable to Section 147(f) of the Internal Revenue Code of 1986, as amended. The Board of Supervisors has received from the Authority a summary of statements made at the hearing and an extract of minutes of the meeting of the Authority relative to its proposed issuance of tax-exempt revenue bonds to pay all or a portion of the cost of the Project.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors:

1. For the purposes and only for the purposes of compliance with Section 147(f)(2)(B) of the Internal Revenue Code of 1986, as amended, the Board of Supervisors does hereby approve the issuance of tax-exempt and/or taxable bonds for the Project in an aggregate principal amount not to exceed \$20,000,000.

The Board of Supervisors in no manner assumes any legal or moral obligation for the Bonds. The Bonds will be limited obligations of the Authority and payable from the revenues pledged thereto pursuant to the Trust Indenture pursuant to which the Bonds will be issued. As required by the Act, the Bonds shall not be a debt of Fairfax County,

Virginia, the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) and neither Fairfax County, Virginia, nor the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) shall be liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than those of the Authority pledged thereto under the Indenture. The Bonds shall not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The Board expresses no opinion as to the merits of the Project or of its financing.

This Resolution shall take effect immediately.

A Copy Teste:

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Catherine A. Chianese  
Clerk to the Board of Supervisors

Board Agenda Item  
July 25, 2017

ACTION – 4

Authorization to: 1) Approve Issuance by the Fairfax County Redevelopment and Housing Authority (FCRHA) of Tax-Exempt and/or Taxable Bonds in an Amount not to Exceed \$20,000,000; and 2) For the FCRHA to Submit an Application to Virginia Department of Housing and Community Development for Tax-Exempt and/or Taxable Bond Allocation for Murraygate Village Apartments (Lee District)

ISSUE:

Board of Supervisors approval of the issuance by the Fairfax County Redevelopment and Housing Authority (FCRHA) of tax-exempt and/or taxable bonds in an amount not to exceed \$20 million for the benefit of Murraygate Village Apartments (the Property) in the Lee District. In addition, Board authorization is requested for the FCRHA to submit an application to the Virginia Department of Housing and Community Development (VADHCD) for tax-exempt and/or taxable bond allocations for the Property. Approval of this action is necessary to finance the renovation of the Property.

RECOMMENDATION:

The County Executive recommends: 1) approving FCRHA's issuance of private activity tax-exempt and/or taxable bonds in an amount not to exceed \$20 million for the rehabilitation of Murraygate Village Apartments; and 2) authorizing the FCRHA to submit an application to VADHCD for tax-exempt and/or taxable bond allocation for Murraygate Village Apartments rehabilitation, as part of the overall financing for the renovation of the Property.

TIMING:

Immediate. The architectural and engineering consultants for the project have been selected and design work is in progress. The Virginia Housing Development Authority (VHDA) has a rolling submission for its applications for four (4) percent, by-right, Low Income Housing Tax Credits (LIHTC). However, in order to get a competitive interest rate on the bonds and first mortgage, and due to the lengthy process of applying for a Federal Housing Administration (FHA) first mortgage, the FCRHA will issue either tax-exempt and/or taxable bonds for the Property at the earliest possible date.

BACKGROUND:

The FCRHA purchased Murraygate Village, located off of the Richmond Highway corridor in the Lee District in 1991. The Property is located equidistant between the Capital Beltway (I-495) and Fort Belvoir in south eastern Fairfax County. The Property was originally built in 1971 using U.S. Department of Housing and Urban Development (HUD) Section 236 financing, and consists of 200 residential units and four (4) units for office and community space, located in eight (8) buildings. The original private developer executed a Regulatory Agreement and agreed, among other things, to keep the Property affordable for 40 years. HUD provided an interest rate payment subsidy which lowered the interest rate on the Section 236 loan, thereby decreasing the debt service and allowing the rents to be affordable to low and moderate-income households. The FCRHA assumed the HUD 236 loan when it purchased the Property in 1991 and the loan subsequently matured in 2011. Other sources used to acquire the Property included a Community Development Block Grant Section 108 loan.

In 1994, the FCRHA rehabilitated the Property utilizing Low Income Housing Tax Credits (LIHTC). In order to finance the rehabilitation, a limited partnership (Fairfax County Redevelopment and Housing Authority/HCDC Two, L.P.) was formed and tax credits were syndicated to generate private equity (See Attachment 5). Other sources of funds included a tax exempt note purchased by Fannie Mae, as well as County and State funds.

The 15-year LIHTC compliance period ended in 2008, and the FCRHA purchased the limited partner's interest in 2011. The Property is currently in the LIHTC extended use period which ends in 2023. In 2011, HOME Investment Partnerships Program funds were used for roof replacement and minor common area rehabilitation.

In March 2013, the FCRHA approved a financing plan for the renovation of the Property, which included amending the rent structure for current and new residents to increase rents; utilizing Housing Blueprint Funds for energy conservation and modernization. The Board has approved a total of \$8.9 million from Fund 300-C30300, Affordable Housing Fund and, Fund 400-C40300, Housing Trust Fund for the renovation of Murraygate.

A comprehensive needs assessment was completed by third-party consultants to determine the scope of work and estimate the construction cost for the project. A third-party market study analyst assessed competitiveness of the project and new rents. The rents have been artificially low for many years, making the Property financially unsustainable. (More information about the Property including current rents, anticipated post-rehabilitation rents, and accessibility features, are included in Attachment 3)

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In December 2015, the FCRHA approved a financing plan and authorized a commitment of approximately \$7.54 million from Fund 300-C30300, Affordable Housing and \$1.38 million from Fund 400-C40300, Housing Trust Fund. The FCRHA submitted an application to VHDA for nine (9) percent tax credits in March 2016, but was ultimately unsuccessful in winning an award. As a result, HCD explored other financing options to rehabilitate the Property. In the course of the subsequent underwriting the project, an updated financing plan was developed. This new financing plan is complex, but has several benefits such reduced reliance on funding already approved for Murraygate, thereby freeing up those resources for other affordable housing projects and needs. The revised plan has been designed to utilize a short-term tax-exempt and/or taxable bond structure with FHA taxable financing and four (4) percent tax credits. The four (4) percent tax credits are by-right and non-competitive. This structure allows us to save \$5.1 million in Housing Blueprint funds.

On March 23, 2017, the FCRHA approved issuance of up to \$20 million in Multifamily Housing Revenue bonds. It also approved using up to \$3.8 million of the \$8.9 million in funds already authorized for Murraygate by the Board, freeing up \$5.1 million for other affordable housing projects. The FCRHA also allowed the current partnership to provide a \$7.9 million Seller Takeback Loan for the rehabilitation of the project. The FCRHA authorized a Tax Equity and Fiscal Responsibility Act (TEFRA) hearing for issuance of the bonds and authorized HCD to pay off the two (2) loans on the Property from the net sales proceeds of the Property to the new limited partnership, Murraygate Village Limited Partnership (MVLP); see Attachment 5. The FCRHA also allowed MVLP to secure a \$5 million bridge loan, to be repaid from tax credit equity and/or FHA financing at rehabilitation completion, for the rehabilitation of the project.

Proposed Scope of Rehabilitation

The proposed rehabilitation is comprehensive in nature and will promote long term sustainability and energy efficiency. Moseley Architects was engaged to conduct a needs assessment of the Property and prepare a cost estimate. Moseley Architects was also selected for full design and production of construction documents for the work. They have completed the design development phase (approximately 35 percent complete) and are working to complete the construction documents.

The proposed scope of construction work will be completed in two phases:

**Phase I** will consist of upgrading the electrical services in each unit and the replacement of the existing transformers with larger ones to accommodate the larger electric loads. The electric services upgrade will be completed under a county construction contract. The transformer replacements will be completed by Dominion

Board Agenda Item  
July 25, 2017

Virginia Power. With the exception of the electric panel replacement in each unit, the construction activities in Phase I will take place outside of the units. It should be noted that Phase I was separated from the overall rehabilitation to create efficiencies such that Phase II could be completed in a more timely manner.

**Phase II**, which is the subject of this action, will include the following:

- Replace existing central plant HVAC system with individual heat pumps for each unit that will allow for improved energy efficiency and individually metered utilities;
- Replace kitchen cabinets, countertops, and installation of dishwashers;
- Replace toilets, sinks, and floor-to-ceiling finishes in bathrooms;
- Increase the number of accessible apartments from eight (8) to ten (10) in order to comply with the applicable accessibility standards;
- Replace flooring, windows, doors, interior paint of all units;
- Replace canvas awnings at the entry to each building;
- Install landscaping and limited parking lot improvements.

The total estimated Design and Construction cost of the rehabilitation is \$12,075,000, including Phase I. HCD will submit all necessary documents and specifications to VHDA for the four (4) percent, by-right, LIHTC application and to the FCRHA for the issuance of bonds, and will oversee the rehabilitation.

Relocation

The scope of rehabilitation for Phase II cannot be completed with the residents in place. It is the FCRHA's goal to relocate families within Murraygate using vacant units in order to minimize disruption. However, some families may be required to temporarily relocate off-site prior to rehabilitation commencing. Staff will conduct family surveys to determine housing needs and identify comparable units in the Murraygate Property for relocation and, if needed, to other properties. A minimum of 24 units will need to be vacant after required project notification is made and 120-day notices are sent; currently, 31 units are being held vacant.

Murraygate families will have priority at other Fairfax County Rental Program (FCRP) properties, per FCRHA policy. When rehabilitation is complete, families may return to newly rehabilitated units, subject to continued compliance with their lease. Upon return, each family will be required to pay post-rehabilitation rents and utilities. If a family chooses to remain at the alternate FCRP property after project completion, they will have to pay the standard rent at that particular property, and their Murraygate unit will be leased to another eligible family.

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All families will receive relocation assistance to cover moving costs, and for families moving off-site, assistance will be provided for a second move back to Murraygate. Budgeted relocation expenses are estimated at \$696,000. Community meetings will be held to explain relocation plans and address family questions and concerns. A detailed relocation plan will be submitted to VHDA with the four (4) percent, by-right, tax-credit application in 2017.

Financing Plan

The Murraygate rehabilitation will be financed using tax-exempt and/or taxable bonds that are fully cash-collateralized by the proceeds of a 221(d)(4) FHA Short-Term Loan, a Housing Blueprint loan, and four (4) percent, by-right, LIHTC equity. An FHA-approved lender will be selected for the Loan. Additional sources of funds include Seller Takeback financing, Deferred Developer Fee, and capitalized operating cash flow. The four (4) percent, by-right LIHTC/ short-term bond structure with FHA financing was successfully utilized for the Residences at the Government Center project. The reason for this complicated plan is that it saves the County \$5.1 million in Blueprint Funds that can be allocated for other projects, while at the same time providing substantial bond funds to rehabilitate the Murraygate property. For a more detailed account of the proposed financing plan, please see Attachment 4.

It is important to note that the bonds will be structured so that the FCRHA, the County, and the bond holders will not be at risk. No mortgage lien will secure the bonds. The bonds will be 100 percent cash-collateralized at all times by the proceeds of the FHA-Insured Mortgage Loan (the FHA Loan) made available by the FHA lender, a Housing Blueprint loan, and/or tax credit equity. This structure allows the developer to bring additional equity to the project through four (4) percent, by-right, low-income housing tax credits (LIHTC). The short-term, tax-exempt bonds will be paid off at the completion of the rehabilitation.

Sources and Uses

<b>SOURCES</b>	
FHA 221(d)(4) Loan	\$15,800,000
Second Mortgage Loan (Housing Blueprint Loan)	\$3,780,766
Third Mortgage Loan (Seller Takeback Loan)	\$7,860,121
Four Percent Tax Credit Equity	\$11,013,000
Capitalized Operating Cash Flow	\$593,722
Deferred Developer Fee	\$1,029,770
<b>Total Sources</b>	<b>\$40,077,379</b>

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<b>USES</b>	
Acquisition	\$19,700,000
Construction	\$12,075,000
Construction-Related Costs	\$1,306,000
Relocation	\$696,000
Market Studies/Appraisal	\$15,000
Legal/Nixon Peabody LLP	\$150,000
FHA Costs	\$491,400
Bond Cost of Issuance and Negative Arbitrage	\$840,000
Tax Credit Fees	\$85,656
Taxes and Insurance/Soft Costs	\$225,000
Operating Reserve	\$680,223
Working Capital Reserve HUD	\$316,000
Interest Expense on First Mortgage Loan	\$1,159,491
Bridge Loan Interest and Fees	\$138,609
Developer Fee	\$1,864,000
Soft Cost Contingency	\$335,000
<b>Total Uses</b>	<b>\$40,077,379</b>

HCD has ordered an appraisal from Novogradac; it is expected to be ready before the Board of Supervisors meeting on July 25, 2017.

In order to get acquisition credits, the Property is being sold from the old ownership structure to the new partnership for \$19.7 million; this expense will be covered by multiple sources of funds, including the FHA financing, Housing Blueprint loan, seller takeback loan, and tax credit equity.

Benefits of Financing Plan

1. Save approximately \$5.1 million of the \$8.9 million in funds already allocated to this project by the Board of Supervisors. The funds saved can be reallocated to other affordable housing projects. These savings are based on the current development budget. Should the development budget change, the savings will be adjusted accordingly per the approval of the Board of Supervisors.
2. Four (4) percent tax credits are by-right and non-competitive (assuming HCD receives the requested tax-exempt and/or taxable activity bond volume cap from VADHCD), which reduces the uncertainty of getting tax credit equity, as compared to nine (9) percent tax credits which are competitive.
3. As a result of the sale of the Property by the current limited partnership to the new limited partnership, MVLP (See Attachment 5), the FCRHA will receive a net

Board Agenda Item  
July 25, 2017

of \$11.8 million in sale proceeds after taking into account the seller takeback note of \$7.9 million. These proceeds can be used for other FCRHA development activities, including the rehabilitation of additional FCRHA properties.

4. The proceeds of \$11.8 million will be used to pay off \$707,719 of debt to the FCRHA and to pay off an outstanding FCRHA loan of \$611,251, which includes an outstanding loan balance of \$500,000 plus accrued interest of \$111,251 on the Murraygate Village Apartments Property.

Timeline

Certain formal actions need to be undertaken by the FCRHA in connection with the issuance of private activity tax-exempt and/or taxable bonds. HCD's Loan Underwriting Committee (LUC) approved the project on February 2, 2017. As a result, the Declaration of Intent was executed on February 2, 2017 evidencing the FCRHA's intent to issue the bonds. Pursuant to federal law, the FCRHA held the federally required TEFRA Hearing on May 4, 2017. For the issuance of the bonds, an application will be made by the FCRHA to VADHCD for a tax-exempt and/or taxable financing allocation under the state volume cap. With receipt of this allocation, MVLP will be eligible for four (4) percent, by-right, federal low-income housing tax credits. Prior to actually issuing the bonds, the FCRHA must authorize a final bond resolution.

The estimated timetable of the proposed actions is as follows:

Issuance of a Declaration of Intent (Inducement Resolution)	February 2, 2017 <b>DONE</b>
Authorization to conduct the TEFRA Hearing by FCRHA	March 23, 2017 <b>DONE</b>
Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing and FCRHA Meeting	May 4, 2017 <b>DONE</b>
Board authorization of bond issuance and application for bond allocations	July 25, 2017
Tax Credit application submitted and reservation received	July 2017
FHA Loan Application submitted	October 2017
FHA commitment received	January 2018
FHA interest rate lock	January 2018
Private activity bond application approved and allocation awarded by VADHCD	January 2018
Final FCRHA Bond Resolution	January 2018
Underwriter prices and contracts to purchase/sell the bonds and Bond purchase agreement executed	March 2018
Issuance of Bonds/Financing Closing	March 2018

STAFF IMPACT:

None.

FISCAL IMPACT:

Murraygate Village Apartments total development cost is estimated at \$40.1 million. Project financing will include up to \$20 million from the sale of bonds repaid by a \$15.8 million FHA 221 Mortgage Loan, \$3.8 million from Fund 300-C30300, Affordable Housing Fund, \$11.0 million from four percent tax equity financing that are by-right, \$0.6 million from Property cash flow and \$1.0 million from developer fees. Financing will include the issuance by the FCRHA of tax-exempt and/or taxable bonds for \$20 million to be held by a bank trustee with initial short term interest rate of 1.5 percent. The new limited partnership entity, MVLP, will further obtain funds through an FHA 221(d)(4) first trust mortgage loan for \$15.8 million at a 4.5 percent interest rate amortizing over 40 years, combined with funds from a four (4) percent, by-right, tax credit equity of \$11.0 million, which are by right and non-competitive.

The purchase price under the ground lease (as explained in Attachment 4), if supported by the appraisal, is anticipated to be \$19.7 million. Because MVLP does not have the funds to fully pay the full cost of acquisition, a seller take back loan from the FCRHA will be issued to the MVLP for \$7,860,121 obligating MVLP to pay this debt from operational cash flow to the FCRHA in the future. The seller take back note will have an interest rate of 2.78 percent, or Applicable Federal Rate (AFR), compounded annually. Interest and principal payments for the Note will go into Fund 810-C81000, FCRHA General Operating Fund. The loan itself of \$7,860,121 and the sales price of the Property of \$19.7 million, will leave \$11.8 million in net proceeds from this transaction. The proceeds of \$11.8 million will be used to pay off debt of \$707,719 to the FCRHA and also to pay off an outstanding FCRHA loan of \$611,251 which includes an outstanding loan balance of \$500,000 plus accrued interest of \$111,251 on the Murraygate Apartment Property. Debt payments will be made by MVLP to Fund 810-C81000, FCRHA General Operating which will in-turn pay off the line of credit related to the \$707,719 that backs this loan. Any remaining net proceeds from this transaction after debt payoff can be used for other affordable housing projects, such as rehabilitation for FCRHA properties.

A bridge loan of \$5.0 million at zero percent interest rate from the net sales proceeds of \$11.8 million, or from a bridge lender at an interest rate of 4.5 percent, may be necessary during the rehabilitation of the Property. Such a bridge loan will be paid back to the FCRHA by the final endorsement of HUD's FHA Note and/or tax credit equity received at rehabilitation completion.

Board Agenda Item  
July 25, 2017

Approximately \$3,780,766 in permanent financing will be needed from Fund 300-C30300, Affordable Housing, to partially finance the cost of construction. A simple interest rate of two (2) percent will be paid annually from cash flow after payment of the Deferred Developer's Fee. Phase I costs of this project are approximately \$1.75 million which will be expended first from Fund 300-C30300, Affordable Housing. These funds will be reimbursed by bond proceeds at closing.

In addition, \$550,000 in Replacement Property Reserves will be used to fund predevelopment expenses, and will be reimbursed at rehabilitation completion. Any other predevelopment expenses, including but not limited to the FHA application fee, lender's fee, lender's legal, a bond counsel, underwriters, trustee's legal, etc., in excess of \$550,000 will be paid out of Fund 300-C30300, Affordable Housing. Such expenses will be reimbursed at rehabilitation completion. The cash flow from 2018 and 2019 is expected to be held by HUD until construction completion and final endorsement of the FHA Note. HUD will also be holding Working Capital of \$316,000 until construction completion and final endorsement of the FHA Note. At that time, it will be released to pay for items listed in the Partnership Agreement.

The FCRHA will receive a Bond Issuance Fee of \$140,000 (based on a bond issuance of \$20 million) at closing which will go into Fund 810-C81000, FCRHA General Operating. The FCRHA will also receive an upfront one-time monitoring fee of \$130,000. Following the construction period, an annual monitoring fee of \$5,000 will be paid to Fund 810-C81000, FCRHA General Operating.

Approximately \$1,029,770 of the \$1,864,000 developer fee will be deferred and used solely for additional rehabilitation of the Property and reserves. This portion of the fee will be paid to the FCRHA out of the cash flow of the Property over time. The balance of \$834,230 will be paid to Fund 810-C81000, FCRHA General Operating, out of equity received from the syndication of tax credits. Should additional funds be needed to complete the rehabilitation, all or a portion of the remaining \$834,230 would be available for such purpose. If the additional funds are not needed for rehabilitation of the Property, the balance of \$834,230 will be deposited into Fund 810-C81000, FCRHA General Operating.

ENCLOSED DOCUMENTS:

- Attachment 1 – Resolution
- Attachment 2 – Map
- Attachment 3 – Rents and Accessibility

Board Agenda Item  
July 25, 2017

Attachment 4 – Revised Financing Plan  
Attachment 5 – Organizational Structure

STAFF:

Thomas E. Fleetwood, Director, Department of Housing and Community Development,  
(HCD)

Hossein Malayeri, Deputy Director, Real Estate, Finance and Development, HCD

Aseem K. Nigam, Director, Real Estate Finance and Grants Management Division  
(REFGM), HCD

Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM, HCD

## RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia on Tuesday, July 25, 2017, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, the Fairfax County Redevelopment and Housing Authority (Authority) of Fairfax County, Virginia desires to issue, sell, and deliver its tax-exempt and/or taxable Multifamily Housing Revenue Bonds (Murraygate Village Project) Series A and B 2017 (Bonds) in an aggregate principal amount not to exceed \$20,000,000; and

WHEREAS, the Authority was established pursuant to Title 36 of the Va. Code Ann. (the Act), and pursuant to Section 36-19 of the Va. Code Ann., the Authority is authorized, among others, to make loans for assistance in planning, development, acquisition, construction, repair, rehabilitation, equipping or maintenance of commercial, residential or other buildings; provided that prior approval of any such loan by the local governing body shall be required if the building is not located within a housing, redevelopment or conservation project, or a rehabilitation district; and

WHEREAS, the proceeds of the Bonds will be used to finance the rehabilitation of 204 units at Murraygate Village Apartments (the Project); and

WHEREAS, the Authority held a public hearing at 4500 University Drive, Fairfax, Virginia, on May 4, 2017 for which public notice was duly given on March 24, 2017, and March 31, 2017, being no fewer than 14 days prior to the date of the public hearing as required under the regulations applicable to Section 147(f) of the Internal Revenue Code of 1986, as amended. The Board of Supervisors has received from the Authority a summary of statements made at the hearing and an extract of minutes of the meeting of the Authority relative to its proposed issuance of tax-exempt revenue bonds to pay all or a portion of the cost of the Project.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors:

1. For the purposes and only for the purposes of compliance with Section 147(f)(2)(B) of the Internal Revenue Code of 1986, as amended, the Board of Supervisors does hereby approve the issuance of tax-exempt and/or taxable bonds for the Project in an aggregate principal amount not to exceed \$20,000,000.

The Board of Supervisors in no manner assumes any legal or moral obligation for the Bonds. The Bonds will be limited obligations of the Authority and payable from the revenues pledged thereto pursuant to the Trust Indenture pursuant to which the Bonds will be issued. As required by the Act, the Bonds shall not be a debt of Fairfax County,

Virginia, the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) and neither Fairfax County, Virginia, nor the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) shall be liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than those of the Authority pledged thereto under the Indenture. The Bonds shall not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The Board expresses no opinion as to the merits of the Project or of its financing.

This Resolution shall take effect immediately.

Adopted this 25<sup>th</sup> day of July, 2017, Fairfax, Virginia

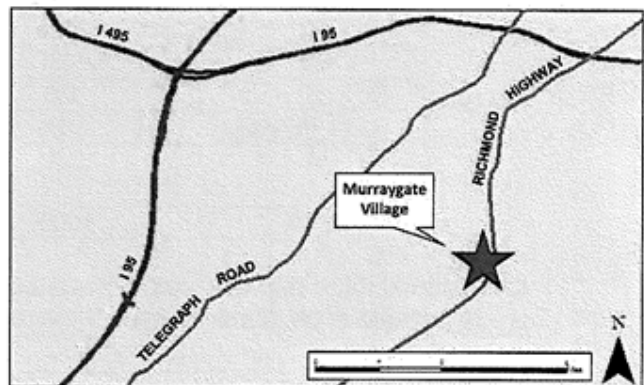
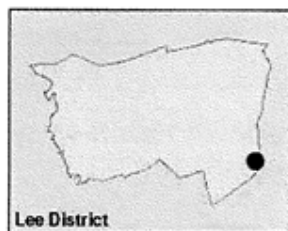
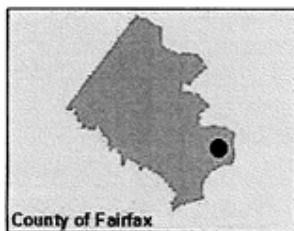
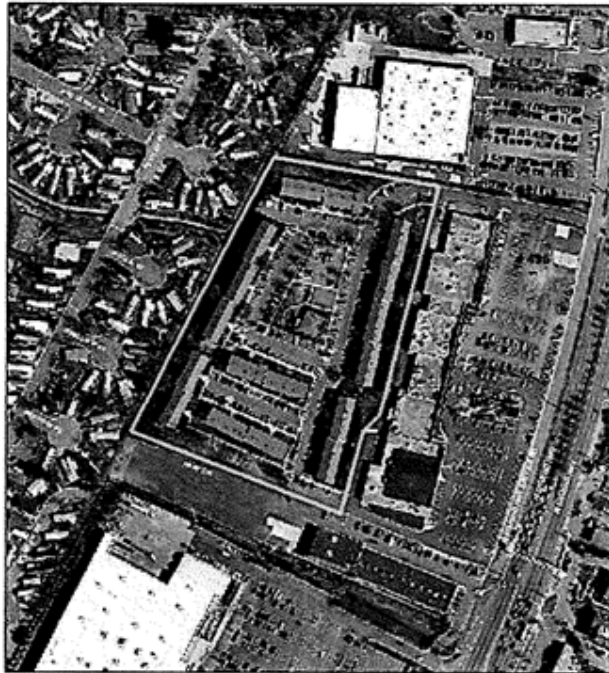
A Copy Teste:

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Catherine A. Chianese  
Clerk to the Board of Supervisors

## Murraygate Village

Attachment 2



### Rents and Accessibility

#### Project Description

Built in 1971, the subject property is a multifamily rental apartment property consisting of 200 residential units and four (4) units used for office and community space in eight (8) buildings: 72 one-bedroom units; 56 two-bedroom units; 43 three-bedroom units; 29 four-bedroom units; and four (4) two-bedroom units offline for office/community space. There are currently 40 Project-Based Section 8 Vouchers. The property includes a tot-lot, basketball court and a community center operated by The Boys and Girls Club. The property is located within minutes of public transportation and shopping. The average household income at the property is \$39,222.

#### **Accessibility**

Ten of the 200 rental units (5 percent) will be fully handicapped accessible after the renovation. The property currently has eight (8) units that are handicapped accessible and two (2) additional units will be converted to be fully accessible units as part of the rehabilitation. The rehabilitation of these units will be completed in accordance with Section 504 requirements.

#### **Affordability**

##### **Current Rent Mix**

Number of Units	Percentage of Units	Rent Levels
78	38%	30% or below AMI
52	26%	50% or below AMI
36	18%	50% or below AMI (PBV)
3	1%	60% or below AMI
31 (4 PBV's)	15%	Vacant
4	2%	Office and Community Center
<b>204</b>	<b>100%</b>	<b>TOTAL</b>

It should be noted that the project has a comparatively high vacancy rate because units are being held open in anticipation of the renovations.

### Current Rents

Unit Type	Number of Units	Square Footage	Gross Rents*	AMI Levels (%)
1BR/1BA	72	583	\$495-835	30-60
2BR/1BA	56	747	\$672-1,325	30-60
3BR/1BA	43	987	\$718-1,650	30-60
4BR/1BA	29	987	\$756-1,680	30-60

*\*Shown above are the current rents at the property. For purposes of calculating the budget and cash flow at the property, projected rents were used.*

### Proposed Post-Rehab Rents

Unit Type	Number of Units	Square Footage	Gross Rents*	AMI Level (%)
1BR/1BA	72	583	\$611-1,222	30-60
2BR/1BA	56	747	\$733-1,467	30-60
3BR/1BA	43	987	\$847-1,694	30-60
4BR/1BA	29	987	\$945-1,890	30-60

*\*Gross Rents are subject to change depending upon the completion date of the rehab to ensure the amounts are in accordance with the market and the Low Income Housing Tax Credit Program. Tenants will pay utilities for all units, but they will receive an utility allowance to offset the costs of those utilities. The utility allowance for 1 BR units is \$57, for 2 BR units it is \$74, for 3 BR is \$90, and for 4 BR is \$106.*

The affordability mix for the property upon rehabilitation is as such: Twenty percent of the units will be affordable to households that are not receiving any subsidies with incomes at or below 30 percent of area median income (AMI), sixty percent of the units will be affordable to households with incomes at or below 50 percent of AMI, and twenty percent of the units will be affordable to households with incomes at or below 60 percent of AMI. Twenty percent of the units have Project-Based Vouchers and their rents are a part of the 50 percent of AMI or below category.

### Post-Rehabilitation Rents/Tenant Payment of Utilities

In March 2013, the FCRHA approved rent increases for current residents. Starting August 2013, residents at the time received an annual rental increase of five (5) percent to ten (10) percent. Households earning at or below 80 percent AMI received a five (5) percent rent increase; and households with incomes above 80 percent of AMI received a ten (10) percent increase. As part of the rehabilitation, individual electric meters will be installed for each unit and as such, tenants will be responsible for individual electric service accounts upon completion of the rehabilitation.

There are currently 31 vacant units at the property and HCD's goal is to have no less than 24 vacant units at the time of the start of construction. The property stopped leasing in 2014 to minimize the cost of relocation during rehabilitation. The vacancy turnover rate is less than five (5) percent annually. Vacant units will be rented to new, income-qualified tenants at tax credit rents post-rehabilitation. Post-rehabilitation rents will be based on the rental market and Low-Income Housing Tax Credit program requirements at the time of construction completion.

Financing Plan: Detailed Summary

Murraygate Village Limited Partnership (MVLP) will need a minimum bond amount of \$18,648,275 (50 percent of eligible tax credit basis plus land) to fund the project. However, in order to provide flexibility in the event of cost increases, MVLP will request that the Fairfax County Redevelopment and Housing Authority (FCRHA) approve a bond issuance of \$20 million. The final bond amount will be determined before the closing and upon completion of full underwriting. The \$18,648,275 in short-term, tax-exempt bonds will be fully cash-collateralized by the proceeds of the Federal Housing Administration (FHA) mortgage, Housing Blueprint Funds, and tax credit equity, obtained through the syndication of four (4) percent tax credits, which are by-right and non-competitive. It is expected that the FCRHA will request an allocation for private activity tax-exempt bond volume cap from the Virginia Department of Housing and Community Development. The tax credit equity provider may not fund a major portion of the tax credit equity until after the project is placed in service with a final endorsement of the U.S. Department of Housing and Urban Development (HUD) Note for the FHA mortgage; therefore, the Department of Housing and Community Development (HCD) may seek a bridge loan of \$5 million from a lender. Such a bridge loan is expected to be paid from the tax credit equity. HCD will issue a Request for Financial Services (RFS) for a first mortgage lender, bond underwriter, and tax credit syndicator.

If this action is approved, the FCRHA will issue the requested bonds in the original principal amount not to exceed \$20 million. Furthermore, these bonds will be nonrecourse to the FCRHA. The bonds will bear interest at an initial short-term fixed interest rate, currently estimated to be 150 basis points (1.5 percent). The tax-exempt bonds will be publicly offered by a to-be-selected underwriter. The bonds will be rated by a rating agency.

An FCRHA loan of \$500,000, plus accrued interest at one (1) percent, or a current total of \$111,251, for a total balance of \$611,251, that is currently secured by the property, will be paid off from the net sales proceeds of \$11.8 million. A line of credit of \$707,719 was provided by United Bank to the FCRHA, and the FCHRA lent that \$707,719 to the original partnership as a loan to pay off a balloon payment on the property. The FCRHA will pay off that loan with the same sales proceeds obtained from the sale of the property to the new partnership.

At the same time as the bonds are issued, MVLP will secure from an FHA lender additional financing for the project in the form of the FHA Loan in the approximate amount equal to \$15.8 million. This will be evidenced by a mortgage note and mortgage recorded in first lien position on the project. The mortgage interest rate,

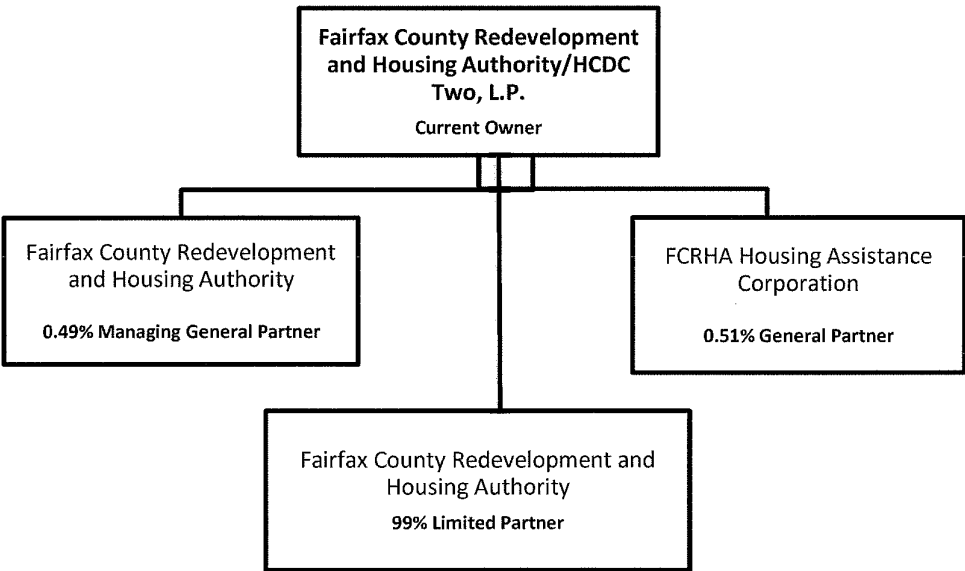
currently estimated to be 4.5 percent, on the FHA-insured loan amortizing over the 40 years, will be locked in shortly before the closing of the bond transaction, based on an agreement to purchase Government National Mortgage Association (GNMA) Securities. These securities will be issued during the construction period as draws are made on the FHA Loan to a third-party purchaser (the "GNMA Purchaser") arranged by the FHA Lender and agreed to by MVLP. MVLP will submit an application for the FHA Loan and a commitment is expected in January 2018. As the bond proceeds are drawn upon from the construction account, an equal amount of proceeds of the FHA Loan derived from the sale of GNMA Securities will be issued and deposited into the collateral account held by the bond trustee under the bond indenture. The bond proceeds construction account and the collateral account combined will always equal the amount of bonds issued. This financing structure allows the bonds to be 100 percent cash-collateralized ensuring that the bond holders will never be at risk. This structure also allows MVLP to secure a low interest rate on the FHA Loan. The bonds will be redeemed at the time the project is placed in service. Keeping the bonds outstanding until the project is placed in service allows MVLP to receive an estimated \$11,013,000 in tax credit equity through four (4) percent LIHTCs. Given the fact that, in the current interest rate environment, the taxable rates of FHA Loans are lower than long-term, fixed, tax-exempt rates, the proposed financing structure allows the use of tax credit equity (because four (4) percent tax credits are available so long as at least 50 percent of the project costs are financed with tax-exempt bond proceeds) while taking advantage of the lower taxable interest rates.

The FCRHA may pursue a possible ground lease ownership structure, in connection with the FHA financing, in order to avoid the possible scenario whereby the FHA lender or HUD could foreclose on the first mortgage and take title to the property. Under this ground lease scenario, the Seller would convey fee simple title to the Project to the FCRHA, and the FCRHA would lease the Project to MVLP for a term of 50 years, where MVLP would hold a leasehold interest and the FCRHA would retain fee title to the land. The draft ground lease is subject to HUD final approval and therefore, it may need to be revised to accommodate HUD requirements. In the event of a foreclosure, it is contemplated that the lender or its assignee would only succeed to the leasehold interest in the land, but following expiration of the ground lease, the FCRHA would own the entire land and buildings free of encumbrances. It is also contemplated in the ground lease scenario that the FCRHA would provide the Seller Takeback Loan to MVLP. However, the lease sale price and the corresponding Seller Loan would need to be supported by an appraisal of the value of the ground lease. Under this scenario, the three (3) mortgages referenced herein would be leasehold mortgages/deeds of trust, but the borrower of the loans would still be MVLP.

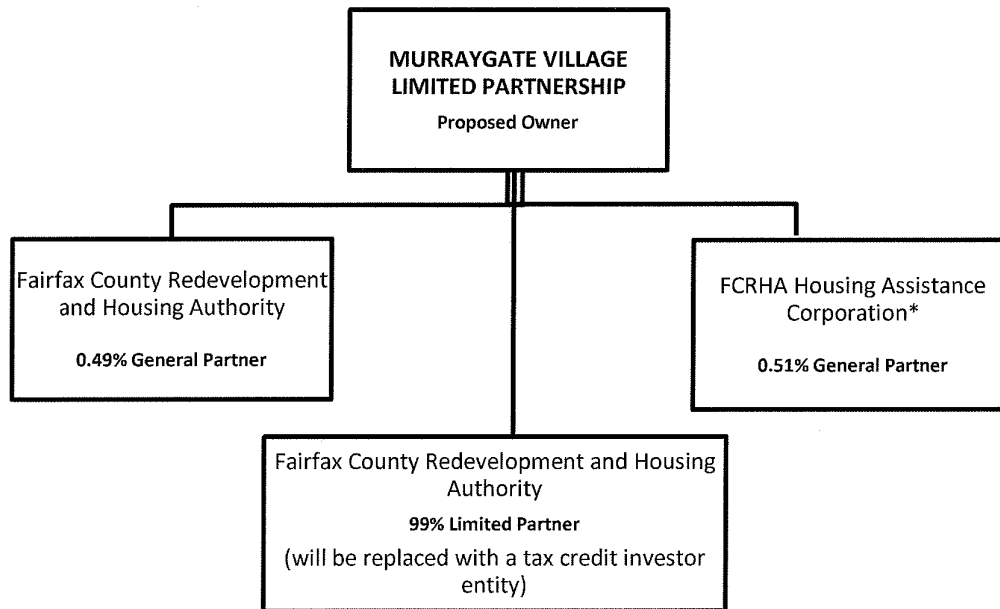
The current structure has Fairfax County Redevelopment and Housing Authority/HCDC Two, L.P., as the owner. The FCRHA is the limited partner with 99 percent ownership,

as well as the managing general partner with 0.49 percent ownership. The FCRHA Housing Assistance Corporation (HAC) is a general partner with 0.51 percent ownership. HCD proposes to replace this current structure with a new one in order to apply for tax credits, and that would establish Murraygate Village Limited Partnership (MVLP) as the new owner. The FCRHA would continue to be the limited partner with 99 percent ownership until it is replaced with a tax credit investor entity. The tax credit investor will hold a 99.99 percent limited partner ownership interest in MVLP, leaving a 0.01 percent general partner interest remaining. Specifically, the FCRHA will have 49 percent of the 0.01 percent general partner interest as the Managing General Partner and HAC will have 51 percent of the 0.01 percent general partner interest as a General Partner. HAC would continue to be the general partner with a 51 percent of the general partner ownership interest until the expiration of the current Extended Use Regulatory Agreement (EURA) in 2023, at which time HAC would withdraw from MVLP and the FCRHA would be the sole general partner in MVLP.

Murraygate Village Apartments  
Current Organizational Chart



Murraygate Village Apartments  
Proposed Organizational Chart



\*It is the intent of FCRHA Housing Assistance Corporation to withdraw as a general partner of the Partnership upon the termination of the Extended Use Regulatory Agreement and Declaration of Restrictive Covenants, dated as of November 18, 1992, as amended.

ACTION - 5

Adoption of a Resolution Approving the Issuance of Revenue Funding Bonds by the Economic Development Authority for the Benefit of Congressional School, Inc. (Mason District)

ISSUE:

Requesting that the Fairfax County Economic Development Authority issue up to \$11,000,000 revenue bonds for the benefit of Congressional School, Inc.

RECOMMENDATION:

The County Executive recommends that the Board adopt the attached resolution.

TIMING:

Board action is requested on March 20, 2018.

BACKGROUND:

The Fairfax County Economic Development Authority has received a request from Congressional School Inc., to issue its revenue bonds at one time, or from time to time in one or more series for among other purposes (I) to refinance an existing note held by Mr. Devers, the Chair Emeritus and son of the founders of Congressional in the approximate amount of \$8,795,000 (II) to refinance an existing note held by Branch Banking and Trust Com (BB&T) in the approximate amount of \$577,177 (III) to finance new capital improvements at Congressional in the approximate amount of \$1,254,823, these improvements will include improvements to existing structures, expansion of buildings, roofs and heating and air conditioning system additionally these improvements may include a possible expansion of the Early Childhood Learning Center.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1 - Resolution of the Board of Supervisors

Attachment 2 - Certificate of Public Hearing with supporting documents

Attachment 3 – Fiscal Impact Statement

STAFF:

Gerald I. Gordon, PhD, Director, Fairfax County Economic Development Authority

Thomas O. Lawson, Esq., Counsel to Fairfax County Economic Development Authority

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
COUNTY OF FAIRFAX, VIRGINIA

WHEREAS, the Fairfax County Economic Development Authority (the "Authority") has considered the application of Congressional School, Inc. (the "Borrower"), a nonprofit corporation which is described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended ("Code"), requesting the issuance of the Authority's revenue bonds, at one time or from time to time in one or more series, in an amount not to exceed \$11,000,000 (the "Bonds") to assist the Borrower in (a) financing certain capital improvements at the Borrower's educational facilities located at 3229 Sleepy Hollow Road, Falls Church, Virginia (the "Campus"), including improvements to existing structures, expansion of buildings, roofs and heating and air conditioning system improvements (which improvements may include a possible expansion of the Applicant's Early Childhood Learning Center), (b) refinancing certain debt of the Borrower originally incurred to acquire the Campus and to finance certain capital improvements to the Campus, including construction of a gymnasium, and (c) paying certain costs of issuance of the Bonds (collectively, the "Project"), and has held a public hearing on February 22, 2018 in connection therewith;

WHEREAS, Section 147(f) of the Code provides that the governmental unit having jurisdiction over the issuer of private activity bonds and over the area in which any facility financed with the proceeds of private activity bonds is located must approve the issuance of such bonds;

WHEREAS, the Authority issues its bonds on behalf of the County of Fairfax, Virginia (the "County"); the Project concerns certain facilities and improvements located and to be located in the County; and the Board of Supervisors of the County of Fairfax, Virginia (the "Board") constitutes the highest elected governmental unit of the County;

WHEREAS, the Authority has recommended that the Board approve the issuance of the Bonds; and

WHEREAS, a copy of the Authority's resolution approving the issuance of the Bonds, subject to the terms to be agreed upon, a certificate of the public hearing and a Fiscal Impact Statement have been filed with the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF FAIRFAX, VIRGINIA:

1. The Board approves the issuance of the Bonds by the Authority and the financing of the Project for the benefit of the Borrower, as required by Section 147(f) of the Code and Section 15.2-4906 of the Code of Virginia of 1950, as amended.
2. The approval of the issuance of the Bonds and the financing of the Project does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the financed or refinanced facilities or the Borrower.
3. The issuance of the Bonds as requested by the Borrower will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or the County, and neither the

faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof will be pledged to the payment of the Bonds. Neither the County nor the Authority shall be obligated to pay the Bonds or the interest thereon or other costs incident thereto except from the revenues and money pledged therefor.

4. This resolution shall take effect immediately upon its adoption.

Adopted by the Board of Supervisors of the County of Fairfax, Virginia this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

A Copy Teste:

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Clerk, Board of Supervisors of the  
County of Fairfax, Virginia

[SEAL]

CERTIFICATE

The undersigned Secretary of the Fairfax County Economic Development Authority (the "Authority") certifies as follows:

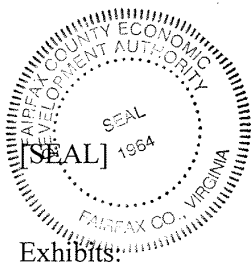
1. A meeting of the Authority was duly called and held on February 22, 2018 at 9:00 a.m. at the PenFed (Pentagon Federal Credit Union) office located at 7940 Jones Branch Drive, 11<sup>th</sup> Floor, Tysons Corner, Virginia 22102, pursuant to proper notice given to each Commissioner of the Authority before such meeting. The meeting was open to the public. The time of the meeting and the place at which the meeting was held provided a reasonable opportunity for persons of differing views to appear and be heard.

2. The Chairman announced the commencement of a public hearing on the application of Congressional School, Inc. and that a notice of the hearing was published once a week for two successive weeks in a newspaper having general circulation in the County of Fairfax, Virginia (the "Notice"), with the second publication appearing not less than seven days nor more than twenty-one days prior to the hearing date. A copy of the Notice has been filed with the minutes of the Authority and is attached as Exhibit A.

3. A summary of the statements made at the public hearing is attached as Exhibit B.


4. Attached as Exhibit C is a true, correct and complete copy of a resolution ("Resolution") adopted at such meeting of the Authority by a majority of the Commissioners present at such meeting. The Resolution constitutes all formal action taken by the Authority at such meeting relating to matters referred to in the Resolution. The Resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on this date.

WITNESS my hand and the seal of the Authority, this 22<sup>nd</sup> day of February, 2018.



Exhibits:

- A - Copy of Certified Notice
- B - Summary of Statements
- C - Resolution

  
Secretary, Fairfax County Economic Development  
Authority

Ad # 12163806 Name MCGUIREWOODS LLP ATTN: KATHERINE EMBREY  
Class 820 PO# Authorized by

Size 122 Lines

T0012

Account 2010049094

## PROOF OF PUBLICATION

District of Columbia, ss., Personally appeared before me, a Notary Public in and for the said District, Alba Cortes well known to me to be BILLING SUPERVISOR of The Washington Post, a daily newspaper published in the City of Washington, District of Columbia, and making oath in due form of law that an advertisement containing the language annexed hereto was published in said newspaper on the dates mentioned in the certificate herein.

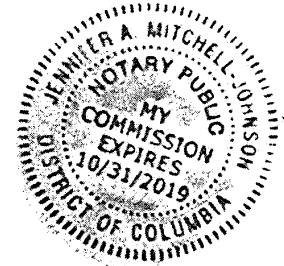
I Hereby Certify that the attached advertisement was published in The Washington Post, a daily newspaper, upon the following date(s) at a cost of \$1,284.16 and was circulated in the Washington metropolitan area.

Published 2 time(s). Date(s): 08 and 15 of February 2018

Account 2010049094

Witness my hand and official seal this 15<sup>th</sup> day of February 20 18

My commission expires 10/31/2019



NOTICE OF PUBLIC HEARING ON PROPOSED REVENUE BOND FINANCING BY FAIRFAX COUNTY ECONOMIC DEVELOPMENT AUTHORITY Notice is hereby given that the Fairfax County Economic Development Authority (the "Authority") will hold a public hearing on the application of Congressional School, Inc. (the "#Applicant"), an organization that is not organized exclusively for religious purposes and is described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, whose address is 3229 Sleepy Hollow Road, Falls Church, Virginia 22042 (County of Fairfax). The Applicant has requested the Authority to issue up to \$11,000,000 of its revenue bonds, at one time or from time to time in one or more series, to assist the Applicant in (a) financing certain capital improvements at the Applicant's educational facilities located at 3229 Sleepy Hollow Road, Falls Church, Virginia (the "#Campus"), including improvements to existing structures, expansion of buildings, roofs and heating and air conditioning system improvements (which improvements may include a possible expansion of the Applicant's Early Childhood Learning Center), (b) refinancing certain debt of the Applicant originally incurred to acquire the Campus and to finance certain capital improvements to the Campus, including construction of a gymnasium, and (c) paying certain costs of issuance of the proposed bonds. The issuance of revenue bonds as requested by the Applicant will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or the County of Fairfax, Virginia, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof, including the County of Fairfax, Virginia, will be pledged to the payment of such bonds. The public hearing, which may be continued or adjourned, will be held at 9:00 a.m. on February 22, 2018, before the Authority at the PenFed (Pentagon Federal Credit Union) office located at 7940 Jones Branch Drive, 11th Floor, Tysons Corner, Virginia 22102. Any person interested in the issuance of the bonds or the location or nature of the proposed project may appear

Ad # 12163806    Name MCGUIREWOODS LLP ATTN: KATHERINE EMBREY    Size 122 Lines    T0013  
Class 820    PO#    Authorized by    Account 2010049094

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at the hearing and present his or her views. A copy of the Applicant's application is on file and

is open for inspection at the office of the Authority's counsel, Thomas O. Lawson, Esquire at 10805

Main Street, Suite 200, Fairfax, Virginia 22030 during normal business hours.    FAIRFAX COUNTY

ECONOMIC DEVELOPMENT AUTHORITY    Advertised: February 8 and 15, 2018

## EXHIBIT B TO CERTIFICATE

### Summary of Statements

Representatives of Congressional School, Inc. appeared before the Authority to explain the proposed plan of financing. No one appeared in opposition to the proposed bond issue.

**RESOLUTION OF THE  
FAIRFAX COUNTY ECONOMIC DEVELOPMENT AUTHORITY  
AUTHORIZING THE ISSUANCE OF UP TO \$11,000,000 OF ITS  
REVENUE BONDS FOR THE BENEFIT OF CONGRESSIONAL SCHOOL, INC.**

WHEREAS, the Fairfax County Economic Development Authority, a political subdivision of the Commonwealth of Virginia (the "Authority"), is empowered by the Acts of Assembly, 1964, Ch. 643, pg. 975, as amended ("Act"), to issue its revenue bonds for, among other purposes, the financing and refinancing of facilities for use by organizations (other than organizations organized and operated exclusively for religious purposes) that are described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended ("Code"), and are exempt from federal income taxation pursuant to Section 501(a) of the Code;

WHEREAS, the Authority has received a request from Congressional School, Inc. (the "Borrower"), an organization which is not organized exclusively for religious purposes and is described in Section 501(c)(3) of the Code, requesting that the Authority issue its revenue bonds, at one time or from time to time in one or more series (the "Bonds"), to assist the Borrower in (a) financing certain capital improvements at the Borrower's educational facilities located at 3229 Sleepy Hollow Road, Falls Church, Virginia (the "Campus"), including improvements to existing structures, expansion of buildings, roofs and heating and air conditioning system improvements (which improvements may include a possible expansion of the Applicant's Early Childhood Learning Center), (b) refinancing certain debt of the Borrower originally incurred to acquire the Campus and to finance certain capital improvements to the Campus, including construction of a gymnasium, and (c) paying certain costs of issuance of the Bonds (collectively, the "Project");

WHEREAS, such assistance will induce the Borrower to remain in the Commonwealth of Virginia (the "Commonwealth"), and particularly in the County of Fairfax, Virginia (the "County"), and will benefit the inhabitants of the County and the Commonwealth, either through the increase of their commerce or through the promotion of their safety, health, welfare, convenience or prosperity;

WHEREAS, the Project has been described to the Authority and a public hearing has been held as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") and Section 15.2-4906 of the Act;

WHEREAS, The Borrower has represented that the estimated cost of the Project and all expenses of issue will require an issue of the Bonds in the aggregate principal amount not to exceed \$11,000,000;

WHEREAS, (a) no Commissioner of the Authority is an officer or employee of the County, (b) each Commissioner has, before entering upon his or her duties during his or her present term of office, taken and subscribed to the oath prescribed by Section 49-1 of the Code of Virginia of 1950, as amended, and (c) at the time of their appointments and at all times thereafter, including the date hereof, all of the Commissioners of the Authority have satisfied the residency requirements of the Act;

WHEREAS, no Commissioner of the Authority has any personal interest or business interest in the Borrower or the proposed Bonds or has otherwise engaged in conduct prohibited under the State and Local Government Conflict of Interests Act, Chapter 31, Title 2.2 of the Code of Virginia of 1950, as amended in connection with this resolution or any other official action of the Authority in connection therewith; and

WHEREAS, the foregoing arrangements will be reflected in a Bond Purchase and Loan Agreement to be dated as of March 1, 2018 (or the first day of the month of its execution and delivery) (the "Agreement") among the Authority, the Borrower and EagleBank (the "Purchaser"), including forms of the Bonds and the promissory note (the "Note") attached thereto (the Agreement and the Note to be hereinafter referred to as the "Basic Documents"), substantially final drafts of which have been filed with the Authority's records.

NOW, THEREFORE, BE IT RESOLVED BY THE FAIRFAX COUNTY ECONOMIC DEVELOPMENT AUTHORITY:

1. It is hereby found and determined that the Project will be in the public interest and will promote the commerce, safety, health, welfare, convenience or prosperity of the Commonwealth, the County and their citizens.

2. To induce the Borrower to undertake the Project, the Authority hereby agrees to assist the Borrower in financing the Project by undertaking the issuance of its Bonds in an amount not to exceed \$11,000,000 upon terms and conditions set forth herein and in the Basic Documents. The Bonds may be issued in one or more series at one time or from time to time.

3. It having been represented to the Authority that it is necessary to proceed immediately with the Project, the Authority agrees that the Borrower may proceed with the Project, enter into contracts for land, construction, materials and equipment for the Project, and take such other steps as it may deem appropriate in connection therewith, provided, however, that nothing in this resolution shall be deemed to authorize the Borrower to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project. The Authority agrees that the Borrower may be reimbursed from the proceeds of the Bonds for all expenditures and costs so incurred by it, provided such expenditures and costs are properly reimbursable under the Act and applicable federal laws.

4. At the request of the Borrower, the Authority approves McGuireWoods LLP, Tysons, Virginia, as bond counsel in connection with the issuance of the proposed Bonds and approves the sale of the Bonds to the Purchaser.

5. All fees, costs and expenses in connection with the Project, including the fees and expenses of bond counsel and Authority counsel, shall be paid by the Borrower or, to the extent permitted by applicable law, from the proceeds of the Bonds. If for any reason such Bonds are not issued, it is understood that all such expenses shall be paid by the Borrower and that the Authority shall have no responsibility therefor.

6. The issuance of the Bonds as requested by the Borrower will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia or the County of Fairfax,

Virginia, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any political subdivision thereof will be pledged to the payment of such Bonds.

7. In adopting this resolution the Authority intends to take "official action" toward the issuance of the Bonds and to evidence its "official intent" to reimburse from the proceeds of the Bonds any expenditures paid by the Borrower to finance the Project before the issuance of the Bonds, all within the meaning of regulations issued by the Internal Revenue Service pursuant to Sections 103 and 141 through 150 and related sections of the Code.

8. The issuance of the Bonds to finance the Project is hereby authorized and approved. The Bonds shall be in substantially the form attached as an exhibit to the Agreement.

9. The Bonds and the Basic Documents are approved in substantially the forms on file with the Secretary of the Authority, with such changes, insertions or omissions (including, without limitation, changes of the dates thereof) as do not adversely affect the interests of the Authority as may be approved by the Chairman or the Vice Chairman of the Authority, whose approval will be evidenced conclusively by the execution and delivery of the Bonds. The Bonds shall be issued on such terms as set forth in the Agreement; provided, however, that the aggregate principal amount of the Bonds shall not exceed \$11,000,000, the final maturity of the Bonds shall be no later than thirty-two (32) years following the date of issuance of the Bonds, and the Bonds shall bear interest at a rate per annum not to exceed the maximum rate permitted under the laws of the Commonwealth of Virginia.

10. The execution, delivery and performance by the Authority of the Basic Documents to which it is a party authorized. The execution of the Bonds, its delivery against payment therefor, and the amount of such payment to be disbursed in accordance with the terms of the Agreement, are hereby authorized.

11. The Chairman and the Vice Chairman of the Authority or either of them is authorized to execute and deliver on behalf of the Authority the Bonds and the Basic Documents to which the Authority is a party, and the Secretary or any Assistant Secretary of the Authority is authorized to affix the seal of the Authority to the Bonds and, if required, the Basic Documents and to attest such seal. The signatures of the Chairman or Vice Chairman and the Secretary or any Assistant Secretary and the seal of the Authority may be by facsimile. Each officer of the Authority is authorized to execute and deliver on behalf of the Authority such instruments, documents or certificates (including, without limitation, Internal Revenue Service Form 8038 and certificates or instruments with respect to tax compliance and no arbitrage), and to do and perform such things and acts, as he or she deems necessary or appropriate to carry out the transactions authorized by this resolution or contemplated by the Bonds, the Basic Documents or such instruments, documents or certificates, and all of the foregoing, previously done or performed by such officers of the Authority, are in all respects hereby approved, ratified and confirmed.

12. The Authority hereby designates its Chairman and its Vice Chairman, either of whom may act alone, as its authorized officer or representative for the purposes set forth in the Basic Documents.

13. The Authority determines that the issuance of the Bonds in accordance with the terms of the Basic Documents and all action of the Authority contemplated by them will be in furtherance of the purposes for which the Authority was organized.

14. The approval of the issuance of the Bonds does not constitute an endorsement to the Purchaser or any other purchaser of the Bonds of either the Bonds or the creditworthiness of the Project or the Borrower.

15. The Authority recommends that the Board of Supervisors of the County (the "Board of Supervisors"), approve the issuance of the proposed Bonds.

16. No bonds may be issued pursuant to this resolution until such time as the issuance of the Bonds has been approved by the Board of Supervisors.

17. This resolution shall take effect immediately upon its adoption.

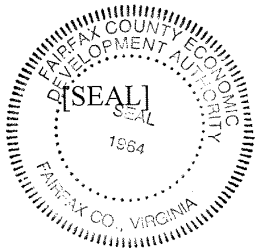
## CERTIFICATE

The undersigned Secretary of the Fairfax County Economic Development Authority (the "Authority") certifies that the foregoing is a true, correct and complete copy of a resolution adopted by a majority of the Commissioners of the Authority present and voting at a meeting duly called and held on February 22, 2018, in accordance with law, and that such resolution has not been repealed, revoked, rescinded or amended but is in full force and effect on this date.

WITNESS the following signature and seal of the Authority, this 22<sup>nd</sup> day of February, 2018.



Secretary of the Fairfax County Economic  
Development Authority



# FAIRFAX COUNTY

## ECONOMIC DEVELOPMENT AUTHORITY

### Industrial Revenue Bonds

#### Fiscal Impact Statement

Applicant: Congressional School, Inc.

Facility: Independent co-ed day school located at 3229 Sleepy Hollow Rd, Falls Church, VA 22042 (Fairfax County)

Date: February 22, 2018

- |    |  |              |
|----|--|--------------|
| 1. | Maximum amount of financing sought:  | \$11,000,000 |
| 2. | Estimated taxable value of the facility's real property to be constructed in the municipality: | \$0          |
| 3. | Estimated real property tax per year using present tax rates:                                  | \$0*         |
| 4. | Estimated personal property tax per year using present tax rates:                              | \$0*         |
| 5. | Estimated merchants' capital tax per year using present tax rates:                             | \$0          |
| 6. | Estimated dollar value per year of:**  |              |
|    | a. goods that will be purchased locally within the locality                                    | \$28,500     |
|    | b. goods that will be purchased from non-Virginia companies within the locality                | \$32,400     |
|    | c. services that will be purchased from Virginia companies within the locality                 | \$861,400    |
|    | d. services that will be purchased from non-Virginia companies within the locality             | \$48,600     |
| 7. | Estimated number of regular employees on year-round basis:                                     | 93 FT/FTE    |
| 8. | Average annual salary per employee:  | \$57,785.53  |

Authority Chairman



Name of Authority

Fairfax County Economic Development Authority

\*The Applicant's subsidiary, Sleepy Hollow Real Estate, LLC paid \$8596 in Fairfax County taxes in 2017.

\*\*See attached Appendix.

8300 Boone Boulevard | Suite 450 | Vienna, Virginia 22182-2633 USA

t: 703.790.0600 | f: 703.893.1269 | e: info@fceda.org

**www.FairfaxCountyEDA.org**

Offices worldwide: San Francisco | Bangalore | Frankfurt | London | Seoul | Tel Aviv

### Appendix - Fiscal Impact Statement

In Fiscal Years 2016 and 2017, Congressional purchased approximately \$1.3 million and \$1.1 million, respectively, in goods and services from businesses located in Fairfax County. (The fiscal year runs from September 1<sup>st</sup> until August 31<sup>st</sup>.) Fairfax County businesses with which Congressional School exceeded \$1,000.00 in trade are listed for FY2017 and FY2016, respectively.

<b>FY2017</b>			
<b>Vendor name</b>	<b>Business description</b>	<b>Locality</b>	<b>*Amount</b>
Fairfax Food Service & Caterers	Food service	Newington	554,400
Journey Office Builders, Inc.	Construction / Remodeling / Design	Vienna	54,800
Fairview Park Marriott	Special Events	Falls Church	36,700
FitKids (Fitness Kids LLC)	Educational / Recreational activities	Centreville	36,300
Home Depot Credit Services	Maintenance Supplies	Louisville	29,200
Fairfax County Public Schools	Services Purchased	Falls Church	25,700
Reston Shirt & Graphic Company, Inc.	Merchandise	Herndon	24,100
Samaha Associates	Construction / Remodeling / Design	Fairfax	22,100
3C Complete Commercial Cleaning, LLC	Custodial	Annandale	20,300
Environmental & Power Services Inc.	Repair/Maintenance	Springfield	18,300
Life Safety Solutions Integrators	Repair/Maintenance	Manassas	18,100
Astro Jump of Greater DC	Services Purchased	Newington	16,800
American Inline Skating, Inc.	Services Purchased	Fairfax	16,000
Joy of Dance, LLC	Educational / Recreational activities	Burke	10,900
Vancelectric, LLC	HVAC	Annandale	10,100
Northern Virginia Magazine	Advertising	Chantilly	9,400
Fleet Authority	Vehicle Repair/Maintenance	Fairfax	9,200
Custom Stone Scaping, LLC	Landscaping	Falls Church	9,200
YSL Hapmudo Studios, LLC	Educational / Recreational activities	Annandale	8,300
Chess Wizards, Inc.	Educational / Recreational activities	Chicago	6,800
Holmes Run Acres Recreation Association	Educational / Recreational activities	Falls Church	5,700
ORKIN	Pest control	Faifax	4,000
Zamin Commercial Flooring	Repair/Maintenance	Manassas	3,300
Communications Express	Equipment	Springfield	3,200
Falls Church News-Press	Marketing and Advertising	Falls Church	2,800
Lake Barcroft Association	Marketing and Advertising	Falls Church	2,400
Allied Safe & Lock	Repair/Maintenance	Falls Church	

			2,100
Grace Cole - Alston, RN	Merchandise	Vienna	1,800
National Turf Service	Landscaping	Springfield	1,600
Capstone	Furniture	Fairfax	1,400
Hannah's Catering	Special Events	Springfield	1,300
Day & Night	Marketing and Advertising	Vienna	1,300
Virginia Outdoor Power Equipment Co.	Equipment	Fairfax	1,200
Auto Plus	Vehicle Repair/Maintenance	Bailey's Crossroads	1,100
Hagen Landscapes	Landscaping	Centreville	1,000

#### **FY2016**

<b>Vendor name</b>	<b>Business Description</b>	<b>Locality</b>	<b>Amount</b>
Fairfax Food Service & Caterers	Food service	Newington	622,400
Computerware	Computer repair and maintenance	Vienna	95,000
Iimarketing,LLC	Marketing and Advertising	Burke	58,700
FitKids (Fitness Kids LLC)	Educational / Recreational activities	Centreville	47,000
FlexProfessionals, LLC	Temporary employment	McLean	36,500
Fairview Park Marriott	Special Events	Falls Church	36,100
Reston Shirt & Graphic Company, Inc.	Merchandise	Herndon	34,800
Home Depot Credit Services	Maintenance Supplies	Louisville	30,500
Blade Runners Inc.	Landscaping	Fairfax	23,800
FBC Cleaning	Custodial services	Sterling	23,800
Environmental & Power Services Inc.	Repair/Maintenance	Springfield	21,200
Astro Jump of Greater DC	Services Purchased	Newington	19,400
Northern Virginia Magazine	Advertising	Chantilly	14,300
Joy of Dance, LLC	Educational / Recreational activities	Burke	13,600
American Inline Skating, Inc.	Services Purchased	Fairfax	12,600
Gudiel Remodeling & Painting	Repair/Maintenance	Springfield	12,200
Connecting Point Multimedia, Inc.	Technology services	McLean	11,300
Fleet Authority	Vehicle Repair/Maintenance	Fairfax	9,900
Acosta Contracting Services LLC	Repair/Maintenance	Fairfax	9,400
Journey Office Builders, Inc.	Construction / Remodeling / Design	Vienna	9,200
YSL Hapmudo Studios, LLC	Educational / Recreational activities	Annandale	8,900
Louis Zinzi Carpets L.T.D.	Remodeling	Falls Church	8,800
Communications Express	Equipment	Springfield	7,600
The Fencers Club, LLC	Educational / Recreational activities	Falls Church	4,100
CroppMetcalf	HVAC and plumbing	Fairfax	3,800
Chess Wizards, Inc.	Educational / Recreational activities	Chicago	3,700
Horizon	HVAC repair/maintenance	Annandale	3,400
Auto Plus	Vehicle Repair/Maintenance	Bailey's Crossroads	2,500
Falls Church News-Press	Marketing and Advertising	Falls Church	2,400
American Disposal Roll-Off	Trash Service	Centreville	2,300
Vancelectric, LLC	HVAC	Annandale	2,200
Allied Safe & Lock	Repair/Maintenance	Falls Church	2,000

Rebecca C. Ginnetti	Educational Programs	Burke	1,800
First Friday of Falls Church	Marketing and Advertising	Falls Church	1,800
Staples Credit Plan	Supplies	Louisville	1,700
Servpro, LLC	Repair/Maintenance	Annandale	1,400
Chantilly Family Practice	Services Purchased	Chantilly	1,300
Johnny Hanna and Associates, LLC	Marketing and Advertising	McLean	1,100
Team Washington, Inc. (Domino's)	Food service	Vienna	1,000

ACTION - 6

Adoption of a Resolution in Response to Application of Virginia Electric and Power Company for Approval and Certification of Electric Facilities PUR-2017-00143 (Virginia State Corporation Commission)

ISSUE:

Whether the Board of Supervisors should adopt a resolution endorsing certain objectives related to the Application of Virginia Electric and Power Company for Approval and Certification of Electric Facilities (Application).

RECOMMENDATION:

The County Executive recommends that the Board adopt a resolution (Attachment 1) approving a list of key objectives in siting the electrical facilities that will serve the best interests of the County and its residents.

TIMING:

The Board is requested to act on this item on March 20, 2018 to give staff adequate time to prepare for and participate in upcoming State Corporation Commission (SCC) hearings.

BACKGROUND:

On November 8, 2017, Dominion filed the Application with the SCC seeking approval to construct 1) a new 230 kilovolt transmission line from the Idylwood Substation to the Tysons Substation; and 2) improvements at the Idylwood, Reston, and Tysons Substations (the Project). Dominion states that the Project is needed to comply with federally-mandated safety standards and to accommodate the region's growing power needs. Dominion estimates that the Project would be in service no later than June 2022.

In the Application, Dominion proposed six different underground route alternatives for the transmission line (Attachment 2). Each of the underground routes would begin at the Idylwood Substation and end at the Tysons Substation and cross I-66, I-495, Leesburg Pike, Chain Bridge Road, and the Orange and Silver Metro Lines. Underground Routes #1-4 would cross the most residential property areas. Underground Route #1 would also cause a significant disturbance to the W&OD Park trail and the greatest visual impact on archaeological sites. Underground Routes #2 and #3 would require a permanent 30-foot-wide corridor to be cleared in Idylwood Park. Underground Routes #5 and #6 would be constructed adjacent to the Tysons Mall and

Tysons Galleria and involve minimal residential impact. Of these six options, Underground Route #5 is Dominion's preferred route.

During its planning process, Dominion also examined several additional overhead and underground routes and designs for the transmission line (Attachment 3). Overhead Routes #1-4 would each cross multiple parcels of land predominantly zoned as residential and owned by the Board, the Fairfax County Park Authority, the Fairfax County School Board, and the Town of Vienna. In addition, each of the overhead alternatives are significantly longer, generally more expensive, and would require more extensive removal of trees and other visual screens than the underground alternatives. Dominion further researched the possibility of building a new substation in the Tysons area. However, following a detailed analysis, Dominion rejected all overhead routes and the proposed new substation due to concerns over the significant environmental, logistical, and financial costs of construction.

Regardless of the route chosen by the SCC, the new transmission line will cross the County's largest roads and highways, run miles through heavily-populated urban and residential areas, and be integral in providing power to the entire County. Because of the potential impacts on the County, on November 21, 2017, the Board of Supervisors authorized the County's participation in the SCC proceedings. Since that time, the SCC conducted a public hearing on February 26, 2018, and several community meetings have been conducted by Dominion. Written testimony about the Application must be submitted to the SCC by April 13, 2018.

The attached resolution expresses the Board's strong support for undergrounding this transmission line. The adopted Comprehensive Plan for the County clearly calls for the undergrounding of utilities in Tysons to position it to serve as "urban downtown" of the County and the economic engine of the region. An underground alignment is also superior due to cost and safety considerations.

The resolution also expresses other key objectives in siting this transmission line. Such objectives include: 1) Consistency with the County's Comprehensive Plan and Zoning Ordinance; 2) Minimization of adverse impacts to residential and commercial areas and surrounding parkland; 3) Minimization of adverse impact to scenic assets, historic districts, and the environment; 4) Coordination with County agencies during the construction phase in order to minimize traffic disruptions, including any disruptions to metro service and other mass transit systems; and 5) Minimization of construction costs for County ratepayers.

Based on materials filed with SCC and the information currently available to the County, the resolution also contains a finding that Underground Route #5 most closely aligns with the Board's objectives.

FISCAL IMPACT:

There is no impact to the General Fund.

Board Agenda Item  
March 20, 2018

ENCLOSED DOCUMENTS:

Attachment 1: Resolution

Attachment 2: Overview Map of Proposed Underground Routes

Attachment 3: Overview Map of Rejected Overhead Routes

ASSIGNED COUNSEL:

Corinne N. Lockett, Senior Assistant County Attorney

Joanna L. Faust, Assistant County Attorney

Erin L. Blanch, Assistant County Attorney

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Fairfax County Government Center in Fairfax, Virginia, on Tuesday, March 20, 2018, at which meeting a quorum was present and voting, the following resolution was adopted.

## **Fairfax County Board of Supervisors Resolution**

WHEREAS, Virginia Electric and Power Company has filed an Application for Approval and Certification of Electric Facilities (PUR-2017-00143) (the Application) with the State Corporation Commission (SCC) that will involve extensive construction in Fairfax County (the Project); and

WHEREAS, the Board of Supervisors of Fairfax County has considered the various alignments proposed in the Application for the construction of a transmission line through Fairfax County and adopts the following key objectives for the Project for SCC consideration in the best interests of the County.

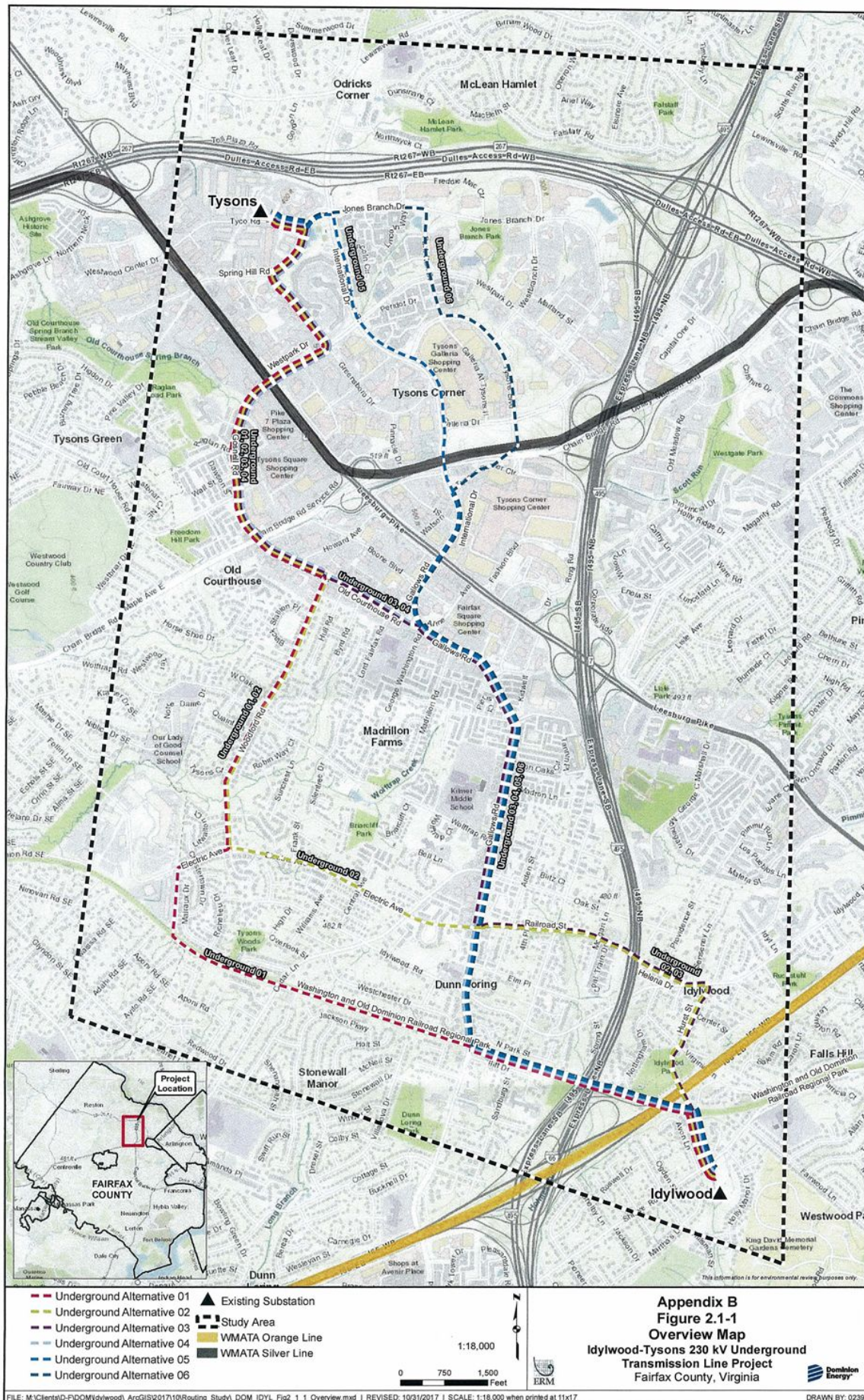
NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Fairfax County endorses underground construction of the transmission line proposed in the Application as the method of construction that best serves the interests of Fairfax County and its residents.

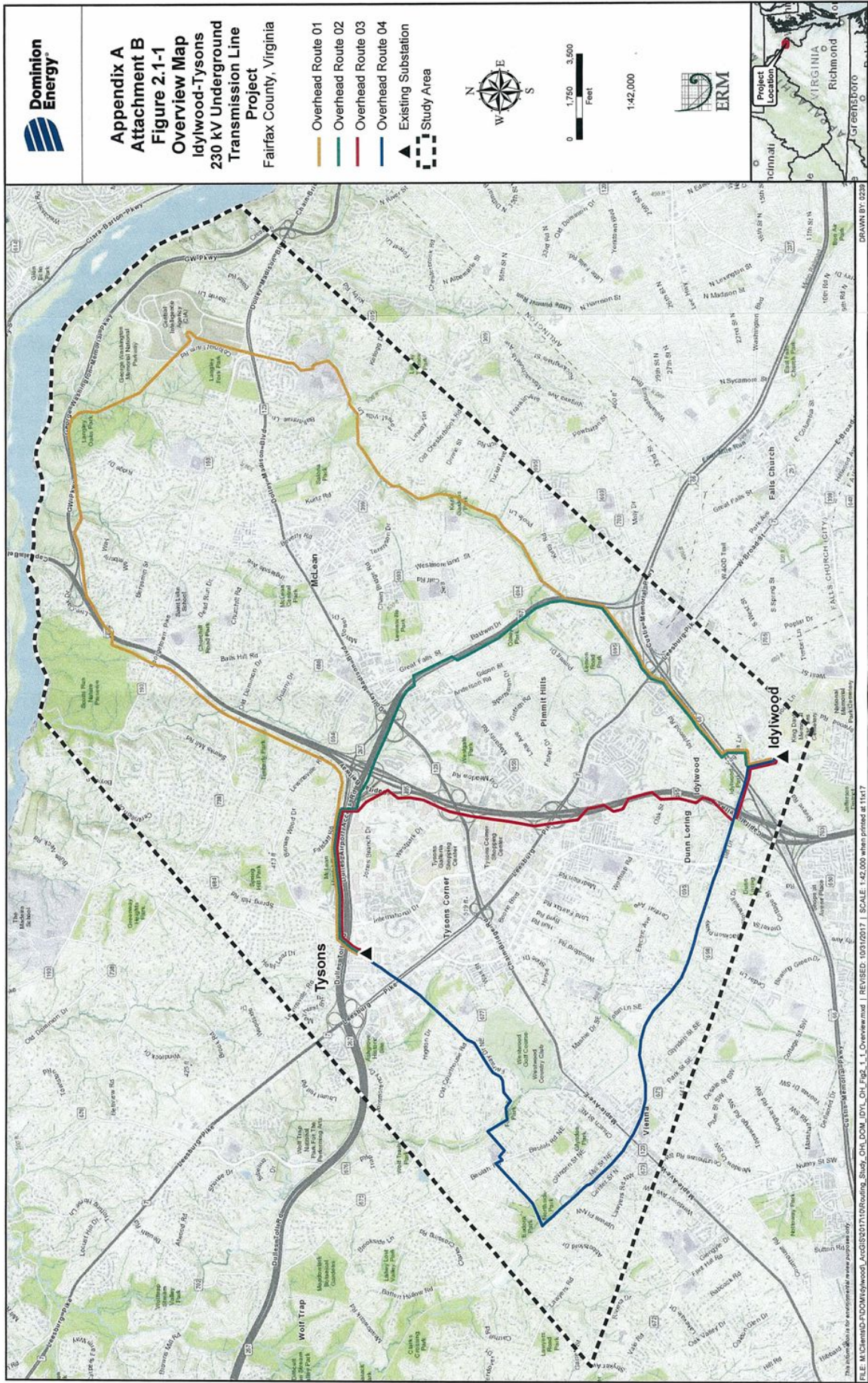
BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County endorses the following additional objectives that must be taken into account in siting the transmission line proposed in the Application: 1) Consistency with the County's Comprehensive Plan and Zoning Ordinance; 2) Minimization of adverse impacts to residential and commercial areas and surrounding parkland; 3) Minimization of adverse impacts to scenic assets, historic districts, and the environment; 4) Coordination with County agencies during the construction phase in order to minimize traffic disruptions, including any disruptions to metro service and other mass transit systems; and 5) Minimization of construction costs for the benefit of County ratepayers. Underground Route #5, as proposed in the Application, appears to most closely conform to the Board's objectives stated in this Resolution.

BE IT FURTHER RESOLVED that the Board of Supervisors of Fairfax County requests that the SCC adopt the foregoing objectives in its rulings for the Project.

Adopted this 20<sup>th</sup> day of March 2018, Fairfax, Virginia

ATTEST \_\_\_\_\_  
Catherine A. Chianese  
Clerk to the Board of Supervisors





CONSIDERATION – 1

Approval of the Amendments to the Bylaws for the Fairfax County Animal Services  
Advisory Commission (ASAC)

ISSUE:

Consideration of the proposed amendments to the bylaws for the Fairfax County Animal Services Advisory Commission.

TIMING:

Board consideration is requested on March 20, 2018.

BACKGROUND:

The Fairfax County Animal Services Advisory Commission (ASAC) was created by the Board of Supervisors in 1994 to serve in an advisory capacity to the Animal Shelter Director and the Board of Supervisors on issues relating to animal health and welfare. The group established its bylaws in 1995 and they were subsequently amended in 2002, 2005 and 2009. The current proposed amendments will reflect the change of status of the animal shelter to a separate department (Department of Animal Sheltering); clarify the advisory relationship to the Animal Services Division of the Fairfax County Police Department; add a purpose statement; delete the previous requirement for financial disclosure statements; add the requirement to review annually the Virginia Freedom of Information Act, Va. Code Ann. §§ 3.2-3700 through -3714 and the Virginia Public Records Act, Va. Code Ann. §§ 42.1-76 through -91; change the meeting schedule and set forth a procedure for future meeting schedule changes. County guidelines require the Board of Supervisors to approve bylaws of Boards, Authorities and Commissions and subsequent amendments.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1 – Proposed Amended Bylaws for the Fairfax County ASAC

Attachment 2 – Summary of Bylaws Changes

Attachment 3 – Proposed Amended Bylaws for the Fairfax County ASAC with  
Signatures

STAFF:

David M. Rohrer, Deputy County Executive

Karen Diviney, Director, Department of Animal Sheltering

ASSIGNED COUNSEL:

John Burton, Assistant County Attorney

**BYLAWS OF THE FAIRFAX COUNTY  
ANIMAL SERVICES ADVISORY COMMISSION**

**ARTICLE I-NAME**

The name of this Commission shall be the Fairfax County Animal Services Advisory Commission, hereinafter referred to as the “Commission.” The official address of the Commission is that of the Michael R. Frey Animal Shelter at 4500 West Ox Road. Fairfax, Virginia 22030.

**ARTICLE II - PURPOSE**

The Commission has been established by the Board of Supervisors of Fairfax County, Virginia (“Board of Supervisors”) pursuant to Virginia law for the purpose of serving in an advisory capacity to the Fairfax County Department of Animal Sheltering (“Department”), the Animal Services Division of the Fairfax County Police Department (“Division”), and to the Board of Supervisors on issues related to animal health and welfare. The Commission will serve to enhance the mission and strategic goals of the Department, i.e., to promote responsible pet ownership, to reduce euthanasia and pet overpopulation, to increase positive outcomes, and to continue to maintain certification for Shelter Standards of Excellence.

**ARTICLE III - MEMBERSHIP AND TERM OF OFFICE**

1. Membership or appointments to the Commission shall be as determined by the Board of Supervisors, and members shall serve for a term of two (2) years. A member who wishes to resign from the Commission must submit a written letter of resignation to his or her appointing supervisor and the Commission Chair in advance of the next regularly scheduled meeting. In the event a member cannot serve or does resign from office, the Chair or the secretary shall advise the Clerk to the Board of Supervisors of the vacancy in writing. In the event a member completes his or her term of office, remains qualified to serve as a member, and the Board of Supervisors has not reappointed that member to another term or appointed a successor member, then that person may continue to serve as a member until such time as the member is reappointed or a successor member is appointed.

2. The Commission shall be made up of ten (10) Fairfax County residents, one from each of the nine (9) magisterial districts appointed by his or her respective Supervisor, and one- at-large member appointed by the Chairman of the Board of Supervisors. Commission members serve in a voluntary capacity and receive no compensation.

3. Commission members are required to review the Virginia Freedom of Information Act, Va. Code Ann. §§ 2.2-3700 through -3714, as amended (“VFOIA”), and the Virginia Public Records Act, Va. Code Ann. §§ 42.1-76 through -91, as amended, on an annual basis.
4. Commission members shall demonstrate a sincere interest in the humane care of animals and in helping to improve the operations of the Department. Members cannot have been convicted of any crime or misdemeanor involving animal cruelty, neglect, or abandonment. Members will be required to sign a statement to this effect.
5. Commission members are expected to attend meetings on a regular basis, serve on committees as needed, and are encouraged to volunteer in some capacity for the Department so as to understand better the functions and operations of the Department and the Division.
6. The Commission shall notify the appointing supervisor if any member violates or appears to violate the Virginia laws, county ordinances, and county policies pertaining to conflict of interest and other matters specified in Article VIII, or who does not uphold the standards set forth in the Commission’s official purpose (Article II) and in these bylaws.

#### **ARTICLE IV - OFFICERS AND THEIR DUTIES**

1. The officers shall be elected annually by the membership, and the officers shall consist of a presiding officer who shall be the Chair, a Vice-chair who shall preside at meetings in the absence of the Chair, and a Secretary. Also, the members may elect other officers who shall be responsible for those functions as assigned. All such officers shall be elected at the first meeting of each calendar year, and regular terms of office shall be for one year. In the event of a vacancy, a replacement officer may be elected at any time thereafter to serve the balance of the unexpired term. Prior to the election of any replacement officer, all members shall be provided with notice of the proposed election before the meeting at which the replacement is to be elected.
2. The Chair or Vice-chair may temporarily appoint another commission member to preside over a regularly scheduled meeting in their absence.
3. The duties of the Secretary are enumerated later in these Bylaws in Article V, paragraph 6, under the discussion of the conduct of meetings.

#### **ARTICLE V - MEETINGS**

1. All meetings shall be conducted in accordance with VFOIA, and except for closed sessions, all meetings shall be open to the public. ~~Monthly meeting date may be adjusted at the discretion of the Chair or Vice chair by giving all Commission members at least three (3) business days advance notice of the changed date. Regular~~

monthly meetings will be held on a consistent day as established by the Commission and made available well in advance to the public. Regular meetings shall be held on the second Thursday of each month at 7:00 p.m. at the Animal Shelter. The date may be adjusted at the discretion of the Chair or Vice-Chair by giving all Commission members at least three (3) business days advance notice of the changed date. If the Commission decides to change the permanent regular meeting date, i.e., the second Thursday of every month, the Secretary will ensure that the new schedule of dates is posted on the county website at least one week in advance of the beginning of the new schedule.

2. Special meetings may be requested by the Chair or Vice-chair or by two or more members of the Commission. Any request for a special meeting shall be in writing or via e-mail; shall specify the proposed date of the meeting; shall specify the matter or matters to be discussed; and shall be addressed to the secretary of the Commission. Upon receipt of the request for a special meeting, the Secretary shall notify each Commission member by phone, e-mail, or regular mail, of the date of the meeting and the matter or matters to be considered. Matters not specified in the notice sent out by the Secretary shall not be taken up unless all members of the Commission are present.

3. Notices of all meetings (regular and emergency) shall be provided by the Secretary to the Director of the Department or to the Office of Public Affairs for posting at the Government Center and on the County Internet site. Also, the Secretary or the Director of the Department shall place notices for all meetings at a prominent public location, which may include the shelter building. All meetings shall be conducted in places that are accessible to persons with disabilities, and all meetings shall be conducted in public buildings whenever practical

4. A majority of the members of the Commission shall constitute a quorum, and the vote of a majority of the quorum shall be necessary for any action taken. All votes of members shall be taken during a public meeting, and no vote shall be taken by secret or written ballot or by proxy. All members who are present at the meeting, including the Chair, may vote at any meeting. Except as otherwise provided by Virginia law or by these bylaws, all meetings shall be conducted in accordance with *Robert's Rules of Order, Newly Revised*, and except as specifically authorized by VFOIA, no meeting shall be conducted through telephonic, video, electronic, or other communication means where the members are not all physically assembled to discuss or transact public business.

5. At any meeting, at least one copy of the agenda and, unless exempt under VFOIA, one copy of all materials furnished to members shall be made available for public inspection at the same time such documents are furnished to the members. Any person may photograph, film, record, or otherwise reproduce any portion of a meeting required to be open, but no person broadcasting, photographing, filming, or recording

any open meeting may interfere with any of the proceedings.

6. The Secretary (or designated recorder) shall keep minutes of its meetings, and those minutes shall include: (1) the date, time, and location of each meeting; (2) the members present and absent; (3) a summary of the discussion on matters proposed, deliberated, or decided; and (4) a record of any votes taken; and (5) any guests. Such minutes are public records and subject to inspection and copying by citizens of the Commonwealth or by members of the news media.

7. Members of the public may make presentations to the Commission, as the Commission deems appropriate, by contacting any member of the Commission in advance of the next regularly scheduled meeting. The Commission member shall notify the Chair or Vice-Chair who shall place the item of concern on the agenda, time permitting, but no later than the third month after the request. The Commission, at the meeting, shall place reasonable limits on the time allotted to this presentation. In addition, any member of the public attending a regularly scheduled meeting may be given a reasonable opportunity by the Commission to comment on the proceedings.

#### **ARTICLE VI - COMMITTEES**

The Commission may establish as many committees as may be required to perform its function. All meetings of any such committees shall comply with the notice and other requirements of VFOIA. To the extent that is practicable, any such committees shall be composed of at least four members.

#### **ARTICLE VII - ANNUAL REPORT**

The Commission shall prepare an annual written report to the Board of Supervisors that describes the actions and activities conducted in the previous year and any plans and/or recommendations for future action and activities. That report shall be provided to the Clerk to the Board of Supervisors for distribution to the members of the Board of Supervisors and to the County Executive.

#### **ARTICLE VIII - COMPLIANCE WITH LAW AND COUNTY POLICY**

The Commission and its members shall comply with all Virginia laws, including, but not limited to VFOIA; the Virginia State and Local Government Conflict of Interests Act; the Virginia Public Records Act; ~~and the Virginia State and Local Government Conflict of Interests Act, Va. Code Ann. §§ 2.2-3100 through 3131,~~ as well as all state and county policies pertaining thereto. In addition, the Commission and its members shall comply with all County policies concerning the activities of its boards, authorities, and commissions.

## **ARTICLE IX – AMENDMENT OF BYLAWS**

1. Amendments to these Bylaws may be proposed at any regular meeting and shall be in writing. The proponent of any amendment or amendments shall introduce and highlight the changes.
2. Discussion and vote on proposed amendments will take place at a subsequent regular meeting of the Commission.
3. Once approved by the Commission, the proposed amendment or amendments shall be presented to the Board of Supervisors for approval.
4. Any such amendments to Bylaws shall become effective upon approval by the Board of Supervisors.

## **ARTICLE X - INDEMNITY**

Defense and Indemnification of Commission members for actions taken in connection with their official duties will be in accordance with the "Indemnification Resolution" adopted by the Fairfax County Board of Supervisors on September 22, 1997.

Revised: November \_\_, 2017

## **ATTACHMENT 2**

The Fairfax County Animal Services Advisory Commission (ASAC) established its bylaws in 1995 and they were subsequently amended in 2002, 2005 and 2009.

On November 9, 2017, the Commission approved several revisions that: reflect the change of name of the shelter; eliminate obsolete requirements; specify the new regular meeting date; and reflect change to status of the shelter as a separate county department.

### **Article I – NAME**

Specify "Michael R. Frey Animal Shelter".

### **Article II - Purpose**

Add new name for shelter: "Fairfax County Department of Animal Sheltering"; specify that the Commission advises the Animal Services Division of the FCPD; and add to purposes "to increase positive outcomes."

### **Article III – Membership and Term of Office**

III-3: Delete obsolete requirement to file annual financial disclosure statements and all references to "Virginia Procedural Memorandum No. 01-02." Add requirement that commission members must review the VA FOIA act and Public Records Act annually.

III-4: Name change from animal shelter to "Department".

III-5: Name change from Animal Services Division to "Department". Delete obsolete requirement to notify Clerk to the Board of Supervisors in writing when any commission member is absent from three consecutive meetings.

### **Article IV – Officers and Their Duties - unchanged**

### **Article V – Meetings**

V-1: Change to regular meeting date on the second Thursday of each month. Include a provision for changing that regular date without amending the Bylaws.

V-3: Add "Director of the Department" for notifications.

### **Article VI – Committees – unchanged**

### **Article VII – Annual Report – unchanged**

### **Article VIII - Compliance with Law and County Policy**

Delete the repetitive reference (second reference) to the conflicts of interest laws.

### **Article IX – Amendment of Bylaws - unchanged**

### **Article X – Indemnity - unchanged**

**BYLAWS OF THE FAIRFAX COUNTY  
ANIMAL SERVICES ADVISORY COMMISSION**

**ARTICLE I-NAME**

The name of this Commission shall be the Fairfax County Animal Services Advisory Commission, hereinafter referred to as the "Commission." The official address of the Commission is that of the Michael R. Frey Animal Shelter at 4500 West Ox Road, Fairfax, Virginia 22030.

**ARTICLE II - PURPOSE**

The Commission has been established by the Board of Supervisors of Fairfax County, Virginia ("Board of Supervisors") pursuant to Virginia law for the purpose of serving in an advisory capacity to the Fairfax County Department of Animal Sheltering ("Department"), the Animal Services Division of the Fairfax County Police Department ("Division"), and to the Board of Supervisors on issues related to animal health and welfare. The Commission will serve to enhance the mission and strategic goals of the Department, i.e., to promote responsible pet ownership, to reduce euthanasia and pet overpopulation, to increase positive outcomes, and to continue to maintain certification for Shelter Standards of Excellence.

**ARTICLE III - MEMBERSHIP AND TERM OF OFFICE**

1. Membership or appointments to the Commission shall be as determined by the Board of Supervisors, and members shall serve for a term of two (2) years. A member who wishes to resign from the Commission must submit a written letter of resignation to his or her appointing supervisor and the Commission Chair in advance of the next regularly scheduled meeting. In the event a member cannot serve or does resign from office, the Chair or the secretary shall advise the Clerk to the Board of Supervisors of the vacancy in writing. In the event a member completes his or her term of office, remains qualified to serve as a member, and the Board of Supervisors has not reappointed that member to another term or appointed a successor member, then that person may continue to serve as a member until such time as the member is reappointed or a successor member is appointed.

2. The Commission shall be made up of ten (10) Fairfax County residents, one from each of the nine (9) magisterial districts appointed by his or her respective Supervisor, and one- at-large member appointed by the Chairman of the Board of Supervisors. Commission members serve in a voluntary capacity and receive no compensation.

3. Commission members are required to review the Virginia Freedom of Information Act, Va. Code Ann. §§ 2.2-3700 through -3714, as amended ("VFOIA"), and the Virginia Public Records Act, Va. Code Ann. §§ 42.1-76 through -91, as amended, on an annual basis.
4. Commission members shall demonstrate a sincere interest in the humane care of animals and in helping to improve the operations of the Department. Members cannot have been convicted of any crime or misdemeanor involving animal cruelty, neglect, or abandonment. Members will be required to sign a statement to this effect.
5. Commission members are expected to attend meetings on a regular basis, serve on committees as needed, and are encouraged to volunteer in some capacity for the Department so as to understand better the functions and operations of the Department and the Division.
6. The Commission shall notify the appointing supervisor if any member violates or appears to violate the Virginia laws, county ordinances, and county policies pertaining to conflict of interest and other matters specified in Article VIII, or who does not uphold the standards set forth in the Commission's official purpose (Article II) and in these bylaws.

#### **ARTICLE IV - OFFICERS AND THEIR DUTIES**

1. The officers shall be elected annually by the membership, and the officers shall consist of a presiding officer who shall be the Chair, a Vice-chair who shall preside at meetings in the absence of the Chair, and a Secretary. Also, the members may elect other officers who shall be responsible for those functions as assigned. All such officers shall be elected at the first meeting of each calendar year, and regular terms of office shall be for one year. In the event of a vacancy, a replacement officer may be elected at any time thereafter to serve the balance of the unexpired term. Prior to the election of any replacement officer, all members shall be provided with notice of the proposed election before the meeting at which the replacement is to be elected.
2. The Chair or Vice-chair may temporarily appoint another commission member to preside over a regularly scheduled meeting in their absence.
3. The duties of the Secretary are enumerated later in these Bylaws in Article V, paragraph 6, under the discussion of the conduct of meetings.

#### **ARTICLE V - MEETINGS**

1. All meetings shall be conducted in accordance with VFOIA, and except for closed sessions, all meetings shall be open to the public. Regular meetings shall be held on the second Thursday of each month at 7:00 p.m. at the Animal Shelter. The date may be adjusted at the discretion of the Chair or Vice-Chair by giving all

Commission members at least three (3) business days advance notice of the changed date. If the Commission decides to change the permanent regular meeting date, i.e., the second Thursday of every month, the Secretary will ensure that the new schedule of dates is posted on the county website at least one week in advance of the beginning of the new schedule.

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#### ARTICLE X - INDEMNITY

Defense and Indemnification of Commission members for actions taken in connection with their official duties will be in accordance with the "Indemnification Resolution" adopted by the Fairfax County Board of Supervisors on September 22, 1997.

Revised: By unanimous November 9, Thursday, 2017  
Vote of the  
Advising Commission

Gina Marie Lynch 9 Nov 2017 - Chair  
Lucinda Stewart, 9 Nov 2017 - Secretary

INFORMATION - 1

Fairfax County Transportation Status Report

The Fairfax County Department of Transportation (FCDOT) prepared its biannual report to the Board of Supervisors on transportation projects and activities within the county, called the "Fairfax County Transportation Status Report." The report includes an update on all active projects, including those projects in the Third Four-Year Transportation Program for FY2013 through FY2016 and the Transportation Project Priorities (TPP) for funding for FY2015 through FY2020.

The Third Four-Year Transportation Program for FY2013 through FY2016, which was approved by the Board of Supervisors on July 10, 2012, was designed to enhance mobility, promote and increase safety, and create choices for the commuting public with multi-modal projects that added capacity, reduced congestion, connected missing sidewalk and bicycle links, and provided safe access to transit facilities.

On January 28, 2014, the Board approved the TPP for funding for FY2015 through FY2020. It is envisioned that the TPP will be revised periodically, resulting in a rolling funding plan for county transportation projects. It will also be updated to reflect actions of the Commonwealth Transportation Board, the Northern Virginia Transportation Authority, and other funding agencies. FCDOT is currently in the process of updating the TPP. Public outreach was conducted in fall 2017. FCDOT is preparing the final recommendations that will be presented to the Board for adoption of the updated TPP, following the conclusion of the 2018 General Assembly Session and related Reconvened (Veto) Session.

The attached February 2018 Fairfax County Transportation Status Report includes a project status report with active projects from the current and previous Four-Year Programs, projects in the TPP, and projects in Fairfax County funded by other external sources. TPP projects for which project scoping and initial coordination has begun or is projected to begin in FY2018 are included in the project status report.

This report includes project updates through January 31, 2018, and has been compiled by FCDOT staff in consultation with implementation partners, including the Department of Public Works and Environmental Services, George Mason University, the Metropolitan Washington Airports Authority, the Virginia Department of Transportation, and the Washington Metropolitan Area Transit Authority. Major milestones that have occurred since January 31, 2018, will be included in the next report.

This is the second edition of the Transportation Status Report with a reformatted project

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status report section. A special section is included in the report to explain the new format.

Status reports are posted on the FCDOT website following the Board's review, and project updates from the report will be added to the interactive web-based map on the FCDOT website that is available to the public. The web map graphically shows project locations and allows the user to click on a project and see basic information, including project name, scope, and status. The web map can be accessed at <http://fairfaxcountygis.maps.arcgis.com/apps/Viewer/index.html?appid=31d474851ec649398c5950fec5fde64b>. Finally, the project updates will be loaded into the transportation project layers in the county's GIS system, which will be available as a resource to county staff.

ENCLOSED DOCUMENTS:

Attachment 1: Fairfax County Transportation Status Report

STAFF:

Robert A. Stalzer, Deputy County Executive  
James W. Patteson, Director, Department of Public Works and Environmental Services  
Tom Biesiadny, Director, Fairfax County Dept. of Transportation (FCDOT)  
Ronald N. Kirkpatrick, Deputy Director, DPWES, Capital Facilities  
W. Todd Minnix, Chief, Transportation Design Division, FCDOT  
Eric M. Teitelman, Chief, Capital Projects and Operations Division, FCDOT  
Karyn L. Moreland, Chief, Capital Projects Section, FCDOT  
Michael J. Guarino, Transportation Planner IV, Capital Projects Section, FCDOT  
Smitha L. Chellappa, Transportation Planner III, Capital Projects Section, FCDOT  
Dan Stevens, Transportation Planner II, Capital Projects Section, FCDOT  
Negin Askarzadeh, Engineering Technician III, Capital Projects Section, FCDOT

# Fairfax County Transportation Status Report



*Prepared by:*  
*Department of Transportation*  
*Capital Projects and Traffic Engineering Division*



February 2018

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## Department of Transportation Summary of Activities and Highlights September 2017 through February 2018

### Projects Completed and Under Construction

- **Completed Projects:** 13 projects were completed since August 2017, consisting of nine bicycle and pedestrian projects, three roadway projects, and one interstate project. These projects include six Transportation Priorities Plan (TPP) projects that were approved by the Board on January 28, 2014. To date, 41 TPP projects have been completed. In addition, four bus stop improvement projects were completed.
  - o **Cross County Trail (CCT)** pavement upgrades, *TPP No. 347* (Braddock)
  - o **Fairfax County Parkway Widening** *extend auxiliary lane on southbound Fairfax County Parkway from Route 29 to Braddock Road* (Springfield)
  - o **Gallows Road/Boone Boulevard (TMSAMS)** *pedestrian intersection improvements* (Providence)
  - o **I-66 Inside the Beltway Tolling from I-495 (Capital Beltway) to U.S. Route 29 in Rosslyn** (Dranesville, Providence)
  - o **Lanier Street Bicycle/Pedestrian Connection** *from Exeter Street to Carrico Drive, TPP No. 236* (Mason)
  - o **Mason Neck Trail Segment 2B** *trail along north side of Gunston Road from Pohick Bay Drive to entrance to Pohick Bay Golf Course* (Mount Vernon)
  - o **McWhorter Place Trail** *from McWhorter Place to Markham Street, TPP No. 225* (Mason)
  - o **North Kings Highway/Fort Drive** *pedestrian intersection improvements, TPP No. 310* (Lee)
  - o **Richmond Highway Widening** *from Jeff Todd Way to Telegraph Road* (Mount Vernon)
  - o **Route 1/Ladson Lane** *pedestrian intersection improvements* (Lee, Mount Vernon)
  - o **Route 1 Walkway** *southbound side from Russell Road to Roxbury Drive* (Lee)
  - o **Route 29 Widening** *northbound from Legato Road to Shirley Gate Road, TPP No. 327* (Braddock, Springfield)
  - o **Silverbrook Road Walkway** *from Oak Chase Circle to Retail Center, TPP No. 171, by developer* (Springfield)
- **Projects in Construction:** 28 projects are currently under construction. This includes four TPP projects. In addition, 29 bus stop improvement projects have been authorized for or are under construction.
  - o **Aline Avenue Walkway (TMSAMS)** *along south side of Aline Avenue and east side of Gallows Road* (Providence)
  - o **Annandale Road/Graham Road** *pedestrian intersection improvements, TPP No. 332* (Mason)
  - o **Dulles Rail Phase 2** *from Wiehle-Reston East Metrorail Station to Ashburn Station (Route 772) in Loudoun County* (Dranesville, Hunter Mill)
  - o **Fairfax County Parkway Bicycle Wayfinding Signage**, *TPP No. 117* (Braddock, Dranesville, Hunter Mill, Springfield, Sully)
  - o **Gallows Road Walkway (TMSAMS)** *along west side of Gallows Road to north of Old Courthouse Road* (Providence)
  - o **Herndon Bus Operations Expansion** (Dranesville)
  - o **Herndon Metrorail Station Parking Garage** (Hunter Mill)
  - o **Hunter Mill Road/Mystic Meadow Way** *construct roundabout at intersection of Hunter Mill Road and Mystic Meadow Way* (Providence)
  - o **Hunter Village Drive** *shoulder and pedestrian improvements along east side of Hunter Village Drive from Painted Daisy Drive to Old Keene Mill Road* (Springfield)
  - o **Innovation Center Metrorail Station Parking Garage** *parking structure and transit center* (Dranesville)
  - o **International Drive/Tysons Boulevard (TMSAMS)** *pedestrian intersection improvements* (Providence)
  - o **Jones Branch Connector** *from Route 123 to Jones Branch Drive* (Providence)
  - o **Kirby Road Sidewalk** *from Chesterbrook Road to Chesterbrook Elementary School* (Dranesville)
  - o **Lorton Arts Cross County Trail** *Multi-use trail connecting the Cross County Trail through the Lorton Arts complex* (Mount Vernon)

- o **McLean Streetscapes Phase III** *pedestrian streetscapes on Chain Bridge Road from Laughlin Avenue to Corner Lane* (Dranesville)
- o **Oak Street Walkway Phase II** *from west of Morgan Lane to I-495 overpass* (Providence)
- o **Route 1/Belford Drive** *pedestrian intersection improvements* (Lee, Mount Vernon)
- o **Route 1/Frye Road Phase II** *pedestrian intersection improvements* (Lee, Mount Vernon)
- o **Route 1/Mohawk Lane** *pedestrian intersection improvements* (Lee, Mount Vernon)
- o **Route 1 Walkway** *from Fairhaven Avenue/Quander Road to Virginia Lodge* (Mount Vernon)
- o **Route 7 Bridge** *over Dulles Toll Road, TPP No. 222* (Dranesville, Providence)
- o **Route 7 Walkway** *northbound side from Glenmore Drive to Rio Drive* (Mason)
- o **Route 7 Sidewalk (TMSAMS)** *north side under Route 123* (Hunter Mill, Providence)
- o **Route 7 Sidewalk (TMSAMS)** *south side under Route 123* (Hunter Mill, Providence)
- o **Route 50/Wayne Road/Woodlawn Avenue** *pedestrian and intersection improvements* (Mason, Providence)
- o **Town Center Parkway (RMAG)** *Underpass structure under Metrorail for future road extension, TPP No. 14* (Hunter Mill)
- o **Tysons Boulevard/Galleria Drive (TMSAMS)** *pedestrian intersection improvements* (Providence)
- o **Vesper Court Trail (TMSAMS)** *Multi-purpose trail from Vesper Court to Route 7* (Hunter Mill)

## Bicycle and Pedestrian Programs

The Board directed FCDOT to lead the effort to improve bicycle and pedestrian safety and mobility, including constructing bicycle and pedestrian facilities in high-priority areas of Fairfax County. In 2006, the Board endorsed a Ten-Year Funding Goal of \$60 million for new bicycle and pedestrian projects. Through FY2020, the Board has greatly exceeded this goal by selecting \$314 million in high-priority bicycle and pedestrian improvement projects.

- **Pedestrian Access and Safety:** FCDOT staff advanced the Fairfax County Bicycle and Pedestrian Programs by direct collaboration with other agencies such as the Virginia Department of Transportation (VDOT), Hunter Mill Transportation Advisory Committee (TAC), and the Fairfax Alliance for Better Bicycling (FABB). Current projects include: the I-495 Tysons Pedestrian Bridge, the Fairfax County Parkway Trail/Dulles Toll Road Crossing Improvement, Transform I-66 Outside the Beltway Regional Trail, and VDOT Summer Paving and Restriping Program.
- **Safe Routes to School:** FCDOT has collaborated with Fairfax County Public Schools (FCPS), providing funding to build sidewalks needed to connect neighborhoods to schools. FCPS staff provides FCDOT sidewalk requests that would allow more children to walk to school. Projects are selected for funding based on FCPS priority and site-specific engineering. FCDOT currently has three SRTS-funded projects under design at Flint Hill Elementary School, New Graham Road Elementary School, and Westbriar Elementary School. The Board's adopted Transportation Priorities Plan for FY2015 – FY2020 provided additional funding for 23 school-walking-route sidewalk projects totaling \$22 million.
- **Trails and Sidewalks Committee:** FCDOT provided staff support to the Trails and Sidewalks Committee which meets monthly. The committee is composed of representatives from across the County, including representatives from Washington Area Bicycle Association, building industry, community associations, equestrian clubs, Disabilities Services Board, and the Fairfax County and Northern Virginia Regional Park Authorities. The committee makes recommendations to the Board of Supervisors regarding pedestrian, bicycle, and equestrian issues in the County.
- **Yield to Pedestrians Fine Signs:** Fairfax County is one of the few jurisdictions in Virginia allowed to designate certain crosswalks for Yield to Pedestrians in Crosswalk \$100 - \$500 Violation Fine signs. As of December 2017, FCDOT has installed and maintains over 2,000 of these signs at over 500 intersections.

- **Education:** FCDOT staff worked with regional partners on the Street Smart Pedestrian and Bicycle Safety Media Campaigns. The twice-yearly campaigns utilized major-market television and radio, print, and bus advertising to promote safety awareness responsibilities of drivers and pedestrians in both English and Spanish. The most recent campaign was concluded in November 2017. FCDOT staff also developed a guide on how to safely navigate a road with bicycle infrastructure, and graphics for a countywide public service announcement on how to share the road safely with bicycles and pedestrians.
- **Enforcement:** FCDOT staff worked with the Fairfax County Police Department (FCPD) which conducted pedestrian safety enforcement in high pedestrian crash areas countywide. The FCPD conducts pedestrian enforcement and public awareness through all district stations as part of annual traffic enforcement plans. The most recent campaign was conducted in November 2017.
- **Increase and Enhance Bicycle Parking:** In September 2017, FCDOT added bicycle parking at several bus stops on Little River Turnpike in Annandale, and upgraded existing bike racks to meet County design guidelines at the Patrick Henry Library and the Sherwood Library.
- **Secure Bicycle Parking Facilities:** The design of “Bike-and-Ride” facilities at Phase II Silver Line Stations and at the Springfield Community Business Center Commuter Parking Garage is complete. The secure bike-and-ride at the Wiehle-Reston East Metrorail Station continues to be heavily utilized (with 104 users) and the County operates an additional bike-and-ride at the Stringfellow Road Park-and-Ride (with four users).
- **Bicycle Route Signage-Countywide:** Bicycle wayfinding was completed for the Franconia-Springfield Metrorail Station, Annandale to the East Falls Church Metrorail Station, and along the Gerry Connolly Cross County Trail from Route 50 to the Vienna/Fairfax-GMU Metrorail Station. FCDOT is continuing to expand bicycle wayfinding in the County with projects guiding bicyclists from Annandale to Springfield, along the Fairfax County Parkway, along the Historic Sully Cycle Tour loop, and between Tysons and the surrounding neighborhoods.
- **Western Fairfax Historic Cycle Tour:** Cycle Tour Map is complete and sign design has been finalized. Printing of the route map is complete and design of the wayfinding is underway. The brochures are available at the Sully District Governmental Center and FCDOT, and the route is promoted on the back of the bike map. A webpage featuring the tour is under development, and additional promotions are planned for this summer.
- **Fairfax County Capital Bikeshare:** Capital Bikeshare launched in Reston and Tysons on October 21, 2016. 15 of the 15 initial planned stations in Reston have been installed as have 11 of the 14 initial planned stations in Tysons. FCDOT staff is actively working on the implementation of the remaining three stations in Tysons, and is adding an additional station in Reston. Additionally, staff is finalizing the locations of Phase II of Reston Bikeshare which will add 11 more stations to Reston with a majority of those stations being located south of the Dulles Toll Road. Preliminary discussions with businesses in Merrifield are underway to place bikeshare stations around the Mosaic District and at the Dunn Loring Metro Station with the support of private funds. Fairfax County is also working with the City of Fairfax, the Town of Vienna, and George Mason University on a bikeshare feasibility study.

	2016	2017	Increase (Year over Year)
October	282	1060	376%
November	403	836	207%
December	166	582	351%

- **VDOT Repaving Program:** FCDOT and VDOT once again partnered after a successful 2017 repaving program which added over 40 lane-miles of on-road bike facilities, including more than 19 lane-miles of bike lanes and two miles of buffered bike lanes. A large concentration of bike facilities were added in the Lee and Hunter Mill Districts. In the Annandale area (Mason and Braddock Districts), finishing bike lanes along Hummer Road will complete a 5.3 mile on-road bike lane network that stretches from Braddock Road to

Route 50. Additional bike facilities were added in the Braddock, Dranesville, Mason, and Mount Vernon Districts. In total, over 90 lane-miles of on-road bike facilities have been installed as part of this program which includes 54 lane-miles of bike lanes. In 2018, FCDOT is hoping to add or upgrade bike infrastructure on over 40 roads across Fairfax County.

## Capital Projects and Traffic Engineering Division

The Capital Projects and Traffic Engineering Division (CPTED) consists of the Capital Projects Section (CPS) and the Traffic Engineering Section (TES). CPS is responsible for scoping new multi-modal transportation projects, managing preliminary engineering plans and studies, and coordinating projects with VDOT, FHWA, WMATA, DPWES, the Board, and the general public. TES is responsible for managing traffic issues related to signs, signals, parking, traffic calming, and other residential traffic issues. TES partners with VDOT, the Board, homeowners associations, and citizen groups to resolve issues and implement projects.

### Capital Projects Section

- **Project Scoping**
  - On January 28, 2014, the Board adopted a list of approximately 220 transportation projects as part of the Transportation Priorities Plan for FY2015 – FY2020 (TPP). Capital Projects staff is both scoping these projects and managing many of the associated studies and preliminary designs. CPS continues to hold periodic Initial Project Review meetings at which stakeholders such as VDOT, FCPS, Fairfax County Park Authority (FCPA), and others, identify project issues and help to determine project scopes.
  - To date, staff have completed 137 scoping packages, there are 14 studies or preliminary engineering designs in progress, and work continues on the remaining projects.
- **Studies and Preliminary Plans:** Capital Projects staff are working on the following major studies:
  - **Route 123 Modified Intersection Treatment Inside the Beltway (segment between I-495 and Anderson Road):** The optimum roadway configuration along Route 123 between I-495 and Anderson Road has initially been determined. The roadway reconfiguration is anticipated to improve safety and operations by requiring cross-road through or left turn movements to turn right onto the main roadway and then make a U-turn maneuver at the directional crossovers. The modified intersection treatment configuration is anticipated to improve progression along the main roadways in both directions. Preliminary design plans (30% level) were developed and traffic analysis for the mid-term condition has been completed. The concept will further be refined and supplemented with the detailed traffic analyses for the long term conditions with the new round of land use adopted in fall 2016. Existing conditions analysis is complete and future conditions analysis is underway.
  - **Route 123 Modified Intersection Treatment Outside the Beltway (segment between International Drive and I-495):** The analysis for the Route 123 segment outside the Beltway is being performed with new round of land use which was adopted in fall 2016. Preferred concepts will be developed after detailed traffic analysis has been completed. Existing conditions analysis is complete and future conditions analysis is underway. As part of this effort, the Comprehensive Plan recommendation to widen Route 123 from six to eight lanes from Route 7 to I-495 will also be assessed.
  - **Route 123 Widening from Old Courthouse Road to Route 7:** Capital Projects staff is analyzing the Comprehensive Plan recommendation to widen Route 123 from four to six lanes. The evaluation takes into consideration other improvements being considered along Route 123 in Tysons.
- Capital Projects staff are also working on the following major studies that are detailed in the Project Status Report section below:
  - **Balls Hill Road/Old Dominion Drive**
  - **Lewinsville Road/Spring Hill Road**
  - **Lincoln Street Feasibility Study**
  - **Monroe Street Connector**
  - **Braddock Road Multimodal Study**

- o Hunter Mill Road/Lawyers Road
- o Richmond Highway BRT Study
- o Richmond Highway Widening from Pohick Road to North of the Occoquan River Bridge
- o Route 7 Widening from Route 123 to I-495 (Tysons)
- o Route 123/Route 7 Interchange
- o Silverbrook Road/Lorton Road

### Traffic Engineering Section

- **Signage, Community Parking District (CPD) and Residential Permit Parking District (RPPD) Programs, and General Parking**
  - o RPPD assisted approximately 165 lobby walk-in customers, corresponded through approximately 400 emails, and returned over 223 Information Line phone calls.
  - o RPPD issued approximately 8,620 new or renewing permits and 1,723 visitor passes this past six month period.
  - o RPPD received 28 inquiries, conducted four parking studies, issued six petitions, and held six public hearings.
  - o CPD received 10 inquiries, issued two petitions, and held one public hearing.
  - o Staff performed reviews for 17 parking restriction requests and inquiries, and held six public hearings to restrict overnight parking on five streets (one public hearing was an amendment to the existing parking restrictions).
  - o More than 500 signs were installed, repaired, or replaced.
- **Residential Traffic Administration Program (RTAP)**
  - o Ten studies were initiated for Cut-Through restrictions.
  - o 41 traffic calming studies were initiated.
  - o Seven traffic calming projects were approved by the Board of Supervisors for installation.
  - o Two "\$200 Fine for Speeding" sign requests were received with sign installation still pending.
  - o Three "Watch for Children" sign requests were received and processed.
- **Traffic Engineering**
  - o **Mobile Food Vending within VDOT rights-of-way:** Historically, all vending was prohibited within VDOT right-of-way. In 2015, the General Assembly passed HB 2042, legislation directing the Commonwealth Transportation Board (CTB) to amend its regulations to permit mobile food vending on state highway rights-of-way. The County has been working with the Commonwealth and other stakeholders regarding the implementation of HB 2042. County staff developed modifications to Sections 82 of the County code along with associated rules and regulations to implement a pilot project in Tysons to allow for and regulate mobile food vending within the public right-of-way. At a public hearing in July 2016, the Board of Supervisors endorsed the proposed modifications and the implementation of the pilot program for mobile food vending within VDOT rights-of-way. Five streets in Tysons were initially included in the pilot program, but one street has been removed from the zone, due to utility construction. Staff evaluated additional locations in the County for possible implementation of mobile food vending zones. Two streets were identified that meet the requirements for new zones, one in the Mount Vernon District and one in the Dranesville District. Staff will bring these two zones to the Board in summer 2018 for their consideration.

## Communications, Marketing, and Fairfax County Commuter Services

FCDOT Communications, Marketing, and Fairfax County Commuter Services consists of the Marketing and Communications teams (MarCom) and the Fairfax County Commuter Services (FCCS) team. MarCom supports community engagement and public information activities for all Fairfax County transportation projects and planning efforts, Fairfax Connector passenger information, and outreach and program marketing for Fairfax Connector and FCCS. MarCom collaborates with other County agencies and state and regional partner organizations to broaden public outreach efforts and to connect with the hard to reach populations, including

people with limited English proficiency. The FCCS team promotes Transportation Demand Management (TDM) strategies to help reduce or mitigate traffic congestion in Fairfax County. The FCCS partners with major employers, developers, and multi-family residential complexes to encourage alternative commute options. Over 470,000 employees in Fairfax County have been given the opportunity to participate in some form of TDM measure. To date, the FCCS team has conducted employer outreach efforts at 1,392 Fairfax County employer sites, and in the last 6 months, more than 6,000 employer follow-up activities were conducted. Throughout the fiscal year, employer sites and program levels may increase or decrease, due to company closures, relocations, or mergers. Below are some highlights of FCDOT's recent communications, marketing, outreach and public engagement efforts:

- **Major Corridor TMP Efforts – I-66 Express Lanes:** With the December 2017 launch of the High Occupancy Vehicle (HOV) toll lanes on I-66 Inside the Beltway, VDOT is providing a new travel choice that ensures a more reliable trip on I-66 Inside the Beltway. In exchange for paying a toll, solo drivers are now able to use the interstate during peak hours. Carpools and vanpools (with two or more people), transit, on-duty law enforcement, and first responders do not pay a toll. FCDOT staff worked with VDOT and other partner agencies to coordinate regional messaging and amplify cross-jurisdiction outreach efforts to inform residents of this change and of the alternate travel options outside of using the express lanes. This included the marketing of the launch of the first Fairfax Connector express route (699) to downtown Washington, D.C., and marketing of park-and-ride facilities along the I-66 corridor to encourage ridesharing. The integrated outreach and marketing campaign involved direct-to-customer outreach (employers, passengers, and the public); and traditional, digital, and social media engagement; and videos and bus advertising. The quantifiable reach of these outreach efforts for the first month of operation was approximately 1.5 million impressions. The daily ridership on Route 699 has grown 49.6 percent since its inception in December 2017.
- **Herndon-Monroe Commuter Garage Construction:** As the Metrorail Silver Line Phase II construction is ongoing at the future Herndon Station site, the construction of the Herndon-Monroe Commuter Garage at the Fairfax County owned Herndon-Monroe Park and Ride facility is also underway. From October 21, 2017, through November 27, 2017, the construction project activities required temporary relocation of the facility entrance to commuters and the public. Significant coordination efforts were extended to inform commuters and transit users of the alternate services provisions and a multi-platform approach was tailored to the level of impact of each construction phase. Some of the strategies used to inform affected stakeholders included on-site signage and ambassador outreach at the locations affected; on-board, online, email and SMS advisories; traditional and social media engagement; and radio advertising.
- **Fairfax County Transportation Priorities Plan (TPP):** As FCDOT prepared to recommend updates to the county's TPP, a multi-platform engagement effort was executed to include the public into the formulation of recommendations to the Board of Supervisors. FCDOT staff worked with partner agencies to coordinate targeted messaging for this cross-county engagement efforts which included direct-to-resident outreach (public meetings), and traditional, digital, and social media engagement (online surveys and requests for comments via social media). The quantifiable feedback received through the engagement strategy included approximately 7,000 survey responses with an additional 2,000 open ended comments through various platforms.
- **Intelligent Transit Systems (ITS):** The public-facing platform of ITS – called Fairfax Connector BusTracker – provides real-time arrival information for Fairfax Connector bus routes, and can be accessed via a personal computer, tablet, or smartphone. Real-time arrival data is also being pushed out to third party transit applications (apps) that can be used by bus riders to learn when their bus will reach their stop location. The “hard launch” of the BusTracker multi-platform marketing campaign began in the summer of 2017 and is ongoing. The integrated outreach campaign involves direct-to-passenger outreach; traditional, digital, and social media engagement; in-home (digital and TV) and out-of-home (transit screens, movie theater, display, bus, TV, and radio) advertising; and outreach events. The quantifiable reach of the campaign for the first six months (July through December 2017 – the most crucial period for message retention) was approximately 65.4 million impressions.

- **Free Student Bus Pass Program:** FCDOT staff continues to coordinate with Fairfax County Public Schools (FCPS) to expand program outreach. The program is open to all middle school and high school students in Fairfax County and the City of Fairfax. The SY2017 – 2018 outreach efforts continue to target students at Fairfax High School, Hayfield Secondary School, Herndon High School, Hughes Middle School, Thomas Jefferson High School, Lanier Middle School, Lee High School, Mt. Vernon High School, South Lakes High School, and West Potomac High School. The integrated outreach campaign conducted in August and September 2017 involved increased coordination with Neighborhood and Community Services, community developers, school social workers, and the Middle and High School Principals Associations; staff presence and travel training with a Fairfax Connector bus on site at back-to-school events for the targeted schools; updated outreach materials including brochures, videos, and online resources for students and parents along with a tool-kit for administrators; and traditional and social media engagement. In October 2017, the monthly trips taken reached 50,396, and in December 2017, the ridership was up 42 percent from December 2016. The total number of rides taken, since the beginning of the program in September 2015, reached 726,419 in December 2017.
- **Capital Bikeshare – Corporate Membership Program:** In September 2017, Bike Fairfax and FCCS partnered with the Farm Credit Administration (of McLean, Virginia) to establish the County's first Corporate Bikeshare membership. In October 2017, the Farm Credit Administration launched its pilot program making annual memberships available to their staff for their business travel and commuting needs (which, for some, includes a one-mile trip to and from the nearest metro stop). Usage in October 2017 was 376 percent higher than in October 2016.
- **TDM Employer Outreach:** FCCS has implemented TDM programs at over 582 Fairfax County employer sites, an increase of seven percent from FY2017, with 290 Fairfax County employers implementing a Level 3 or 4 program, and 292 employers implementing a Level 1 or 2 program. Level 1 and 2 programs may include commuter surveys, distributing transit information, implementing alternative work schedules, or hosting an on-site transportation fair. Level 3 and 4 programs may include shuttles to and from transit stations, implementing formal policy-driven telework programs, offering transit subsidies, providing free or premium parking to carpools and vanpools, or implementing a comprehensive bicycle and walking program.
- **Best Workplaces for Commuters (BWC):** In December 2017, the FCCS team hosted the 7th Best Workplaces for Commuters awards ceremony in partnership with the Center for Urban Transportation Research. Fairfax County exceeded their yearly average and recognized 16 Fairfax employers for this year's award, which serves as the programs most successful annual total. This year's record number of award recipients brings the promotion's current running total to 78 awardees. Employers are recognized by the Board of Supervisors for the broad range of transportation options offered to their employees. The "Best Workplaces for Commuters" designation acknowledges employers who have excelled in implementing green commuter programs.
- **Commuter Friendly Communities:** FCCS's "Commuter Friendly Community Program" has either identified or implemented trip reduction TDM programs at over 270 Fairfax County residential communities, since the program inception in summer 2012. Of those 270 communities, 36 residential communities have been awarded designations of Bronze, Silver, Gold, or Platinum. These numbers have remained steady since FY 2016.
- **SmartBenefits Plus50:** When the Silver Line was launched in July 2014, FCCS developed a new incentive program to encourage employees to ride transit (bus and rail) and to encourage employers to offer transit benefits to employees. The County's SmartBenefits Plus50 program provides a \$50 SmartTrip card to an employee, if the employer enrolls in WMATA's SmartBenefits program. Once the \$50 is expended, the employer is encouraged to continue offering a transit subsidy to employees. FCCS has partnered with WMATA's program staff in making presentations to several large groups of employers in the Dulles Corridor. Since the program's inception in summer 2014, 1,025 employees from 28 different employers have taken advantage of this program and are new transit riders and program members. From the feedback received, an

average of 50 to 53 percent retention rate of participants staying in the SmartBenefits program after taking advantage of the \$50 incentive has been observed.

- **Fairfax County Commuter Benefit and Telework Programs:** 215 County employees currently are taking advantage of the Fairfax County Employees' Commuter Benefit Program, representing a one percent increase from FY2017. Of that group, there are currently 16 vanpools with 122 riders. Eligible employees may register for the program and request to receive up to \$120 per month in transit benefits that can be used for bus, carpool, vanpool, and Metrorail fares. In addition, the Fairfax County Government telework program currently has 1,825 employee participants, representing a 4.5 percent increase from FY2017. Telework is one of the primary transportation options that FCCS promotes in its outreach to Fairfax County employers, as its low-cost option (as opposed to providing rail fare, for example), and employee interest makes it a popular program to implement.

## Coordination and Funding Division

The Coordination and Funding Division handles coordination and liaison responsibilities between the department, regional agencies, local jurisdictions, and state and federal agencies, and seeks funding from all levels of government for the implementation of transportation projects and services.

- **Countywide Dialogue on Transportation (CDOT):** On January 28, 2014, the Board of Supervisors approved its Transportation Priorities Plan for FY2015 – FY2020 (TPP), which included approximately 220 projects funded with \$1.4 billion in revenues from various sources. On December 1, 2015, staff presented a proposed schedule of activities associated with updating the TPP to the Board Transportation Committee (BTC). Some of these activities included: revising revenue estimates to include revenues through FY2023, updated project costs, development of benefit-cost information for each project, project implementation timelines, and public outreach. Staff met with individual Board members in June and July 2017 to discuss project needs and proposed plans for fall 2017 public outreach. Staff also met with the Board during its July 18, 2017, BTC meeting to finalize the schedule of activities associated with public outreach. Staff met with Board members again from December 2017 through February 2018. Staff anticipates bringing final TPP recommendations back to the Board following the General Assembly's Reconvened Session in mid-April 2018.
- **Commonwealth Transportation Board (CTB)**
  - o On June 20, 2017, the CTB approved FY2018 Revenue Sharing allocations for the Commonwealth including:
    - \$5.5 million for the Route 28 widening project from the Prince William County Line (Bull Run Bridge) to Route 29.
    - \$4.5 million for the Richmond Highway widening project from Mount Vernon Memorial Highway to Napper Road.
  - o On November 1, 2017, the County submitted two projects for FY2019 funding including:
    - A \$6,536,863 request for the Soapstone Connector.
    - An additional \$2,039,172 for the Richmond Highway Widening project from Mount Vernon Highway to Napper Road.
  - o The next round of Smart Scale will commence in spring 2018, with applications due August 1, 2018.
- **Capital Improvement Program (CIP):** CFD successfully coordinated the FCDOT portion of the CIP for the County Executive's advertised FY2019 Budget. The Planning Commission is anticipated to approve FCDOT's CIP at their March 7, 2018, Workshop with recommendations to be included in the County's Adopted Budget.
- **Cost Benefit Analysis Tool (CBA):** CFD reviewed factors included in the CBA tool, including gas prices, labor rates, fuel economy standards, and emissions data. CFD then input new data into the CBA tool and evaluated proposed projects for the upcoming TPP update. Proposed projects received CBA scores based upon the revised data. The CBA score is one factor that is considered when evaluating projects for the TPP. The TPP also includes several other qualitative and quantitative measures used in conjunction with the overall CBA score.

- **Coordination with Metropolitan Washington Council of Governments (COG) Transportation Planning Board (TPB), Metropolitan Washington Air Quality Committee (MWAQC), and COG Climate, Energy, and Environmental Policy Committee (CEECP)**
  - o On September 8, 2017, the TPB Steering Committee approved an amendment to the FY2017 – FY2022 Transportation Improvement Plan (TIP) to include \$5.247 million and \$405,000 in National Highway Performance Program (NHPP) funding for planning and engineering in FY2017 for the Lee Highway (US 29) Widening Phase II project. The amendment also includes \$18.966 million in advanced construction funding and \$222,000 in NHPP funding in FY2018 for the GARVEE (Grant Anticipation Revenue Vehicle) Debt Service for this project. The amendment added funding for the widening of US 29 between Union Mill Road and Buckley's Gate Drive. The project is included in the Air Quality Conformity Analysis of the 2016 CLRP Amendment and the FY 2017 – FY2022 TIP.
  - o On January 4, 2018, the TPB Steering Committee approved an amendment to the FY2017 – FY2022 TIP to revise the total cost estimate for the Rolling Road project from \$35.1 million to \$51.2 million. The project will reduce congestion by widening Rolling Road between Fairfax County Parkway and Old Keene Mill Road from two lanes to four lanes with left and right turning lanes, stormwater management facilities, and accommodations for bicyclists and pedestrians. The Rolling Road project is included in the Air Quality Conformity Analysis of the 2016 CLRP Amendment and the FY2017 – FY2022 TIP.
  - o **Visualize 2045: Review of Comments Received and Approval of the Constrained Element Project Submissions for the Air Quality Conformity Analysis for Visualize 2045 and the 2019 – 2024 TIP:** At its meeting on January 17, the TPB adopted a resolution approving the project submissions for inclusion in the Air Quality Conformity Analysis for Visualize 2045 and the FY2019 – FY2024 TIP. Additionally, the TPB approved the Action Item for the Scope of Work for the Air Quality Conformity Analysis for Visualize 2045 and the FY2019 – FY2024 TIP. Below is a list of Northern Virginia's major project changes.
    - Changes to the I-495 Express Lanes project include increasing the number of Express lanes in each direction between the George Washington Parkway and the American Legion Bridge from one to two to complement MDOT's project over the bridge.
    - An additional southbound auxiliary lane on I-95 and to widen US 15.
    - Removal of the planned Virginia Railway Express extension to Gainesville and Haymarket.
  - o **Approval of Funding Recommendations for the Enhanced Mobility of Seniors and Individuals with Disabilities Program and an Amendment of the FY2017 – FY2022 TIP:** On January 17, the TPB approved a funding recommendation for this program. The following Northern Virginia projects are recommended for 2017 funding:
    - Jewish Council for the Aging – Network of Volunteer Drivers: Increase the capacity and effectiveness in Northern Virginia and Montgomery and Prince George's Counties.
    - The Arc of Northern Virginia – Train the Trainer: Expand the reach of the currently funded "Train the Travel Trainer" program.
    - Dulles Area Transportation Association (DATA) – Bilingual Training: Recruit bilingual Spanish-speaking volunteers and drivers.
    - Fairfax County Department of Neighborhood and Community Services – Mobility Access Project (FXMAP): Continuation and expansion of an existing grant to promote travel training in the community, provide more information about transportation options, and improve the call center.
    - Boat People SOS, Senior Transportation: Provide group and one-on-one training sessions on fixed-route services and other transportation options.
    - Vehicle Purchase: Fairfax County Department of Neighborhood and Community Services – Human Services Transportation Bus Replacement: Five 19-passenger buses to provide specialized transportation services for participants of human service agency programs, including travel to senior centers, adult day programs, and health care centers.
    - Vehicle Purchase: Every Citizen Has Opportunities, Inc. (ECHO) - Four vehicles (three 14-passenger buses and one 15-passenger bus) to provide clients with intellectual disabilities transportation to and from day program sites and community engagement activities.

- o **Long-Range Plan Task Force Work Group**
  - The objective of the TPB's Long-Range Task Force is to improve the performance outcomes of the CLRP by identifying a limited set of multi-modal projects with the greatest potential to improve regional system performance. At its July 19, 2017, meeting, the TPB approved a set of ten initiatives for further analysis as recommended by the Long-Range Plan Task Force. The initiatives consist of projects, programs, and policies that go above and beyond what is contained in the currently adopted 2040 CLRP. The initiatives were grouped in three categories noted below.
    - Multimodal Initiatives
      1. Regional Express Travel Network
      2. Regional Congestion Hotspot Relief Program
      3. Additional Northern Bridge Crossing/Corridor
    - Transit Initiatives
      4. Region-wide High-Capacity Transitways (such as Bus Rapid Transit)
      5. Regional Commuter Rail Enhancements
      6. Metrorail Regional Core Capacity Improvements
      7. Rail Transit Extensions
    - Policy-Focused Initiatives
      8. Optimize Regional Land-Use Balance
      9. Transit Fare Policy Changes
      10. Amplified Travel Demand Management for Commute Trips
  - In November 2017, TPB staff and consultants presented the results of the sketch planning analysis to the Task Force for review, and on December 6, 2017, the Task Force agreed to recommend five of the ten initiatives for TPB endorsement. On December 20, 2017, the TPB endorsed the initiatives recommended by the Long-Range Task Force.
    - Policy Focused
      1. Optimize Regional Land-Use Balance (Policy Focused)
      2. Employer-Based Travel Demand Management Policies (Policy Focused)
    - Transit Initiative
      3. Regionwide Bus Rapid Transit (BRT) and Transitways
      4. Metrorail Core Capacity Improvements
    - Multimodal Initiatives
      5. Regional Express Travel Network
  - The TPB's action is based on the belief the region needs to develop a long-range transportation plan that goes beyond the project inputs reflected in its current CLRP, and that includes a combination of projects, programs, and policies that would better achieve the broad range of transportation goals embedded in TPB and COG's adopted guiding documents. The endorsement signifies that the action is worthy of additional study and exploration.
  - In addition to the aforementioned five initiatives endorsed by the TPB, staff developed a list of unfunded bicycle and pedestrian priorities. On January 17, 2017, the Board endorsed the non-motorized priority projects initiatives for inclusion in the aspirational element of Visualize 2045. Two components of the non-motorized priority project package are the completion of the National Capital Trail (previously known as the Bicycle Beltway) and the prioritization of access improvements to high-capacity transit stations.
- **Washington Metropolitan Area Transit Authority (WMATA)**
  - o **Funding and Reforms for Washington Metropolitan Area Transit Authority (Metro):** Several significant regional, state, and federal efforts are underway to secure an additional \$500 million per year in capital funding for Metro to bring the Metrorail system, in particular, back to a "State of Good Repair" and to keep it that way. These efforts also include discussions about reforms to Metro's Board of Directors and efforts to reduce costs and make the system more efficient. FCDOT staff has supported multiple County Board members sitting on various regional transportation bodies with these issues and is currently engaged with the review and revisions of Metro-related legislation at the Virginia General Assembly.

- o **Northern Virginia Transportation Commission (NVTC):**
  - **Governance and Personnel Committee:** The Governance and Personnel Committee was created in January 2017. As outlined in an enactment clause of the Metro Safety Commission (MSC) legislation, the committee has been coordinating with the Virginia Secretary of Transportation, through DRPT, to develop, propose, and seek agreement on WMATA reforms.
  - **Principles in WMATA Governance Reform Efforts Resolution:** Based on the Governance and Personnel Committee recommendations, in September 2017, the Commission approved a resolution that states NVTC's position on the WMATA governance structure. The resolution articulates positions on board composition, voting authority, technical expertise, compensation, ethics, and the use of the jurisdictional veto. The Board of Supervisors subsequently endorsed this resolution.
  - **Independent Review of WMATA**
    - On March 23, 2017, Governor Terry McAuliffe announced that an independent review of WMATA will be led by former U.S. Department of Transportation Secretary Ray LaHood. Consistent with SB 1251 (2017), the Commonwealth is coordinating this effort with NVTC.
    - On December 5, 2017, Secretary LaHood released his final report recommending a five member control board. One member each from Virginia, Maryland, the District, the Federal Government, and a fifth member selected by the first four to be the chairman. Though the report did concur that WMATA needed \$500 million annually to address a state of good repair, there were no funding recommendations included in the final report.
    - Legislative efforts to address WMATA funding and governance have been introduced at the state and federal levels and are going through the legislative process. Support for WMATA dedicated funding and governance reforms is in the County's Legislative Program and the County is working with our legislative delegation to address these issues.
- o **Metro Strategy Group:** MWCOC established the Metro Strategy Group (MSG). The MSG primarily focused on WMATA funding challenges. In June 2017, the MSG presented MWCOC with a series of principles that they adopted to provide a focus for the regional actions needed to facilitate achievement of the region's goals for Metro, including:
  - Funding the WMATA capital budget gap through a dedicated funding source or sources earmarked to WMATA that are fully bondable and enhance WMATA's overall financial standing.
  - Operating and maintenance funding needs should be addressed through management best practices and reforms, as well as increased ridership, before determining if there is a need for additional funding.
  - Local and state contributions for subsidies should be predictable with an annual growth rate that does not exceed three percent.
  - Enhancement and reform of WMATA's governance and operations may be accomplished through agreements, policies, and legislative actions that optimally would be accomplished without reopening the Compact.
  - The federal government must recognize its fiscal responsibility to the WMATA system and the federal workforce utilizing the Metrorail system.
- o In December 2017, the Council of Governments Board of Directors adopted a more specific resolution related to Metro funding and reforms.
- o **Metro Capital Funding Agreement (CFA):** The Metro Capital Improvement Program (CIP) includes funding for maintenance and safety, new rail cars, power upgrades for running eight car trains, and additional buses for operating Priority Corridor Networks. WMATA and the jurisdictions have approved two one-year extension for FY2017 and FY2018. A third extension will be considered while the jurisdictions worked on the FY2019 Budget. The WMATA Board has started working on the FY2019 Budget, and discussions will be taking place about whether the region should approve a new long term agreement or just another extension of the current CFA to allow the purchase of new railcars and other capital projects to continue, as well as the sale of bonds, during FY2019.
- **Virginia Railway Express (VRE)**
  - o At their December 5, 2017, meeting, the Board of Supervisors approved VRE's FY 2019 Capital and Operating Budget. FCDOT is continuing to study the feasibility of expanding the Rolling Road VRE Station

parking lot and alternative locations for a larger lot while a smaller expansion of 32 spaces is being designed.

- o In October 2017, VRE completed the expansion of the Lorton Station platform to accommodate eight-car trains.
  - o On May 20, 2016, Fairfax County Board members of the VRE Operations Board, endorsed a Memorandum of Agreement with the District Department of Transportation (DDOT) and the Virginia Department of Rail and Public Transportation (DRPT), that commits the VRE match of \$1.3 million to the Transportation Investment Generating Economic Recovery (TIGER VI) grant and defines VRE's role in the management of Phase III of the Long Bridge Expansion Study.
  - o In addition to the TIGER Grant award, the Commonwealth of Virginia, VDOT, and DRPT were awarded a \$165 million U.S. Department of Transportation (USDOT) Fostering Advancements in Shipping and Transportation for the Long Term Achievement of National Efficiencies (FASTLANE) grant for Virginia's Atlantic Gateway projects. The Atlantic Gateway Project is a series of projects in the I-95 corridor in Northern Virginia that will enhance passenger and freight rail along the corridor, enhance the 95 Express Lanes, and expand bus service in the corridor. A key project for the rail portion of Atlantic Gateway is adding capacity to the Long Bridge across the Potomac River, which is a major railroad bottleneck for the Eastern Seaboard and is the primary constraint limiting VRE's ability to operate more trains. These funds will help in the design of this approximate \$700 million project. The VRE System Plan 2040 identified the expansion of railroad capacity, particularly expansion of the Long Bridge across the Potomac River, as a critical need to support long-term VRE growth and service expansion. The study is still in progress.
  - o In September 2017, VRE began negotiations with the Virginia Resource Authority (VRA) through their Virginia Pooled Financing Program (VPFP) to refinance the 2007 Railroad Rehabilitation and Improvement Financing (RRIF) loan for the purchase of 60 Gallery railcars. The refinancing will save approximately \$600,000 per year for the remainder of the loan period which expires in March 2033. VRE's Master Agreement requires unanimous consent among all participating jurisdictions of VRE, including Fairfax County, to incur any debt financing of this nature. The refinancing proposal was approved by the Board of Supervisors at their February 20, 2018, meeting.
- **Reston Transportation Infrastructure Funding**
    - o On February 28, 2017, the Board of Supervisors approved the Reston Transportation Funding Plan. This 40 year plan includes nearly \$2.3 billion in transportation infrastructure improvements. Funding for this plan includes a Reston Transportation Service District, which in addition to an advisory board, was established by the Board of Supervisors on April 4, 2017. The advisory board provides the Board of Supervisors with recommendations on the transportation service district tax rate. An initial meeting with the Reston Transportation Service District Advisory Board was held on November 30, 2017. The advisory board will meet in spring 2018 to discuss the status of transportation projects and development in Reston, as well as options for the FY 2019 service district tax rate. The Board of Supervisors set the FY2018 rate at \$0.021/\$100 of assessed value, and is consistent with the Reston Transportation Funding Plan.
  - **Northern Virginia Transportation Authority (NVT): Regional Long-Range Plan and HB 2313 Regional Funds**
    - o NVT adopted the update of its unconstrained long range transportation plan, TransAction, in October 2017. This updated plan will be the basis for all projects being considered for NVT regional funding. Following adoption of TransAction, NVT announced a Program Call for Projects (late 2017) for FY2018 – FY2023. On December 5, 2017, the Board approved the submission of the following projects:
      - Richmond Highway Widening (Mount Vernon Memorial Highway to Napper Road) - \$127,000,000.
      - Route 28 Widening (Prince William County Line to Route 29) - \$39,300,000.
      - Fairfax County Parkway Widening (Ox Road to Route 29) and Popes Head Road Interchange Improvements - \$67,000,000.
      - Seven Corners Ring Road (Phase 1A/Segment 1A) - \$12,400,000.
      - Frontier Drive Extension - \$79,500,000.
      - Braddock Road Improvements (Burke Lake Road to I-495) - \$52,400,000.
      - Rolling Road Widening (Old Keene Mill Road to Fairfax County Parkway) - \$17,000,000.

- Route 29 Widening Phase II (Union Mill Road to Buckleys Gate Drive) - \$7,600,000.
- Shirley Gate Road Extension - \$42,000,000.
- Richmond Highway Bus Rapid Transit (Huntington Metrorail Station to Fort Belvoir) - \$250,000,000.
- Soapstone Drive Extension (Dulles Toll Road (DTR) Overpass) - \$157,000,000.
- Town Center Parkway Extension (DTR Underpass) - \$17,000,000.
- Richmond Highway CSX Underpass - \$12,000,000.
- Route 28 Widening (Northbound, McLearen Road to Route 50) - \$19,000,000.
- Rock Hill Road Extension (DTR Overpass) - \$170,000,000.

Applications for these projects were submitted on December 15, 2017. NVTa is expected to approve their FY2018 – FY2023 six year program in June 2018.

- o On December 5, 2017, the Board also authorized FCDOT to apply for proposed projects for FY2024 CMAQ and RSTP funds. Those projects included the following:
  - Countywide Transit Stores.
  - Fairfax County Parkway Widening (Ox Road to Lee Highway), and Fairfax County Parkway/Popes Head Road Interchange Improvement.
  - Richmond Highway Bus Rapid Transit Project.
  - Richmond Highway Widening (Mount Vernon Highway to Napper Road).
  - Seven Corners Interchange Improvements.
  - Soapstone Drive Extension (Dulles Toll Road (DTR) Overpass).
  - Tysons Roadway Improvements.
- o On February 1, 2018, NVTa approved a list of proposed projects and proposed funding amounts to be recommended to the Commonwealth Transportation Board for adoption. The list included some funding for each of the County's requests. The CTB is expected to include funding for CMAQ/RSTP as part of the Six-Year Improvement Program this summer.

- **2017 Legislative Summary and Bill Implementation**

- o In 2016, the General Assembly passed HB 1359, which established an Advisory Board within DRPT to examine the effects of the loss of state transit capital funds and identify additional sources of revenue. The bill also includes language requiring the Advisory Board to develop a prioritization proposal for transit capital funding. Under this proposal, funding for new transit service or the expansion of transit service would be subject to the same prioritization factors as HB 2 (2014). Currently, the Commonwealth utilizes a tiered approach for transit capital funding. The bill requires the new Advisory Board to develop prioritization methods within those tiers.
- o Supervisor Jeff McKay was appointed to this Advisory Board, as the representative of the Virginia Association of Counties, and County staff provided support to him during this process. The report was released in August 2017. The report includes several findings and recommendations:
  - The evaluation identified an average revenue gap of \$130 million in statewide transit funding, annually, over the next ten years.
    - WMATA capital needs are not fully factored into this analysis and will require additional consideration in the revenue approach.
  - A combination of sustainable and dedicated revenue sources should be considered. The majority of these funds should be from statewide sources.
  - About 80 percent of transit capital expenditures are for the replacement of existing assets (buses, rail cars, maintenance facilities, etc.). The loss of these funds could threaten the reliability and safety of bus and rail service throughout Virginia.
  - Transit capital resources should be prioritized by project, based on quantifiable measures, and an illustrative process has been developed.
- o Prior to the implementation of any process, further input from the CTB and the Transit Service Delivery Advisory Committee is needed. Legislative efforts to address statewide transit funding have been introduced in the Virginia General Assembly and are being reviewed as part of the legislative process. Support for transit funding is in the County's Legislative Program and the County is working with our legislative delegation to address the issue.

- **Northern Virginia Transportation Commission**
  - **I-66 Commuter Choice Program (formerly Transform 66 Multimodal Program):** In September 2017, the Northern Virginia Transportation Commission (NVTC) authorized the Executive Director to Submit an Annual Report on the FY2017 I-66 Commuter Choice Program to the Commonwealth Transportation Board (CTB) and to approve the FY2018 I-66 Commuter Choice Program Call for Projects. The I-66 Commuter Choice Program is designed to benefit toll payers by easing congestion on I-66 Inside the Beltway.
    - On September 20, 2017, NVTC and the Virginia Department of Transportation (VDOT) celebrated the launch of I-66 Commuter Choice Program in Falls Church. The ceremony was attended by Governor Terry McAuliffe and Transportation Secretary Aubrey Layne. This event included an official announcement of the FY2018 Call for Projects for the I-66 Commuter Choice Program.
    - On December 5, 2017, the Fairfax County Board of Supervisors approved a resolution authorizing the County to apply for regional funding for Fiscal Year (FY) 2018 through the NVTC to fund two projects that will increase travel options for commuters on I-66 Inside the Beltway.
    - The following projects were submitted for NVTC consideration for FY 2018 funding on December 15, 2017:
      - Express bus service operating from the Vienna Metrorail Station to the Pentagon Transit Center
      - Installation and operation of at least ten new Capital Bikeshare stations in the Providence District, specifically in the Merrifield and Vienna areas.
    - In January 2018, NVTC was asked to approve a resolution to authorize the Executive Director to sign an Amended Memorandum of Agreement (MOA) between NVTC and the Commonwealth for the Transform66 Multimodal Project. This MOA governs the use of toll revenues from I-66 Inside the Beltway and provides the formal structure for NVTC's I-66 Commuter Choice program. The Commonwealth proposed amending the MOA in two ways. First, make permissible the use of I-66 Inside the Beltway toll revenues for debt service or other payments towards construction of a new passenger/commuter rail bridge in proximity to the Long Bridge and/or modifications to the Rosslyn Metrorail station to facilitate Metrorail passenger movement. Second, eliminate any restrictions in the MOA related to using funding for operating costs, allowing that policy decision to be determined by NVTC. NVTC voted to revisit this resolution at a later date. The NVTC asked Deputy Secretary of Transportation Nick Donohue to return in May 2018 with information regarding the implementation of tolling on I-66 Inside the Beltway.
  - **Regional Bus Agenda and Analysis:** In November 2017, NVTC staff presented the findings of NVTC's two-year effort to analyze how bus transit serves Northern Virginia, across jurisdictions and regardless of service provider. As part of NVTC's Regional Bus Agenda, NVTC staff concluded the initial analysis of bus operations and found that there are no significant regional gaps in service. The analysis show that bus is an important mode in Northern Virginia and key corridors in the region that could benefit from upgraded service levels. These corridors could form a system of high quality bus in the future allowing for greater mobility, less reliance on single occupant automobiles, and more multimodal mobility choices. NVTC's initial analysis shows that these corridors warrant more study to refine the idea and determine feasibility.
  - **NVTC's Regional High Capacity Transit Economic Impact Study:** In September 2017, the Commission received the findings of NVTC's Regional High Capacity Transit Economic Impact Study. The objective of the study is to quantify the value that high capacity transit modes (Metrorail and VRE) operating in Northern Virginia bring to the Commonwealth. The effort focuses on quantifying the contribution of the state income tax and state retail sales and use tax to the state General Fund, as these two sources represent the vast majority of General Fund revenues. The analysis found that the Commonwealth's General Fund receives over \$600 million per year in revenue from the households and jobs supported by the high capacity rail network in Northern Virginia. The final report with technical appendices was provided to the Commission on January 18, 2018, and can be found at <http://www.novatransit.org/the-value-of-metrorail-and-vre-to-the-commonwealth-of-virginia/>.
  - **Envision Route 7:** Conceptual Engineering Memorandum of Agreement with the Jurisdictions: In October, 2017, NVTC authorized the executive director to sign the Route 7 Conceptual Engineering Memorandum of Agreement (MOA) with the City of Alexandria, Arlington County, Fairfax County, and City of Falls Church to provide matching funds to a Department of Rail and Public Transportation (DRPT)

grant for conceptual engineering work along the proposed Route 7 bus rapid transit (BRT) route. On December 5, 2017, the Fairfax County Board of Supervisors' authorized the Director of the Department of Transportation to execute the MOA with NVTC. The agreement documents the parties' understanding regarding funding for Phase III of the Envision Route 7 Project. The award, in the amount of \$300,000 (\$150,000 state share with a \$150,000 required local match) will fund the Envision Route 7 Phase III Planning Level Conceptual Engineering Study. The required share for Fairfax County is \$75,000, which will be paid with state aid held in trust for Fairfax County at NVTC.

- o **I-395 Express Lanes Multimodal Program:** In October, 2017, Governor Terry McAuliffe joined the Virginia Department of Transportation (VDOT) and its private partner and operator of the I-95 Express Lanes, Transurban, to break ground on the start of construction of an eight-mile extension of the I-395 Express Lanes from the northern end of the 95 Express Lanes to the District of Columbia line, with reversible toll lanes operating in the northbound direction during morning rush hour and southbound in the afternoon. Included in the multi-year public private partnership agreement is a yearly payment of \$15 million (to be escalated annually) that will be paid by Transurban to the Commonwealth.
  - In November, 2017, NVTC authorized the executive director to sign the I-395 Express Lanes Memorandum of Agreement that will provide NVTC the authority to select and administer a 68-year transit and multimodal program funded by toll revenues. The agreement, between the Commonwealth Transportation Board, the VDOT, DRPT, NVTC, and the Potomac and Rappahannock Transportation Commission, documents the roles and responsibilities of the parties with regards to a multi-year annual transit payment funded by revenues from the I-395/95 Express Lanes. The project is expected to be operational and initial tolls to be collected by the end of 2019.

## Site Analysis and Transportation Planning Division

The Site Analysis and Transportation Planning Division (STP), formerly known as the Transportation Planning Division, is responsible for long-range planning efforts, the analysis of transportation impacts of current and future developments, reviewing the transportation aspects of zoning submittals, as well as other miscellaneous planning and implementation activities. STP consists of two sections: Site Analysis and Transportation Planning. The following information outlines the status of projects and tasks currently being undertaken by each of the sections.

### Site Analysis Section

- **Tysons Zoning Applications**
  - o Staff are reviewing 12 active land use cases in Tysons, including nine rezoning cases, one site plan application, one special permit application, and one comprehensive sign plan amendment case.
  - o There are six sites under formal discussion for potential zoning cases. Each of these include some level of transportation review.
  - o Two land use applications were approved by the Board of Supervisors between September 2017 and February 2018.
  - o Efforts continue to ensure that Comprehensive Plan goals are met for both approved development and general implementation activities in Tysons.
  - o Staff is also participating in the following projects: a simulation study of Route 123 for a modified intersection treatment; the construction of the Jones Branch Connector; the design for the Route 7 and Route 123 interchange; the Route 7 corridor design; coordination on the future use of the Tysons West\*Park Transit Station site; Dominion Energy's Idylwood to Tysons Electric Transmission Line Project; ongoing implementation of Capital Bikeshare throughout Tysons; frontage and access improvements to the intersection of Tysons Boulevard and International Drive; the bicycle and pedestrian bridge over I-495; and the Lincoln Street alignment study to further implement the grid of streets in Tysons.
- **Land Use Review along Phase 2 of Silver Line/Reston-Herndon**
  - o Staff is reviewing 21 active land use cases in this area.

- o Three land use applications have been approved by the Board of Supervisors since September 2017. These include a rezoning case and two Special Exception applications.
- o Site Analysis staff participates in the implementation of Comprehensive Plan goals for this area, including the network analysis and funding plan development efforts.
- o Staff continues to coordinate with the Capital Projects and Traffic Engineering Division and the Transportation Design Division on transportation projects impacted by land use cases.
- **Innovation Center Station North Study**
  - o The Plan Amendment was authorized by the Board of Supervisors in October 2017. The authorization directed staff to look at increasing the density on the north side of the station consistent with other Metrorail stations on the Silver Line. The Board also directed staff to evaluate the impacts of a predominantly office-based land use.
  - o As part of the plan amendment, FCDOT has obtained consultant assistance to conduct a transportation study of the proposed change in land use and identify appropriate mitigations.
  - o Notice to proceed for the study was given in December 2017, and the study kick-off meeting was held in January 2018.
  - o FCDOT has been coordinating with the Town of Herndon, Loudoun County, and VDOT on the study parameters. This effort is a continuation of the inter-jurisdictional work that began in 2009 with the CIT plan amendment and rezoning approvals (The Hub and Waterside) in Loudoun County.
  - o Coordination with the neighboring jurisdictions and VDOT will continue throughout the duration of the study.
  - o The transportation study is expected to be submitted to VDOT, as part of the Chapter 870 regulations, in summer 2018. The transportation study is expected to be concluded in late fall 2018 or early winter 2019.
  - o On October 24, 2017, the Board authorized a Comprehensive Plan amendment for consideration of an increase of the FAR limits in the Core Area and a land use mix that is predominantly office.
  - o FCDOT is conducting a transportation study associated with the Plan Amendment, mainly coordinated between the Site Analysis Section and the Transportation Planning Section. This study is expected to be completed in early winter 2018.
- **General Zoning Applications and Post-Zoning Activities**
  - o Staff completed 31 Chapter 870 Traffic Impact Analysis determinations during this time period.
  - o Staff is engaged in the review of the following new cases:
    - 14 rezoning cases.
    - Two Special Exceptions.
    - 12 Special Permits.
    - Four Special Permit Amendments.
    - 21 pre-application submission meetings were held with SAS staff.
    - Case work on in-process applications continued during this time period.
  - o Staff reviewed a number of new post-zoning cases, including:
    - One site plan review.
    - Two site plan waiver requests for roadway improvements.
    - Three site plan waiver requests for trail, sidewalk, and bike improvements.
    - Four proffer interpretations.
    - Six proffer implementation coordination actions.
    - Coordination and case work for in-process requests also continued during this time period.
- **15.2-2232 Public Facilities Review**
  - o Site Analysis began public facilities review responsibilities for the department in October 2017. Since that time, staff reviewed three applications, and been a staff liaison for the transportation review of the county's proposed Stormwater and Wastewater facility on Fred's Oak Road.
- **Transportation Demand Management (TDM)**
  - o 33 percent of new rezoning applications have a TDM component to be negotiated and finalized.

- o Coordination on implementation of proffered TDM programs by property developers and owners occurs daily.
- **Parking**
  - o Six new shared/reduced parking requests were submitted for review by Site Analysis staff during this period.
- **Right of Way Inquiries**
  - o Six vacation/abandonment/discontinuance requests were processed during this time period. Five requests were approved by the Board during this period.
  - o 35 general right-of-way inquiries were addressed. One public road acceptance was approved.
- **Process and Standards**
  - o Urban Street Standards (USS): Several agencies are coordinating to establish urban street standards for approval by VDOT under new guidance from the state's Road Design Manual. Site Analysis has taken the lead in this effort. For Reston, VDOT approval has been secured for Phase I of the Wiehle-Reston East Transit Station Area (TSA) and Phase I of the Reston Town Center TSA; submission of Phases I of the Herndon-Monroe TSA and Phase II of the USS that would apply to all three TSA areas is anticipated in March 2018.
  - o Staff continues to participate in the ongoing effort to implement urban street designs in Transit Oriented Developments (TOD) and County activity centers to conform to the urban street design standards adopted by VDOT in December 2013. These efforts continue in the Springfield Community Business Center (CBC), the Merrifield Town Center area, and the Baileys Crossroads/Seven Corners area. USS is also a component of the Embark activities for planning in the Richmond Highway corridor.
  - o Site Analysis is participating in the effort to address parking supply and regulation issues for on and off-street parking in TODs, urban centers, and revitalization areas. Staff has assisted Land Development Services staff in stakeholder outreach and drafting of revisions to parking regulations intended to streamline administration and review of parking supply matters associated with land development activities.
  - o Site Analysis is participating in ongoing stakeholder discussions (FairfaxFirst) on process changes intended to optimize the site plan and zoning review processes. SAS staff are included in the following activities: zoning ordinance modernization, Public Facilities Manual update, building repurposing, and E-plan process improvement and initiation.

## Transportation Planning Section

- **Seven Corners Area Study**
  - o On July 28, 2015, the Board of Supervisors approved the Comprehensive Plan Amendment.
  - o The County submitted applications for Smart Scale funding (twice) and Northern Virginia Transportation Authority (NVTA) funding for initial design of the first segment of the new interchange, but the project was not selected for funding. The project will be resubmitted for funding in the future.
  - o Staff has begun work on the follow-on motions that the Board adopted in conjunction with the Comprehensive Plan Amendment. A contract has been awarded to assess options for Juniper Lane when Opportunity Area C redevelops.
- **Huntington Area Transportation Study**
  - o The study was initiated in June 2014.
  - o Data collection and analysis of existing conditions have both been completed.
  - o Alternatives for Richmond Highway intersections at Fort Hunt Road and Huntington Avenue were prepared and presented to the Board in January 2015.
  - o The analysis of base future year conditions was completed in April 2015.
  - o The North Gateway development site's land at a 2.0 floor-area-ratio (FAR) has been tested.
  - o Mitigation measures for year 2040 conditions are recommended in the report.

- o Final Report is anticipated to be complete in April 2018.
- **Reston Enhanced Network Analysis (see Coordination and Funding Division section for information on the Reston Funding Plan)**
  - o Assessment of existing conditions, midpoint (2030), and 2050 conditions has been finalized.
  - o The Advisory Group held its last meeting (#16) on May 22, 2017.
  - o Ten Stakeholders meetings were held.
  - o Four public meetings were held.
  - o The phasing analysis for both existing conditions and 2050 have been completed.
  - o Staff has completed the Department of Rail and Public Transportation classifications for the Grid of Streets.
  - o Final documentation of the study is under review and expected to be published in March 2018.
- **Hunter Mill Road Study**
  - o Seven alternatives were developed with community input and each alternative was analyzed.
  - o These alternatives were presented to the community in May 2015.
  - o At the request of the community, the project was put on hold in summer 2015 pending adoption of new national standards for evaluating capacities of roundabouts.
  - o Following the application of the new roundabout guidance, the Staff Preferred Alternative was presented to the community on November 17, 2016.
  - o The final report for the study, "Hunter Mill Road Corridor Analysis Report", has been finalized and posted online: <https://www.fairfaxcounty.gov/transportation/study/hunter-mill>
  - o The Board authorized a Plan Amendment associated with the study on May 2, 2017.
  - o The Planning Commission held a public hearing on January 24, 2018.
  - o The Board Hearing is scheduled for March 6, 2018.
- **Tysons Neighborhood Study Phase II**
  - o Analysis of conditions has been completed.
  - o A draft memorandum outlining next steps has been completed and is being edited based on internal comments.
  - o Results of the analysis are being presented to district supervisors representing the areas containing study intersections. Additional meetings will be scheduled in spring 2018. Staff will finalize the memorandum when meetings with all supervisors are complete.
- **Springfield Complete Streets**
  - o Complete streets cross-sections have been developed for the roadways in the Community Business Center (CBC) and Transit Station Areas (TSAs), taking the urban design guidelines from the DRPT into consideration, while making an attempt to utilize existing infrastructure and minimize right-of-way requirements.
  - o Cost estimates have been developed for each facility based on the cross sections.
  - o Draft Springfield Road Fund residential and commercial rates have been developed. Meetings with stakeholders are anticipated in winter/spring 2018.
- **Countywide Transit Network Study**
  - o High Quality Transit Network identified.
  - o Right-of-way and other impacts are being assessed by corridor.
  - o Study is incorporating input from the Route 1 Multimodal Alternatives Analysis, Envision Route 7, and other studies.
  - o The feasibility of Bus Rapid Transit (BRT) has been assessed on South Van Dorn Street from Kingstowne to Van Dorn Street Metrorail Station with increased land use in the Kingstowne CBC and on adjacent sites.
  - o Study recommendations were presented to the Board Transportation Committee in December 2015.
  - o Three final community meetings were held in February 2016.
  - o Final recommendations will be submitted to the Board for endorsement in spring 2018.

- **Route 1/Richmond Highway Bus Rapid Transit Project (Embark)**
  - In December 2014, the DRPT study recommended the long-term extension of the Metrorail Yellow Line from Huntington to Hybla Valley with Bus Rapid Transit (BRT) in the median to be phased for the entire corridor to Woodbridge. The study was endorsed by the Board in May 2015.
  - A Comprehensive Plan Amendment was authorized by the Board in May 2015. FCDOT is coordinating this amendment with the Department of Planning and Zoning (DPZ) and the Office of Community Revitalization (OCR). FCDOT conducted a transportation analysis in conjunction with the Plan Amendment, and VDOT approved the Chapter 870 traffic impact analysis in August 2017. The Planning Commission held a public hearing on the Plan Amendment on January 25, 2018 and the Board is scheduled to hold a public hearing on March 20, 2018.
  - Six community meetings were held during the Plan Amendment process (three in 2016, two in 2017, and one in 2018).
  - VDOT is conducting the Environmental Assessment (EA), as well as preliminary engineering and design, of the widening of Richmond Highway from Mount Vernon Memorial Highway to Napper Road. The EA and design will include BRT, as recommended in the DRPT study and endorsed by the Board. More information on this effort is included below in the Project Status Report section of this report.
  - A Program Management Consultant (PMC) was hired by FCDOT in December 2016 to assist in BRT project development and implementation. More information on this effort is included below in the Project Status Report section of this report.
- **Corridor Improvement Study for the Fairfax County Parkway/Franconia-Springfield Parkway**
  - The project is a joint VDOT/FCDOT study for 30-plus miles of corridor. The study was initiated in 2014. VDOT lead the effort on existing conditions for Fairfax County Parkway, while Fairfax County is leading the effort on existing conditions for Franconia-Springfield Parkway. Fairfax County is leading the subsequent study of future options.
  - Existing conditions analyses include data collection, analysis of existing traffic conditions and crash data, and traffic simulation modeling. A series of short-term improvements have been developed and prioritized. The Transportation Priorities Plan (TPP) has \$5.0 million on the list of unfunded projects for consideration to implement these improvements. Small-scale improvements will be included in various VDOT budgets and implemented as funding becomes available.
  - The County study of future options began in 2017, focused on planning for a long-range vision. The long-term study will involve extensive public involvement, starting with public meetings in summer 2018, and will evaluate a number of future options for the corridor. The long-term study is anticipated to be complete by the end of 2019.
- **Envision Route 7 Transit Alternatives Analysis (NVTC)**
  - The study corridor stretches from Alexandria to Tysons.
  - Phase II of this study was initiated in late 2014.
  - Phase II carried over both the Light Rail Transit (LRT) and Bus Rapid Transit (BRT) options from the Phase I study. Key components of the Phase II study include: ridership forecasting, conceptual cost estimates, funding and financial strategies, and alternatives evaluation.
  - Public meetings were held in November 2015 and June 2016.
  - The recommendation is for BRT from Tysons to the Mark Center in Alexandria with service to the East Falls Church Metrorail Station. Detailed routing options within Tysons need to be evaluated further.
  - The NVTC Board endorsed the study recommendations in July 2016. A final report has been prepared.
  - A contract for Phase III of the Alternatives Analysis, focusing on conceptual engineering, refinement of project costs, development of potential phasing strategies, and identification of required right-of-way, is expected to be issued in the first half of 2018. The Board approved matching funds for this study at its December 5, 2017, meeting.
  - FCDOT is initiating a study of the Route 7 corridor in Tysons to supplement the NVTC Study. This effort will look at the cross section of Route 7, potential bus station locations, and the routing of the BRT in Tysons. This study is expected to be completed in summer 2019.

- **Dulles Suburban Center Transportation Analysis**
  - o The Dulles Suburban Center Comprehensive Plan Update started in March 2016.
  - o The transportation study was initiated in December 2016 to support the effort.
  - o The analyses of existing conditions, the 2040 Comprehensive Plan scenario and the 2040 zoning potential scenario are all complete.
  - o Analysis of the proposed land use scenario is complete.
  - o Public Hearings for the Plan Amendment are scheduled for the Planning Commission in April 18, 2018, and Board of Supervisors in May 15, 2018.
- **Lincolnia Transportation Analysis**
  - o The Lincolnia Task Force has recommended that a Community Business Center (CBC) be designated within the Comprehensive Plan for Lincolnia. A public hearing was held before the Planning Commission on January 24, 2018, and a public hearing for the Board of Supervisors is scheduled for March 6, 2018. A transportation analysis to support the ongoing Lincolnia land use study has been initiated and is expected to be completed by the end of 2018.
- **Tysons Plan Implementation and Monitoring**
  - o FCDOT is currently studying how to use more advanced technology to conduct its annual transportation monitoring program. This study is supported by a Metropolitan Washington Council of Governments (MWCOC) Transportation Planning Board (TPB) Transportation-Land Use Connection (TLC) grant. Its recommendations are expected to be complete by the end of 2018.

## Special Projects Division (Dulles Rail Phases 1 & 2)

The Special Projects Division manages the Dulles Corridor Metrorail Project (DCMP) for Fairfax County. The division is working with local, state, and federal partners to implement a \$5.76 billion, 23-mile heavy rail construction project, including \$2.982 billion for Dulles Rail Phase 1 and \$2.778 billion for Dulles Rail Phase 2. The DCMP is an extension of WMATA's rail system which will extend the system from just west of East Falls Church into Fairfax County, Dulles International Airport, and Loudoun County. The new extension of the WMATA system is called the Silver Line. Fairfax County's direct funding for DCMP exceeds \$1 billion. The Special Projects Division also coordinates planning, design, and construction issues for the Fairfax County Phase 2 garage projects at Herndon and Innovation Stations with the Metropolitan Washington Airports Authority and the Fairfax Department of Public Works and Environmental Services. In addition to construction management, the team's efforts focus heavily on communication with elected officials, the community, and other stakeholders to ensure accurate reporting of project information and progress.

- **Dulles Rail (Phase 1)**
  - o Final punch list work remains for WMATA and VDOT items. Record of Decision road work has been completed, though work on the punch list is ongoing. MWAA has awarded a task order contract for the completion of outstanding punch list items, including the realignment of Old Meadow Road. Construction of the Old Meadow Road realignment is expected to begin in late spring 2018.
- **Dulles Rail (Phase 2)**
  - o The cost estimate for all Phase 2 work is \$2.778 billion. Construction of the rail line, system, and stations for Phase 2 is 74 percent complete, while the rail yard is 69 percent complete. Construction is underway at each of the Phase 2 Fairfax County station areas.
  - o Fairfax County agreed to use its best efforts to separately fund and construct the Herndon and Innovation Center parking garages, each including approximately 2,000 parking spaces for those that will be using the Silver Line. This is in addition to the County-funded and constructed garage at Wiehle-Reston East for Phase 1. Loudoun County will also be responsible for funding and constructing three garages at their Phase 2 stations. Fairfax County's funding and constructing of the parking garages has saved the project over \$200 million.
  - o The estimated cost to Fairfax County to construct the parking garages at Herndon and Innovation Center Stations is \$96.9 million. This cost will largely be funded with parking revenues. Bids were received for both garages and were under the Engineer's estimate. The Innovation Center Station garage's bid came

- in at \$52 million (\$57 million estimated) and the Herndon Station garage came back at \$44.5 million (\$56.7 million estimated).
- o In April 2015, MWAA announced design modifications to enhance the safety and reliability of the Silver Line, as well as stormwater revisions to conform to updated state criteria. As a result, the construction schedule for Phase 2 was extended by 13 months. The additional cost of \$95 million associated with this extension was negotiated between MWAA and Capital Rail Constructors.
- o Fairfax County is participating in a joint development at the Innovation Center Station site and received zoning approval in July 2014. Site preparation work on the joint development and associated infrastructure is ongoing. The new Innovation Station garage began construction in April 2017.
- o The County secured \$69 million from NVTAA to fund the Innovation Station construction costs. The County also sought separate federal funding (CMAQ) for the station, providing an additional \$11.2 million in savings to the overall project. Combined, Fairfax County secured over \$80 million in funding for the Innovation Center Station.
- o Construction began on the Herndon garage in June 2016, and is in progress. Precast erection and concrete work is currently underway.
- o The parking garages are estimated to be complete by spring 2019. The garage completion dates are scheduled to occur before the MWAA completion of Phase 2. The schedule for substantial completion of Phase 2 is approximately summer 2019 with revenue service to follow. The actual date of revenue service will be determined by the WMATA Board.

## Transit Services Division

Transit Services Division (TSD) staff are leading efforts to implement numerous public transportation improvements in Fairfax County. Efforts include bus service changes in support of major capital infrastructure projects, capital improvement projects at the three Fairfax Connector operating garages, improvements to passenger facilities, and enhancements in technology on the Fairfax Connector bus system.

- **Fairfax Connector Bus System**

- o TSD staff worked with MV Transportation (the contractor that operates Connector service for the County) staff on development of inclement weather plans that allow for the orderly shutdown and subsequent phased resumption of bus operations during snow events, if necessary.
- o TSD staff implemented the following Fairfax Connector service changes between September 2017 and February 2018 (all service changes were reviewed as mandated by the Federal Transit Administration [FTA] in Circular C 4702.1B, Title VI Requirements and Guidelines for Federal Transit Administration Recipients):
  - Minor schedule adjustments on Routes 171, 231, 232, 334, 335, and 551 to improve on-time performance and improve connections with Metrorail, Virginia Railway Express, and other bus service.
  - Reroute of Route 171 – Richmond Highway onto Whernside Street between Pohick and Telegraph Roads to take advantage of new traffic signal at Whernside Street and Telegraph Road. Reroute also addressed a double left turn at Pohick Road/Richmond Highway and Richmond Highway/Telegraph Road that was difficult for bus operators to accomplish during high traffic periods, due to the proximity of the two intersections.
  - Route 335 – Fort Belvoir “The Eagle”: Revised the schedule to include a morning trip departing at 6:00 A.M. from Franconia–Springfield Metrorail Station in response to customer input.
  - Route 395 - Springfield – Pentagon: Changes to this route implemented in March 2017 resulted in standing loads on some trips. To address the bus load issue, the schedule was revised to better match travel demand by having some trips serve both Backlick North and Gambrill Road Park-and-Ride Lots, while other trips alternated between one or the other park-and-ride lot. Subsequent monitoring of this route identified continued standing loads on some trips. To address this issue, staff implemented additional trips for the route in December 2017.
  - Route 462 - Dunn Loring – Navy Federal – Tysons: Rerouted onto Prosperity Avenue and Hilltop Road to address elimination of Metrobus 2T, while maintaining service to Vienna Park Apartments.

- Route 463 - Maple Avenue – Vienna: Rerouted onto Gosnell Road and Leesburg Pike to address elimination of Metrobus 2T, providing service to Tysons Towers Apartments. Subsequent rerouting and schedule retiming was implemented in December 2017 to address on-time performance issues.
  - Replace Route 333 - Patriot Ridge – Saratoga with two new routes, Route 340 (Patriot Ridge – Saratoga) and Route 341 (Boston Boulevard – Saratoga), to reduce pattern complexity for riders. Morning and evening rush-hour VRE connections are maintained at the Franconia–Springfield Metrorail Station.
  - Increase span of service and improve headways on Route 321 and 322 – Greater Springfield Circulator.
  - Route 699 – Northern Virginia Transit Commission (NVTC) grant funded express bus service operating from Fairfax County Government Center to the District of Columbia. The express bus provides service to four stops in the District including the State Department, George Washington University, and the World Bank.
- TSD staff will be conducting an efficiency and effectiveness analysis of all 300 series routes operating from the Franconia - Springfield Metrorail Station. The result will be a list of level of service improvements that could be implemented with minimum budgetary impact and other service changes that could be included in the annual TDP update.
- **Free Student Bus Pass Program:** After a successful pilot program the 2015 – 2016 school year (SY), the Board accepted staff recommendations to expand the Student Bus Pass Program. The program expansion has allowed for increased connectivity and access to even more after school events and activities.
  - The SY2017 – 2018 transit education program will target students in the Lee High School pyramid, South Lakes High School pyramid, Mt. Vernon High School pyramid, Chantilly High School, Oakton High School, Thomas Jefferson High School, and Madison High School. The pyramid events also incorporate middle schools. As part of the outreach effort, TSD staff:
    - Continued coordination with Neighborhood and Community Services at community resource fairs, community developers, school social workers, and the middle and high school principals' associations.
    - Placed Student Pass Program brochures into every packet for Fairfax High School and Lanier Middle School.
    - Promoted new BusTracker tool to parents and students at school events.
    - Updated promotional video public service announcement in English and Spanish with Red Apple Channel 21.
    - Updated bi-lingual posters and tri-fold informational brochure (Spanish and English).
    - Created new bus schedule displays tailored to each school, adding schools to the countywide transit schedule distribution program.
    - Added new student bus pass brochures at over 80 transit schedule display locations.
    - Created a system map that included high school and middle school locations.
    - Updated tool-kit for administrators.
    - Included bi-lingual staff presence and travel training on site at back-to-school events for the targeted schools.
    - Distributed new bi-lingual survey for administrators, parents, students, and bus operators to gauge opinions of the program and possible improvements.
    - Printed and e-published new executive summary report to highlight the first three years of the Free Student Bus Pass Program.
    - Continued partnership (second year) with City of Fairfax CUE which is realizing similar student ridership success.
  - For SY2017 – 2018, the partial year student passes distributed as of January 2018 numbers over 6,000, which shows steady growth over time. Among all the schools, Edison High School and South Lakes High School have the largest number of distributed student passes.
  - Student ridership from the start of the program in August 2015 through January 2018 exceeded 765,961 trips. For FY2016, there were 140,961 trips taken. In FY2017, there were 344,241 trips taken, a 150 percent increase over the previous fiscal year. For FY2018 (July – January), the total number of student trips have reached up to 280,782, with an average of 40,111 student trips per month, or about 5.6

percent of the total Fairfax Connector ridership. Month to month comparisons of ridership show a 36 percent increase in ridership for January 2018 as compared to January 2017 (39,542 riders versus 29,034 riders). A similar comparison for a high ridership month in October, shows a 62 percent increase in riders between October 2017 and October 2016 (50,396 riders versus 31,081 riders).

- **Bus Shelter Advertising Program:** FCDOT is engaged in a public-private partnership with Signal Outdoor Advertising. In support of County initiatives on accessibility and pedestrian safety, the partnership improves maintenance of new bus shelters while increasing ADA accessibility and pedestrian access at multiple locations throughout the County. The contractor sells advertising space to subsidize construction and maintenance of bus shelters with a percentage share of the profits returned to the County. Throughout the County, a total of 78 existing bus shelters (one in FY2017) have been retrofitted with advertising panels, and 95 new sites (13 in FY2017) have been constructed. Currently, Signal is in the process of installing an additional 11 new shelters and finalizing easement and permit review for the remaining 11 locations in Tysons. The revenue received by the County from this program in FY2018 is estimated to be \$129,000 to be used to offset transit operating costs. FCDOT, in partnership with Signal Outdoor, WMATA, and the County's Maintenance and Stormwater Management Division (MSMD), is working to convert additional existing shelters to advertising shelters. Signal Outdoor is required to provide enhanced maintenance, such as landscaping and cleaning, which provides a better product for Connector and Metrobus customers.
- **Bus Shelters:** There are currently 23 WMATA shelters and 350 MSMD shelters in Fairfax County. FCDOT has implemented a shelter replacement program to replace shelters that have reached their life cycle. FCDOT has identified 25 to 30 shelters to be the first shelters to be replaced with newer equipment and will be coordinating this effort with MSMD.
- **Title VI Plan Update:**
  - o In accordance with Federal Transit Administration (FTA) guidance, FCDOT completed the revision of its Title VI (Civil Rights) Program. The County's Title VI Program ensures non-discrimination on the basis of race, color, national origin, or economic status, and provides meaningful access to Fairfax Connector programs and activities by these persons, including persons with limited English proficiency. The original program was approved by the Board on July 1, 2014, and was approved by the Federal Transit Administration (FTA) on November 26, 2014. FCDOT is required to update its Title VI Plan every three years to ensure compliance with subsequent changes in Federal Title VI regulations. The revised Title VI plan was adopted by the Board of Supervisors on July 25, 2017 and the final Plan was submitted in October 2017 to FTA for approval.
  - o Fairfax County's Disadvantaged Business Enterprise (DBE) Policy establishes policies and procedures for ensuring that minority owned businesses are able to compete for transportation planning, design, and construction contracts. The County's current DBE program establishes an overall DBE participation goal of 17.7 percent in FCDOT contracts that are supported by FTA funds. The County is now in the process of updating the DBE goal and methodology to include firms that could provide planning consulting services, as a result of the award of a new FTA grant that supports Transit Oriented Development (TOD) planning for the proposed BRT project along Richmond Highway.
- **Americans with Disabilities Act (ADA) Self Assessments:** In compliance with the agreement between the U.S. Department of Justice and Fairfax County, FCDOT completed self-assessments of major park-and-ride facilities and bus stops improved by the County since 2007. FCDOT is ahead of the project schedule and has completed the remediation of the Reston Town Center and the Tysons West\*Park Transit Station. Herndon Monroe Park-and-Ride remediation is partially complete, and will be finished in conjunction with the County garage project in early 2019 as part of the Silver Line Phase II project. FCDOT, in cooperation with the Facilities Management Department (FMD), is projected to complete remediation of the Centreville Park-and-Ride, the Burke Centre VRE Station Park-and-Ride, and the Backlick Road VRE Station Park-and-Ride in FY2018. FCDOT has reviewed the bus stops identified for additional improvements, and has implemented a plan for these shelters to be improved in FY2018.

- **Fairfax Connector Fleet:** FCDOT started a mid-life vehicle rebuild program in FY2016. FCDOT has completed 53 rebuilds to date in this program. This rebuild will extend the life of the bus from 12 years to 15 years. The re-build includes replacing the power plant, transmission and converting to a mini-hybrid by converting the cooling system to electric. All new buses are equipped with mini-hybrid technology to meet strict EPA standards by using the newest emissions reduction technology. FCDOT ordered four 40-foot buses and ten 35-foot buses due for delivery spring 2018. This order will increase the bus fleet from 295 buses to 309 buses.
- **Intelligent Transportation Systems (ITS):** The ITS project provides staff with the tools needed for real time monitoring and management of Fairfax Connector bus operations. The public facing components of the system include automated vehicle stop announcements (visual and audio), as well as a web based BusTracker utility that allows riders to determine when a bus is predicted to arrive at their stop location. Milestones reached this period include :
  - o Final Systems Acceptance Testing (FSAT) completed and accepted by County. Post closeout action items include:
    - Interactive Voice Response System (IVR) – complete, public roll out will occur in 2018.
    - Fairfax Connector NTD validation and certification – ongoing.
    - Refresher training for MV Transportation and County staff – ongoing.
    - BusTracker App – completed and released.
    - CleverCAD Mobile tablets – ongoing.
    - Wayside Signs – completed in January 2018.
    - Systems Backup and Redundancy Plan for emergency failover – pending.
    - TSD staff is coordinating with operations, MV, and Clever Devices to validate the ITS generated data and confirm the system is operating within normal parameters. This is part of the required FTA NTD system validation.
  - o Training of FCDOT Transit Services Division and MV Transportation staff on various components of the system.
  - o The Bus Operations Control Center (BOCC) was outfitted and staffed, allowing for the transition of bus operations from a radio based dispatch system to a 24/7 Computer Aided Dispatch (CAD) based management and operational control system.
  - o In an associated effort, TSD staff managed a project to field verify geolocations of Fairfax Connector bus stops and install unique ID numbers at all bus stop locations used by riders to identify their stop location when accessing schedule information through BusTracker or through the customer service call line. To date, over 95 percent of Fairfax Connector stops have been updated. Through this effort, riders are now able to receive bus arrival information by texting the stop ID number.
  - o In May 2017, BusTracker online utility was rolled out to the public. BusTracker provides predicted arrival information for Fairfax Connector bus routes and can be accessed via a personal computer, tablet, or smartphone. Predicted arrival times are now also being pushed out to third party transit apps that can be used by bus riders to learn when their bus will reach their stop location.
  - o Implementation of open source data sharing with third party transit applications, including TransitApp and Moovit.
  - o The Google Maps (“Google Transit”) agreement was executed between Clever Devices and Google. Per the agreement, Clever Devices will be directly communicating and maintaining the transit data to Google on behalf of Fairfax Connector. Connector and Clever Devices staff are working to complete significant validation efforts before public release.
- **Transit Development Plan (TDP) Updates:** The TDP is a six-year fiscally constrained plan that includes a list of financially feasible recommendations tied to specific fiscal years covered by the plan, as well as additional recommendations that could be implemented if additional funding is identified. The TDP, which was approved by the Board on March 15, 2016, builds on the County’s 2009 TDP, and extends the plan’s horizon year from 2020 to 2025. Implementation of some of the TDP recommendations for FY2017 occurred in March 2017 and included changes to routes 395, 466, and 640. Further implementation occurred in September 2017 with changes to Routes 171, 321, 322, 333, 334, 335, 395, 462, 463, and 551. Additional information on these changes can be found at <https://www.fairfaxcounty.gov/transportation/ctp>. TSD staff

is currently working on a minor update of the 2016 TDP which was submitted to the Department of Rail and Public Transportation (DRPT) in February 2018.

## Transportation Design Division

The Transportation Design Division (TDD) is responsible for the implementation of multi-modal transportation projects throughout the County that are included in the approved Capital Improvement Program (CIP) and the Transportation Priorities Plan (TPP). Projects are grouped into four primary program categories: Bus Stop Safety and Accessibility; Bicycle and Pedestrian Access Improvements; Roadway Improvements; and Additional Capital Improvement Projects. Many projects within the Bicycle and Pedestrian Access Program are grant funded. Overall, between September 2017 and February 2018, 11 County-managed projects were completed, including four bus stop improvements and six pedestrian improvement projects. 52 County-managed projects were authorized for or are under construction, including 29 bus stop improvement and 19 pedestrian improvement projects; approximately 31 County-managed projects are in the utility relocation, permitting, and pre-construction phase, including 30 pedestrian improvement projects; approximately 128 County-managed projects are in design or land acquisition phases, including 54 bus stops and 74 pedestrian improvement projects; and approximately 10 County-managed projects are in project initiation phase. TDD works closely with the Land Acquisition Division and Utilities Design and Construction Division within DPWES for the acquisition of necessary land rights and construction management services. In addition to implementing projects, TDD assists planning activities within the department by providing technical guidance and cost estimating services for various studies and analyses being managed by the Capital Projects and Transportation Planning sections.

- **Bus Stop Safety and Accessibility Program**
  - o Four sites completed; 545 sites have been completed to date.
  - o 29 sites are authorized for or under construction.
  - o 54 sites are in the design or land acquisition phase.
- **Roadway Improvement Program**
  - o One project was completed
  - o Three projects were authorized for or are currently under construction.
  - o One project is in the utility relocation, permitting, and pre-construction phases.
  - o Nine projects are in design.
- **Additional Capital Improvement Projects**
  - o One project was authorized for construction (McLean Streetscapes Phase III).
- **Grant Funded Bicycle and Pedestrian Access Improvements (projects listed below are included in the Pedestrian Access Program section above)**
  - o **Richmond Highway Public Transportation Initiative (RHPTI):** Four pedestrian intersection improvements are under construction (Belford Drive, Frye Road Phase II, Ladson Lane, and Mohawk Lane). One intersection improvement (Lukens Lane) recently completed the land acquisition phase and is anticipated to begin construction this winter. One sidewalk improvement project was completed (Russell Road to Roxbury Drive) and one is under construction (Quander Road to Virginia Lodge). One additional sidewalk project (Virginia Lodge to Huntington Avenue) has completed the land acquisition phase and is anticipated to be authorized for construction in spring 2018, once utility relocation efforts have been completed. In addition, design efforts are underway on seven bus stop safety improvements, four of which are in the land acquisition phase, and 11 sites have been authorized for construction.
  - o **Dulles Corridor Bicycle and Pedestrian Access (DCBPA):** Three projects are in the utility relocation phase. Four projects are currently under construction. Ten projects under this program were identified as part of the Tysons Metrorail Station Access Management Study (TMSAMS), and three projects were identified as part of the Reston Metrorail Access Group (RMAG). Of the TMSAMS projects, one is in utility relocation, three are under construction, and six have been completed. Of the RMAG projects, two are in utility relocation, and one is completed.

- o **Tysons Metrorail Station Access Management Study (TMSAMS):** Ten projects were completed under an expedited process utilizing C & I funds, and ten projects were included in the DCPBA program above. FCDOT is coordinating with FCPA on three projects, including one project that FCPA is managing through construction. Two projects will be completed by developers. One project is in the utility relocation and permitting phase. Six projects are under construction, and seven others have been completed. Additional information on the TMSAMS projects can be found at <https://www.fairfaxcounty.gov/transportation/study/tysons-metrorail>.
- o **Reston Metrorail Station Access Group (RMAG):** One project is in the design phase (W&OD Trail Bridge over Wiehle Avenue), one project is in the land acquisition phase, and one project has been authorized for construction, but is awaiting completion of an adjoining project that is being constructed by a developer before proceeding further. In addition, two projects are located on private property which requires further coordination with landowners prior to commencing design activities. Two projects are awaiting completion of further feasibility and location studies. Additional information on the RMAG projects can be found online at <https://www.fairfaxcounty.gov/transportation/study/wiehle-sam>.
- o **Route 50 Pedestrian Improvements (Jaguar Trail to Seven Corners):** Pedestrian improvements at three intersections and eight sidewalk segments. Survey and environmental documentation have been completed and design is underway for all projects. Authorization to begin land acquisition on six projects was received from VDOT in October and November 2016, all of which are now complete. The remaining four projects did not require land acquisition. Three projects are under construction, and the remaining seven are in the pre-construction/permitting and utility relocation phase.
- o **Safe Routes to School (SRTS):** One project has been completed (Burke Centre Parkway at Marshall Pond Road). Three additional projects are in design (Flint Hill Elementary School, Graham Road Elementary School, Old Courthouse Road), two of which are anticipated to begin construction in spring 2018.
- o **Additional Grant Funded Bicycle and Pedestrian Access Improvements:** Two other projects are in design (Georgetown Pike Trail – Phase III and Georgetown Pike Trail – Phase IV), and one project has been authorized for construction (Lorton Arts Cross County Trail). Two additional projects (Cinderbed Road Bikeway and South Van Dorn Bicycle/Pedestrian Improvements) are in project initiation.

## County Transportation Priorities Plan

On January 28, 2014, the Board of Supervisors approved a \$1.4 billion Transportation Priorities Plan for FY2015 – FY2020 (TPP). It is envisioned that the TPP will be revised periodically, resulting in a rolling funding plan for County transportation projects. It will also be updated to reflect actions of the Commonwealth Transportation Board, the Northern Virginia Transportation Authority, and other funding agencies. FCDOT is currently in the process of updating the TPP. Public outreach was conducted in fall 2017. FCDOT is preparing the final recommendations that will be presented to the Board for adoption of the updated TPP, following the conclusion of the 2018 General Assembly's Reconvene Session in April 2018.

The TPP projects build new and improve existing roads, sidewalks, trails, and on-road bicycle facilities, and provide new and enhanced transit service in the County. FCDOT developed projected timelines for the TPP projects. Projects with projected start dates in FY2018 (when scoping and initial coordination will begin) have been added to the project status section of this report. Projects with project start dates in FY2019 or later are listed below. A more detailed list of projects with projected timelines along with more information on the TPP can be found at <https://www.fairfaxcounty.gov/transportation/tpp-2017>.

41 TPP projects have been completed to date.

## Transportation Priorities Plan: FY2019 – FY2020 Projects

TPP ID No.	Project Name	District	Est. Cost (\$M)	TPP Funding (\$M)	Projected Scoping Start
10	South Van Dorn Street and Franconia Road	Lee	\$139.50	\$4.00	7/1/2018
12	Dulles Toll Road - Rock Hill Overpass	Dranesville	\$218.20	\$0.50	TBD
13	Dulles Toll Road - South Lakes Drive Overpass	Hunter Mill	\$82.25	\$0.50	TBD
19	Stone Road Overpass over I-66 from Route 29 to Route 28	Sully	\$81.55	\$5.00	7/1/2018
21	Backlick Road and Industrial Road	Lee, Mason	\$2.09	\$2.09	7/1/2018
33	Kirby Road and Old Dominion Road	Dranesville	\$10.70	\$0.50	7/1/2018
49-53	Fairfax County Parkway Improvements	Braddock, Dranesville, Hunter Mill, Springfield, Sully	\$396.10	\$55.00	Study underway
55	Hooes Road - Fairfax County Parkway to Silverbrook Road 2 to 4 Lanes	Mount Vernon, Springfield	\$20.55	\$15.00	7/1/2018
88	Arlington Boulevard (Route 50) Walkway	Providence	\$0.70	\$0.70	1/1/2019
97	Browne Academy Paved Trail	Lee	\$0.40	\$0.40	1/1/2019
104	Chain Bridge Road (Route 123) Walkway	Providence	\$6.00	\$0.25	7/1/2019
125	Georgetown Pike Walkway (Phase IV)	Dranesville	\$1.00	\$1.00	1/1/2020
137	Idylwood Road Walkway	Dranesville	\$0.81	\$0.81	7/1/2019
147	Lisle Avenue Walkway	Dranesville	\$0.60	\$0.60	7/1/2018
157	Old Dominion Drive Walkway	Dranesville	\$0.25	\$0.25	1/1/2020
159	Olney Road Walkway	Dranesville	\$0.50	\$0.50	1/1/2020
160	Peabody Drive Walkway	Dranesville	\$0.40	\$0.40	7/1/2019
173	Soapstone Drive Walkway	Hunter Mill	\$1.20	\$1.20	1/1/2019
186	Westmoreland Street Walkway	Dranesville	\$1.80	\$1.80	7/1/2018
195	Crestview Drive Walkway	Dranesville	\$0.30	\$0.30	6/1/2019
196	Crestview Drive Walkway	Dranesville	\$0.40	\$0.40	6/1/2019
197	Georgetown Pike (Route 193) Crosswalk	Dranesville	\$0.10	\$0.10	1/1/2020
199	Georgetown Pike (Route 193) Walkway	Dranesville	\$1.00	\$0.05	1/1/2020
201	Great Falls Street Walkway	Dranesville	\$0.40	\$0.40	6/1/2019
203	Idylwood Road Walkway	Dranesville	\$0.30	\$0.30	7/1/2018

TPP ID No.	Project Name	District	Est. Cost (\$M)	TPP Funding (\$M)	Projected Scoping Start
204	Ingleside Avenue Walkway	Dranesville	\$0.95	\$0.95	1/1/2020
208	Redd Road Walkway	Dranesville	\$0.10	\$0.10	7/1/2019
209	Scotts Run Stream Valley Trail	Dranesville	\$5.50	\$3.00	7/1/2019
211	Rock Hill Road Walkway	Dranesville	\$1.75	\$1.75	1/1/2020
215	Cleveland Ramp	Dranesville	TBD	\$2.00	Conceptual design completed
226	Rolling Valley Connector Trail	Springfield	\$1.40	\$0.25	7/1/2018
227	Belle View Blvd/ G.W. Parkway	Mount Vernon	\$0.40	\$0.10	7/1/2018
230	Holmes Run Stream Valley Trail	Mason	\$1.50	\$1.50	7/1/2018
239	Chesterbrook Road Walkway	Dranesville	\$1.00	\$1.40	7/1/2019
240	Chesterbrook Road Walkway	Dranesville	\$1.00	\$1.25	7/1/2019

**Abbreviations**

<b>ADA</b> = Americans with Disabilities Act	<b>MWAA</b> = Metropolitan Washington Airports Authority
<b>BMP</b> = "Best Management Practices" Stormwater Management Facility	<b>N/A</b> = Not Available or Not Applicable
<b>BRT</b> = Bus Rapid Transit	<b>NB</b> = Northbound
<b>CIM</b> = Community Information Meeting	<b>NTP</b> = Notice to Proceed
<b>COG</b> = Council of Governments	<b>NVCC</b> = Northern Virginia Community College
<b>CTB</b> = Commonwealth Transportation Board	<b>NVTA</b> = Northern Virginia Transportation Authority
<b>CPTED</b> = Capital Projects and Traffic Engineering Division, Department of Transportation	<b>NVTC</b> = Northern Virginia Transportation Commission
<b>DCBPA</b> = Dulles Corridor Bicycle and Pedestrian Access	<b>PCE</b> = environmental Programmatic Categorical Exclusion
<b>DHR</b> = Department of Historic Resources	<b>PFI</b> = Preliminary Field Inspection
<b>DPW</b> = Department of Public Works	<b>PIM</b> = Public Information Meeting
<b>DPZ</b> = Department of Planning and Zoning	<b>PPTA</b> = Public-Private Transportation Act
<b>DRPT</b> = Department of Rail and Public Transportation	<b>RFP</b> = Request for Proposals
<b>DTR</b> = Dulles Toll Road	<b>RFQ</b> = Request for Qualifications
<b>DVP</b> = Dominion Virginia Power	<b>RHPTI</b> = Richmond Highway Public Transportation Initiative
<b>EB</b> = Eastbound	<b>RMAG</b> = Reston Metrorail Access Group
<b>EIS</b> = Environmental Impact Statement	<b>ROW</b> = Right-of-Way
<b>ES</b> = Elementary School	<b>RT7PI</b> = Route 7 Pedestrian Initiative
<b>FCDOT</b> = Fairfax County Department of Transportation	<b>RT50PI</b> = Route 50 Pedestrian Initiative
<b>FCPA</b> = Fairfax County Park Authority	<b>SB</b> = Southbound
<b>FCPS</b> = Fairfax County Public Schools	<b>SWM</b> = Stormwater Management
<b>FHWA</b> = Federal Highway Administration	<b>TBD</b> = To Be Determined
<b>FMD</b> = Facilities Management Department	<b>TDD</b> = Transportation Design Division, Department of Transportation
<b>FY</b> = Fiscal Year	<b>TMP</b> = Traffic Management Plan
<b>HMSAMS</b> = Herndon Metrorail Stations Access Management Study	<b>TMSAMS</b> = Tysons Metrorail Station Access Management Study
<b>HS</b> = High School	<b>TPP</b> = County Transportation Priorities Plan (six-year funding plan)
<b>IJR</b> = Interchange Justification Report	<b>UDCD</b> = Utilities Design and Construction Division, Department of Public Works
<b>IMR</b> = Interchange Modification Report	<b>VDOT</b> = Virginia Department of Transportation
<b>LAD</b> = Land Acquisition Division, Department of Public Works	<b>VPDES</b> = Virginia Pollutant Discharge Elimination System
<b>LDS</b> = Land Development Services Department	<b>VRE</b> = Virginia Railway Express
<b>LF</b> = Linear Feet	<b>VSMP</b> = Virginia Stormwater Management Program
<b>LUP</b> = Virginia Department of Transportation Land Use Permit	<b>WB</b> = Westbound
<b>MOA</b> = Memorandum of Agreement	<b>WMATA</b> = Washington Metropolitan Area Transit Authority
<b>MOU</b> = Memorandum of Understanding	
<b>MUTCD</b> = Manual on Uniform Traffic Control Devices	

**Project Status Report Key****Program Identifiers*****DCBPA** = Dulles Corridor Bicycle and Pedestrian Access****HMSAMS** = Herndon Metrorail Stations Access Management Study****RHPTI** = Richmond Highway Public Transportation Initiative****RMAG** = Reston Metrorail Access Group****RT50PI** = Route 50 Pedestrian Initiative****SRTS** = Safe Routes to School****TMSAMS** = Tysons Metrorail Station Access Management Study***Season Convention*****Winter** = January through March****Spring** = April through June****Summer** = July through September****Fall** = October through December***Status*****Bid Ad******Cancelled******Complete******Construction\*******Design******Design-Build******On Going******On Hold******Project Initiation******Land Acquisition******Study******Utility Relocation****\*Construction phase begins when design and Land Acquisition are complete, and may include pre-advertisement activities, bid advertisement, and contract award.***Funding Source*****ARRA** = American Recovery & Reinvestment Act of 2009****C & I** = Commercial and Industrial Property Tax for Transportation****CMAQ** = Congestion Mitigation & Air Quality****DAR** = Defense Access Road****DOD** = Department of Defense****FTA** = Federal Transit Administration****HB2** = State funding provided by Commonwealth Transportation Board after 7/1/16 (Smart Scale FY2018 and beyond)****HSIP** = Highway Safety Improvement Program (formerly HES)****JARC** = Job Access Reverse Commute****NVTD Bonds** = Northern Virginia Transportation District Bonds****NVTA** = Northern Virginia Transportation Authority local and/or regional funds****OEA** = Office of Economic Adjustment****Primary** = Primary 6-Year Program****RSTP** = Regional Surface Transportation Program****Secondary** = Secondary 6-Year Program*

## Project Status Report New Format

With the previous edition of the Transportation Status Report, the project status report section was reformatted. In addition, new fields were added, and the structure and arrangement of the fields were changed.

- **New Format Compared to the Old Format**

To improve and facilitate the users' ability to find information, the new Project Status Report format organizes fields into categories (see examples of the old and new format below). For instance, the fields route number, project type, project manager, lead agency, status, and project number are now under the Status and Details section. Similarly, basic project information, such as project name, district, and scope is in the Project Section, and funding and schedule information is also grouped together. In addition, the new Project Status Report format avoids using abbreviations whenever possible and eliminated the stacked column headers. For example, district names, project type, and schedule phases are spelled out. Moreover, there are two new fields described as follows:

- **Program:** if applicable, indicates program that project is part of, such as TMSAMS (Tysons Metrorail Station Access Management Study), RMAG (Reston Metrorail Access Group), etc.
- **TPP No:** The field shows the Transportation Priorities Plan (TPP) identification number.

Old Format as of February 2017

Route No.	District	Project Name and Description	Lead Agency	Overall Status	Total Proj Est (Mil \$)	Avail Funds (Mil \$)	Phase	Start Date	End Date
Proj Type	FC DOT Staff		FC Project No.	VDOT UPC No.	Fund Type				
03402	PR	Aline Avenue Walkway (TMSAMS)	County	Design	0.588	0.588	D	Aug-13	<del>Oct-16</del> Mar-17
		South side between Gallows Road and first entrance on Aline Ave					R	Sep-15	<del>Sep-16</del> Jan-17
			TMSAMS-110		RSTP		U	<del>Apr-16</del> Jan-16	<del>Jul-16</del> Apr-16
PED/BIKE	WPH						C	<del>Jan-17</del> Jun-17	<del>Sep-17</del> Apr-18
Final plans are approved. Pavement marking plan approved. Land acquisition completed on 1/9/17. VPDES permit is not required. Utility relocations completed. Schedule adjusted to allow for additional time for land acquisition, due to change in ownership of two of four properties.									

New Format as of August 2017

Project		Status and Details		Funding and Schedule			
Aline Avenue Walkway		Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		3402	Construction	\$ .535M	\$ .587M	RSTP	
District(s): Providence		Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
		Project Manager:	Marsh, Dennis		Design	Aug-13	Apr-17
Scope: Approximately 300 LF of 5-foot wide concrete sidewalk on south side of Aline Avenue and east side of Gallows Road		Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-15	Jan-17
		FC Project No:	AA1400110-13		Utility Relocation	Jan-16	Apr-16
		Program:	TMSAMS		Construction	Aug-17	<del>Apr-18</del> Jul-18
		TPP No:					
		Other Project No:	TMSAMS-110; UPC 106929				
VPDES permit is not required. Utility relocations (fiber) completed. Bid Opening on 10/11/17. VDOT approved construction award on 11/14/17. Construction authorization in progress. Schedule adjusted to review and process construction authorization and construction contract duration.							

- **New Format Organizational Components**

There are four main components to how project information is presented as follows:

Project	Status and Details		Funding and Schedule			
Aline Avenue Walkway	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	3402	Construction	\$ .535M	\$ .587M	RSTP	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Approximately 300 LF of 5-foot wide concrete sidewalk on south side of Aline Avenue and east side of Gallows Road	Project Manager:	Marsh, Dennis		Design	Aug-13	Apr-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-15	Jan-17
	FC Project No:	AA1400110-13		Utility Relocation	Jan-16	Apr-16
	Program:	TMSAMS		Construction	Aug-17	Apr-18
	TPP No:					Jul-18
	Other Project No:	TMSAMS-110; UPC 106929				
VPDES permit is not required. Utility relocations (fiber) completed. Bid Opening on 10/11/17. VDOT approved construction award on 11/14/17. Construction authorization in progress. Schedule adjusted to review and process construction authorization and construction contract duration.						

1. **Project:** consists of basic information fields Project Name, District(s), and Scope.
2. **Status and Details:** includes Route Number, Status, Project Type, Project Manager, Lead Agency, Fairfax County Project Number, Program, TPP Number, and Other Project Number(s).
3. **Funding and Schedule:** includes all funding and schedule fields, including Current Estimate, Total Funding, Funding Type, and Project Schedule.
4. **Remarks:** includes remarks on the current status and latest activities of the project in the box at the bottom of the table.

# Braddock District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Braddock Road Multimodal Study	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	620	Study	\$ 94.63M	\$ 55.5M	NVTA Regional	
District(s): Braddock	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Borkowski, Tad		Design	Nov-14	<del>Sep-17</del> Nov-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
Scope: Intersection and corridor improvements from Guinea Road to Ravensworth Road, including bicycle and pedestrian facilities	FC Project No:	2G40-081-000		Utility Relocation	NA	NA
	Program:			Construction	NA	NA
	TPP No:	45				
	Other Project No:					
Study complete. Intersection and corridor improvements, including bicycle and pedestrian facilities, selected as the preferred alternative which the Board endorsed on 11/21/17. Fall community workshops conducted to discuss access changes with roadway improvements. Finalizing report to be distributed to task force members. Schedule adjusted to allow additional time for community involvement and to revise final report.						

Braddock Road/Roberts Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	620	Design	\$ 1.25M		\$ .85M	2014 Bonds	
District(s): Braddock	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Roberson, Jeanmarie		Design	Jan-16	Feb-19	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Mar-18	Oct-18	
Scope: Add a Northbound Right Turn lane on Roberts Road at Braddock Road, including a sidewalk connection from Tapestry Drive to Braddock Road	FC Project No:	5G25-059-002		Utility Relocation	Nov-18	May-19	
	Program:			Construction	Jun-19	Mar-20	
	TPP No:	317					
	Other Project No:						
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Second pre-final design in progress.							

Burke VRE Connector Phase IV	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
		Design	\$ 2.75M		\$ 1.2M	2014 Bonds	
District(s): Braddock	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Ruffner, Scott		Design	Feb-16	<del>Dec-18</del> Mar-19	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Jan-18</del> Apr-18	<del>Jul-18</del> Oct-18	
Scope: Connect VRE station to surrounding neighborhoods to the west via shared-use path, sidewalk, and sharrows	FC Project No:	ST-000037-003		Utility Relocation	<del>Jul-18</del> Nov-18	<del>Dec-18</del> Feb-19	
	Program:			Construction	<del>Jan-19</del> Jun-19	<del>Mar-20</del> Jun-20	
	TPP No:	346					
	Other Project No:						
Project will follow Fairfax County Public Improvement Plan requirements. Design meeting held with LDS on 12/14/17. Alternative trail profile developed to follow Floodplain Regulations of Zoning Ordinance 2-903.4. Alternative parking lot design developed to follow RPA Regulations of the County Code. Schedule adjusted, due to trail and parking lot design modifications to reduce impacts to floodplain and RPA.							

# Braddock District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Cross County Trail (CCT) Pavement Upgrades	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Complete	\$ .2M	\$ .2M	2014 Bonds	
District(s): Braddock	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Lind, Adam		Design	Oct-16	Jun-17
	Lead Agency:	Fairfax County Park Authority		Land Acquisition	NA	NA
Scope: Upgrade and pave 7,900 LF of trail between Route 236 and Braddock Road	FC Project No:	ST-000037-004		Utility Relocation	NA	NA
	Program:			Construction	Aug-17	<del>Dec-17</del> Nov-17
	TPP No:	347				
	Other Project No:					
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Constuction substantially completed in November 2017, ahead of schedule.						

Fairfax County Parkway Bicycle Wayfinding Signage	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	286	Construction	\$ .08M		\$ .08M	C & I	
District(s): Braddock, Dranesville, Hunter Mill, Springfield, Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Wynands, Nicole		Design	Nov-15	Sep-16	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA	
Scope: Install bicycle wayfinding signs along the Fairfax County Parkway and Franconia-Springfield Parkway	FC Project No:	2G40-088-035		Utility Relocation	NA	NA	
	Program:			Construction	Aug-17	<del>Dec-17</del> Mar-18	
	TPP No:	117					
	Other Project No:						
Design is complete for all phases. Construction is 75% complete. Schedule adjusted due to winter weather.							

Fairfax County Parkway Widening from Route 29 to Route 123	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	286	Design	\$ 191M		\$ 75M	NVTA Local, Smart Scale Funding	
District(s): Braddock, Springfield	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Qi, Maggie		Design	Aug-16	Dec-18	
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	Dec-18	Dec-20	
Scope:  Widen from 4 to 6 lanes, including Popes Head Road interchange and improvements to pedestrian and bicycle facilities	FC Project No:	DOT-000045		Utility Relocation	Dec-18	Dec-20	
	Program:			Construction	Dec-20	Dec-23	
	TPP No:	1, 51					
	Other Project No:	UPC 107939					
Traffic counts completed in November 2016. Survey completed in spring 2017. VDOT awarded design contract on 5/1/17, and started working on traffic analysis and alternatives development. Public information meeting held on 12/7/17. Addressing public comments and working on Interchange Justification Report. Design public hearing expected in mid 2018. Meeting with individual homeowners associations underway.							

### Braddock District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Government Center Area Bicycle Demonstration Project	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Project Initiation	\$ .18M	\$ .18M	C & I	
District(s): Braddock	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wynands, Nicole		Design	Apr-14	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
Scope: Improve bicycling in the Fairfax Government Center Area by retrofitting roadways using road/lane diets	FC Project No:	5G25-063-007		Utility Relocation	NA	NA
	Program:			Construction	TBD	TBD
	TPP No:	129				
	Other Project No:					
Roads to be evaluated include Government Center Parkway (Random Hills Road to Fairfax City), Post Forest Drive (West Ox Road to Government Center Parkway), Legato Road (Post Forest Drive to Route 29), and Ridge Top Road (Random Hills Road to Route 29). Each street will be evaluated as it is identified for repaving by VDOT. Post Forest Drive and Ridge Top Road are included in the draft 2018 VDOT list for potential roads to be repaved. Coordinating with district supervisor. Public meeting anticipated in March 2018.						

I-66 from I-495 Capital Beltway to University Boulevard in Gainesville	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	66	Design-Build	\$ 338M		\$ 338M	Federal, State, Private	
District(s): Braddock, Hunter Mill, Providence, Springfield, Sully	Project Type:	Interstate	Schedule	Phase	Start Date	End Date	
	Project Manager:	Shin, Sung		Design	Jul-14	TBD	
Scope: Implement 2 Express lanes and 3 general purpose lanes in each direction, including rapid bus service, safety, operational, and interchange improvements	Lead Agency:	Virginia Department of Transportation		Land Acquisition	TBD	TBD	
	FC Project No:	DOT-000015		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	3					
	Other Project No:	UPC 110741					
Design-build project. Design public hearing held in November 2017 and financial close with the concessionaire also occurred in November 2017. Groundbreaking ceremony held 11/20/17. Final design currently being refined and the final noise and traffic analyses being completed. Early construction activities and right-of-way acquisition efforts to begin in April 2018. Public hearing for the concession payment projects held and list was approved by CTB in January 2018. Express Lanes anticipated to be opened in December 2022.							

Lakepointe Drive/Guinea Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	5422	Design	\$ 1.1M		\$ .3M	2014 Bonds	
District(s): Braddock	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Nabavi, Seyed		Design	Feb-16	Feb-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Apr-17	<del>Nov-17</del> Aug-17	
Scope: Construct approximately 825 LF of sidewalk, including curb and gutter, pedestrian crosswalks, and curb ramps on north and east legs of intersection	FC Project No:	5G25-060-004		Utility Relocation	Dec-17	<del>Mar-18</del> Apr-18	
	Program:			Construction	Apr-18	Dec-18	
	TPP No:	330					
	Other Project No:						
Final design is in progress. Final comments received on 12/4/17. Land acquisition completed on 8/28/17. Utility relocations are in progress.							

### Braddock District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Northern Virginia Community College Transit Center	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
		Project Initiation	\$ 1M		\$ 1M	2007 Bonds
District(s): Braddock	Project Type:	Transit	Schedule	Phase	Start Date	End Date
	Project Manager:	Luo, Caijun		Design	TBD	TBD
Scope: Construct transit center with up to 7 bus bays and amenities, such as shelters and lighted kiosks	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	5G25-056-000		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:					
	Other Project No:					
FCDOT provided conceptual layout o NVCC and is waiting for NVCC staff to present it to the management boards. Developed planning level cost estimates and forwarded to NVCC. Draft funding and administration agreement sent to NVCC for review. Schedule will be established once site layout and location agreed upon and funding agreement finalized. The project team has not reached consensus on a location or concept plan. Staff will discuss next steps with the district office.						

Old Keene Mill Road Walkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	644	Bid Advertisement	\$ .35M		\$ .1M	2014 Bonds	
District(s): Braddock	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Madhusudhan, Galappa		Design	Sep-15	Dec-17	
Scope: Construct 150 LF of 5-foot concrete sidewalk and curb and gutter west of Carleigh Parkway and extend the right turn lane	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Mar-17	<del>Oct-17</del> Sep-17	
	FC Project No:	5G25-060-014		Utility Relocation	<del>NA</del> Apr-17	<del>NA</del> Oct-17	
	Program:			Construction	<del>Jan-18</del> Feb-18	<del>Jul-18</del> Aug-18	
	TPP No:	341					
	Other Project No:						
	Land acquisition complete 9/29/17. VDOT permit received 1/3/18. Draft construction package submitted to UDCD 1/4/18, and comments received 2/7/18. Schedule adjusted due to additional review time for the draft construction package.						

Post Forest Drive Walkway from Legato Road to Government Center Parkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7453	Design	\$ .35M		\$ .6M	2014 Bonds	
District(s): Braddock	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct approximately 860 LF of 5-foot concrete sidewalk along south side of Post Forest Drive	Project Manager:	Turner, Latesa		Design	Jul-16	<del>Sep-17</del> Feb-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Aug-17</del> Nov-17	<del>Aug-17</del> Dec-17	
	FC Project No:	5G25-060-033		Utility Relocation	NA	NA	
	Program:			Construction	<del>Oct-17</del> Mar-18	<del>Jul-18</del> Nov-18	
	TPP No:	164					
	Other Project No:						
Final plans distributed for review on 1/3/18. Land acquisition completed 12/18/17. Project schedule adjusted to include additional utility coordination and review to determine if there are conflicts.							

### Braddock District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Rolling Road VRE Parking Expansion	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	638	Project Initiation	\$ .466M		\$ .466M	C & I
District(s): Braddock, Springfield	Project Type:	Transit	Schedule	Phase	Start Date	End Date
Scope: Surface parking lot expansion	Project Manager:	Fasceski, Jeff		Design	<del>Jul-13</del>	<del>Jun-17</del>
	Lead Agency:	Fairfax County Department of Transportation			TBD	TBD
	FC Project No:	2G40-055-000		Land Acquisition	TBD	TBD
	Program:			Utility Relocation	TBD	TBD
	TPP No:	358		Construction	TBD	TBD
	Other Project No:					
Survey is complete, negotiations are underway with design consultant. Contract expected to be executed in February 2018. Schedule to be developed once task order is signed.						

Rolling Road Walkway from Roxbury Avenue to Tuttle Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	638	Design	\$ 1.35M		\$ .8M	2014 Bonds	
District(s): Braddock	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Marsh, Dennis		Design	Feb-16	Sep-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Dec-17</del>	<del>Jul-18</del>	
Scope: Construct approximately 900 LF of 8-foot concrete sidewalk along northbound side of Rolling Road	FC Project No:	5G25-060-036		Utility Relocation	<del>NA</del>	<del>NA</del>	
	Program:			Construction	Jul-18	Dec-18	
	TPP No:	167			Nov-18	Jun-19	
	Other Project No:						
	Pre-final plans distributed on 2/1/18. Comments due in mid March. Preliminary plats received on 1/26/18 and are under review. Two properties affected. Preparing land acquisition package. Utility relocation will be within existing right-of-way (water, gas, and fiber optics).						

Route 236 Widening from I-495 to John Marr Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	236	Project Initiation	\$ 0M		\$ 2.5M		
District(s): Braddock, Mason	Project Type:	Other	Schedule	Phase		Start Date	End Date
Scope: Widen from 4 to 6 lanes, including streetscape improvements	Project Manager:	Luo, Caijun		Design		TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD	TBD
	FC Project No:	DOT-000026		Utility Relocation		TBD	TBD
	Program:			Construction		TBD	TBD
	TPP No:	221					
	Other Project No:						
Cost estimate being developed. Partial funding for environmental analysis and preliminary engineering only. Improves access and facilitates economic redevelopment. Project scoping and initial coordination in progress. Developing scope for feasibility study. Anticipate finalizing scope in spring 2018.							

### Braddock District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 29 from Legato Road to Shirley Gate Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	29	Complete	\$ 20.207M		\$ 19.207M	2007 Bonds, Revenue Sharing, C & I
District(s): Braddock, Springfield	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Khorashadi, Brook		Design	Dec-08	Jan-15
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jul-13	Feb-14
Scope: Widen northbound Route 29 to 3 lanes from Legato Road to Shirley Gate Road and add a dedicated right turn lane from Stevenson Drive to Waples Mill Road	FC Project No:	5G25-052-000		Utility Relocation	Mar-14	Dec-15
	Program:			Construction	Feb-15	Nov-17
	TPP No:	327				
	Other Project No:	4YP212; UPC 105397; 0029-029-R54				
Project is part of the Second Four-Year Transportation Plan endorsed by the BOS on 10/15/07. Construction substantially completed 11/14/17.						

Shirley Gate Road from Braddock Road to Fairfax County Parkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	655	Project Initiation	\$ 45M		\$ 30M	Local Fund	
District(s): Braddock, Springfield	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date	
Scope: Extend 4-lane divided Shirley Gate Road, from Braddock Road to Fairfax County Parkway, including pedestrian and bicycle facilities	Project Manager:	Qi, Maggie		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
	FC Project No:	DOT-000034		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	18					
	Other Project No:						
Planning study completed. Project has been transitioned to the preliminary engineering and conceptual design phase. Updating traffic forecast and traffic analysis expected to occur at the same time. Schedule to be determine once survey is complete which is expected in winter 2018.							

Wakefield Chapel Road Bike Lanes from Pulley Court to NVCC Campus	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	710	Design	\$ .45M		\$ .13M	2014 Bonds	
District(s): Braddock	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct 5-foot bike lanes on Wakefield Chapel Road from Pulley Court to NVCC Campus, including minor widening and section of new 5-foot sidewalk	Project Manager:	Zahirieh, Shahla		Design	Mar-17	Oct-19	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Dec-18	Jul-19	
	FC Project No:	5G25-063-002		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	343					
Other Project No:							
Utility designation was received on 10/20/17. Intermediate design plans distributed to VDOT for review on 12/26/17.							

# Braddock District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Wakefield Chapel Road Walkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	710	On-Hold	\$ .5M		\$ .5M	2014 Bonds
District(s): Braddock	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Borkowski, Tad		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope: Install walkway on east side from Braddock Road to Stahlway Lane	FC Project No:	5G25-060-046		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	342				
	Other Project No:					
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. After initial scoping and coordination with the district supervisor, it was decided to include walkway as part of the Braddock Road Multimodal Improvements that are moving into design.						

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Balls Hill Road and Old Dominion Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	686	Study	\$ .2M	\$ .2M	NVRTA Local	
District(s): Dranesville	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
Scope: Intersection improvements, including possible roundabout and pedestrian facilities	Project Manager:	Abifadel, Gibran		Design	Mar-16	<del>Nov-17</del> Jun-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	2G40-087-002		Utility Relocation	NA	NA
	Program:			Construction	NA	NA
	TPP No:	22				
	Other Project No:					
Funding for study to determine alternatives for an intersection improvement. Advanced right-of-way is currently being reviewed. Meeting with Dranesville District is scheduled for 2/28/18. Schedule adjusted, because of additional information needed to accurately determine future property acquisition necessary of the Mehr Farms development which is currently being constructed.						

Baron Road Walkway from Dead Run Park Trailhead to Douglass Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	606	Design	\$ .7M	\$ .7M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Ruffner, Scott		Design	Jan-16	<del>Oct-17</del> Feb-18
Scope: Construct approximately 430 LF of sidewalk, including curb and gutter and curb ramps	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Mar-17	<del>Sep-17</del> Aug-17
	FC Project No:	2G40-088-015		Utility Relocation	NA	NA
	Program:			Construction	<del>Dec-17</del> Mar-18	<del>May-18</del> Jul-18
	TPP No:	94				
	Other Project No:					
VDOT Hydraulics group requests the lining of an existing storm sewer pipe outside of project limits. Coordination in progress to resolve this issue and work towards final plan approval. Schedule adjusted in to allow time for this coordination.						

Birch Street Sidewalk	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	1744	Utility Relocation	\$ 1.25M	\$ 1M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Approximately 700 LF of concrete sidewalk on west side of Birch Street from Grove Avenue to existing Falls Church City sidewalk	Project Manager:	Hojatzadeh, Max		Design	Dec-11	<del>Aug-17</del> Oct-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Nov-15	Nov-16
	FC Project No:	ST-000003-048		Utility Relocation	Aug-17	<del>Dec-17</del> Apr-18
	Program:			Construction	<del>Jan-18</del> Apr-18	<del>Aug-18</del> Nov-18
	TPP No:					
	Other Project No:	PPTF01-04800				
Project is funded by Commercial and Industrial Revenues and endorsed by the BOS on 10/19/09. Final design and land acquisition completed. Utilities relocation in progress. Draft construction package submit to UDCD on 11/15/17, and comments received, requesting geotech report and redesign due to depth of excavation. Schedule adjusted to complete utility relocations.						

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Chandon Park to Worldgate	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Project Initiation	\$ .5M	\$ .5M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wells, Chris		Design	TBD Dec-17	TBD Apr-18
	Lead Agency:	Town of Herndon		Land Acquisition	TBD NA	TBD NA
Scope: Install shared-use path and lighting from Dulles Glen Apartments to Worldgate Drive	FC Project No:	2G40-086-010		Utility Relocation	TBD NA	TBD NA
	Program:	HMSAMS		Construction	TBD Aug-18	TBD Dec-18
	TPP No:	190.09				
	Other Project No:					
Project location within the Town of Herndon. Funding agreement between the Town of Herndon and the County for construction of bicycle and pedestrian improvements was approved by the Board on 4/4/17. Project administered by the Town of Herndon.						

Chesterbrook Road Walkway from Chesterbrook Vale Court to North Albemarle Street	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	689	On-Hold	\$ 1.3M	\$ 1.3M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Chellappa, Smitha		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope: Construct walkway on south side of Chesterbrook Road	FC Project No:	2G40-088-005		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	107				
	Other Project No:					
Project scoping and initial coordination in progress. Project on-hold until fall 2019, based on community input to prioritize the Chesterbrook Road Walkway from Chesterford Way to Chesterbrook Vale Court project ahead of this project.						

Chesterbrook Road Walkway from Chesterford Way to Maddux Lane	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	689	Design	\$ 1.8M	\$ 1.8M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Turner, Latesa		Design	May-15	Jun-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Aug-17</del> Sep-17	<del>Feb-18</del> Dec-17
Scope: Construct 5-foot concrete sidewalk on the south side of Chesterbrook Road	FC Project No:	2G40-088-016		Utility Relocation	<del>Mar-18</del> Dec-17	<del>Dec-18</del> Aug-18
	Program:			Construction	Jul-18	Apr-19
	TPP No:	305				
	Other Project No:					
Final design is in progress. Land acquisition completed on 12/15/17. Utility relocations underway.						

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Dolley Madison Boulevard Sidewalk	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	123	Design	\$ .45M	\$ .3M	2014 Bonds	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Zahirieh, Shahla		Design	Oct-15	<del>Feb-18</del> Mar-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jun-17	<del>Jan-18</del> Oct-17
Scope: 5-foot of concrete sidewalk on south side of Dolley Madison Boulevard from Chain Bridge Road to bus stop just north of Kurtz Road to fill in missing segments	FC Project No:	5G25-060-015		Utility Relocation	NA	NA
	Program:			Construction	May-18	Feb-19
	TPP No:	347				
	Other Project No:					
Land acquisition completed 10/6/17. Third final plans underway.						

Dolley Madison Boulevard Sidewalk from Old Dominion Drive to Beverly Avenue	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	123	Land Acquisition	\$ .65M	\$ .4M	2014 Bonds	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Zahirieh, Shahla		Design	Oct-15	Jun-18
Scope: Install sidewalk on south side of Dolley Madison Boulevard	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Oct-17</del> Jan-18	<del>May-18</del> Jun-18
	FC Project No:	5G25-060-016		Utility Relocation	<del>NA</del> TBD	<del>NA</del> Oct-18
	Program:			Construction	Aug-18	May-19
	TPP No:	348				
	Other Project No:					
Land acquisition notice to proceed issued 1/12/18. Land rights on 0 of 2 properties have been acquired. Second final plans were distributed to VDOT for review on 1/10/18.						

Dolley Madison Boulevard Walkway	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	123	Utility Relocation	\$ 2.78M	\$ 2.317M	CMAQ	
District(s): Dranesville, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Lauretti, Francesco		Design	Mar-13	Jun-17
Scope: Approximately 2,400 LF of multi-use trail and sidewalk from Dolley Madison Boulevard/Great Falls Street intersection to the McLean Metrorail Station	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jul-16	Apr-17
	FC Project No:	AA1400065-12		Utility Relocation	Sep-16	<del>Nov-17</del> Jun-18
	Program:	DCBPA		Construction	<del>Oct-17</del> Apr-18	<del>Jun-18</del> Apr-19
	TPP No:					
	Other Project No:	DCBPA-065; UPC 103262				
Utility relocations are in progress. Schedule change due to ongoing utility coordination and relocation work, including a VDOT LUP revision to accommodate the relocation work. Additional test holes have been ordered to confirm depths of utilities. Utility relocation plans received and are under review.						

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Dolley Madison Boulevard Walkway from Buchanan Street to Georgetown Pike/Potomac School Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	123	Project Initiation	\$ 3.5M	\$ 4M	TBD	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Abifadel, Gibran		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope: Construct walkway on southside from existing walkway east to Buchanan Street	FC Project No:	DOT-000086		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	237				
	Other Project No:					
Project scoping and initial coordination in progress. Anticipate completing scoping and forwarding for design in winter 2019.						

Dulles Rail Phase 2	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Construction	\$ 2778M	\$ .33M	Federal	
District(s): Dranesville, Hunter Mill	Project Type:	Transit	Schedule	Phase	Start Date	End Date
	Project Manager:	Canale, Mark		Design	Jul-13	Jun-15
Scope: Construct six new stations, three in Fairfax County, and extend Metrorail from Wiehle Avenue to Ashburn Station (Route 772) in Loudoun County	Lead Agency:	Metropolitan Washington Airports Authority		Land Acquisition	Jul-13	Jan-16
	FC Project No:	DOT-000003		Utility Relocation	Jul-13	Oct-16
	Program:			Construction	Feb-14	Aug-19
	TPP No:					
	Other Project No:	UPC 97226				
Bid Packet A (Rail Stations, Systems, and Line) was awarded in May 2013. Notice to proceed was issued in July 2013 with a 60 month design-build schedule. Innovation Center Station and Herndon Station garages are estimated for completion by May 2019. For further information, see <a href="http://www.dullesmetro.com">http://www.dullesmetro.com</a> . Revenue service date will be established by the WMATA Board.						

Dulles Toll Road/Centreville Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	267	Design	\$ .4M	\$ .4M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Marsh, Dennis		Design	TBD Feb-17	TBD Feb-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD NA	TBD NA
Scope: Install signalized pedestrian crosswalk	FC Project No:	2G40-086-008		Utility Relocation	TBD NA	TBD NA
	Program:	HMSAMS		Construction	TBD	TBD
	TPP No:	190.07				
	Other Project No:					
County is completing design, and VDOT will construct project. VDOT Signal Rebuild comments on pre-final design submission were received on 12/18/17 and are being addressed by consultant. Construction schedule to be determined once project forwarded to VDOT for construction.						

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Dulles Toll Road/Monroe Street	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	267	Study	\$ .1M	\$ .1M	C & I	
District(s): Dranesville, Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Delmare, Lauren		Design	Nov-16	Sep-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
Scope: Pedestrian and bicycle bridge over Dulles Toll Road	FC Project No:	2G40-086-006		Utility Relocation	NA	NA
	Program:	HMSAMS		Construction	NA	NA
	TPP No:	190.03				
	Other Project No:					
Funded for feasibility study and cost estimates. Study complete. FCDOT to seek Board approval in spring 2018 to use additional HMSAMS funding for design.						

Fairfax County Parkway Bicycle Wayfinding Signage	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	286	Construction	\$ .08M	\$ .08M	C & I	
District(s): Braddock, Dranesville, Hunter Mill, Springfield, Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wynands, Nicole		Design	Nov-15	Sep-16
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
Scope: Install bicycle wayfinding signs along the Fairfax County Parkway and Franconia-Springfield Parkway	FC Project No:	2G40-088-035		Utility Relocation	NA	NA
	Program:			Construction	Aug-17	<del>Dec-17</del> Mar-18
	TPP No:	117				
	Other Project No:					
Design is complete for all phases. Construction is 75% complete. Schedule adjusted due to winter weather.						

Frying Pan Road Widening from Route 28 to Centreville Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	608	Project Initiation	\$ 54.3M		\$ 40.8M		
District(s): Dranesville, Hunter Mill	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Stevens, Daniel		Design	TBD	TBD	
Scope: Widen Frying Pan Road to 6 lanes, including intersection improvements and pedestrian and bicycle facilities	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
	FC Project No:	DOT-000043		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	54					
	Other Project No:						
Developing scope for initial feasibility study. Schedule for study to be determined once consultant task order is authorized. This is anticipated in spring 2018.							

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Georgetown Pike and Route 123	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	193	Design	\$ 1.2M	\$ 1.2M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Nabavi, Seyed		Design	Apr-17	Jul-19
Scope: 700 LF of 10-foot SUP on east side of Georgetown Pike south of Colonial Farm Road and 350 LF of 5-foot sidewalk on east side of Route 123 and Potomac School Road	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Oct-18	Jun-19
	FC Project No:	2G40-087-011		Utility Relocation	Jul-19	Mar-20
	Program:			Construction	Apr-20	Dec-20
	TPP No:	313				
	Other Project No:					
Intermediate design submitted on 1/8/18. Public meeting was held on 12/6/17. UDCD comments received 1/26/18.						

Georgetown Pike Walkway Phase III from Falls Bridge Lane East to Existing Trail	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	193	Design	\$ .35M		\$ .3M		Federal		
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date		End Date	
	Project Manager:	Dresser, John		Design		<del>TBD</del> Dec-13		<del>TBD</del> Sep-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		<del>TBD</del> Apr-18		<del>TBD</del> Sep-18	
Scope: Approximately 275 LF trail along the north side of Georgetown Pike	FC Project No:	AA1400130-13		Utility Relocation		<del>TBD</del> Apr-18		<del>TBD</del> Jul-18	
	Program:			Construction		<del>TBD</del> Jan-19		<del>TBD</del> Dec-19	
	TPP No:								
	Other Project No:	GTP-130, EN99-029-164							
Design was on hold due to community concerns regarding project scope and aesthetics for this National Register of Historic places site. The project design received a "No Adverse Effect" determination from the Virginia Department of Historic Resources on 6/14/17. Pre-final plans distributed to VDOT for review on 12/14/17. Project plats submitted to LAD for review 1/9/18. Comments were received by 2/13/18.									

Georgetown Pike Walkway Phase IV from Falls Bridge Lane to Seneca Plaza	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	193	Design	\$ .95M	\$ .8M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Dresser, John		Design	Feb-16	Aug-19
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-18	Jun-19
Scope: Approximately 1200 LF of 6-foot walkway along the north side of Georgetown Pike	FC Project No:	2G40-088-036		Utility Relocation	Jul-19	Dec-19
	Program:			Construction	<del>Sep-19</del> Jan-20	Aug-20
	TPP No:	125				
	Other Project No:					
NTP was issued to consultant on 12/28/16 for environmental documentation. First citizens' information meeting was held on 3/22/17. Second citizens information meeting held on 10/4/17. Test holes received 10/27/17. Pre-final design is in progress. Pre-final design advance plans received 1/31/18.						

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Great Falls Street Walkway from I-66 Bridge to North West Street	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	697	Land Acquisition	\$ 2.5M	\$ 1.2M	2014 Bonds	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Beall, James		Design	Oct-15	Nov-18
Scope: Construct approximatley 1,400 LF of sidewalk and curb and gutter along the east side of Great Falls Street	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Dec-17	Sep-18
	FC Project No:	5G25-060-042		Utility Relocation	NA Sep-18	NA Jan-19
	Program:			Construction	Jan-19	Sep-19
	TPP No:	202				
	Other Project No:					
Land acquisition notice to proceed was issued 12/4/17. Revision due to fence and stormwater improvements to resubdivided lot. Land acquisition notices to owners in February 2018. Coordinating utility relocations with Fairfax Water and other utilities. Utility relocations will be required, but no utility plats are required.						

Herndon Bus Operations Expansion	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Construction	\$ 12M	\$ 12M	Bonds, State	
District(s): Dranesville	Project Type:	Transit	Schedule	Phase	Start Date	End Date
Scope: Upgrade site and building and enclosure of 2,600 SF canopy at existing facility	Project Manager:	Miller, Kris		Design	May-14	Aug-15
	Lead Agency:	Capital Facilities, DPWES		Land Acquisition	NA	NA
	FC Project No:	TF-000017-001		Utility Relocation	NA	NA
	Program:			Construction	Feb-16	<del>TBD</del> Apr-18
	TPP No:					
	Other Project No:					
Original construction contract work is currently 90% finished, and scheduled to be complete by 2/28/18. The additional concrete pavement scope for the site extends the overall project completion date to 4/30/18.						

Herndon Parkway from W&OD Trail to Fairbrook Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type	
	924	Project Initiation	\$ .1M		\$ .1M		C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date		
	Project Manager:	Wells, Chris		Design	<del>TBD</del> Jan-17	<del>TBD</del> Jun-19		
	Lead Agency:	Town of Herndon		Land Acquisition	<del>TBD</del> Jun-19	<del>TBD</del> Sep-19		
Scope: Improve access ramp at W&OD and widen sidewalk to shared-use path	FC Project No:	DOT-000005		Utility Relocation	TBD	TBD		
	Program:	HMSAMS		Construction	<del>TBD</del> Sep-20	TBD		
	TPP No:	190.08						
	Other Project No:							
Project location within the Town of Herndon. Town of Herndon has completed conceptual study. Funding agreement between the Town of Herndon and the County for feasibility study and cost estimate only was approved by the Board on 4/4/17. Project to be incorporated into VDOT East Spring Street Widening project.								

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Herndon Parkway/Herndon Metro Entrance North	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	924	Design	\$ .25M	\$ .25M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wells, Chris		Design	Apr-17	Mar-18
	Lead Agency:	Town of Herndon				
Scope: Install mid-block signalized crosswalk	FC Project No:	2G40-086-005		Land Acquisition	<del>Sep-17</del> Mar-18	<del>May-18</del> Nov-18
	Program:	HMSAMS		Utility Relocation	<del>Jan-18</del> Dec-18	<del>Oct-18</del> Nov-19
	TPP No:	190.03		Construction	<del>Jun-19</del> Dec-19	<del>Dec-19</del> Sep-20
	Other Project No:					
Project location within the Town of Herndon. Intersection project with pedestrian improvements and transit bus bays currently administrated by the Town of Herndon. Funding agreement between the Town of Herndon and the County of Fairfax for construction of pedestrian improvements was approved by the Board on 4/4/17.						

Hunter Mill Road Bridge over Difficult Run	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	674	On-Hold	\$ .5M	\$ .32M	Bridge, RSTP	
District(s): Dranesville, Hunter Mill	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Harrell, William		Design	Sep-13	Jan-18
Scope: Replace temporary bridge with permanent structure	Lead Agency:	Virginia Department of Transportation		Land Acquisition	<del>Aug-16</del> TBD	<del>Nov-17</del> TBD
	FC Project No:	DOT-000009		Utility Relocation	<del>Aug-16</del> TBD	<del>Nov-17</del> TBD
	Program:			Construction	<del>Jan-18</del> TBD	<del>Dec-18</del> TBD
	TPP No:					
	Other Project No:	UPC 102691				
Public hearing held on 6/17/15. The design concepts of the project have been approved by VDOT and Fairfax County. The bridge is currently in good condition and is not eligible for State of Good Repair (SGR) funding. The project is currently on hold, since SGR funding is only for bridges in poor condition and classified as structually deficient.						

I-66 Inside the Beltway Eastbound Widening Project	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	66	Design-Build	\$ 125M	\$ 125M	Federal, State	
District(s): Dranesville	Project Type:	Interstate	Schedule	Phase	Start Date	End Date
	Project Manager:	Shin, Sung		Design	Feb-16	TBD
	Lead Agency:	Virginia Department of Transportation				Dec-17
Scope: Widen I-66 eastbound between the Dulles Connector Road and Fairfax Drive	FC Project No:	DOT-000016		Land Acquisition	TBD	TBD
	Program:			Utility Relocation	TBD	TBD
	TPP No:			Construction	TBD	TBD
	Other Project No:	UPC 108424			Jan-18	Nov-21
Design underway. FHWA issued a Finding of No Significant Impact on the Environmental Assessment in April 2017. Design-build contract awarded by CTB in December 2017 and new lane anticipated to be opened to traffic in November 2020 with remaining project work, including landscaping and signal modifications, expected to be completed in the following year.						

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
I-66 Inside the Beltway Tolling from I-495 (Capital Beltway) to U.S. Route 29 in Rosslyn	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	66	Complete	\$ 60M	\$ 60M	Federal, State	
District(s): Dranesville, Providence	Project Type:	Interstate	Schedule	Phase	Start Date	End Date
	Project Manager:	Shin, Sung		Design	Mar-15	Jun-16
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	NA	NA
Scope: Convert I-66 inside the Beltway into a managed express lane facility in peak directions	FC Project No:	DOT-000017		Utility Relocation	NA	NA
	Program:			Construction	Jul-16	Dec-17
	TPP No:					
	Other Project No:	UPC 107371, 108336, 108337				
Scope includes converting I-66 Inside the Beltway into a managed express lane facility in eastbound direction in the morning peak (5:30-9:30 am) period and westbound direction in the evening peak period (3:00-7:00 pm). Tolling and implementation of initial multimodal projects initiated in December 2017.						

Idylwood Road from Norwalk Street to Eastman Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	695	Design	\$ .3M	\$ .59M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Nabavi, Seyed		Design	May-17	Jul-19
Scope: Construct 200 LF of 5-foot wide sidewalk along Idylwood Road	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Oct-18	Jun-19
	FC Project No:	2G40-088-024		Utility Relocation	Jul-19	Mar-20
	Program:			Construction	Apr-20	Oct-20
	TPP No:	136				
	Other Project No:					
Intermediate design submitted to VDOT for review on 12/28/17.						

Innovation Avenue/Rock Hill Road to Innovation Center Metrorail Station	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	847	Design	\$ .5M	\$ .5M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Marsh, Dennis		Design	<del>TBD</del> Nov-17	<del>TBD</del> Jul-19
Scope: Construct approximately 310 LF of 10-foot concrete sidewalk on east side of Innovation Avenue from Innovation Metrorail Station to Dulles Green Boulevard	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>TBD</del> Oct-18	<del>TBD</del> Jun-19
	FC Project No:	2G40-086-012		Utility Relocation	<del>TBD</del> NA	<del>TBD</del> NA
	Program:	HMSAMS		Construction	<del>TBD</del> Aug-19	<del>TBD</del> Feb-20
	TPP No:	190.11				
	Other Project No:					
Prefinal design is in progress. Ongoing coordination with DPWES Streetlights Section to add streetlights along the project. The existing lighting was reviewed in February 2018.						

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Innovation Center Metrorail Station Parking Garage	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Construction	\$ 52M	\$ 52M	NVTA Local, C & I, EDA Bonds	
District(s): Dranesville	Project Type:	Transit	Schedule	Phase	Start Date	End Date
	Project Manager:	Canale, Mark		Design	Nov-14	Aug-16
	Lead Agency:	Capital Facilities, DPWES				
Scope: An approximately 2,030 space parking structure, bus bays, Kiss and Ride and Metrorail Station pedestrian connection for the Metrorail Silver Line	FC Project No:	TF-000021-001		Land Acquisition	Jan-13	Oct-15
	Program:			Utility Relocation	TBD	TBD
	TPP No:			Construction	Dec-16	May-19
	Other Project No:					
Construction of the garage facility started on 4/3/17, and is 27% complete. The contractor continues to work on drilled foundation piers and addressing rock encountered in majority of the pier areas. Installation of utility duct bank and utility conduits is in progress in close coordination with Dominion Virginia Power. Installation of pre-cast concrete panels will begin in April 2018. The common infrastructure construction with the private developer is ongoing.						

Innovation Center to Arrowbrook	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Design	\$ 1.1M	\$ 2M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Dresser, John		Design	TBD Jun-17	TBD Jun-19
Scope: 645 LF of multi-purpose, lighted trail from the Arrowbrook Development to Sunrise Valley Drive	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD Aug-18	TBD Apr-19
	FC Project No:	2G40-086-007		Utility Relocation	TBD	TBD
	Program:	HMSAMS		Construction	TBD Aug-19	TBD May-20
	TPP No:	190.06				
	Other Project No:					
Crosswalk study submitted to VDOT on 5/4/17 and VDOT approved the crosswalk request on 9/8/17. Trail design consultant task order NTP given on 6/30/17. Survey completed 9/1/17. Concept plans received 10/3/17. Task order amendment signed on 12/18/17 for additional scope, including electrical design for lighting. This is a LDS permitted project, and the first submission to LDS is due in April 2018.						

Innovation Station North Side Neighborhood Access	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Study	\$ .1M	\$ .1M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Delmare, Lauren		Design	Jan-17	Sep-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
Scope: Add shared-use path and lighting	FC Project No:	2G40-086-016		Utility Relocation	NA	NA
	Program:	HMSAMS		Construction	NA	NA
	TPP No:	190.15				
	Other Project No:					
Funded for feasibility and cost estimate study. Study complete. FCDOT to seek Board approval in spring 2018 to use additional HMSAMS funding for design and construction.						

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Kirby Road Sidewalk from Chesterbrook Pool to east of Chesterbrook Elementary School	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	695	Construction	\$ 1M	\$ .125M	2014 Bonds	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Hojatzadeh, Max		Design	Jul-13	Mar-17
Scope: Install 800 LF of sidewalk, including curb and gutter and curb ramp upgrades	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-15	Nov-16
	FC Project No:	ST-000036-002		Utility Relocation	Jul-17	<del>Jun-18</del> Apr-18
	Program:			Construction	Jul-17	<del>Jan-18</del> Apr-18
	TPP No:					
	Other Project No:					
Construction is 50% complete. Schedule adjusted to allow utility relocations. Level 3 utility relocation in conjunction with the project construction is underway.						

Kirby Road Walkway from Chesterbrook Road to Mori Street	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	695	Project Initiation	\$ 1.25M	\$ 1.25M	OTHER	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Turner, Latesa		Design	TBD	TBD
Scope: Construct approximately 1,300 LF of 5-foot concrete sidewalk along the east side of Kirby Road	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	2G40-088-069		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	238				
	Other Project No:					
Pre-scoping document received from CPTED 8/29/17. Draft design task order proposal received on 12/7/17 and is under review. Schedule to be prepared upon execution of design task order, anticipated March 2018.						

Kirby Road Walkway from Birch Road to Ivy Hill Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	695	Design	\$ 1.2M		\$ .95M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Turner, Latesa		Design	Mar-15	<del>Nov-17</del> Mar-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Feb-17	<del>Aug-17</del> Sep-17	
Scope: Construct 6-foot concrete sidewalk on north side of Kirby Road	FC Project No:	2G40-088-017		Utility Relocation	<del>Sep-17</del> NA	<del>Jun-18</del> NA	
	Program:			Construction	<del>Jan-18</del> Mar-18	Nov-18	
	TPP No:	143					
	Other Project No:						
Final design is in progress. Advance final plans received on 12/1/17.							

Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Kirby Road Walkway from Chesterbrook Elementary School to Halsey Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	695	Design	\$ .925M		\$ .4M	2014 Bonds
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Turner, Latesa		Design	Apr-16	Jan-19
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Mar-18</del> May-18	<del>Sep-18</del> Nov-18
Scope: Construct approximately 520 LF of concrete sidewalk, including curb and gutter, along the south side of Kirby Road	FC Project No:	ST-000036-010		Utility Relocation	<del>Oct-18</del> TBD	<del>Mar-19</del> TBD
	Program:			Construction	Mar-19	Dec-19
	TPP No:	140				
	Other Project No:					
Pre-final design is in progress.						

Kirby Road Walkway from Halsey Road to Franklin Avenue	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	695	Design	\$ 1.75M		\$ 1.5M	2014 Bonds	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Turner, Latesa		Design	Apr-16	Jan-19	
	Lead Agency:	Fairfax County Department of Transportation					
Scope: Construct approximately 1,300 LF of concrete sidewalk, including curb and gutter, along the south side of Kirby Road	FC Project No:	ST-000036-011		Land Acquisition	<del>Mar-18</del> May-18	<del>Sep-18</del> Nov-18	
	Program:			Utility Relocation	<del>Oct-18</del> TBD	<del>Mar-19</del> TBD	
	TPP No:	141		Construction	Mar-19	Dec-19	
	Other Project No:						
Pre-final design is in progress.							

Kirby Road Walkway from Ivy Hill Drive to Corliss Court	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	695	Design	\$ 1.1M		\$ 1M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Turner, Latesa		Design	Mar-15	<del>Nov-17</del> Mar-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Feb-17	Jun-17	
Scope: Construct 6-foot concrete sidewalk on north side of Kirby Road	FC Project No:	2G40-088-018		Utility Relocation	<del>Sep-17</del> NA	<del>Jun-18</del> NA	
	Program:			Construction	<del>Jan-18</del> Mar-18	Nov-18	
	TPP No:	142					
	Other Project No:						
Final design is in progress. Advance final plans received on 12/1/17.							

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Kurtz Road and Calder Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Design	\$ .25M	\$ .25M	2014 Bonds	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Barksdale, Christopher		Design	Sep-17	Apr-18
Scope: Pedestrian intersection improvements	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	ST-000024-007		Utility Relocation	NA	NA
	Program:			Construction	May-18	Sep-18
	TPP No:					
	Other Project No:					
Intermediate design complete 12/18/17. Plans submitted to VDOT for review 1/9/18.						

Lewinsville Road and Spring Hill Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	694	Study	\$ 15.8M		\$ .1M		NVTA Local		
District(s): Dranesville	Project Type:	Secondary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	Qi, Maggie		Design		<del>TBD</del> Jan-17		<del>TBD</del> Sep-18	
Lead Agency:	Fairfax County Department of Transportation	Land Acquisition		TBD		TBD			
Scope: Partial funding for alternatives analysis to improve traffic flow and add pedestrian crosswalks	FC Project No:	2G40-087-014		Utility Relocation		TBD		TBD	
	Program:			Construction		TBD		TBD	
	TPP No:	34							
	Other Project No:								
Alternatives analysis in progress. Four alternatives have been developed and narrowed down to two alternatives through a high-level screening process. A larger community meeting expected in March/April 2018.									

Magarity Road from Lusby Place to Peabody Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	650	Project Initiation	\$ 2.3M		\$ 1M		C & I		
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date		End Date	
	Project Manager:	Dresser, John		Design		TBD Sep-17		TBD	
Scope: Add dedicated left turn lane into school and provide 10-foot wide asphalt walkway on south side of Magarity Road	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD		TBD	
	FC Project No:	2G40-088-025		Utility Relocation		TBD		TBD	
	Program:			Construction		TBD		TBD	
	TPP No:	150							
	Other Project No:								
Coordination meeting with Westgate School Principal held on 7/19/17 to discuss school circulation patterns. Consultant task order signed 9/29/17. Survey received on 1/24/18. Preliminary design is underway to be submitted in March 2018. The current task order is for the preliminary phase only to present to the public at a citizens information meeting in spring 2018. The final design scope and schedule through construction will be developed following the preliminary phase.									

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
McLean Streetscapes Phase III	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	3547	Construction	\$ 2.75M	\$ 2.306M	Enhancement	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Beall, James		Design	Nov-11	Dec-16
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-15	Aug-16
Scope: Chain Bridge Road from Laughlin Street to Corner Lane; Shell Drive to Center Street	FC Project No:	CR-000004-001		Utility Relocation	NA	NA
	Program:			Construction	Aug-17	<del>May-18</del> Oct-18
	TPP No:					
	Other Project No:	EN98-029-144; UPC 106945				
VDOT Transportation Enhancement Grant project approved on 11/8/11. VDOT authorization to award project received 12/11/17. Contract awarded in January 2018. Schedule revised due to time required for VDOT approval to award, completion of award documents, constuction time in contract.						

North West Street Sidewalk from Great Falls Street to Brilyn Place	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	1799	Design	\$ .75M	\$ .3M	2014 Bonds	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Beall, James		Design	Sep-15	May-18
Scope: 260 LF of 5-foot sidewalk along north side of North West Street	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Aug-17</del> Sep-17	Apr-18
	FC Project No:	ST-000036-003		Utility Relocation	Apr-18	Sep-18
	Program:			Construction	Aug-18	Feb-19
	TPP No:	350				
	Other Project No:					
NTP for County parcels issued to LAD 9/1/17. Acquisition could not proceed until December due to delays by City of Falls Church in providing City easments deeds. Land rights on 3 of 6 properties have been acquired. Kickoff meeting with City of Falls Church for acquisition on City parcels held 9/6/17. Coordination underway with Fairfax Water and Washington Gas for utility relocation; no utility plats will be required.						

Pavement Marking Plans	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
		Design	\$ .1M		\$ .1M		RSTP		
District(s): Dranesville, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date		End Date	
	Project Manager:	Wynands, Nicole		Design		TBD		TBD	
Scope: Addition of bike lanes on various roadways in the Tysons area and surrounding neighborhoods	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD		TBD	
	FC Project No:	AA1400125-13		Utility Relocation		TBD		TBD	
	Program:	TMSAMS		Construction		TBD		TBD	
	TPP No:								
	Other Project No:								
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Westmoreland Street bicycle lanes were extended in fall 2015 from Haycock Road to Hopewood Drive as part of VDOT repaving. Magarity Road and Madrillon Road will be reviewed for bicycle facilities when scheduled for future repavement by VDOT. None of the streets are included in the draft 2018 VDOT list for potential roads to be repaved.									

## Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
<b>Route 123 and Great Falls Street/Lewinsville Road Intersection</b>	<b>Route Number</b>	<b>Status</b>	<b>Current Estimate (Mil \$)</b>	<b>Total Funding (Mil \$)</b>	<b>Funding Type</b>	
	123	Study	\$ 6.9M	\$ 6.9M	2014 Bonds	
<b>District(s):</b> Dranesville	<b>Project Type:</b>	Primary Road	<b>Schedule</b>	<b>Phase</b>	<b>Start Date</b>	<b>End Date</b>
	<b>Project Manager:</b>	Aguayo, Vanessa		<b>Design</b>	TBD	TBD
	<b>Lead Agency:</b>	Fairfax County Department of Transportation		<b>Land Acquisition</b>	TBD	TBD
<b>Scope:</b> Interim intersection improvements	<b>FC Project No:</b>	5G25-059-008		<b>Utility Relocation</b>	TBD	TBD
	<b>Program:</b>			<b>Construction</b>	TBD	TBD
	<b>TPP No:</b>	38				
	<b>Other Project No:</b>					

Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Phase II of the Tysons Neighborhood Study is analyzing intersections improvements on the 123 corridor, including a follow up corridor study which includes this intersection at Great Falls Street and Lewinsville Road. The analysis is nearing completion. Initial results have been presented to the district supervisor. Second meeting with district supervisor scheduled for summer 2018, with next steps determined thereafter.

<b>Route 7 Bridge Rehabilitation</b>	<b>Route Number</b>	<b>Status</b>	<b>Current Estimate (Mil \$)</b>	<b>Total Funding (Mil \$)</b>	<b>Funding Type</b>	
	7	Construction	\$ 44.822M	\$ 44.822M	Bridge, NVTA Regional	
<b>District(s):</b> Dranesville, Providence	<b>Project Type:</b>	Primary Road	<b>Schedule</b>	<b>Phase</b>	<b>Start Date</b>	<b>End Date</b>
	<b>Project Manager:</b>	Chellappa, Smitha		<b>Design</b>	Sep-12	Nov-16
	<b>Lead Agency:</b>	Virginia Department of Transportation		<b>Land Acquisition</b>	Nov-15	May-17
<b>Scope:</b> Bridge over Dulles Toll Road	<b>FC Project No:</b>	DOT-000031		<b>Utility Relocation</b>	Jan-16	Jul-17
	<b>Program:</b>			<b>Construction</b>	Mar-16	May-18
	<b>TPP No:</b>	222				
	<b>Other Project No:</b>	UPC 82135				

Construction is 85% complete. Right-of-way acquisition and utility relocations completed. Review of lighting plans by MWAA, FCDOT, and VDOT has been completed. Installation of project lighting and signage ongoing.

<b>Route 7 from Reston Avenue to Jarrett Valley Drive</b>	<b>Route Number</b>	<b>Status</b>	<b>Current Estimate (Mil \$)</b>	<b>Total Funding (Mil \$)</b>	<b>Funding Type</b>	
	7	Design-Build	\$ 234M	\$ 234M	NVTB Bonds, Federal	
<b>District(s):</b> Dranesville, Hunter Mill	<b>Project Type:</b>	Primary Road	<b>Schedule</b>	<b>Phase</b>	<b>Start Date</b>	<b>End Date</b>
	<b>Project Manager:</b>	Chellappa, Smitha		<b>Design</b>	Jun-11	Feb-20
	<b>Lead Agency:</b>	Virginia Department of Transportation		<b>Land Acquisition</b>	May-19	Aug-20
<b>Scope:</b> Widen to 6 lanes	<b>FC Project No:</b>	DOT-000032		<b>Utility Relocation</b>	May-20	Sep-21
	<b>Program:</b>			<b>Construction</b>	Mar-19	May-24
	<b>TPP No:</b>	271				
	<b>Other Project No:</b>	UPC 52328, 99478, 106917				

Group of community, BOS staff, and state/local government agency stakeholders established, and periodic coordination meetings continue. Board endorsed public hearing plans on 6/6/17. Design-build RFQ released on 8/5/17. RFP was released on 11/21/17. Bids expected on 3/28/18. CTB approval expected on 4/18/18. NTP to Design-Builder expected on 5/20/18.

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Sunrise Valley Drive Sidewalk	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	5320	Construction	\$ .3M	\$ .3M	2014 Bonds	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Hojatzadeh, Max		Design	Jan-16	<del>Nov-17</del> Sep-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-16	<del>Oct-17</del> Sep-17
Scope: Construct approximately 370 LF of 5-foot wide concrete sidewalk along the north side of Sunrise Valley Drive from River Birch Road to Legacy Circle	FC Project No:	5G25-060-017		Utility Relocation	NA	NA
	Program:	RMAG		Construction	<del>Jan-18</del> Nov-17	May-18
	TPP No:	351				
	Other Project No:					
NTP for construction issued in February 2018.						

Tysons Wayfinding Signage	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Design	\$ .125M	\$ .125M	RSTP	
District(s): Dranesville, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wynands, Nicole		Design	<del>TBD</del> Aug-17	<del>TBD</del> Feb-18
Scope: Installation of bicycle wayfinding signage in the Tysons area and surrounding neighborhoods	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	AA1400126-13		Utility Relocation	NA	NA
	Program:	TMSAMS		Construction	<del>TBD</del> Jun-18	<del>TBD</del> Sep-18
	TPP No:					
	Other Project No:	TMSAMS-126				
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Kickoff meeting with consultant July 2017. Sign installation is scheduled to start in summer 2018.						

Van Buren Street from W&OD to Monroe Street Bridge	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	666	Project Initiation	\$ .25M	\$ .25M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	CPTED, To Be Determined		Design	<del>TBD</del> May-17	<del>TBD</del> Jun-18
Lead Agency:	Town of Herndon	Land Acquisition		<del>TBD</del> Jul-18	<del>TBD</del> Nov-19	
Scope: Reconstruct with on-road bike lanes, sidewalks, drainage, and urban standards. Funding for feasibility/cost estimate study	FC Project No:	2G40-086-013		Utility Relocation	<del>TBD</del> Nov-19	<del>TBD</del> Feb-20
	Program:	HMSAMS		Construction	<del>TBD</del> Feb-20	<del>TBD</del> Jul-20
	TPP No:	190.12				
	Other Project No:					
Project location within Town of Herndon, and being administered by Town of Herndon. Town has completed feasibility study and cost estimate for Phase 1 (Spring Street to Herndon Parkway). Project provides 5-foot sidewalks, ADA ramps, on-street and off-street bicycle lanes, street trees, street lighting, and high visibility crosswalks. The Town Council approved the concept design of the project on 2/28/17.						

# Dranesville District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Van Buren Street/Worldgate Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	666	Project Initiation	\$ .25M	\$ .25M	C & I	
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	CPTED, To Be Determined		Design	Mar-15	May-18
	Lead Agency:	Town of Herndon				
Scope: Install signalized crosswalk	FC Project No:	2G40-086-004		Land Acquisition	Oct-17	<del>Mar-18</del> May-18
	Program:	HMSAMS		Utility Relocation	<del>TBD</del> NA	<del>TBD</del> NA
	TPP No:	190.02		Construction	Sep-18	Dec-18
	Other Project No:					
Project location within the Town of Herndon. Funding agreement between the Town of Herndon and the County for construction of pedestrian improvements was approved by the Board on 4/4/17. Project to be administered by the Town of Herndon.						

Walker Road Bridge	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	681	On-Hold	\$ 4.85M	\$ 1.1M	Secondary	
District(s): Dranesville	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Borkowski, Tad		Design	Nov-12	TBD
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	TBD	TBD
Scope:	FC Project No:	DOT-000040		Utility Relocation	TBD	TBD
Replace bridge over Piney Run (PE and ROW only)	Program:			Construction	TBD	TBD
	TPP No:					
	Other Project No:	0681-029-717,P101,B; UPC 84383				
Funded for design and ROW only. Project redesigned to incorporate pedestrian and bicycle facilities. Design public hearing held 2/3/16. Board of Supervisors endorsed design plans for the bridge replacement on 6/21/16. Targeting construction in summer 2018, if funding can be identified. On hold until funding can be identified.						

Westmoreland Street and Rosemont Drive Bike Lanes	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type	
	693	Design	\$ .45M		\$ .45M			
District(s): Dranesville	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date		
	Project Manager:	Turner, Latesa		Design	<del>TBD</del> Oct-17	<del>TBD</del> Sep-19		
Scope: Widen approximatley 400 LF of Westmoreland Street to add bike lanes, connecting to exsiting bike lanes north and south of Rosemont Drive	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>TBD</del> Nov-18	<del>TBD</del> Jun-19		
	FC Project No:	5G25-063-009		Utility Relocation	<del>TBD</del> Jun-19	<del>TBD</del> Sep-19		
	Program:			Construction	<del>TBD</del> Nov-19	<del>TBD</del> Aug-20		
	TPP No:	187						
	Other Project No:							
Intermediate design is in progress. Intermediate design plan submission anticipated in early March.								

## Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Ashgrove Lane Trail	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Design	\$ .775M	\$ .5M	RSTP	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wells, Chris		Design	TBD Jul-16	TBD
Scope: Phase II- 10-foot wide asphalt trail from Ashgrove Plantation Trail to Westwood Center Drive	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD Jul-17	TBD
	FC Project No:	AA1400121-13		Utility Relocation	TBD	TBD
	Program:	TMSAMS		Construction	TBD	TBD
	TPP No:					
	Other Project No:	TMSAMS-121				
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Design is underway. FCPA completed first phase, upgrading existing trail. Design for easement swap completed in July 2017. DPWES LAD staff finalizing land rights swap with affected property owners. Schedule will be finalized once land rights finalized which is anticipated in winter 2018.						

Beulah Road Walkway Phase II	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	675	On-Hold	\$ .7M		\$ .7M	2007 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Vanzandt, Mark		Design	Aug-14	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
Scope: Approximately 500 LF of pedestrian improvements along Beulah Road from Abbotsford Drive to Antioch Church	FC Project No:	ST-000021-009		Utility Relocation	NA	NA	
	TPP No:			Construction	TBD	TBD	
	Other Project No:	4YP201-PB009-B					
Project is part of the Second Four-Year Transportation Plan endorsed by the BOS on 10/15/07. The property owner that was impacted by the proposed drainage improvements was unwilling to grant land rights for the project. In the event a project at this location is revisited in the future to complete the missing trail link, the project will be reconsidered for funding.							

Bluemont Way and Discovery Street/Explorer Street	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	7199	Project Initiation	\$ .45M		\$ .25M		2014 Bonds		
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date		End Date	
	Project Manager:	Wynands, Nicole		Design		TBD		TBD	
	Lead Agency:	Virginia Department of Transportation		Land Acquisition		TBD		TBD	
Scope: Road diet project to reduce travel lanes and introduce bike lanes, including pedestrian improvements	FC Project No:	5G25-062-002		Utility Relocation		TBD		TBD	
	Program:	RMAG		Construction		TBD		TBD	
	TPP No:	189.01							
	Other Project No:								
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Continuing to coordinate with VDOT to implement project with future repaving. The road is included in the 2018 VDOT list for potential roads to be repaved. Public meeting anticipated in March 2018.									

### Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Bluemont Way Sidewalk from Discovery Street Pedestrian Bridge Walkway to Reston Parkway	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	7199	Design	\$ .75M	\$ .354M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Conley, Tim		Design	Nov-16	Feb-19
Scope: Construct approximately 525 LF of 10-foot wide asphalt shared-use path along the south side of Bluemont Way	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Apr-18	Nov-18
	FC Project No:	5G25-062-011		Utility Relocation	Dec-18	Jan-19
	Program:	RMAG		Construction	May-19	Apr-20
	TPP No:	189.11				
	Other Project No:					
Pre-final design is in progress. Project approved by Reston Town Center Association Design Review Board at meeting on 8/8/17. Test pits have been requested due to proposed grading.						

Coppermine Crossing to Merrybrook	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
		Project Initiation	\$ .2M		\$ .2M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Wells, Chris		Design		TBD	TBD
	Lead Agency:	Fairfax County Park Authority		Land Acquisition		TBD	TBD
Scope: Improve FCPA fair-weather crossing to pedestrian bridge	FC Project No:	2G40-086-011		Utility Relocation		TBD	TBD
	Program:	HMSAMS		Construction		TBD	TBD
	TPP No:	190.10					
	Other Project No:						
Project scoping and initial coordination in progress. Anticipate completing scoping and forwarding for design in spring 2018. Project anticipated to be administered by FCPA.							

Creek Crossing Pedestrian Enhancements	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	724	Project Initiation	\$ 0M		\$ 2M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Bandy, Audra		Design	TBD	TBD	
	Lead Agency:	Town of Vienna		Land Acquisition	TBD	TBD	
Scope: Upgrade existing pedestrian facility on east side of Creek Crossing from Fairway Drive to Old Courthouse Road	FC Project No:	2G40-088-011		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	231					
	Other Project No:						
Significant community coordination will be required. Completed funding agreement with Town of Vienna for town to design facility and FCDOT to finance. Agreement was approved by the Board of Supervisors on 2/16/16, and approved by the Vienna Town Council on 2/1/16. Town of Vienna currently in negotiation process with consultant to finalize scope and fee.							

## Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Dulles Rail Phase 2	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Construction	\$ 2778M	\$ .33M	Federal	
District(s): Dranesville, Hunter Mill	Project Type:	Transit	Schedule	Phase	Start Date	End Date
	Project Manager:	Canale, Mark		Design	Jul-13	Jun-15
Scope: Construct six new stations, three in Fairfax County, and extend Metrorail from Wiehle Avenue to Ashburn Station (Route 772) in Loudoun County	Lead Agency:	Metropolitan Washington Airports Authority		Land Acquisition	Jul-13	Jan-16
	FC Project No:	DOT-000003		Utility Relocation	Jul-13	Oct-16
	Program:			Construction	Feb-14	Aug-19
	TPP No:					
	Other Project No:	UPC 97226				
Bid Packet A (Rail Stations, Systems, and Line) was awarded in May 2013. Notice to proceed was issued in July 2013 with a 60 month design-build schedule. Innovation Center Station and Herndon Station garages are estimated for completion by May 2019. For further information, see <a href="http://www.dullesmetro.com">http://www.dullesmetro.com</a> . Revenue service date will be established by the WMATA Board.						

Dulles Toll Road Eastbound Off-Ramp/Fairfax County Parkway Trail	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	267	Design	\$ 0M		\$ 0M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Wells, Chris		Design	Feb-17	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
Scope: At grade crossing of trail at Dulles Toll Road on ramp	FC Project No:	5G25-062-010		Utility Relocation	TBD	TBD	
	Program:	RMAG		Construction	TBD	TBD	
	TPP No:	189.09					
	Other Project No:						
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Full schedule to be determined at 30% design. Study completion delayed after survey revealed utilities that ruled out tunnel option. At-grade option added in place of tunnel. Public meeting was held on 9/14/17 and at-grade option was chosen. Final project scoping and 30% design anticipated in spring 2018.							

Dulles Toll Road/Monroe Street	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	267	Study	\$ .1M		\$ .1M	C & I	
District(s): Dranesville, Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Delmare, Lauren		Design		Nov-16	Sep-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		NA	NA
Scope: Pedestrian and bicycle bridge over Dulles Toll Road	FC Project No:	2G40-086-006		Utility Relocation		NA	NA
	Program:	HMSAMS		Construction		NA	NA
	TPP No:	190.03					
	Other Project No:						
Funded for feasibility study and cost estimates. Study complete. FCDOT to seek Board approval in spring 2018 to use additional HMSAMS funding for design.							

### Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Explorer Street/New Dominion Parkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	7442	Project Initiation	\$ .1M		\$ .1M	2014 Bonds
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Knight, Ryan		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope: Install signal at intersection with signalized crosswalk	FC Project No:	5G25-062-004		Utility Relocation	TBD	TBD
	Program:	RMAG		Construction	TBD	TBD
	TPP No:	189.03				
	Other Project No:					
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Project scoping and initial coordination in progress. Further discussion between Reston Town Center Association’s management, Fairfax County Attorney staff, and FCDOT staff is required to determine the original rezoning proffers’ interpretation and how this project should proceed.						

Fairfax County Parkway Bicycle Wayfinding Signage	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type	
	286	Construction	\$ .08M		\$ .08M		C & I	
District(s): Braddock, Dranesville, Hunter Mill, Springfield, Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date		
	Project Manager:	Wynands, Nicole		Design	Nov-15	Sep-16		
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA		
Scope: Install bicycle wayfinding signs along the Fairfax County Parkway and Franconia-Springfield Parkway	FC Project No:	2G40-088-035		Utility Relocation	NA	NA		
	TPP No:	117		Construction	Aug-17	<del>Dec-17</del> Mar-18		
	Other Project No:							
	Design is complete for all phases. Construction is 75% complete. Schedule adjusted due to winter weather.							

Flint Hill Elementary School	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type	
	672	Design	\$ .305M		\$ .285M		Federal, C & I	
District(s): Hunter Mill	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date		
	Project Manager:	Lauretti, Francesco		Design	Apr-15	<del>Nov-17</del> Sep-17		
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA		
Scope: Provide a raised crosswalk, rapid flashing beacons, and upgrade curb ramps	FC Project No:	AA1400133-14		Utility Relocation	NA	NA		
	Program:	SRTS		Construction	May-18	<del>Nov-18</del> Feb-19		
	TPP No:							
	Other Project No:	SRTS-029-144; SRTS-133; UPC 105288						
VDOT permit application submitted 9/29/17. Permit received 10/10/17. Bid package submitted to VDOT for approval 12/14/17. Comments received. Revised bid package will be submitted to VDOT in early March 2018. Project to be constructed with project AA14000134-14. Completion date revised due to additional time needed to obtain construction authorization.								

# Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Fox Mill Road Walkway from Fairfax County Parkway to Reston Parkway	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	665	Design	\$ 3.8M	\$ 2.4M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Construct approximately 2,000 LF of 8-foot wide asphalt walkway, including curb and gutter, from Fairfax County Parkway to Fox View Way on the north side	Project Manager:	Marsh, Dennis		Design	Mar-16	Jan-19
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Mar-18	Oct-18
	FC Project No:	ST-000036-009		Utility Relocation	TBD	TBD
	Program:			Construction	Mar-19	Mar-20
	TPP No:	121				
	Other Project No:					
Pre-final design is in progress. The project scope and limits were adjusted due to the potential intersection improvement at Pinecrest Road. A meeting was held on 1/19/18 with the consultant to discuss the project scope revision and additional survey which is required. Schedule to be updated following the contract amendment for survey and scope revisions in spring 2018. Utility test holes have been requested.						

Frying Pan Road Widening from Route 28 to Centreville Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	608	Project Initiation	\$ 54.3M		\$ 40.8M				
District(s): Dranesville, Hunter Mill	Project Type:	Secondary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	Stevens, Daniel		Design		TBD		TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD		TBD	
Scope:	FC Project No:	DOT-000043		Utility Relocation		TBD		TBD	
Widen Frying Pan Road to 6 lanes, including intersection improvements and pedestrian and bicycle facilities	Program:			Construction		TBD		TBD	
	TPP No:	54							
	Other Project No:								
Developing scope for initial feasibility study. Schedule for study to be determined once consultant task order is authorized. This is anticipated in spring 2018.									

Glade Drive Walkway from Colts Neck Road to Freetown Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	4721	Design	\$ .65M	\$ .65M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Approximately 1,200 LF of sidewalk on north side of Glade Drive	Project Manager:	Conley, Tim		Design	May-15	<del>May-18</del> Oct-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Sep-17</del> Feb-18	<del>Apr-18</del> Sep-18
	FC Project No:	2G40-088-007		Utility Relocation	<del>Feb-18</del> Jul-17	<del>May-18</del> Aug-17
	Program:			Construction	<del>Jun-18</del> Nov-18	<del>Mar-19</del> Aug-19
	TPP No:	127				
Other Project No:						
Final design plans distributed to VDOT for review 1/18/18. Per meeting held with VDOT Location and Design on 9/12/17, the design on a portion of the project is being revised to be a curb abutted sidewalk. Preliminary plats have been revised. Schedule adjusted to accommodate the required VDOT design revisions.						

### Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Glade Drive Walkway from Middle Creek Lane to Glade Bank Way	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	4721	Design	\$ .4M	\$ .4M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Conley, Tim		Design	<del>May-15</del> Dec-17	<del>Dec-17</del> Apr-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	May-17	<del>Dec-17</del> Oct-17
Scope: Approximately 600 LF of sidewalk on north side of Glade Drive	FC Project No:	2G40-088-006		Utility Relocation	<del>Oct-17</del> Jul-17	<del>Jan-18</del> Aug-17
	Program:			Construction	<del>Jan-18</del> May-18	<del>Oct-18</del> Feb-19
	TPP No:	126				
	Other Project No:					
Second Final design plans distributed to VDOT for review 1/18/18. Per meeting held with VDOT Location and Design on 9/12/17 the design is being revised to be a curb abutted sidewalk. LAD completion memo received 10/20/17. Schedule adjusted to accommodate required VDOT design revisions and a second final plan submission.						

Herndon Metrorail Station Parking Garage	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
		Construction	\$ 44.9M		\$ 44.9M	NVTA Local, C & I, EDA Bonds	
District(s): Hunter Mill	Project Type:	Transit	Schedule	Phase	Start Date	End Date	
	Project Manager:	Guarino, Michael		Design	Nov-14	Jun-16	
	Lead Agency:	Capital Facilities, DPWES		Land Acquisition	Dec-14	Aug-15	
Scope: Approximately 2,006 space parking structure and associated pedestrian and vehicular connections for Metrorail Silver Line-Phase II	FC Project No:	TF-000020-001		Utility Relocation	Nov-16	Nov-17	
	Program:			Construction	Jun-16	May-19	
	TPP No:						
	Other Project No:						
Construction started in November 2016 and is approximately 70% complete. The garage precast erection is approximately 80% complete, the bridge structure connecting the new and existing garages is installed, stormwater management pond is complete, and interior garage construction work, including slab on grade and elevated slab pours, are in progress. Coordination with MWAA for construction activities and utility relocation work is ongoing.							

Hunter Mill Road and Lawyers Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type		
	674	Study	\$ 15.5M		\$ 15.5M	NVTA Local		
District(s): Hunter Mill, Sully	Project Type:	Secondary Road	Schedule	Phase		Start Date		End Date
	Project Manager:	Knight, Ryan		Design		TBD		TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD		TBD
Scope: Replace intersection with roundabout, including 10-foot shared-use path and pedestrian crossings	FC Project No:	2G40-087-012		Utility Relocation		TBD		TBD
	Program:			Construction		TBD		TBD
	TPP No:	32						
	Other Project No:							
Scoping study in progress. Anticipate completion of traffic analysis and conceptual design in December 2018.								

## Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Hunter Mill Road Bridge over Difficult Run	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	674	On-Hold	\$ .5M		\$ .32M	Bridge, RSTP
District(s): Dranesville, Hunter Mill	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Harrell, William		Design	Sep-13	Jan-18
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	<del>Aug-16</del> TBD	<del>Nov-17</del> TBD
Scope: Replace temporary bridge with permanent structure	FC Project No:	DOT-000009		Utility Relocation	<del>Aug-16</del> TBD	<del>Nov-17</del> TBD
	Program:			Construction	<del>Jan-18</del> TBD	<del>Dec-18</del> TBD
	TPP No:					
	Other Project No:	UPC 102691				
Public hearing held on 6/17/15. The design concepts of the project have been approved by VDOT and Fairfax County. The bridge is currently in good condition and is not eligible for State of Good Repair (SGR) funding. The project is currently on hold, since SGR funding is only for bridges in poor condition and classified as structually deficient.						

Hunter Mill Road/Sunrise Valley Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	674	Utility Relocation	\$ 1.6M		\$ 1.4M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Install signalized pedestrian crosswalks, 5-foot concrete sidewalk, refuge islands, curb gutter, and 8-foot trail	Project Manager:	Lauretti, Francesco		Design	Feb-13	Sep-16	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Oct-14	Jul-15	
	FC Project No:	ST-000003-031		Utility Relocation	May-15	<del>Sep-17</del> Jun-18	
	Program:			Construction	<del>Sep-17</del> Jul-18	<del>Jun-18</del> Apr-19	
	TPP No:						
	Other Project No:	PPTF01-03100					
Project is funded by Commercial and Industrial Revenues and endorsed by the BOS on 10/19/09. VDOT LUP received 9/13/16. Draft construction package submitted on 10/4/16. The existing signals at this intersection are part of VDOT's signal rebuild list. Utility relocations are in progress. Schedule change due to additional time needed for utility coordination. Utility companies are awaiting on VDOT Permits to approve their permit to complete the relocation work.							

I-66 from I-495 Capital Beltway to University Boulevard in Gainesville	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	66	Design-Build	\$ 338M		\$ 338M	Federal, State, Private	
District(s): Braddock, Hunter Mill, Providence, Springfield, Sully	Project Type:	Interstate	Schedule	Phase	Start Date	End Date	
	Project Manager:	Shin, Sung		Design	Jul-14	TBD	
	Lead Agency:	Virginia Department of Transportation				Dec-16	
Scope: Implement 2 Express lanes and 3 general purpose lanes in each direction, including rapid bus service, safety, operational, and interchange improvements	FC Project No:	DOT-000015		Land Acquisition	TBD	TBD	
	Program:			Utility Relocation	TBD	TBD	
	TPP No:	3		Construction	TBD	TBD	
	Other Project No:	UPC 110741			Nov-17	Dec-22	
Design-build project. Design public hearing held in November 2017 and financial close with the concessionaire also occurred in November 2017. Groundbreaking ceremony held 11/20/17. Final design currently being refined and the final noise and traffic analyses being completed. Early construction activities and right-of-way acquisition efforts to begin in April 2018. Public hearing for the concession payment projects held and list was approved by CTB in January 2018. Express Lanes anticipated to be opened in December 2022.							

### Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Isaac Newton Square West Sidewalk	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
		On-Hold	\$ .375M		\$ .375M	RSTP
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Harrell, William		Design	TBD	TBD
Scope: Construct 5-foot of concrete sidewalk on Isaac Newton Square West from Metro Center Drive to Isaac Newton Square South	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	AA1400101-13		Utility Relocation	TBD	TBD
	Program:	RMAG		Construction	TBD	TBD
	TPP No:					
	Other Project No:	RMAG-101; UPC 104294				
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Project located on private property. It is anticipated that the property owner will be rezoning the property for higher density. At that time, the County will seek proffers related to this project. Project on hold until development plans are finalized.						

Monroe Street Connector	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	666	Study	\$ .1M		\$ .1M	C & I	
District(s): Hunter Mill	Project Type:	Secondary Road	Schedule	Phase		Start Date	End Date
	Project Manager:	Abifadel, Gibran		Design		TBD	TBD
Scope: Study will determine feasibility and constructability of a new road connection from Monroe Street to the Herndon-Monroe Park-and-Ride adjacent to Sunrise Valley Drive	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD	TBD
	FC Project No:	2G40-090-002		Utility Relocation		TBD	TBD
	Program:			Construction		TBD	TBD
	TPP No:	312					
	Other Project No:						
Reviewing draft report comments. Anticipate meeting with district supervisor's office in spring 2018.							

Monroe Street Walkway from Dulles Toll Road to Monroe Manor Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	666	Design	\$ 1.6M		\$ 1.5M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Roberson, Jeanmarie		Design	TBD Jun-17	TBD Oct-20	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD Nov-19	TBD Jun-20	
Scope: Provide 2,500 LF of walkway on east side of Monroe Street to complete missing links	FC Project No:	2G40-086-014		Utility Relocation	TBD Jul-20	TBD Jan-21	
	Program:	HMSAMS		Construction	TBD Feb-21	TBD Dec-21	
	TPP No:	190.13					
	Other Project No:						
Advanced design plan review to develop typical section options underway. Additional surveying required along the project periphery for connection to existing facilities. Survey will be completed in March 2018.							

## Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
New Dominion Parkway from Reston Parkway to Fairfax County Parkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	6363	Design	\$ 2M		\$ 2M	2014 Bonds
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Madhusudhan, Galappa		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope: Reconstruct New Dominion Parkway with on-road bike lanes, reduce median width, and restripe with narrow lane widths from Fairfax County Parkway to Reston Parkway	FC Project No:	2G40-085-003		Utility Relocation	TBD	TBD
	Program:	RMAG		Construction	TBD	TBD
	TPP No:	189.13				
	Other Project No:					
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Pre-scoping document received from CPTED 8/23/17. Survey notification letter sent on 11/15/17. Survey is underway and is due by 3/30/18. Schedule to be developed upon survey completion.						

North Shore Drive Walkway from east of North Shore Court to Sycamore Valley Court	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	4726	Design	\$ 1.85M		\$ 1.4M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Nabavi, Seyed		Design	Feb-17	Nov-19	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Feb-19	Oct-19	
Scope: Construct 5-foot concrete sidewalk along the south side of North Shore Drive	FC Project No:	2G40-088-027		Utility Relocation	Nov-19	Jul-20	
	Program:			Construction	Aug-20	Mar-21	
	TPP No:	155					
	Other Project No:						
	Intermediate design underway.						

Old Courthouse Road and Besley Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	677	Design	\$ 8.5M		\$ 3.3M	NVTA Local, 2014 Bonds	
District(s): Hunter Mill	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Nabavi, Seyed		Design	<del>Jul-15</del> TBD	<del>Jul-19</del> TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Oct-18</del> TBD	<del>Jun-19</del> TBD	
Scope: Realign Old Courthouse Road to eliminate sharp curve and relocate Besley Road intersection, including new bridge, bicycle lanes, and shared-use path	FC Project No:	5G25-059-007		Utility Relocation	<del>Jul-19</del> TBD	<del>Nov-19</del> TBD	
	Program:			Construction	<del>Sep-19</del> TBD	<del>May-21</del> TBD	
	TPP No:	35					
	Other Project No:						
Intermediate design is in progress. Stage I bridge report was approved on 10/18/17. Public information meeting held on 2/1/18. Schedule will be determined after the public meeting and final project scope is determined.							

# Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Old Courthouse Road Trail	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	677	Design	\$ 1.2M	\$ 1.2M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Aguayo, Vanessa		Design	Aug-15	<del>Dec-17</del> Apr-18
	Lead Agency:	Town of Vienna		Land Acquisition	<del>Dec-17</del> Apr-18	<del>Aug-18</del> Dec-18
Scope: Trail on one side from Westbriar Drive/Fairway Drive northeast to Battery Park Street	FC Project No:	DOT-000021		Utility Relocation	<del>Jan-18</del> May-19	<del>Jul-18</del> Dec-19
	Program:	TMSAMS		Construction	<del>Aug-18</del> Jan-20	<del>Apr-19</del> Sep-20
	TPP No:	232				
	Other Project No:					
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12.Town of Vienna managing design, which is in final design phase. Schedule adjusted due to additional coordination needed with Fairfax Water to finalize easements and ROW.						

Old Courthouse Road Walkway from Creek Crossing Road to Country Club Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	677	Design	\$ 1.7M		\$ .385M	Federal, C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct 5-foot concrete sidewalk along Old Courthouse Road	Project Manager:	Hojatzadeh, Max		Design	May-16	<del>Oct-18</del> Jan-19	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Jan-18</del> May-18	<del>Aug-18</del> Dec-18	
	FC Project No:	AA1400138-15		Utility Relocation	<del>TBD</del> Jan-18	<del>TBD</del> May-18	
	Program:	SRTS		Construction	<del>Feb-19</del> Apr-19	<del>Sep-19</del> Mar-20	
	TPP No:	307					
	Other Project No:	SRTS-138					
Funding via Safe Routes to School Grant. Final design submitted to VDOT for review and comments on 12/20/17. Received authorization from VDOT to proceed with ROW. Utility relocation plans under review. Schedule adjusted to prepare right-of-way package for authorization.							

Plaza America Proffer Agreement (PA060J)	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	675	On-Hold	\$ .225M		\$ .225M	Proffer	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Chellappa, Smitha		Design	Feb-04	Oct-05	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Oct-05	TBD	
Scope: 6 bus shelters , 2 benches, and 5 pads	FC Project No:	ST-000022-004		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:						
	Other Project No:	D00448-PA060J					
Proffer contribution for public transportation improvements. Land acquisition unsuccessful at eastbound Sunset Hills Road at Target site. FCDOT staff is determining if funds are available to reinstate project by spring 2018.							

## Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Reston Parkway/Dulles Toll Road Eastbound Off-Ramp and On-Ramp	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	602	Design	\$ 1.3M		\$ .5M	2014 Bonds
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Lauretti, Francesco		Design	Jun-17	Feb-20
Scope: Intersection pedestrian improvements, including sidewalks, trails, and bike facility upgrades	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Aug-18	Mar-19
	FC Project No:	5G25-062-008		Utility Relocation	TBD	TBD
	Program:	RMAG		Construction	Mar-20	May-21
	TPP No:	189.08				
	Other Project No:					
Intermediate design distributed for review 12/15/17.						

Reston Parkway/Dulles Toll Road Westbound On-Ramp	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	602	Design	\$ .75M		\$ .25M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Lauretti, Francesco		Design	Jun-17	Feb-20	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Aug-18	Mar-19	
Scope: Intersection pedestrian improvements, including sidewalks, trails, and bike facility upgrades	FC Project No:	5G25-062-007		Utility Relocation	TBD	TBD	
	Program:	RMAG		Construction	Mar-20	May-21	
	TPP No:	189.07					
	Other Project No:						
Intermediate design distributed for review 12/15/17.							

Route 7 from Reston Avenue to Jarrett Valley Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	7	Design-Build	\$ 234M		\$ 234M		NVTB Bonds, Federal		
District(s): Dranesville, Hunter Mill	Project Type:	Primary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	Chellappa, Smitha		Design		Jun-11		Feb-20	
	Lead Agency:	Virginia Department of Transportation		Land Acquisition		May-19		Aug-20	
Scope: Widen to 6 lanes	FC Project No:	DOT-000032		Utility Relocation		May-20		Sep-21	
	Program:			Construction		Mar-19		May-24	
	TPP No:	271							
	Other Project No:	UPC 52328, 99478, 106917							
Group of community, BOS staff, and state/local government agency stakeholders established, and periodic coordination meetings continue. Board endorsed public hearing plans on 6/6/17. Design-build RFQ released on 8/5/17. RFP was released on 11/21/17. Bids expected on 3/28/18. CTB approval expected on 4/18/18. NTP to Design-Builder expected on 5/20/18.									

# Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 7 Walkway North Side under Route 123	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	7	Construction	\$ 2.304M	\$ 2.304M	CMAQ	
District(s): Hunter Mill, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Hojatzadeh, Max		Design	Apr-13	Jun-16
Scope: Approximately 1,100 LF of sidewalk on the north side of Route 123 under the Route 123 interchange	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	AA1400069-12		Utility Relocation	Jul-17	Nov-17
	Program:	DCBPA		Construction	Jan-17	<del>Jul-18</del> Sep-18
	TPP No:					
	Other Project No:	DCBPA-069; UPC 103280				
Construction 15% complete. Completion date adjusted to match construction contract duration.						

Route 7 Walkway South Side under Route 123	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7	Construction	\$ 2.405M		\$ 2.405M	CMAQ	
District(s): Hunter Mill, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Hojatzadeh, Max		Design	Apr-13	May-16	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA	
Scope: Approximately 800 LF of sidewalk on the south side of Route 7 under the Route 123 interchange	FC Project No:	AA1400070-12		Utility Relocation	Jul-17	Nov-17	
	Program:	DCBPA		Construction	Jan-17	<del>Jul-18</del> Sep-18	
	TPP No:						
	Other Project No:	DCBPA-070; UPC 103281					
Construction 10% complete. Completion date adjusted to match construction contract duration.							

Route 7/Route 123 Interchange (Study Only)	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7	Study	\$ .35M		\$ .35M	C & I	
District(s): Hunter Mill, Providence	Project Type:	Primary Road	Schedule	Phase	Start Date		End Date
	Project Manager:	Borkowski, Tad		Design	Sep-12		TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA		NA
Scope: Conceptual design and traffic operations study to determine future interchange configuration or at-grade intersection configuration	FC Project No:	2G40-035-002		Utility Relocation	NA		NA
	Program:			Construction	NA		NA
	TPP No:						
	Other Project No:						
Evaluating a partial cloverleaf interchange, a two-quadrant intersection with and without the cap (i.e., elevated pedestrian plaza), a continuous flow intersection with cap, and a conventional at-grade intersection. Analyzing land use and roadway connectivity for potential Bus Rapid Transit in Tysons in relation to the intersection alternatives. Developing scope and task order for final phase of analysis. It is anticipated that this task order will be executed in April 2018.							

## Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Soapstone Drive Overpass	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	4720	Project Initiation	\$ 169.24M		\$ 13.15M	NVTA Local, RSTP
District(s): Hunter Mill	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Bandy, Audra		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope: Construct a 4-lane roadway over the Dulles Toll Road from Sunrise Valley Drive to Sunset Hills Road, including pedestrian, bicycle, and transit facilities	FC Project No:	2G40-078-000		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	15				
	Other Project No:					
The recommended (hybrid) alternative was approved by the Board of Supervisors on 5/13/14. FCDOT is beginning additional architectural analysis for the environmental assessment, as directed by the Virginia Department of Historic Resources. Project to be transferred to VDOT after submittal to FHWA which is scheduled for fall 2018. VDOT anticipates starting design in March 2018 after FHWA approval of environmental document, and advertising for construction bids in March 2024.						

South Lakes Drive Walkway from Greenkeepers Court to Sunrise Valley Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	5329	Design	\$ 3.2M		\$ 3.65M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Hojatzadeh, Max		Design	May-17	Oct-19	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Nov-18	Aug-19	
Scope: Install walkway: Section 1- Greenskeepers Ct. to Soapstone Dr., Section 3-Whisperwood Glen Rd. to Ridge Heights Rd., Section 4-Harbor Ct. to Twin Branches Rd.	FC Project No:	5G25-060-039		Utility Relocation	TBD	TBD	
	Program:			Construction	Feb-20	Feb-21	
	TPP No:	175					
	Other Project No:						
Intermediate plan submitted for review and comments on 1/24/18.							

Sunrise Valley Drive from Fairfax County Parkway to Innovation Station	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	5320	Project Initiation	\$ 6.1M		\$ 5M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Roberson, Jeanmarie		Design		TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD	TBD
Scope: Reconstruct Sunrise Valley Drive from Innovation Station to Fairfax County Parkway to provide on-road bike lanes by narrowing median and travel lane widths	FC Project No:	2G40-086-015		Utility Relocation		TBD	TBD
	Program:	HMSAMS		Construction		TBD	TBD
	TPP No:	190.14					
	Other Project No:						
Survey is in progress. Schedule to be determined once the survey is completed, which is anticipate by summer 2018.							

# Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Sunrise Valley Drive from Reston Parkway to Fairfax County Parkway	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	5320	Design	\$ 1.6M	\$ 1.6M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Barksdale, Christopher		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation			Oct-17	
Scope: Narrow median between Reston Parkway and Fairfax County Parkway to provide buffered bike lanes in each direction of Sunrise Valley Drive	FC Project No:	5G25-062-016		Land Acquisition	TBD	TBD
	Program:	RMAG		Utility Relocation	TBD	TBD
	TPP No:	189.16		Construction	TBD	TBD
	Other Project No:					
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Design proposal for preliminary design only. Survey complete 1/26/18. Preliminary design is underway. Schedule to be determined after preliminary design is reviewed and full scope of project is authorized, which is expected summer 2018.						

Sunrise Valley Drive from Reston Parkway to Soapstone Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	5320	Project Initiation	\$ 9.1M		\$ 1.5M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Install separated bike lanes and a pedestrian facility on the north side of Sunrise Valley Drive	Project Manager:	Shahnaj, Sonia		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
	FC Project No:	2G40-085-002		Utility Relocation	TBD	TBD	
	Program:	RMAG		Construction	TBD	TBD	
	TPP No:	189.04					
	Other Project No:						
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Pre-scoping document received from CPTED 1/11/18. Survey received 7/20/17. Schedule to be determined after project scope is finalized and design proposal is approved, which is expected spring 2018. Project site review is scheduled on 2/13/18.							

Sunrise Valley Drive Sidewalk	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	5320	Land Acquisition	\$ 2.145M		\$ 2.698M	RSTP	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct 5-foot concrete sidewalk on south side of Sunrise Valley Drive between Glade Drive and Reston Parkway	Project Manager:	Hojatzadeh, Max		Design	Aug-13	<del>Jan-18</del> Jun-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Mar-16	<del>Oct-17</del> Mar-18	
	FC Project No:	AA1400100-13		Utility Relocation	<del>Sep-17</del> Apr-18	Sep-18	
	Program:	RMAG		Construction	<del>Jul-18</del> Jan-19	<del>Sep-19</del> Feb-20	
	TPP No:	189.05					
	Other Project No:	RMAG-100; UPC 107438					
Land rights on 8 of 12 properties have been acquired. Due to utilities relocation conflict, alignment of sidewalk at some locations has been revised. Utility meeting was held on 10/31/17. Utility relocation designs are underway. Second final design plan submitted for review on 1/29/18. Schedule adjusted to allow for redesign of utility relocation plans. Second final plan submitted for review 1/29/18.							

# Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Sunrise Valley Drive Walkway from Hitchcock Drive to Colts Brook Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	5320	Project Initiation	\$ .725M	\$ .5M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Shahnaj, Sonia		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope: Construct 6-foot asphalt walkway on north side of Sunrise Valley Drive	FC Project No:	5G25-060-040		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	176				
	Other Project No:					
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Pre-scoping document received from CPTED on 1/17/18. Project initiation underway.						

Sunrise Valley Drive Walkway North Side from Soapstone Drive to South Lakes Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	5320	Utility Relocation	\$ 2.06M	\$ 2.212M	CMAQ, RSTP	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Lauretti, Francesco		Design	Sep-12	<del>Oct-17</del> Jan-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jul-16	<del>Oct-17</del> Aug-17
Scope: Upgrade approximately 4,500 LF of an existing asphalt sidewalk to a 10-foot shared-use path on north side of Sunrise Valley Drive	FC Project No:	AA1400074-12		Utility Relocation	Jan-15	<del>Oct-17</del> Jun-18
	Program:	DCBPA		Construction	<del>Nov-17</del> Jul-18	<del>Jun-19</del> Jul-19
	TPP No:					
	Other Project No:	DCBPA-074; UPC 103285				
VDOT permit package submitted 1/26/18. Utility relocations are in progress. Schedule change, due to additional time needed for utility coordination. Additional test holes have been ordered to confirm depths of utilities. Awaiting receipt of relocation plans.						

Sunrise Valley Drive Walkway South Side from Soapstone Drive to South Lakes Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	5320	Utility Relocation	\$ 1.21M	\$ 1.374M	CMAQ, RSTP	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Lauretti, Francesco		Design	Sep-12	Aug-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jun-16	Jan-17
Scope: Approximately 5,000 LF of 5 to 7-foot concrete sidewalk on south side of Sunrise Valley Drive	FC Project No:	AA1400073-12		Utility Relocation	Jan-15	Jun-17
	Program:	DCBPA		Construction	Nov-17	Sep-18
	TPP No:					
	Other Project No:	DCBPA-073; UPC 103284				
Draft construction package, VDOT LUP application, and SWPPP in progress. Utility relocations are in progress. Draft specifications received from UDCD 12/18/17.						

## Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Sunrise Valley Drive/Edmund Halley Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	5320	On-Hold	\$ .25M		\$ .25M	2014 Bonds
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Abifadel, Gibran		Design	Dec-16	Feb-17
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	TBD	TBD
Scope: Install signalized crosswalks	FC Project No:	5G25-062-005		Utility Relocation	TBD	TBD
	Program:	RMAG		Construction	TBD	TBD
	TPP No:	189.05				
	Other Project No:					
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Scoping completed and forwarded to VDOT to be constructed by Signal Rebuild Program in March 2016. Coordinating with VDOT, Capital Rail Constructors (CRC), and project AA1400100-13, Sunrise Valley Drive Sidewalk, to develop a construction schedule and project designs so the multiple projects do not overlap. CRC will be completed with this project by the end of 2018. Project temporarily on hold as a result.						

Sunrise Valley Drive/Monroe Street	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	5320	Design	\$ .1M		\$ .1M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Delmare, Lauren		Design	NA	NA	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA	
Scope: Improve signalized crosswalks	FC Project No:	2G40-086-003		Utility Relocation	NA	NA	
	Program:	HMSAMS		Construction	NA	NA	
	TPP No:	190.01					
	Other Project No:						
Project scoping completed and forwarded for design. Project being incorporated into Monroe Street Walkway from Dulles Toll Road to Monroe Manor Drive project, Project No. 2G40-086-014, which is in design.							

Sunrise Valley Drive/Reston Association Entrance	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	5320	Land Acquisition	\$ .1M		\$ .1M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Provide pedestrian crosswalk on the east leg of the intersection	Project Manager:	Zahirieh, Shahla		Design	<del>TBD</del> Jun-17	TBD	
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	<del>TBD</del> Nov-17	<del>TBD</del> Jun-18	
	FC Project No:	5G25-062-014		Utility Relocation	<del>TBD</del> NA	<del>TBD</del> NA	
	Program:	RMAG		Construction	TBD	TBD	
	TPP No:	189.17					
	Other Project No:						
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Pedestrian signals and crosswalk improvements to be designed and constructed by VDOT. County prepared survey, plats, and will acquire the land rights. Concept signal design plan was received from VDOT signal rebuild team on 9/7/17 for plats preparation. Land acquisition notice to proceed 11/7/17. Land rights on 0 of 2 properties have been acquired. Construction schedule TBD once project forwarded to VDOT for construction.							

# Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Sunset Hills Road Eastbound Ramp/Fairfax County Parkway Trail	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	675	Design	\$ .5M		\$ .5M	2014 Bonds
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Lauretti, Francesco		Design	May-17	Dec-19
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Aug-18	Jan-19
Scope: Provide a crosswalk at the on-ramp from Sunset Hills Road to the Fairfax County Parkway and extend the shared-use path 130 LF	FC Project No:	2G40-086-018		Utility Relocation	TBD	TBD
	Program:	RMAG		Construction	Jan-20	Apr-21
	TPP No:	189.10				
	Other Project No:					
Intermediate design distributed to VDOT and County agencies on 12/7/17. Utility designation received.						

Sunset Hills Road from Town Center Parkway to Reston Town Center Station Entrance	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	675	Land Acquisition	\$ .4M		\$ .4M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct 6-foot asphalt sidewalk along the north side of Sunset Hills Road	Project Manager:	Nabavi, Seyed		Design	Oct-16	<del>Nov-18</del> Sep-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Jan-18</del> Oct-17	<del>Aug-18</del> May-18	
	FC Project No:	5G25-062-012		Utility Relocation	<del>Aug-18</del> May-18	<del>Nov-18</del> Aug-18	
	Program:	RMAG		Construction	<del>Feb-19</del> Oct-18	<del>Jul-19</del> Apr-19	
	TPP No:	189.12					
	Other Project No:						
Final design is in progress. Land acquisition NTP issued on 10/13/17. Land rights on 0 of 1 properties have been acquired. Utility relocation coordination is in progress.							

Sunset Hills Road Walkway from Old Reston Avenue to Reston Parkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	675	Land Acquisition	\$ 1.6M		\$ .5M	C & I	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Madhusudhan, Galappa		Design	Nov-15	Jul-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Sep-17</del> Nov-17	<del>Apr-18</del> Jun-18	
Scope: Approximately 315 LF of sidewalk along the north side of Sunset Hills Road	FC Project No:	2G40-088-009		Utility Relocation	<del>TBD</del> Jun-18	<del>TBD</del> Nov-18	
	Program:			Construction	Sep-18	May-19	
	TPP No:	177					
	Other Project No:						
Consultant addressing comments received from VDOT 1/2/18 for Final design plans submitted earlier for review. Utility plats not required, based on input received from utility coordinator on 11/2/17. Utility relocation design underway. NTP issued for Land acquisition on 11/14/17. Land rights on 2 of 3 properties have been acquired.							

### Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Sunset Hills Road/Discovery Street	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	675	Land Acquisition	\$ .05M		\$ .15M	2014 Bonds
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Zahirieh, Shahla		Design	<del>TBD</del> Jul-16	TBD
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	<del>Sep-17</del> Oct-17	May-18
Scope: Provide crosswalk on the east leg of the intersection	FC Project No:	5G25-062-006		Utility Relocation	<del>TBD</del> NA	<del>TBD</del> NA
	Program:	RMAG		Construction	TBD	TBD
	TPP No:	189.06				
	Other Project No:					
This project will be designed and constructed by the VDOT Signal Rebuild team. County will acquire necessary land rights. Plat completed 10/18/17. Land acquisition notice to proceed issued on 10/23/17. Land rights on 0 of 2 properties have been acquired. Construction schedule to be determined once project forwarded to VDOT for construction.						

Sunset Hills Road/Old Reston Avenue	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	675	Project Initiation	\$ .85M		\$ .25M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date		End Date
	Project Manager:	Abifadel, Gibran		Design	NA		NA
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA		NA
Scope: Add signalized crosswalks	FC Project No:	5G25-062-003		Utility Relocation	NA		NA
	Program:	RMAG		Construction	NA		NA
	TPP No:	189.02					
	Other Project No:						
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Scoping completed and forwarded for design. Project has been incorporated into the Sunset Hills Road Walkway from Old Reston Avenue to Reston Parkway project, Project No. 2G40-088-009.							

Sunset Hills Road/Town Center Parkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	675	Construction	\$ .473M		\$ .651M	RSTP	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Zahirieh, Shahla		Design	Aug-13	Aug-16	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-15	Jun-16	
Scope: Pedestrian intersection improvements	FC Project No:	AA1400099-13		Utility Relocation	NA	NA	
	Program:	RMAG		Construction	<del>Jun-17</del> Jun-18	<del>May-18</del> Feb-19	
	TPP No:						
	Other Project No:	RMAG-099; UPC 107437					
	VDOT authorization for bid advertisement requested 1/31/17. VDOT authorization for bid advertisement received 6/5/17. Advertisement delayed pending coordination with adjoining construction by developer. At a coordination meeting with VDOT and developer on 8/2/17, it was decided the county would begin work when the adjoining construction was completed. Schedule adjusted accordingly.						

## Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Town Center Parkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	7414	Construction	\$ 8.7M		\$ 8.7M	C & I
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Bandy, Audra		Design	NA	NA
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
Scope: Underpinning of the Silver Line west of Reston Town Center Station for future Town Center Parkway Underpass	FC Project No:	AA1400103-13		Utility Relocation	NA	NA
	Program:	RMAG		Construction	Jan-16	Aug-19
	TPP No:	14				
	Other Project No:	RMAG-103				
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Conceptual design of the bridge structure that will carry the Metrorail over future Town Center Parkway complete. MWAA issued change order, and the project is being constructed with the Dulles Metrorail Phase 2 project. Coordinating with VDOT on alternative analysis of roadway alignment, and developing agreement. Setting up a UPC number to assist in facilitating an agreement for VDOT to complete an alternative analysis of the roadway alignment.						

Town Center Parkway from Sunset Hills Road to Baron Cameron Avenue	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7414	Design	\$ 1.8M		\$ 1.8M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct on-road bike lanes by reducing median and lane widths	Project Manager:	Barksdale, Christopher		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
	FC Project No:	2G40-085-006		Utility Relocation	TBD	TBD	
	Program:	RMAG		Construction	TBD	TBD	
	TPP No:	189.15					
	Other Project No:						
Design proposal for preliminary plans approved 1/12/18. Survey is underway. Schedule to be determined after survey is complete, which is expected spring 2018.							

Town Center Parkway/W&OD Trail	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7414	On-Hold	\$ .5M		\$ .5M	2014 Bonds	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct 10-foot shared-use path from the existing sidewalk along Town Center Parkway to the existing Washington and Old Dominion Trail	Project Manager:	Zahirieh, Shahla		Design	Mar-17	<del>Sep-19</del> TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Nov-18</del> TBD	<del>Jun-19</del> TBD	
	FC Project No:	5G25-062-013		Utility Relocation	TBD	TBD	
	Program:	RMAG		Construction	<del>Jan-20</del> TBD	<del>Dec-20</del> TBD	
	TPP No:	189.14					
	Other Project No:						
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. NTP letter 3/8/17. Project is currently on hold to respond to neighboring HOA request concerning the trail location. FCDOT site analysis section met with the developer, JBG, on 1/25/18. According to this meeting, JBG will provide a pedestrian access located south of W&OD Trail through redevelopment of their site.							

# Hunter Mill District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Vesper Court Trail	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Construction	\$ 2.326M	\$ 2.326M	RSTP, CMAQ	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Dresser, John		Design	Aug-13	Sep-16
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	May-16	May-16
Scope: Construct 2,018 LF of multi-purpose trail from Vesper Court to Leesburg Pike	FC Project No:	AA1400120-13		Utility Relocation	NA	NA
	Program:	TMSAMS		Construction	Apr-17	<del>Jun-18</del> Oct-18
	TPP No:					
	Other Project No:	TMSAMS-120; UPC 106936; 3838-029-236				
Advertisement was on 4/19/17. Bid opening held on 5/18/17. Contract Award Authorization received from VDOT on 7/25/17. Pre-construction meeting held on 9/25/17. Contract NTP date is 10/30/17. Construction is 8% complete. Completion date adjusted, due to an increased construction duration time needed for resolution of overhead utility conflicts, requiring Dominion Energy shutdowns.						

Wiehle Avenue Station Walkway/Bikeway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	828	On-Hold	\$ .5M		\$ .5M	RSTP	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Wells, Chris		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
Scope: Station entrance to Sunrise Valley Drive	FC Project No:	DOT-000041		Utility Relocation	TBD	TBD	
	Program:	RMAG		Construction	TBD	TBD	
	TPP No:						
	Other Project No:						
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. FCDOT is coordinating on development applications for the improvements. Project to be constructed by developers. Project dependent upon completion of development. The Board approved the Commerce Metro Center development in December 2016.							

Wiehle Avenue/Washington/Old Dominion (W&OD) Trail Phase II	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	828	Design	\$ 11.38M		\$ 8.185M	RSTP, CMAQ	
District(s): Hunter Mill	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Ruffner, Scott		Design		Nov-14	Sep-19
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		Jul-18	Jul-19
Scope: Construct pedestrian/bicycle grade separated crossing	FC Project No:	AA1400102-13		Utility Relocation		Jul-19	<del>Nov-20</del> Apr-21
	Program:	RMAG		Construction		Jan-21	May-22
	TPP No:						
	Other Project No:	RMAG-102; UPC 104294; 9999-029-098					
Alternative typical section developed for NOVA Parks to gain additional trail clearance width on the truss bridge. NOVA Parks agreed with 16-inch clearance width.							

Lee District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule				
Cinder Bed Road Bikeway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	637	Project Initiation	\$ 4M		\$ 1.5M	Federal, Local, LCM	
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date		End Date
	Project Manager:	Beall, James		Design	TBD		TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD		TBD
Scope: Pedestrian and bicyclist access improvements along Cinder Bed Road from Barry Road to Newington Road	FC Project No:	AA1400137-15		Utility Relocation	TBD		TBD
	Program:			Construction	TBD		TBD
	TPP No:	109					
	Other Project No:	UPC 106143; EN 14-029-107, P101, R201, C501					
Consultant sent revised draft proposal 1/12/18. Survey task order issued 1/10/18. Survey completion scheduled mid June 2018. Schedule to be developed upon design task order authorization, which is expected in February 2018.							

Fleet Drive Walkway from Yadkin Court to South of Franconia Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	635	Design	\$ 2M		\$ 1.25M	2014 Bonds	
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Ruffner, Scott		Design	Jul-15	<del>Aug-18</del> Dec-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Sep-17</del> Feb-18	<del>Mar-18</del> Sep-18	
Scope: Approximately 1,300 LF of sidewalk and curb and gutter along the east side of Fleet Drive	FC Project No:	5G25-060-027		Utility Relocation	<del>Apr-18</del> Oct-18	<del>Oct-18</del> Apr-19	
	Program:			Construction	<del>Oct-18</del> Feb-19	<del>Jun-19</del> Oct-19	
	TPP No:	119					
	Other Project No:						
Adjustment to final plat in progress. Utility plats not required, based on information received from utility coordinator on 1/9/18. Schedule changed to allow more time for utility design, revisions to the tree protection and removal plan, and plat changes.							

Franconia Road/Westchester Street	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type	
	644	Design	\$ .3M		\$ .3M		C & I	
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date		
	Project Manager:	Conley, Tim		Design	Apr-16	<del>Jun-18</del> Oct-18		
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>NA</del> Feb-18	<del>NA</del> Sep-18		
Scope: Median extension and pedestrian crossing with median refuge on Franconia Road at Westchester Street and left turn lane on Franconia Road at Bush Hill Drive	FC Project No:	2G40-088-022		Utility Relocation	<del>NA</del> TBD	<del>NA</del> TBD		
	Program:			Construction	<del>Jul-18</del> Nov-18	<del>Dec-18</del> Apr-19		
	TPP No:	122						
	Other Project No:							
Final design is in progress. Title report for affected property was reviewed and an erroneous easement was discovered on the plans. The surveyor updated the survey file and then it was determined that a project plat was required. Schedule adjusted to incorporate the project plat into the design schedule.								

Lee District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Franconia-Springfield Metrorail Station/VRE Enhanced Bicycle Parking	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	289	On-Hold	\$ .13M		\$ .13M	C & I
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wells, Chris		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope: Install covered bicycle parking	FC Project No:	ST-000037-006		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	123				
	Other Project No:					
Met with VRE April 2016. Informed of upcoming third rail project which may close area during construction. Project on hold pending plans for Atlantic Gateway expansion of CSX three train tracks. Temporary bike parking constructed in July 2017 for 12 bikes.						

Franconia-Springfield Parkway from Spring Village Drive to Ridgeway Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7900	Design	\$ .5M		\$ .5M	C & I	
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct approximately 625 LF of 10-foot wide shared-use path on north side of Franconia-Springfield Parkway	Project Manager:	Madhusudhan, Galappa		Design	TBD Oct-17	TBD Oct-20	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD Jan-20	TBD Aug-20	
	FC Project No:	2G40-088-066		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD Dec-20	TBD Sep-21	
	TPP No:	228					
	Other Project No:						
NTP issued to the design consultant on 10/16/17. Survey received on 11/7/17. Preliminary design is in progress.							

Frontier Drive from Franconia-Springfield Parkway to Loisdale Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	2677	Design	\$ 89.5M		\$ 63M	NVTA Regional	
District(s): Lee	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Shin, Sung		Design	Mar-16	Sep-18	
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	TBD	TBD	
Scope: Extend Frontier Drive, including improvements to circulatory system around the Franconia-Springfield Metrorail Station and Franconia-Springfield Parkway ramps	FC Project No:	DOT-000008		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	16					
	Other Project No:	UPC 106742					
Revised PFI plans developed and submitted for review in November 2017, based on stakeholder coordination. Public Information Meeting held in December 2017 with a public hearing anticipated in Fall 2018. Current design contract for design approval only with design approval anticipated in late 2018/early 2019. Schedule shown for design approval only. After design approval, phase two of project will require a separate contract when the project delivery method will be determined. Construction is anticipated to start in FY2022.							

Lee District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
I-95 Northbound Directional Off-Ramp to Northbound Fairfax County Parkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	95	On-Hold	\$ 81M		\$ 4.193M	Federal
District(s): Lee, Mount Vernon	Project Type:	Interstate	Schedule	Phase	Start Date	End Date
	Project Manager:	Knight, Ryan		Design	Oct-11	Mar-17
Scope: From I-95 Exit 166 for Route 286 northbound, to 0.6 miles west of Exit 166 (PE only)	Lead Agency:	Virginia Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	DOT-000019		Utility Relocation	NA	NA
	Program:			Construction	NA	NA
	TPP No:	4				
	Other Project No:	UPC 93033				
Funding for design only. Preliminary design completed. Submitted application for House Bill 2 (HB2) funding in July 2016, but project was not selected for funding. VDOT held a public hearing in September 2016. Board endorsed public hearing plans on 3/14/17. Final plans will be developed once additional funding is identified. Upon completion of several documents by VDOT, the Public Hearing Plans will be submitted for design approval from VDOT's Central Office. At this point, adequate funds are not available to advance this project to the next stage.						

Jefferson Manor Improvements Phase IIIA	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	1614	Land Acquisition	\$ 2.75M		\$ 1M	2007 Bonds	
District(s): Lee	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Turner, Latesa		Design	Mar-15	Jul-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Sep-17</del> Nov-17	<del>May-18</del> Jun-18	
Scope: Infrastructure reconstruction on Albemarle Drive in Jefferson Manor	FC Project No:	2G25-097-000		Utility Relocation	<del>May-18</del> Jun-18	<del>Jul-18</del> Nov-18	
	Program:			Construction	Jul-18	Apr-19	
	TPP No:	220					
	Other Project No:						
Final design is in progress. LAD NTP issued on 11/29/17. Land rights on 20 of 53 properties have been acquired. Utility relocation designs are in progress.							

North Kings Highway Intersection Improvement Study	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	241	Study	\$ .2M		\$ .2M	2014 Bonds	
District(s): Lee	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Qi, Maggie		Design	Aug-17	Jun-18	
Scope: Study operational improvement alternatives from Route 1 to Fort Drive	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
	FC Project No:	5G25-059-009		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	270					
	Other Project No:						
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. North Kings Highway Intersection Improvement Study identified a preferred design option. Updating traffic projections using latest travel demand model and land use assumptions, and refining the preferred alignment to not preclude future BRT operations. Expect to complete scoping and forward for design in summer 2018.							

Lee District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
North Kings Highway/Fort Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	241	Complete	\$ .015M		\$ .015M	C & I
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Barksdale, Christopher		Design	Apr-16	Feb-17
Scope: Install concrete loading pad	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	TS-000014-022		Utility Relocation	TBD	TBD
	Program:			Construction	Mar-17	Sep-17
	TPP No:	310				
	Other Project No:	4YP202				
Construction substantially complete 9/8/17. Intersection improvements incorporated into VDOT signal rebuild project.						

NVCC Medical Education Campus	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
		On-Hold	\$ .21M	\$ .21M	2014 Bonds		
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Bicycle and pedestrian improvements from the campus located off Springfield Center Drive to the Franconia-Springfield Metrorail Station and activity centers	Project Manager:	Wells, Chris		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
	FC Project No:	ST-000037-007		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	138					
	Other Project No:						
Project was on hold pending FBI site selection. Determining next steps.							

Old Telegraph Road North of Piney Run Drive from Address 7685 to 7701	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	634	Cancelled	\$ .5M		\$ .5M	C & I	
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct 5-foot sidewalk, including curb and gutter, to complete missing links	Project Manager:	Hojatzadeh, Max		Design	NA	NA	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA	
	FC Project No:	2G40-088-037		Utility Relocation	NA	NA	
	Program:			Construction	NA	NA	
	TPP No:	311					
	Other Project No:						
Due to site development at this location, the pedestrian access improvements will be constructed by the developer.							

Lee District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Richmond Highway Bus Rapid Transit (BRT)	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	1	Study	\$ 0M		\$ 0M	NVTA
District(s): Lee, Mount Vernon	Project Type:	Transit	Schedule	Phase	Start Date	End Date
	Project Manager:	Aguayo, Vanessa		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope: Implementation of BRT on Richmond Highway from Huntington Metrorail Station to Fort Belvoir	FC Project No:	2G40-114-000		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:					
	Other Project No:					
FCDOT procured a program management consultant (PMC) to assist all phases of implementation. BRT team (County staff and PMC) has completed various activities in pre-planning stage. Next scope of work will continue with design, on-going environmental work, and branding. DRPT timeline includes anticipated completion for phase I (Huntington to Hybla Valley) in 2026 and phase II (Hybla Valley to Fort Belvoir) in 2028.						

Richmond Highway from Mount Vernon Memorial Highway to Napper Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	1	Design	\$ 214.8M		\$ 44M	RSTP, NVTA Regional, Revenue Sharing	
District(s): Lee, Mount Vernon	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Hamidi, Ajmal		Design	Jul-16	Dec-22	
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	Apr-19	Jun-21	
Scope: Widen Richmond Highway from 4 to 6 lanes	FC Project No:	DOT-000023		Utility Relocation	<del>Dec-19</del> Dec-20	Dec-22	
	TPP No:	60		Construction	Apr-23	Nov-25	
	Other Project No:	UPC 107187					
Alternative intersection analysis is underway, including superstreet and jughandle designs. Second public information meeting was held on 11/6/17. Third public information meeting is expected in April 2018. Targeting design public hearing in fall 2018 with advertisement for construction in December 2022.							

Route 1 Southbound from Roxbury Drive to Russell Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	1	Complete	\$ .625M		\$ .625M	Revenue Sharing, FTA	
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Zahirieh, Shahla		Design	Jul-12	Jan-16	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Oct-14	Jul-15	
Scope: Construct 520 LF of concrete sidewalk along the west side of Route 1	FC Project No:	AA1400082-12		Utility Relocation	Aug-15	Sep-16	
	Program:	RHPTI		Construction	Aug-16	<del>Mar-18</del> Oct-17	
	TPP No:						
	Other Project No:	RHPTI-082					
	Project is part of the Four-Year Transportation Program endorsed by the Board 2/9/04. Construction substantially complete 10/19/17.						

Lee District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 1/Belford Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	1	Construction	\$ 1.367M	\$ 1.367M	CMAQ, Revenue Sharing, FTA	
District(s): Lee, Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Hojatzadeh, Max		Design	Jul-09	Nov-15
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	May-14	Mar-15
Scope: Pedestrian intersection improvements	FC Project No:	AA1400017-06		Utility Relocation	Nov-14	Oct-15
	Program:	RHPTI		Construction	Mar-16	<del>Sep-17</del> Mar-18
	TPP No:					
	Other Project No:	26006G-06011; UPC 99054				
Project is part of the Four-Year Transportation Program endorsed by the BOS on 2/9/04. Project combined with Route1/Mohawk Lane. Project cost shown is for both projects. Construction 95% complete. Construction completion date was adjusted, due to weather and construction contract changes resulting from signal design modifications.						

Route 1/Frye Road Phase II	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	1	Construction	\$ 1.596M		\$ 0M	CMAQ, Revenue Sharing, FTA	
District(s): Lee, Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Hojatzadeh, Max		Design	Jul-11	Nov-15	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	May-14	Mar-15	
Scope: Pedestrian intersection improvements for express bus stop	FC Project No:	AA1400012-06		Utility Relocation	Jun-15	Oct-15	
	Program:	RHPTI		Construction	Mar-16	<del>Aug-17</del> Mar-18	
	TPP No:						
	Other Project No:	26006G-06002; UPC 99054					
Project is part of the Four-Year Transportation Program endorsed by the BOS on 2/9/04. Construction 92% complete. Received approved revised permit on 10/31/17. Signal modification approval sent to UDCD. Construction completion date was adjusted, due to weather and construction contract changes resulting from signal design modifications.							

Route 1/Ladson Lane	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	1	Complete	\$ .268M		\$ 0M	CMAQ, Revenue Sharing, FTA	
District(s): Lee, Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Hojatzadeh, Max		Design	Jul-11	Nov-15	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	May-14	Mar-15	
Scope: Pedestrian intersection improvements for express bus stop	FC Project No:	AA1400012-06		Utility Relocation	NA	NA	
	Program:	RHPTI		Construction	Mar-16	Aug-17	
	TPP No:						
	Other Project No:	26006G-06002; UPC 99054					
Project is part of the Four-Year Transportation Program endorsed by the BOS on 2/9/04. Project substantially completed 8/31/17. VDOT inspection 11/6/17. Punch list work underway.							

Lee District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 1/Mohawk Lane	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	1	Construction	\$ 1.367M		\$ 1.367M	CMAQ, Revenue Sharing, FTA
District(s): Lee, Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Hojatzadeh, Max		Design	Jul-09	Nov-15
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	May-14	Mar-15
Scope: Pedestrian intersection improvements for express bus stop	FC Project No:	AA1400017-06		Utility Relocation	Nov-14	Oct-15
	Program:	RHPTI		Construction	Mar-16	<del>Oct-17</del> Mar-18
	TPP No:					
	Other Project No:	26006G-06011; UPC 99054				
Project is part of the Four-Year Transportation Program endorsed by the BOS on 2/9/04. Project combined with Route1/Belford Drive. Project cost shown is for both projects. Construction 75% complete. Approved revised signal plan for Mohawk Lane submitted to UDCD on 10/4/17. Construction completion date was adjusted, due to weather and construction contract changes resulting from signal design modifications.						

South Van Dorn Street/Franconia Road Walkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	613	Land Acquisition	\$ .35M		\$ .4M	2014 Bonds	
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct approximately 430 LF of sidewalk along the west side of South Van Dorn Street and south of Franconia Road, including new bus stop pad and curb ramps	Project Manager:	Conley, Tim		Design	Dec-15	Jan-19	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jan-18	Aug-18	
	FC Project No:	5G25-060-018		Utility Relocation	Sep-18	Apr-19	
	Program:			Construction	Jan-19	Jul-19	
	TPP No:	353					
	Other Project No:						
Second final design plans are in progress. Programmatic design waiver to request curb-abutted sidewalk, per request from Supervisor's office, received from VDOT on 3/3/17. Coordination with utilities are underway. Land acquisition NTP issued on 1/31/18.							

Springfield CBC Commuter Parking Garage	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
		Design	\$ 63.81M		\$ 63.81M	C & I, FTA, CMAQ	
District(s): Lee	Project Type:	Transit	Schedule	Phase	Start Date		End Date
	Project Manager:	Guarino, Michael		Design	Sep-14	<del>Oct-17</del>	
	Lead Agency:	Capital Facilities, DPWES				Mar-18	
Scope: Multimodal facility, including transit center, commuter parking, carpool accommodations, bicycle and pedestrian facilities, and public amenities	FC Project No:	DOT-000044		Land Acquisition	<del>Dec-17</del> Mar-18	<del>Dec-18</del> Mar-19	
	Program:			Utility Relocation	<del>Dec-17</del> Mar-18	<del>Dec-18</del> Mar-19	
	TPP No:			Construction	<del>Apr-19</del> Jul-19	<del>Nov-21</del> Feb-22	
	Other Project No:	ST-000033; UPC 106274					
	VDOT ROW authorization received on 12/19/17. A/E submitted 50% Construction Documents on 10/18/17. Comment review meetings held with VDOT 11/30/17 and with County agencies 12/5/17. Public meeting held with slugging community 11/8/17. Ground floor plan being revised based on community feedback. Revised plan was presented to district supervisor on 1/11/18, and a follow up meeting with slugging community scheduled for 3/22/18. Schedule adjusted to incorporate revised ground floor plan.						

Lee District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Telegraph Road Walkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	611	Land Acquisition	\$ 5.25M		\$ 4M	2007 Bonds
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Pedestrian improvements and approximately 3,500 LF of 4-foot bike lane along east side of Telegraph Road from South Kings Highway to Lee District Park	Project Manager:	Ayers, Robert		Design	Jun-11	TBD Jul-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD Sep-17	TBD May-18
	FC Project No:	ST-000021-023		Utility Relocation	TBD Mar-18	TBD Nov-18
	Program:			Construction	TBD Sep-18	TBD Dec-19
	TPP No:					
	Other Project No:	4YP201-PB023				
Project is part of the Second Four-Year Transportation Plan endorsed by the BOS on 10/15/07. Final design is in progress. Partial NTP for land acquisition was issued on 9/6/17, land rights on 2 of 7 properties acquired. Utility relocation design (two pole relocations and fiber optic relocations) in progress. GSA to provide plat for easement on park property and comments on three party agreement. Follow-up meeting with GSA on 11/14/17. Advance fourth pre-final comments to consultant on 1/30/18. Preparing plans for fourth pre-final submission to VDOT.						

Telegraph Road Walkway Phase I from Pike Road to Rose Hill Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	611	Design	\$ 1.733M		\$ 2.1M	2014 Bonds	
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Install 1,235 LF of 5-foot sidewalk to fill in missing links, including crosswalks and curb ramps	Project Manager:	El Kaissi, Mohamad		Design	Oct-15	<del>Nov-18</del> Jan-19	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Feb-18</del> Apr-18	<del>Sep-18</del> Nov-18	
	FC Project No:	ST-000036-014		Utility Relocation	<del>Oct-18</del> Dec-18	<del>Apr-19</del> Jun-19	
	Program:			Construction	<del>Mar-19</del> May-19	<del>Jan-20</del> Mar-20	
	TPP No:	180					
	Other Project No:						
Second pre-final plans are in progress were submitted to VDOT on 12/20/17. Project plats are in progress. Utility relocation is required. Schedule was adjusted due to design revisions because of utility conflicts and plat preparation time.							

Telegraph Road Walkway Phase II from Pike Road to Wilton Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	611	On-Hold	\$ 3.625M		\$ 0M	2014 Bonds	
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
Scope:  Construct 5-foot of concrete sidewalk to fill in missing links, including crosswalks and curb ramps	Project Manager:	Bandy, Audra		Design		TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD	TBD
	FC Project No:	ST-000036-017		Utility Relocation		TBD	TBD
	Program:			Construction		TBD	TBD
	TPP No:	180					
Other Project No:							
FCDOT is coordinating with DPWES and VDOT on two creek restoration projects that will impact the sidewalk design. Also, DPWES is working with VDOT on a request to maintain a retaining wall along the creek. DPWES has completed a value engineering study for the creek restoration. Creek restoration and construction is tentatively scheduled to begin in spring 2019. Project is on hold as a result.							

Lee District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Telegraph Road Walkway Phase III from Wilton Road to Farmington Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	611	Design	\$ 1M		\$ 0M	2014 Bonds
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	El Kaissi, Mohamad		Design	Oct-15	<del>Nov-18</del> Jan-19
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Feb-18</del> Apr-18	<del>Sep-18</del> Nov-18
Scope: Install 960 LF of 5-foot sidewalk to fill in missing links, including crosswalks and curb ramps	FC Project No:	ST-000036-018		Utility Relocation	<del>Oct-18</del> Jan-19	<del>Apr-19</del> Jun-19
	Program:			Construction	<del>Mar-19</del> May-19	<del>Jan-20</del> Mar-20
	TPP No:	180				
	Other Project No:					
Second pre-final plans were submitted to VDOT on 12/20/17. Project plats are in progress. Utility relocation is required. Schedule was adjusted due to design revisions because of utility conflicts and plat preparation time.						

Van Dorn Street Pedestrian and Bicycle Access Improvements	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	613	Project Initiation	\$ 2.95M		\$ 1M	C & I, Federal	
District(s): Lee	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct approximately 4,000 LF of 8 to 10-foot walkway along north side of South Van Dorn Street from Oakwood Road to Alexandria City Line	Project Manager:	Turner, Latesa		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
	FC Project No:	2G40-088-029		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	182					
	Other Project No:						
Survey is underway. Design task order proposal received on 11/2/17 and is under review. Schedule to be prepared upon execution of design task order and survey completion, anticipated in March 2018.							

### Mason District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Annandale Road/Graham Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	650	Construction	\$ .15M	\$ .15M	2014 Bonds	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Harrell, William		Design	Apr-16	Jul-16
Scope: Pedestrian intersection improvements	Lead Agency:	Virginia Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	5G25-060-006		Utility Relocation	TBD	TBD
	Program:			Construction	Mar-17	<del>Oct-17</del> Apr-18
	TPP No:	332				
	Other Project No:					
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. This project is part of a special compact/urban signal rebuild project. Construction is 80% complete. Schedule adjusted because of delays in scheduling work with contractor.						

Backlick Road Walkway (east side)	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	617	On-Hold	\$ .25M		\$ .08M	2007 Bonds	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Marsh, Dennis		Design		Feb-08	Sep-10
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		Jul-09	TBD
Scope: Approximately 360 LF of walkway along east side of Backlick Rd opposite the Wilburdale community	FC Project No:	ST-000021-025		Utility Relocation		TBD	TBD
	Program:			Construction		TBD	TBD
	TPP No:						
	Other Project No:	4YP201-PB025					
Final design is complete. Land rights on 2 of 3 properties have been acquired. One homeowner is unwilling to sign. On hold per supervisor's request.							

Backlick Road Walkway from Kandel Court to Cindy Lane	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	617	Design	\$ 1.55M		\$ 1.1M	2014 Bonds	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Turner, Latesa		Design		Jul-16	May-19
Scope: Construct approximately 750 LF of concrete sidewalk along the east side of Backlick Road	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		May-18	Dec-18
	FC Project No:	5G25-060-020		Utility Relocation		Jan-19	<del>Jun-19</del>
	Program:			Construction		Jul-19	Sep-19
	TPP No:	90					May-20
	Other Project No:						
Pre-final design is in progress. Advance pre-final submission received on 11/15/17. Awaiting utility test hole completion.							

**Mason District Project Report for Feb 2018**

Project	Status and Details		Funding and Schedule			
Columbia Pike/Gallows Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	244	Land Acquisition	\$ .35M		\$ .2M	2014 Bonds
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Marsh, Dennis		Design	Aug-15	Sep-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Dec-16	<del>Sep-17</del> Mar-18
Scope: Pedestrian signal and improvements to intersection	FC Project No:	5G25-060-009		Utility Relocation	NA	NA
	Program:			Construction	<del>Jan-18</del> May-18	<del>May-18</del> Sep-18
	TPP No:	335				
	Other Project No:					
Final plans to be submitted to VDOT signal rebuild in February 2018. NTP to LAD on 12/9/16. Land rights acquired. Final easement document has been signed by the property owner, and easements are being recorded. Gas valve to be adjusted to grade during construction. Project is to be constructed by VDOT Signal Rebuild Program. Schedule adjusted, due to ongoing land rights negotiations.						

Edsall Road Walkway from Timber Forest Drive to Edsall Gardens Apartments	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	648	Land Acquisition	\$ .85M		\$ .7M	2014 Bonds	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Barksdale, Christopher		Design	Dec-15	Jun-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-17	Mar-18	
Scope: Construct approximately 1,060 LF of sidewalk along westbound Edsall Road and add signalized pedestrian crossing at Timber Forest Drive and Edsall Road	FC Project No:	5G25-060-024		Utility Relocation	TBD Feb-18	TBD Sep-18	
	TPP No:	113		Construction	Jul-18	Apr-19	
	Other Project No:						
Land rights on 1 of 3 properties have been acquired. Final plans underway.							

Glen Forest Drive Walkway from Route 7 to Glen Forest Elemetary School	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	2773	Land Acquisition	\$ .95M		\$ 1.2M	C & I	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Ruffner, Scott		Design	Mar-15	<del>Aug-18</del> Nov-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Oct-17</del> Jan-18	<del>Apr-18</del> Aug-18	
Scope: Construct approximately 1,150 LF of sidewalk along the south side of Glen Forest Drive from Leesburg Pike to Moray Lane	FC Project No:	5G25-060-028		Utility Relocation	<del>Jun-18</del> TBD	<del>Aug-18</del> TBD	
	Program:			Construction	<del>Sep-18</del> Jan-19	<del>Mar-19</del> Jul-19	
	TPP No:	128					
	Other Project No:						
Land acquisition notice to proceed issued on 1/8/18. Schedule adjusted to allow more time for utility design and plats. Land rights on 0 of 14 properties have been acquired.							

### Mason District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Lanier Street Bicycle/Pedestrian Connection from Exeter Street to Carrico Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	3205	Complete	\$ .15M	\$ .15M	C & I	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Lauretti, Francesco		Design	Mar-16	Jun-17
Scope: Construct approximately 115 LF of 10-foot wide shared-use path	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	2G40-088-034		Utility Relocation	NA	NA
	Program:			Construction	<del>Aug-17</del> Oct-17	<del>Feb-18</del> Jan-18
	TPP No:	236				
	Other Project No:					
Construction substantially complete 1/12/18.						

Little River Turnpike Walkway from Columbia Road to Mayhunt Court	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	236	Land Acquisition	\$ 1.55M		\$ 1.1M	2014 Bonds	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct approximately 961 LF of 5-foot sidewalk, including curb and gutter	Project Manager:	Lauretti, Francesco		Design	Jun-16	<del>Apr-18</del> Dec-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Oct-17</del> Feb-18	<del>May-18</del> Nov-18	
	FC Project No:	5G25-060-045		Utility Relocation	<del>Jun-18</del> TBD	<del>Nov-18</del> TBD	
	Program:			Construction	<del>Oct-18</del> Jan-19	<del>Nov-19</del> Feb-20	
	TPP No:	235					
	Other Project No:						
Final design distributed to VDOT for review 1/12/18. Land acquisition NTP issued February 2018. Schedule changed, due to need for a zoning interpretation to determine the impact of the sidewalk project to the proffers on the property.							

Little River Turnpike Walkway from Hillbrook Drive to Little River Run Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type	
	236	Project Initiation	\$ 2.65M		\$ 3M		2014 Bonds	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date		
	Project Manager:	Lauretti, Francesco		Design	TBD Aug-17	TBD		
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD		
Scope: Construct 1,550 LF of 9-foot wide, curb abutted sidewalk	FC Project No:	5G25-060-044		Utility Relocation	TBD	TBD		
	Program:			Construction	TBD	TBD		
	TPP No:	234						
	Other Project No:							
Preliminary plans received on 10/23/17. Schedule to be determined after full scope of project is authorized. The full scope is under review and negotiations are underway. Full scope of project is expected to be authorized in spring 2018.								

# Mason District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
McWhorter Place Trail	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
		Complete	\$ .325M		\$ .325M	C & I
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Nabavi, Seyed		Design	Oct-15	May-17
Scope: Construct missing segments of trail and sidewalk from west of cul-de-sac on McWhorter Place to Markham Street	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Oct-16	May-17
	FC Project No:	2G40-088-010		Utility Relocation	NA	NA
	Program:			Construction	<del>Sep-17</del> Aug-17	<del>May-18</del> Nov-17
	TPP No:	225				
	Other Project No:					
	Construction substantially completed on 11/5/17.					

Medford Drive Walkway from Annandale High School to Davian Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	4054	Design	\$ .9M		\$ .4M	2014 Bonds	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Approximately 475 LF of sidewalk, including curb and gutter on east side of Medford Drive from Davian Drive to Four Year Run	Project Manager:	Conley, Tim		Design	Jan-15	<del>Oct-17</del> Mar-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	May-16	Mar-17	
	FC Project No:	5G25-060-031		Utility Relocation	Jan-17	Mar-17	
	Program:			Construction	<del>Nov-17</del> Apr-18	<del>Sep-18</del> Jan-19	
	TPP No:	151					
	Other Project No:						
Comments from VDOT Hydraulics on second final design plans are being addressed. LAD completion memo received 3/13/17. Utility relocation is complete. Project schedule adjusted to address remaining VDOT Hydraulics comments, concerning additional pipe replacement, adding details to the plans, and providing additional information on outfalls.							

North Chambliss Street/Beauregard Street	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	713	Design	\$ 1.5M		\$ 1M	2014 Bonds	
District(s): Mason	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date	
Scope: Realign North Chambliss Street to eliminate free flow right turn and connect to Beauregard Street at existing signal opposite shopping center parking lot entrance	Project Manager:	Nabavi, Seyed		Design	Dec-16	<del>Jun-19</del> TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Oct-18</del> TBD	<del>May-19</del> TBD	
	FC Project No:	5G25-059-003		Utility Relocation	<del>Jun-19</del> TBD	<del>Feb-20</del> TBD	
	Program:			Construction	<del>Mar-20</del> TBD	<del>Mar-21</del> TBD	
	TPP No:	320					
	Other Project No:						
Project scope is under review and is being coordinated with VDOT and District Supervisor. Public meeting held on 6/13/17. Additional traffic analysis report submitted to VDOT and CPTED on 11/30/17. Schedule will be determined after the scope has been reviewed, which is anticipated in spring 2018.							

### Mason District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Peace Valley Lane Walkway	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	976	Project Initiation	\$ .5M	\$ .5M	C & I	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Harrell, William		Design	TBD	TBD
Scope: Construct walkway on north side of Peace Valley Lane along Jeb Stuart High School	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	DOT-000067		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	161				
	Other Project No:					
Pre-scoping document received from CPTED on 1/31/18. Project initiation underway.						

Route 236 Corridor Bicycle Improvements	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	236	Project Initiation	\$ 7.5M	\$ 7.5M	C & I	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wynands, Nicole		Design	TBD	TBD
Scope: Add bicycle lanes, wide curb lanes, bicycle shoulders to complete network gaps from City of Fairfax to City of Alexandria	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	2G40-088-033		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	229				
	Other Project No:					
Study is complete and was endorsed by the Board on 7/25/17. Will be separated into multiple projects. Finalizing project scoping. Anticipated forwarding for design in spring 2018.						

Route 236 from High Place to Old Columbia Pike	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type	
	236	Design	\$ 1.8M		\$ 1.3M		2014 Bonds	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date		
	Project Manager:	Barksdale, Christopher		Design	TBD Nov-17	TBD		
Scope: Construct 1,500 LF of 8-foot wide walkway along north side of Little River Turnpike to both west of and east of Roberts Avenue	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD		
	FC Project No:	5G25-060-043		Utility Relocation	TBD	TBD		
	Program:			Construction	TBD	TBD		
	TPP No:	205						
	Other Project No:							
Preliminary design plans received 12/15/17. Schedule to be determined after preliminary design is reviewed and full scope of project is authorized, which is expected in spring 2018.								

### Mason District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 236 Widening from I-495 to John Marr Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	236	Project Initiation	\$ 0M	\$ 2.5M		
District(s): Braddock, Mason	Project Type:	Other	Schedule	Phase	Start Date	End Date
	Project Manager:	Luo, Caijun		Design	TBD	TBD
Scope: Widen from 4 to 6 lanes, including streetscape improvements	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	DOT-000026		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	221				
	Other Project No:					
Cost estimate being developed. Partial funding for environmental analysis and preliminary engineering only. Improves access and facilitates economic redevelopment. Project scoping and initial coordination in progress. Developing scope for feasibility study. Anticipate finalizing scope in spring 2018.						

Route 50 Walkway from Graham Road to Wayne Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	50	Bid Advertisement	\$ .445M	\$ .489M	RSTP, CMAQ	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Approximately 500 LF of sidewalk and trail on south side of Route 50	Project Manager:	Nabavi, Seyed		Design	Oct-13	Jun-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	AA1400056-12		Utility Relocation	Apr-17	Oct-17
	Program:	RT50		Construction	<del>Dec-17</del> May-18	<del>Jan-19</del> May-19
	TPP No:					
Other Project No:	RT50-056; UPC 108500					
Final construction package is in progress. Provided comments on bid documents to UDCD on 1/25/18. There is no right-of-way impact for the project. Utility relocations are complete. The schedule has been adjusted due to acquiring VPDES permit as a result of bundling the projects (AA1400055-12 and AA1400056-12) for bid advertisement.						

Route 50 Walkway from Patrick Henry Drive to Olin Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	50	Bid Advertisement	\$ .45M	\$ .567M	RSTP, CMAQ	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Approximately 500 LF of sidewalk on south side of Route 50	Project Manager:	Nabavi, Seyed		Design	Oct-13	<del>Dec-17</del> Sep-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Nov-16	<del>Nov-17</del> Aug-17
	FC Project No:	AA1400062-12		Utility Relocation	NA	NA
	Program:	RT50		Construction	Apr-18	May-19
	TPP No:					
Other Project No:	RT50-062; UPC 108496					
Final construction package is in progress. VDOT bid authorization submitted on 12/28/17. VDOT comments received which are being addressed. Land acquisition completed 8/30/17. VDOT permit received 9/25/17. VDOT authorization required to bid.						

### Mason District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 50 Walkway from South Street to Aspen Lane	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	50	Utility Relocation	\$ 1.275M	\$ 1.275M	RSTP, CMAQ	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	El Kaissi, Mohamad		Design	Oct-13	Sep-17
Scope: Approximately 1,300 LF of sidewalk and trail on south side of Route 50	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Nov-16	<del>Jun-17</del> Mar-17
	FC Project No:	AA1400061-12		Utility Relocation	Apr-17	<del>Jul-17</del> Apr-18
	Program:	RT50		Construction	<del>Dec-17</del> Jul-18	<del>Jan-19</del> Jul-19
	TPP No:					
	Other Project No:	RT50-061; UPC 108493				
VDOT permit revision was received on 1/8/18. Contract documents and specifications were received on 1/31/18 and are under review. Schedule was adjusted to allow for updating approved MOT/TMP plans to include water main relocation after Fairfax Water plans were finalized.						

Route 50 Walkway from Woodlawn Avenue to Church	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	50	Construction	\$ .395M		\$ .518M	RSTP, CMAQ	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Roberson, Jeanmarie		Design	Oct-13	Jun-17	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Oct-16	May-17	
Scope: Approximately 550 LF sidewalk on north side of Route 50	FC Project No:	AA1400057-12		Utility Relocation	NA	NA	
	Program:	RT50		Construction	<del>Dec-17</del> Nov-17	Jan-19	
	TPP No:						
	Other Project No:	RT50-057; UPC 108497					
Project construction bid package is bundled with Project AA1400052-12, Route 50 and Allen Street Intersection. Bid opening held on 12/13/17. UDCD submitted the construction award authorization request to VDOT on 2/2/18.							

Route 50 Widening from Cedar Hill Road to Annandale Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	50	On-Hold	\$ 47.5M		\$ 5M	NVTA Local	
District(s): Mason, Providence	Project Type:	Primary Road	Schedule	Phase	Start Date		End Date
	Project Manager:	Abifadel, Gibran		Design	TBD		TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD		TBD
Scope: Widen Route 50 inside the Beltway from 4 to 6 lanes, including intersection improvements and pedestrian and bicycle facilities	FC Project No:	DOT-000030		Utility Relocation	TBD		TBD
	Program:			Construction	TBD		TBD
	TPP No:	69					
	Other Project No:						
Partial funding for environmental analysis and preliminary engineering only. Project is on hold until I-66 Express Lanes project is completed and new traffic patterns are established. District offices have been updated on status.							

**Mason District Project Report for Feb 2018**

Project	Status and Details		Funding and Schedule			
Route 50/Allen Street	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	50	Construction	\$ .22M	\$ .276M	RSTP, CMAQ	
District(s): Mason, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	El Kaissi, Mohamad		Design	Oct-13	Jun-17
Scope: Pedestrian intersection and bus stop improvements	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Nov-16	May-17
	FC Project No:	AA1400052-12		Utility Relocation	NA	NA
	Program:	RT50		Construction	<del>Dec-17</del> Nov-17	Jan-19
	TPP No:					
	Other Project No:	RT50-052; UPC 108494				
Construction bid advertisement package to be bundled with Project AA1400057-12, Route 50 Sidewalk from Woodlawn Avenue to Church Street. Bids were opened on 12/13/17. VDOT construction award authorization requested 2/2/18.						

Route 50/Wayne Road/Woodlawn Avenue	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	50	Construction	\$ 1.661M		\$ 1.686M	RSTP, CMAQ	
District(s): Mason, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Roberson, Jeanmarie		Design	Oct-13	Jan-17	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-16	Nov-16	
Scope: Pedestrian intersection and sidewalk improvements	FC Project No:	AA1400053-12		Utility Relocation	NA	NA	
	Program:	RT50		Construction	Sep-17	<del>Oct-18</del> Sep-18	
	TPP No:						
	Other Project No:	RT50-053; UPC 108502					
Pre-construction meeting held on 1/31/18. Construction NTP issued 2/12/18. Schedule adjusted to match contract duration.							

Route 7 Walkway from Rio Drive to Glenmore Drive (RT7PI)	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7	Construction	\$ 1.275M		\$ 1.275M	2007 Bonds	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Marsh, Dennis		Design	Mar-10	Sep-15	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jun-13	Jul-14	
Scope: Approximately 1,800 LF of walkway on east side of Route 7 from Rio Drive to Waters Edge Condos and on west side from Nevius Street to Glenmore Drive	FC Project No:	ST-000021-044		Utility Relocation	NA	NA	
	Program:			Construction	Jan-17	<del>Nov-17</del> Mar-18	
	TPP No:						
	Other Project No:	4YP201-PB045					
Construction 90% complete. Schedule adjusted based on construction contract length and additional time to resolve utility conflicts during construction.							

### Mason District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Seminary Road Walkway from north of Magnolia Lane to Colfax Avenue	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	716	Design	\$ .9M	\$ 1.6M	2014 Bonds	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Dresser, John		Design	Sep-16	Jun-19
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Aug-18	Apr-19
Scope: 890 LF of sidewalk along Seminary Road from north of Magnolia Lane to City of Alexandria limits before Calhoun Avenue	FC Project No:	5G25-060-038		Utility Relocation	May-19	Sep-19
	Program:			Construction	Aug-19	Jun-20
	TPP No:	169				
	Other Project No:					
Pre-final design is in progress. NTP issued 11/14/17. Advance copies of the pre-final design plans are expected by 3/7/18.						

Seven Corners Interchange Improvements	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
		Project Initiation	\$ 0M		\$ 4.1M		RSTP		
District(s): Mason, Providence	Project Type:	Primary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	CPTED, To Be Determined		Design		TBD		TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD		TBD	
Scope: Interchange improvements	FC Project No:	2G40-076-000		Utility Relocation		TBD		TBD	
	Program:			Construction		TBD		TBD	
	TPP No:	9							
	Other Project No:								
Partial funding for study and alternatives analysis. Commencing work on follow-on motions the Board adopted with the Comprehensive Plan Amendment. NVTA approved \$0.2 million (FY 2022) and \$0.8 million (FY 2023) in RSTP funding on 2/9/17 for Phase 1A Segment 1A (new road connecting the Route 50 westbound on-ramp with a bridge over Route 50 to Sleepy Hollow Road). \$0.95 million applied for FY 2024 RSTP and \$75M for FY2018 to FY 2023 NVTA 70%. Project will advance once funding is available.									

Sleepy Hollow Road Walkways from Columbia Pike to Route 7	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	613	Design	\$ 5.97M	\$ 4.3M	C & I	
District(s): Mason	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Vanzandt, Mark		Design	<del>TBD</del> Aug-16	<del>TBD</del> Aug-20
Scope: Construct approximately 5,400 LF of 5-foot sidewalk and variable width asphalt trail along Sleepy Hollow Road	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>TBD</del> Jul-19	<del>TBD</del> Mar-20
	FC Project No:	2G40-088-028		Utility Relocation	TBD	TBD
	Program:			Construction	<del>TBD</del> Dec-20	<del>TBD</del> Jun-22
	TPP No:	172				
	Other Project No:					
Intermediate design underway. Design has been revised based on community input.						

# Mount Vernon District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Fairfax County Parkway/Terminal Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	3726	Project Initiation	\$ 1.3M	\$ 0M	TBD	
District(s): Mount Vernon	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Knight, Ryan		Design	TBD	TBD
Scope: Add left turn lane on Terminal Road	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	DOT-000089		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	27.03				
	Other Project No:					
Project scoping and initial coordination in progress. Anticipate completing scoping and forwarding for design in spring 2018.						

Giles Run Connector Road from Lorton Road to Laurel Hill Adaptive Reuse Site	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	3362	Design	\$ 2.8M		\$ .6M		C & I		
District(s): Mount Vernon	Project Type:	Secondary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	Turner, Latesa		Design		Dec-17		Apr-20	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		Nov-19		Jan-20	
Scope: Improve existing park access road and construct 1500 LF of 8-foot asphalt trail between Lorton Road and the Laurel Hill Adaptive Re-use Development	FC Project No:	2G40-067-000		Utility Relocation		Feb-20		May-20	
	Program:			Construction		Oct-20		Oct-21	
	TPP No:								
	Other Project No:								
Intermediate design is underway. Design task order approved on 12/14/17, and NTP issued to the consultant on 12/18/17.									

Gunston Cove Road Walkway from Cranford Street to Amsterdam Street	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	600	Design	\$ .9M		\$ .5M		2014 Bonds		
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date		End Date	
	Project Manager:	Madhusudhan, Galappa		Design		Apr-16		Jun-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		Jul-17		<del>Jan-18</del> Sep-17	
Scope: Construct approximately 320 LF of 5-foot concrete sidewalk, including curb and gutter and drainage improvements along north side of Gunston Cove Road	FC Project No:	5G25-060-029		Utility Relocation		<del>TBD</del> NA		<del>TBD</del> NA	
	Program:			Construction		Oct-18		Apr-19	
	TPP No:	131							
	Other Project No:								
Consultant addressing comments received from VDOT 12/29/17 for final design plan submission. Test hole ordered on 1/17/18 to check for potential conflicts on a 6-inch waterline. Land acquisition completed 9/29/17.									

# Mount Vernon District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Gunston Road from Richmond Highway to the Potomac River	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	242	Project Initiation	\$ 5M	\$ 5M	C & I	
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Stevens, Daniel		Design	TBD	TBD
Scope: Construct missing walkway links along Gunston Road from Joseph V. Gartlan Great Marsh Trailhead parking lot to Julia Taft Way	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	2G40-088-031		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	206				
	Other Project No:					
Project scoping and initial coordination in progress. Anticipate completing scoping and forwarding for design in winter 2018.						

Hooes Road Walkway from Ox Road to Furnace Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	636	Project Initiation	\$ .4M		\$ .4M	C & I	
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Stevens, Daniel		Design		TBD	TBD
	Lead Agency:	To be determined		Land Acquisition		TBD	TBD
Scope: Construct walkway on north side of Hooes Road from Route 123 to Lorton Road. Crosswalks to be provided to existing walkways on Lorton Road	FC Project No:	2G40-088-023		Utility Relocation		TBD	TBD
	Program:			Construction		TBD	TBD
	TPP No:	132					
	Other Project No:						
Project scoping and initial coordination in progress. Anticipate completing scoping and forwarding for design in winter 2018.							

Hooes Road/Newington Forest Ave	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	636	Design	\$ 1.25M	\$ .2M	2014 Bonds	
District(s): Mount Vernon, Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Conley, Tim		Design	Jan-16	<del>Sep-18</del> Oct-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Oct-17</del> Feb-18	<del>May-18</del> Sep-18
Scope: Construct 5-foot concrete sidewalk along the south side of Newington Forest Avenue from Treasure Tree Court to Hooes Road, including pedestrian signals and crosswalk	FC Project No:	5G25-060-011		Utility Relocation	May-18	Dec-18
	Program:			Construction	<del>Oct-18</del> Nov-18	<del>Mar-19</del> Jun-19
	TPP No:	337				
	Other Project No:					
Comments on the second final design plans are being addressed. A project plat is being revised to accommodate an existing traffic signal control box that is located outside of existing right-of-way. No test holes needed. Conflict with streetlight cable is being addressed. Schedule adjusted to incorporate revision to project plat.						

# Mount Vernon District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
<b>I-95 Northbound Directional Off-Ramp to Northbound Fairfax County Parkway</b>	<b>Route Number</b>	<b>Status</b>	<b>Current Estimate (Mil \$)</b>	<b>Total Funding (Mil \$)</b>	<b>Funding Type</b>	
	95	On-Hold	\$ 81M	\$ 4.193M	Federal	
<b>District(s):</b> Lee, Mount Vernon	<b>Project Type:</b>	Interstate	<b>Schedule</b>	<b>Phase</b>	<b>Start Date</b>	<b>End Date</b>
	<b>Project Manager:</b>	Knight, Ryan		<b>Design</b>	Oct-11	Mar-17
	<b>Lead Agency:</b>	Virginia Department of Transportation		<b>Land Acquisition</b>	NA	NA
<b>Scope:</b> From I-95 Exit 166 for Route 286 northbound, to 0.6 miles west of Exit 166 (PE only)	<b>FC Project No:</b>	DOT-000019		<b>Utility Relocation</b>	NA	NA
	<b>Program:</b>			<b>Construction</b>	NA	NA
	<b>TPP No:</b>	4				
	<b>Other Project No:</b>	UPC 93033				

Funding for design only. Preliminary design completed. Submitted application for House Bill 2 (HB2) funding in July 2016, but project was not selected for funding. VDOT held a public hearing in September 2016. Board endorsed public hearing plans on 3/14/17. Final plans will be developed once additional funding is identified. Upon completion of several documents by VDOT, the Public Hearing Plans will be submitted for design approval from VDOT's Central Office. At this point, adequate funds are not available to advance this project to the next stage.

<b>Lorton Arts Access Road</b>	<b>Route Number</b>	<b>Status</b>	<b>Current Estimate (Mil \$)</b>	<b>Total Funding (Mil \$)</b>	<b>Funding Type</b>	
		Design	\$ 1.4M	\$ 1.2M	Bonds	
<b>District(s):</b> Mount Vernon	<b>Project Type:</b>	Secondary Road	<b>Schedule</b>	<b>Phase</b>	<b>Start Date</b>	<b>End Date</b>
	<b>Project Manager:</b>	Nabavi, Seyed		<b>Design</b>	Feb-16	May-18
	<b>Lead Agency:</b>	Fairfax County Department of Transportation		<b>Land Acquisition</b>	<del>Oct-17</del> Jan-18	<del>Jan-18</del> Feb-18
<b>Scope:</b> Provide direct access from Lorton Arts to Workhouse Road south of existing entrance near Route 123	<b>FC Project No:</b>	TS-000020-001		<b>Utility Relocation</b>	<del>Feb-18</del> NA	<del>Apr-18</del> NA
	<b>Program:</b>			<b>Construction</b>	Jun-18	Mar-19
	<b>TPP No:</b>					
	<b>Other Project No:</b>					

Geotechnical requirements are under review to reduce construction cost of the project. Bonds and Agreement submission is in progress. Plan and geotechnical report revisions will be submitted after bonding of the project. Final design approved on 11/13/17. LAD completed 2/5/18.

<b>Lorton Arts Cross County Trail</b>	<b>Route Number</b>	<b>Status</b>	<b>Current Estimate (Mil \$)</b>	<b>Total Funding (Mil \$)</b>	<b>Funding Type</b>	
		Construction	\$ 2.6M	\$ 2.006M	Enhancement	
<b>District(s):</b> Mount Vernon	<b>Project Type:</b>	Bicycle/Pedestrian	<b>Schedule</b>	<b>Phase</b>	<b>Start Date</b>	<b>End Date</b>
	<b>Project Manager:</b>	Nabavi, Seyed		<b>Design</b>	Apr-14	Feb-17
	<b>Lead Agency:</b>	Fairfax County Department of Transportation		<b>Land Acquisition</b>	Dec-16	Dec-16
<b>Scope:</b> Multi-use trail connecting the Cross County trail through the Lorton Arts Foundation property	<b>FC Project No:</b>	AA1400131-13		<b>Utility Relocation</b>	NA	NA
	<b>Program:</b>			<b>Construction</b>	<del>Nov-17</del> Sep-17	<del>Apr-18</del> Jul-18
	<b>TPP No:</b>					
	<b>Other Project No:</b>	LAF-131; EN09-029-120, P101, R201. C501: UPC94287				

VDOT award authorization received on 12/13/17. Contract awarded 2/13/18. The schedule was adjusted, because of additional time required to obtain VDOT authorization to award contract and to match construction contract duration.

# Mount Vernon District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Mason Neck Trail 2B	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	242	Complete	\$ 2.29M	\$ 1.84M	District Walkway	
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:			Design	NA	NA
	Lead Agency:	Capital Facilities, DPWES				
Scope: Construct 9,900 LF of 8-foot asphalt trail along Gunston Road between Pohick Bay Drive and the entrance to Pohick Bay golf course	FC Project No:	ST-000028-002		Land Acquisition	NA	Mar-14
	Program:			Utility Relocation	NA	NA
	TPP No:					
	Other Project No:					
Construction substantially complete 8/24/17.						

Mount Vernon Memorial Highway - Potomac Heritage National Scenic Trail	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	613	Project Initiation	\$ 6.5M		\$ 6.5M	C & I	
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Wynands, Nicole		Design		TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD	TBD
Scope: Complete missing links of trail near Washington's Mill Historic State Park to Grist Mill Park, including bridge over Dogue Creek	FC Project No:	2G40-088-026		Utility Relocation		TBD	TBD
	Program:			Construction		TBD	TBD
	TPP No:	154					
	Other Project No:						
Project scoping and preliminary design alternatives completed in December 2017. Preferred design alternative, public information meeting, and full design anticipated in spring 2018.							

Old Mount Vernon Road Walkway from Mount Vernon Highway to Westgate Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	623	Design	\$ 1.2M		\$ 2.1M		2014 Bonds		
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date		End Date	
	Project Manager:	Zahirieh, Shahla		Design		Apr-16		Dec-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		<del>Nov-17</del> Oct-17		Jun-18	
Scope: Construct 5-foot sidewalk along west side of Old Mount Vernon Road	FC Project No:	ST-000036-016		Utility Relocation		<del>Jun-18</del> NA		<del>Nov-18</del> NA	
	Program:			Construction		<del>Jan-18</del> Feb-19		Mar-20	
	TPP No:	191							
	Other Project No:								
Land acquisition notice to proceed issued 10/26/17. Land rights on 5 of 7 properties have been acquired. Responses to review comments on final design plan sent to VDOT 12/13/17. VDOT provided final checklist, stating no more comments note on the final plan submission, on 1/23/2018.									

# Mount Vernon District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Pohick Road and Southrun Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	641	Design	\$ 1.25M	\$ .2M	2014 Bonds	
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Roberson, Jeanmarie		Design	Nov-15	Oct-18
	Lead Agency:	Fairfax County Department of Transportation				
Scope: Approximately 400 LF of sidewalk along southeast side of Southrun Road from Rushing Creek Road to Pohick Road and signalized pedestrian crossings at Pohick Road	FC Project No:	5G25-060-010		Land Acquisition	<del>Nov-17</del> Oct-17	<del>Jun-18</del> Jan-18
	Program:			Utility Relocation	<del>Jul-18</del> Jan-18	Jan-19
	TPP No:	336		Construction	Feb-19	Feb-20
	Other Project No:					
Land acquisition completed on 1/3/18. Utility relocations in progress. Final design pending, based on coordination with VDOT for construction of a detention facility in the right-of-way.						

Pohick Road Widening from Richmond Highway to I-95	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	635	Project Initiation	\$ 29.25M		\$ 22M				
District(s): Mount Vernon	Project Type:	Secondary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	Knight, Ryan		Design		TBD		TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD		TBD	
Scope:	FC Project No:	DOT-000022		Utility Relocation		TBD		TBD	
Widen Pohick Road to 4 lanes, including intersection improvements and pedestrian and bicycle facilities	Program:			Construction		TBD		TBD	
	TPP No:	57							
	Other Project No:								
Project scoping and initial coordination in progress. Scoping phase extended to review initial analysis, finalize recommendations, and determine next steps. Completion anticipated in spring 2018.									

Quander Avenue Walkway from West Potomac High School to Quander Elementary School	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	630	Design	\$ 2.5M		\$ 1.3M		2014 Bonds		
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date		End Date	
	Project Manager:	Madhusudhan, Galappa		Design		Jun-16		Jan-19	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		May-18		Dec-18	
Scope: Construct approximately 1,800 LF of concrete sidewalk along west side of Quander Road from Stokes Lane to Emmett Drive	FC Project No:	5G25-060-034		Utility Relocation		TBD		TBD	
	Program:			Construction		Mar-19		Oct-19	
	TPP No:	165							
	Other Project No:								
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Pre-final plans submitted to VDOT and county agencies on 11/22/17. Consultant addressing partial comments received from VDOT on 12/22/17. Preliminary plats sent to LAD on 1/23/18. Concurrence from the Virginia Department of Historic Resources dated 1/12/17 - no historic properties affected. Preliminary plat preparation request sent to Land Survey Branch on 9/22/17.									

# Mount Vernon District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Richmond Highway Bus Rapid Transit (BRT)	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	1	Study	\$ 0M	\$ 0M	NVTA	
District(s): Lee, Mount Vernon	Project Type:	Transit	Schedule	Phase	Start Date	End Date
	Project Manager:	Aguayo, Vanessa		Design	TBD	TBD
Scope: Implementation of BRT on Richmond Highway from Huntington Metrorail Station to Fort Belvoir	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	2G40-114-000		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:					
	Other Project No:					
FCDOT procured a program management consultant (PMC) to assist all phases of implementation. BRT team (County staff and PMC) has completed various activities in pre-planning stage. Next scope of work will continue with design, on-going environmental work, and branding. DRPT timeline includes anticipated completion for phase I (Huntington to Hybla Valley) in 2026 and phase II (Hybla Valley to Fort Belvoir) in 2028.						

Richmond Highway from Jeff Todd Way/Mount Vernon Memorial Hwy to Telegraph Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	1	Complete	\$ 3M		\$ 3M		DOD Grant		
District(s): Mount Vernon	Project Type:	Primary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	Hamidi, Ajmal		Design		Mar-11		Apr-13	
	Lead Agency:	Federal Highway Administration		Land Acquisition		Jan-14		TBD	
Scope: Widening Richmond Highway from 4 to 6 lanes	FC Project No:	2G40-012-000		Utility Relocation		Nov-13		TBD	
	Program:			Construction		Jun-13		Sep-17	
	TPP No:								
	Other Project No:	R00101-00100; UPC 103073							
Design-build project. Project is divided into five sections - A) Telegraph Road Intersection, B) Telegraph Road to Fairfax County Parkway, C) Accotink Village Area, D) Railroad Bridge to Belvoir Road, E) Woodlawn historic district. Ribbon cutting ceremony held 8/2/17. Schedule was adjusted due to winter weather and utilities relocation delays. Road open to traffic. Roadway construction substantially completed on 9/14/17. Remaining work includes punch list items.									

Richmond Highway from Mount Vernon Memorial Highway to Napper Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	1	Design	\$ 214.8M		\$ 44M		RSTP, NVTA Regional, Revenue Sharing		
District(s): Lee, Mount Vernon	Project Type:	Primary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	Hamidi, Ajmal		Design		Jul-16		Dec-22	
Scope: Widen Richmond Highway from 4 to 6 lanes	Lead Agency:	Virginia Department of Transportation		Land Acquisition		Apr-19		Jun-21	
	FC Project No:	DOT-000023		Utility Relocation		<del>Dec-19</del> Dec-20		Dec-22	
	Program:			Construction		Apr-23		Nov-25	
	TPP No:	60							
	Other Project No:	UPC 107187							
Alternative intersection analysis is underway, including superstreet and jughandle designs. Second public information meeting was held on 11/6/17. Third public information meeting is expected in April 2018. Targeting design public hearing in fall 2018 with advertisement for construction in December 2022.									

# Mount Vernon District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Richmond Highway from Pohick Road to North of Occoquan River Bridge	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	1	Project Initiation	\$ 169.95M	\$ 10M	NVTA Local	
District(s): Mount Vernon	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Hamidi, Ajmal		Design	TBD	TBD
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	TBD	TBD
Scope: Widen Richmond Highway from 4 to 6 lanes	FC Project No:	2G40-119-000		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	59				
	Other Project No:					
Preliminary engineering study of widening, including CSX railroad crossing and ramps to I-95, was completed in November 2017. Coordination efforts are being carried out in association with the Commonwealth's Atlantic Gateway project. Discussions are also occurring regarding the CSX railroad bridge over Richmond Highway.						

Route 1 and Fairview Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	1	Project Initiation	\$ .1M	\$ .1M	2014 Bonds	
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Shahnaj, Sonia		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope: Construct 5-foot concrete sidewalk to close missing link, including new curb ramp and crosswalk	FC Project No:	5G25-061-030		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	188.03				
	Other Project No:					
Pre-scoping document received from CPTED 10/2/17. Project initiation underway. Schedule to be determined once the survey is complete, which is expected to be done in spring 2018.						

Route 1 Northbound from Fairhaven Avenue/Quander Road to Hotels	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	1	Construction	\$ .9M	\$ .9M	Revenue Sharing, FTA	
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Zahirieh, Shahla		Design	Jun-12	Apr-16
Scope: Construct a 5-foot concrete sidewalk along east side Richmond Highway from Fair Haven Avenue/Quander Road to Virginia Lodge	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	May-15	Oct-15
	FC Project No:	AA1400079-12		Utility Relocation	Jul-15	Jan-16
	Program:	RHPTI		Construction	Aug-16	Mar-18
	TPP No:					
	Other Project No:	RHPTI-079; UPC 71851				
Project is part of the Four-Year Transportation Program endorsed by the Board 2/9/04. Construction award February 2017. Construction NTP issued 4/3/17. Construction 80% complete.						

# Mount Vernon District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 1 Northbound from Virginia Lodge to Huntington Avenue	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	1	Bid Advertisement	\$ 1.5M	\$ 1.298M	Revenue Sharing, FTA	
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Zahirieh, Shahla		Design	Jul-12	Nov-16
Scope: Approximately 1,375 LF of 5-foot concrete sidewalk and extension of a box culvert along the east of Richmond Highway	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jun-15	May-16
	FC Project No:	AA1400080-12		Utility Relocation	Sep-15	<del>Aug-17</del> Nov-17
	Program:	RHPTI		Construction	<del>Aug-17</del> Feb-18	<del>Jul-18</del> Jan-19
	TPP No:					
	Other Project No:	RHPTI-080; UPC 71851				
Project is part of the Four-Year Transportation Program endorsed by the Board 2/9/04. VDOT permit received 12/15/16. Utility relocations completed 11/28/17. Schedule adjusted, due to delays in completing utility relocations. Final construction package, and Mylar signing meeting at DPWES on 1/24/18. Old utility relocation designations in selected areas of the project are being re-confirmed prior to release for bid.						

Route 1/Belford Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type	
	1	Construction	\$ 1.367M		\$ 1.367M		CMAQ, Revenue Sharing, FTA	
District(s): Lee, Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date	
	Project Manager:	Hojatzadeh, Max		Design		Jul-09	Nov-15	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		May-14	Mar-15	
Scope: Pedestrian intersection improvements	FC Project No:	AA1400017-06		Utility Relocation		Nov-14	Oct-15	
	Program:	RHPTI		Construction		Mar-16	<del>Sep-17</del> Mar-18	
	TPP No:							
	Other Project No:	26006G-06011; UPC 99054						
Project is part of the Four-Year Transportation Program endorsed by the BOS on 2/9/04. Project combined with Route1/Mohawk Lane. Project cost shown is for both projects. Construction 95% complete. Construction completion date was adjusted, due to weather and construction contract changes resulting from signal design modifications.								

Route 1/Frye Road Phase II	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type	
	1	Construction	\$ 1.596M		\$ 0M		CMAQ, Revenue Sharing, FTA	
District(s): Lee, Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date	
	Project Manager:	Hojatzadeh, Max		Design		Jul-11	Nov-15	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		May-14	Mar-15	
Scope: Pedestrian intersection improvements for express bus stop	FC Project No:	AA1400012-06		Utility Relocation		Jun-15	Oct-15	
	Program:	RHPTI		Construction		Mar-16	<del>Aug-17</del> Mar-18	
	TPP No:							
	Other Project No:	26006G-06002; UPC 99054						
Project is part of the Four-Year Transportation Program endorsed by the BOS on 2/9/04. Construction 92% complete. Received approved revised permit on 10/31/17. Signal modification approval sent to UDCD. Construction completion date was adjusted, due to weather and construction contract changes resulting from signal design modifications.								

# Mount Vernon District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 1/Ladson Lane	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	1	Complete	\$ .268M	\$ 0M	CMAQ, Revenue Sharing, FTA	
District(s): Lee, Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Hojatzadeh, Max		Design	Jul-11	Nov-15
Scope: Pedestrian intersection improvements for express bus stop	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	May-14	Mar-15
	FC Project No:	AA1400012-06		Utility Relocation	NA	NA
	Program:	RHPTI		Construction	Mar-16	Aug-17
	TPP No:					
	Other Project No:	26006G-06002; UPC 99054				
Project is part of the Four-Year Transportation Program endorsed by the BOS on 2/9/04. Project substantially completed 8/31/17. VDOT inspection 11/6/17. Punch list work underway.						

Route 1/Lukens Lane Phase II	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	1	Bid Advertisement	\$ .57M	\$ .57M	CMAQ, Revenue Sharing, FTA	
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Pedestrian intersection improvements for express bus stop	Project Manager:	Hojatzadeh, Max		Design	Jul-09	Nov-15
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Apr-16	May-17
	FC Project No:	AA1400012-06		Utility Relocation	NA	NA
	Program:	RHPTI		Construction	<del>Sep-17</del> Mar-18	<del>Apr-18</del> Sep-18
	TPP No:					
Other Project No:	26006G-06002; UPC 99054					
Project is part of the Four-Year Transportation Program endorsed by the BOS on 2/9/04. Draft construction package submitted to UDCD on 10/4/17. Comments received, processing with final construction package authorization. Schedule adjusted to allow owner to relocate sign at the Seven Eleven gas station, which is in progress.						

Route 1/Mohawk Lane	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	1	Construction	\$ 1.367M		\$ 1.367M		CMAQ, Revenue Sharing, FTA		
District(s): Lee, Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date		End Date	
	Project Manager:	Hojatzadeh, Max		Design		Jul-09		Nov-15	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		May-14		Mar-15	
Scope: Pedestrian intersection improvements for express bus stop	FC Project No:	AA1400017-06		Utility Relocation		Nov-14		Oct-15	
	Program:	RHPTI		Construction		Mar-16		<del>Oct-17</del> Mar-18	
	TPP No:								
	Other Project No:	26006G-06011; UPC 99054							
Project is part of the Four-Year Transportation Program endorsed by the BOS on 2/9/04. Project combined with Route1/Belford Drive. Project cost shown is for both projects. Construction 75% complete. Approved revised signal plan for Mohawk Lane submitted to UDCD on 10/4/17. Construction completion date was adjusted, due to weather and construction contract changes resulting from signal design modifications.									

# Mount Vernon District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Silverbrook Road Walkway from Hooes Road to South County High School	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	600	Design	\$ .85M	\$ 2.3M	2014 Bonds	
District(s): Mount Vernon	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	El Kaissi, Mohamad		Design	Nov-15	<del>Apr-18</del> May-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Aug-17	<del>Apr-18</del> Jan-18
Scope: 460 LF sidewalk south of Monacan Road, including connections to existing trails, pedestrian crosswalk, signage, and pavement markings	FC Project No:	ST-000036-005		Utility Relocation	Nov-17	Apr-18
	Program:			Construction	<del>May-18</del> Jun-18	Dec-18
	TPP No:	354				
	Other Project No:					
Final design is complete. Land acquisition completed on 1/25/18. Permit package is being prepared to be submitted to VDOT. Verizon fiber optic and telephone cable relocations to be completed by April 2018.						

Silverbrook Road/Lorton Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	600	Study	\$ 3.6M	\$ .5M	NVTA	
District(s): Mount Vernon	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Knight, Ryan		Design	Sep-17	Aug-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope:	FC Project No:	2G40-087-015		Utility Relocation	TBD	TBD
Investigate and analyze mitigation measures to improve the intersection, including additional turn lanes and pedestrian and bicycle improvements	Program:			Construction	TBD	TBD
	TPP No:					
	Other Project No:					
FCDOT is conducting a feasibility study to evaluate and improve the capacity of the signalized intersection of Lorton Road and Silverbrook Road. This study is antipated to be completed in spring 2018.						

Silverbrook Road/Southern Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	600	Design	\$ 1.75M	\$ 1.2M	2014 Bonds	
District(s): Mount Vernon	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Conley, Tim		Design	Mar-16	<del>Jun-18</del> Nov-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Oct-17</del> Mar-18	<del>Apr-18</del> Oct-18
Scope: Add eastbound left turn lane on Silverbrook Road at Southern Road	FC Project No:	5G25-059-005		Utility Relocation	<del>Jan-18</del> TBD	<del>Mar-18</del> TBD
	Program:			Construction	<del>Aug-18</del> Dec-18	<del>Aug-19</del> Dec-19
	TPP No:	326				
	Other Project No:					
Final design is in progress. Conflicts with 42-inch waterline have been eliminated, and it requires project plat reviews and a new plat. Schedule adjusted to incorporate project plat revisions in the design schedule.						

Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Aline Avenue Walkway	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	3402	Construction	\$ .535M	\$ .587M	RSTP	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Marsh, Dennis		Design	Aug-13	Apr-17
Scope: Approximately 300 LF of 5-foot wide concrete sidewalk on south side of Aline Avenue and east side of Gallows Road	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-15	Jan-17
	FC Project No:	AA1400110-13		Utility Relocation	Jan-16	Apr-16
	Program:	TMSAMS		Construction	Aug-17	<del>Apr-18</del> Jul-18
	TPP No:					
	Other Project No:	TMSAMS-110; UPC 106929				
Contract awarded 2/9/17. Board notification of contract award in progress. Schedule adjusted, due to additional time required to process contract award and to match construction contract duration.						

Chain Bridge Road Walkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	123	Bid Advertisement	\$ .305M		\$ .32M	RSTP	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Non-signalized pedestrian crosswalk with median refuge on Chain Bridge Road at Seneca Avenue	Project Manager:	Marsh, Dennis		Design	Aug-13	<del>Sep-17</del> Aug-17	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA	
	FC Project No:	AA1400108-13		Utility Relocation	NA	NA	
	Program:	TMSAMS		Construction	<del>Jan-18</del> Mar-18	<del>Jun-18</del> Aug-18	
	TPP No:						
	Other Project No:	TMSAMS-108; UPC 104293					
VDOT permit received 11/20/17. No land rights required. No utility relocation is required. Bid advertisement authorization package sent to VDOT on 1/10/18. The schedule adjusted due to additional time required to obtain final VDOT approvals.							

Chichester Lane Walkway from Cherry Drive to Day Lilly Court	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type	
	2862	Design	\$ .3M		\$ .3M		2014 Bonds	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date		End Date
Scope: Construct approximately 270 LF of 5-foot concrete sidewalk along Chichester Lane	Project Manager:	Tsybin, Alexander		Design		Mar-16		Jul-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		<del>Oct-17</del> Nov-17		May-18
	FC Project No:	ST-000036-007		Utility Relocation		NA		NA
	Program:			Construction		Aug-18		Mar-19
	TPP No:	108						
	Other Project No:							
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Land acquisition notice to proceed issued 11/15/17. Land rights on 2 of 3 properties (private owner and letter of permission for FCPS property) have been acquired. Final design plans were submitted to VDOT and County agencies for review on 1/29/18.								

# Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule				
Chichester Lane Walkway from Lismore Lane to Fairhill Elementary School	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	2862	Design	\$ .5M		\$ .3M	2014 Bonds	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date		End Date
	Project Manager:	Roberson, Jeanmarie		Design	TBD May-17		TBD Mar-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD May-18		TBD Jan-19
Scope: Construct approximately 90 LF of sidewalk from north terminus of Chichester Lane to Lismore Lane	FC Project No:	ST-000036-019		Utility Relocation	TBD NA		TBD NA
	Program:			Construction	TBD Mar-19		TBD Jun-19
	TPP No:	180.01					
	Other Project No:						
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Final design underway.							

Dolley Madison Boulevard Walkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	123	Utility Relocation	\$ 2.78M		\$ 2.317M	CMAQ	
District(s): Dranesville, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Approximately 2,400 LF of multi-use trail and sidewalk from Dolley Madison Boulevard/Great Falls Street intersection to the McLean Metrorail Station	Project Manager:	Lauretti, Francesco		Design	Mar-13	Jun-17	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jul-16	Apr-17	
	FC Project No:	AA1400065-12		Utility Relocation	Sep-16	<del>Nov-17</del> Jun-18	
	Program:	DCBPA		Construction	<del>Oct-17</del> Apr-18	<del>Jun-18</del> Apr-19	
	TPP No:						
	Other Project No:	DCBPA-065; UPC 103262					
Utility relocations are in progress. Schedule change due to ongoing utility coordination and relocation work, including a VDOT LUP revision to accommodate the relocation work. Additional test holes have been ordered to confirm depths of utilities. Utility relocation plans received and are under review.							

Electric Avenue and Cedar Lane Northbound Left Turn Lane	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	698	On-Hold	\$ 1.6M		\$ 1.6M	NVTA Local	
District(s): Providence	Project Type:	Secondary Road	Schedule	Phase		Start Date	End Date
Scope: Add left turn lane on Cedar Lane and Electric Avenue, including intersection improvements	Project Manager:	Roberson, Jeanmarie		Design		TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD	TBD
	FC Project No:	2G40-087-004		Utility Relocation		TBD	TBD
	Program:			Construction		TBD	TBD
	TPP No:	26					
	Other Project No:						
Project on hold pending revision to the Tysons Neighborhood Traffic Study, which is being prepared by the Site Analysis and Transportation Planning Division. Schedule to be determined once this traffic analysis is completed and the project scope is updated.							

# Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Gallows Road Walkway	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	650	Construction	\$.668M	\$.673M	RSTP	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Approximately 400 LF of 5-foot wide concrete sidewalk on the west side of Gallows Road to north of Old Courthouse Road	Project Manager:	Marsh, Dennis		Design	Aug-13	Mar-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-15	Jan-17
	FC Project No:	AA1400109-13		Utility Relocation	Jan-16	Mar-16
	Program:	TMSAMS		Construction	Aug-17	<del>Apr-18</del> Jul-18
	TPP No:					
	Other Project No:	TMSAMS-109; UPC 104293				
Contract awarded 2/9/17. Board notification of contract award in progress. Schedule adjusted, due to additional time required to process contract award and to match construction contract duration.						

Gallows Road/Boone Blvd	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	650	Complete	\$ .118M	\$ .118M	RSTP	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Marsh, Dennis		Design	Aug-13	May-16
Scope: Install signalized pedestrian crosswalks	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-15	Apr-16
	FC Project No:	AA1400117-13		Utility Relocation	NA	NA
	Program:	TMSAMS		Construction	Feb-17	<del>Aug-17</del>
	TPP No:					Jul-17
	Other Project No:	TMSAMS-117; UPC 106934				
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Project substantially completed July 2017.						

Gallows Road/Prosperity Avenue	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	650	Design	\$ .14M		\$ .14M		C & I		
District(s): Providence	Project Type:	Secondary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	Ruffner, Scott		Design		Jan-18		Jun-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		NA		NA	
Scope: Extend 4-foot concrete median along Gallows Road in the vicinity of the Courtyard Hotel to prevent illegal left turns	FC Project No:	2G40-009-002		Utility Relocation		NA		NA	
	Program:			Construction		Aug-18		Nov-18	
	TPP No:	664							
	Other Project No:								
Intermediate design is in progress.									

# Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Graham Road Elementary School	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	1720	Bid Advertisement	\$ .205M		\$ .23M	Federal
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Lauretti, Francesco		Design	Apr-15	Sep-16
	Lead Agency:	Capital Facilities, DPWES		Land Acquisition	NA	NA
Scope: Provide a refuge island and upgrade ramps	FC Project No:	AA1400134-14		Utility Relocation	NA	NA
	Program:	SRTS		Construction	<del>Feb-18</del> May-18	<del>Nov-18</del> Feb-19
	TPP No:					
	Other Project No:	SRTS-029-145; UPC 105286				
Project to be completed with Flint Hill Elementary School Project No. AA1400133-14. Draft construction package submitted 10/13/17. Schedule change due to project construction being built with SRTS-133 (project in review with VDOT). Completion date revised due to additional time needed to obtain construction authorization.						

Hunter Mill Road/Mystic Meadow Way	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	674	Construction	\$ 3.25M		\$ 3.25M	C & I	
District(s): Providence	Project Type:	Secondary Road	Schedule	Phase		Start Date	End Date
	Project Manager:	Dresser, John		Design		Aug-10	Nov-16
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		May-14	Dec-15
Scope: Install roundabout, including bicycle and pedestrian facilities	FC Project No:	2G40-028-006		Utility Relocation		Jun-14	Nov-16
	Program:			Construction		Feb-17	Apr-18
	TPP No:						
	Other Project No:	RSPI01-00700					
Project is funded by Commercial and Industrial Revenues and endorsed by the BOS on 10/19/09. Construction is 43% complete.							

I-495 Express Lanes Ped/Bike at Idylwood Road (North)	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	495	Project Initiation	\$ 1.28M		\$ 0M	Enhancement, CMAQ	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Wells, Chris		Design	Apr-13	TBD	
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	TBD	TBD	
Scope: North side from I-495 to Shreve Hill Road	FC Project No:	DOT-000012		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:						
	Other Project No:	UPC 104005					
Project will complete missing pedestrian facilities outside the limits and original scope of the I-495 Express Lanes Project. VDOT held public hearing in June 2014. Project was on hold pending resolution of final alignment of the I-495 Express Lanes Ped/Bike at Chain Bridge Road project. Determining next steps.							

# Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
I-495 Express Lanes Ped/Bike at Idylwood Road (South)	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	495	Project Initiation	\$ 1.28M		\$ 0M	Enhancement, CMAQ
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wells, Chris		Design	Apr-13	TBD
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	TBD	TBD
Scope: South side from I-495 to Whitestone Hill Court	FC Project No:	DOT-000013		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:					
	Other Project No:	UPC 104005				
Project will complete missing pedestrian facilities outside the limits and original scope of the I-495 Express Lanes Project. VDOT held public hearing in June 2014. Project was on hold pending resolution of final alignment of the I-495 Express Lanes Ped/Bike at Chain Bridge Road project. Determining next steps.						

I-495 Tysons Ped/Bike Bridge South of Route 123	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	395	Design	\$ 6.15M		\$ 6.15M	Enhancement, CMAQ, Primary	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Wells, Chris		Design	Apr-13	TBD	
	Lead Agency:	Virginia Department of Transportation				Jun-19	
Scope: From Old Meadow Road to Tysons Corner Center	FC Project No:	DOT-000011		Land Acquisition	TBD	TBD	
	Program:						
	TPP No:			Utility Relocation	TBD	TBD	
	Other Project No:	UPC 104005					
				Construction	TBD	TBD	
Project will provide access across I-495 in the vicinity of Dolley Madison Boulevard/Chain Bridge Road (Route 123). The preferred design option was chosen in July 2017. The preferred option is along Old Meadow Road crossing I-495 at the top of Old Meadow Road to Tysons Corner Center. Pulic design workshops were held on 11/9/17 and 11/28/17. The design phase has begun with an anticipated Design Public Hearing in spring 2018, design approval anticipated in 2018, and construction anticipated to begin in 2020.							

I-66 from I-495 Capital Beltway to University Boulevard in Gainesville	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	66	Design-Build	\$ 338M		\$ 338M	Federal, State, Private	
District(s): Braddock, Hunter Mill, Providence, Springfield, Sully	Project Type:	Interstate	Schedule	Phase		Start Date	End Date
	Project Manager:	Shin, Sung		Design		Jul-14	TBD Dec-16
	Lead Agency:	Virginia Department of Transportation		Land Acquisition		TBD	TBD
Scope: Implement 2 Express lanes and 3 general purpose lanes in each direction, including rapid bus service, safety, operational, and interchange improvements	FC Project No:	DOT-000015		Utility Relocation		TBD	TBD
	Program:			Construction		TBD Nov-17	TBD Dec-22
	TPP No:	3					
	Other Project No:	UPC 110741					
Design-build project. Design public hearing held in November 2017 and financial close with the concessionaire also occurred in November 2017. Groundbreaking ceremony held 11/20/17. Final design currently being refined and the final noise and traffic analyses being completed. Early construction activities and right-of-way acquisition efforts to begin in April 2018. Public hearing for the concession payment projects held and list was approved by CTB in January 2018. Express Lanes anticipated to be opened in December 2022.							

# Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
I-66 Inside the Beltway Tolling from I-495 (Capital Beltway) to U.S. Route 29 in Rosslyn	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	66	Complete	\$ 60M	\$ 60M	Federal, State	
District(s): Dranesville, Providence	Project Type:	Interstate	Schedule	Phase	Start Date	End Date
	Project Manager:	Shin, Sung		Design	Mar-15	Jun-16
Scope: Convert I-66 inside the Beltway into a managed express lane facility in peak directions	Lead Agency:	Virginia Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	DOT-000017		Utility Relocation	NA	NA
	Program:			Construction	Jul-16	Dec-17
	TPP No:					
	Other Project No:	UPC 107371, 108336, 108337				
Scope includes converting I-66 Inside the Beltway into a managed express lane facility in eastbound direction in the morning peak (5:30-9:30 am) period and westbound direction in the evening peak period (3:00-7:00 pm). Tolling and implementation of initial multimodal projects initiated in December 2017.						

Idylwood Road Trail	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	695	Project Initiation	\$ 1.05M	\$ 1.05M	RSTP	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wells, Chris		Design	TBD	TBD
	Lead Agency:	Capital Facilities, DPWES		Land Acquisition	TBD	TBD
Scope: Construct trail from Helena Drive to Idyl Lane on the south side of Idylwood Road	FC Project No:	DOT-000020		Utility Relocation	TBD	TBD
	Program:	TMSAMS		Construction	TBD	TBD
	TPP No:					
	Other Project No:					
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. The original scope called for bicycle lanes/bicycle shoulders. It was determined that on-road bicycle shoulders would not be feasible, due to major utility conflicts and ROW constraints. Determining next steps.						

International Drive/Tysons Blvd	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	6034	Construction	\$ .11M	\$ .11M	RSTP	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Marsh, Dennis		Design	Aug-13	May-16
Scope: Pedestrian intersection improvements	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Oct-15	Aug-16
	FC Project No:	AA1400119-13		Utility Relocation	NA	NA
	Program:	TMSAMS		Construction	Sep-16	<del>Sep-17</del> May-18
	TPP No:					
	Other Project No:	TMSAMS-119; UPC 106935				
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Construction by VDOT Signal Rebuild with local funding. Northeast and northwest quadrants of the intersection finished in January. South quadrant to be finished in May. Schedule adjusted by VDOT based on their contractor's schedule.						

Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Jones Branch Connector	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	8102	Construction	\$ 60M	\$ 43.794M	C & I, Revenue Sharing, RSTP	
District(s): Providence	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Dresser, John		Design	Feb-14	May-16
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Dec-15	Jun-16
Scope: Final Design for Extension of Jones Branch Connector from Jones Branch Drive to Dolley Madison Boulevard over I-495 and the I-495 Express Lanes	FC Project No:	AA1400093-13		Utility Relocation	Jan-16	Jan-17
	Program:			Construction	May-16	Dec-18
	TPP No:					
	Other Project No:	JBC-093-093; UPC 103907; 8102-029-065				
Project is in construction phase by VDOT. Contractor NTP was issued on 1/27/17. Construction is 37% complete.						

Madrillon Road Walkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	893	Construction	\$ .379M		\$ .399M	RSTP	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Marsh, Dennis		Design	Aug-13	Nov-16	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Oct-15	Jul-16	
Scope: Approximately 315 LF of 5-foot of concrete sidewalk on east side of Madrillon Road from Boss Street to Gallows Road	FC Project No:	AA1400111-13		Utility Relocation	Apr-16	Jan-17	
	Program:	TMSAMS		Construction	Aug-17	<del>Mar-18</del> Jul-18	
	TPP No:						
	Other Project No:	TMSAMS-111; UPC 106937					
Bid opened on 10/11/17. VDOT approved construction award on 11/14/17. Board notification of contract award in progress. Sched ular adjusted, due to additional time required to process contract award and to match construction contract duration.							

Oak Street Walkway from Morgan Lane to I-495 Overpass	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	769	Construction	\$ .34M		\$ .34M	2007 Bonds	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Marsh, Dennis		Design	May-13	Feb-17	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jul-14	Dec-14	
Scope: Approximately 230 LF of pedestrian improvements along south side of Oak Street	FC Project No:	ST-000021-038		Utility Relocation	NA	NA	
	Program:			Construction	Mar-17	<del>Oct-17</del> Mar-18	
	TPP No:						
	Other Project No:	4YP201-PB038B					
Construction 98% complete. Design modification in progress to address safety concerns raised by property owner. Scheduled adjusted as a result.							

# Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Old Courthouse Road/Woodford Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	677	Utility Relocation	\$ .265M	\$ .265M	RSTP	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Pedestrian improvements and signalized crosswalk	Project Manager:	Marsh, Dennis		Design	Aug-13	May-16
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-15	Apr-16
	FC Project No:	AA1400116-13		Utility Relocation	<del>Jul-17</del> Sep-17	<del>Nov-17</del> Mar-18
	Program:	TMSAMS		Construction	<del>Nov-17</del> May-18	<del>Dec-17</del> Oct-18
	TPP No:					
Other Project No:	TMSAMS-116; UPC 106933					
Final design complete. Construction by VDOT Signal Rebuild with local funding. Utility pole has been reset. Dominion, Cox and Verizon are on the pole. NTP to Dominion on 9/28/17. DVP relocation completed on 1/25/18. Cox and Verizon relocation by end February/early March. Schedule adjusted, due to utility relocation schedule.						

Pavement Marking Plans	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
		Design	\$ .1M		\$ .1M	RSTP	
District(s): Dranesville, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Wynands, Nicole		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
Scope: Addition of bike lanes on various roadways in the Tysons area and surrounding neighborhoods	FC Project No:	AA1400125-13		Utility Relocation	TBD	TBD	
	Program:	TMSAMS		Construction	TBD	TBD	
	TPP No:						
	Other Project No:						
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Westmoreland Street bicycle lanes were extended in fall 2015 from Haycock Road to Hopewood Drive as part of VDOT repaving. Magarity Road and Madrillon Road will be reviewed for bicycle facilities when scheduled for future repavement by VDOT. None of the streets are included in the draft 2018 VDOT list for potential roads to be repaved.							

Route 123 Walkway from Courthouse Road to Sutton Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	123	Design	\$ 1.65M		\$ 1.8M	2014 Bonds	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Construct approximately 1,910 LF of 5-foot concrete sidewalk on south side of Route 123	Project Manager:	Dresser, John		Design	TBD Dec-17	TBD May-20	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD Jul-19	TBD Mar-20	
	FC Project No:	5G25-060-023		Utility Relocation	TBD Apr-20	TBD Sep-20	
	Program:			Construction	TBD Aug-20	TBD Aug-21	
	TPP No:	102					
	Other Project No:						
Pre-scoping document received 9/28/17. Survey letters sent out on 10/27/17. Survey received 1/17/18. Consultant task order NTP given on 12/15/17. Concept plan design is underway.							

# Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 123 Walkway from Horse Shoe Drive to Niblick Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	123	Land Acquisition	\$ 1.3M	\$ 1.3M	C & I	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Approximately 2,660 LF of 5-foot sidewalk, including pedestrian signal and ramps	Project Manager:	Beall, James		Design	Mar-15	<del>Jan-18</del> May-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Dec-16	<del>Nov-17</del> Apr-18
	FC Project No:	2G40-088-014		Utility Relocation	Nov-17	<del>Feb-18</del> May-18
	Program:			Construction	Apr-18	Feb-19
	TPP No:	103				
	Other Project No:					
LAD completion memo received 11/29/17. VDOT comments on final submittal received December 2017, will require one additional right-of-way taking. LAD given NTP on this parcel 1/31/18. Right-of-way completion and permit submission revised, due to additional VDOT comments. Utility relocations (telecom handholes and overhead utility line adjustments) are required.						

Route 123/Jermantown Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	123	Utility Relocation	\$ 1.75M	\$ 1.75M	C & I	
District(s): Providence	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Lauretti, Francesco		Design	Jun-10	<del>Aug-17</del> Nov-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Mar-16	Jan-17
Scope: Add right turn lanes on northbound and southbound Route 123, including drainage improvements	FC Project No:	2G40-028-012		Utility Relocation	Feb-17	<del>Sep-17</del> May-18
	Program:			Construction	<del>Nov-17</del> Jun-18	<del>Jan-19</del> Feb-19
	TPP No:					
	Other Project No:	RSPI01-01400				
Project is funded by Commercial and Industrial revenues and endorsed by the BOS on 3/23/10. VDOT permit received 12/19/17. Land acquisition completed 1/26/17. Draft construction package is in progress. Utility relocation is in progress. Overhead utility relocations completed in fall 2017. Schedule changed to allow additional time for underground utility relocations.						

Route 50 from Pickett Road to Prosperity Avenue	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	50	Project Initiation	\$ 5M		\$ 5M	C & I	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Khorashadi, Brook		Design		TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD	TBD
Scope: Complete missing walkway links	FC Project No:	2G40-088-030		Utility Relocation		TBD	TBD
	Program:			Construction		TBD	TBD
	TPP No:	87					
	Other Project No:						
Initial pre-scoping document completed 6/1/17. Scoping meeting was held, and the project is being split into several feasible segments to expedite design and construction. Revised scopes are in progress that are expected to be complete in March 2018.							

Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 50 Walkway from Annandale Road to Cherry Street	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	50	Utility Relocation	\$ .665M	\$ .764M	RSTP, CMAQ	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	El Kaissi, Mohamad		Design	Oct-13	<del>Sep-17</del> May-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-16	<del>Jun-17</del> Apr-17
Scope: Approximately 1,100 LF of sidewalk and trail on north side of Route 50	FC Project No:	AA1400059-12		Utility Relocation	Jul-17	<del>Oct-17</del> Apr-18
	Program:	RT50		Construction	<del>Dec-17</del> May-18	<del>Jan-19</del> May-19
	TPP No:					
	Other Project No:	RT50-059; UPC 108501				
Title Sheet sign-off is in progress. Provided comments on bid documents to UDCD on 1/25/18. One street light guy wire relocation and one utility pole guy wire relocation to be completed prior to construction. Project construction bid package to be bundled with project AA1400060-12, Route 50 Sidewalk from Cherry Street to Linden Lane. Schedule was adjusted due to bundling this project with project AA1400060-12, applying and receiving VPDES permit, and updating contract documents and specifications.						

Route 50 Walkway from Cedar Hill Road to Allen Street	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	50	Utility Relocation	\$ .936M		\$ 1.034M	RSTP, CMAQ	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
Scope: Approximately 1,400 LF of sidewalk and trail on north side of Route 50	Project Manager:	Nabavi, Seyed		Design	Oct-13	Jun-17	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA	
	FC Project No:	AA1400055-12		Utility Relocation	Jan-17	<del>Aug-17</del> Apr-18	
	Program:	RT50		Construction	<del>Dec-17</del> May-18	<del>Jan-19</del> May-19	
	TPP No:						
Other Project No:	RT50-055; UPC 108499						
Final construction package is in progress. Provided comments on bid documents to UDCD on 1/25/18. There is no right-of-way impact for the project. Utility relocations are in progress. The schedule has been adjusted due to acquiring VPDES permit as a result of bundling the projects (AA1400055-12 and AA1400056-12) for bid advertisement.							

Route 50 Walkway from Meadow Lane to Linden Lane	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	50	Utility Relocation	\$ .625M		\$ .651M	RSTP, CMAQ	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Nabavi, Seyed		Design	Oct-13	Jun-17	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA	
Scope: Approximately 600 LF of sidewalk and trail on north side of Route 50	FC Project No:	AA1400060-12		Utility Relocation	Apr-17	<del>Oct-17</del> Apr-18	
	Program:	RT50		Construction	<del>Dec-17</del> May-18	<del>Jan-19</del> May-19	
	TPP No:						
	Other Project No:	RT50-060; UPC 108495					
Final construction package is in progress. Provided comments on bid documents to UDCD on 11/6/17. There is no ROW impact for the project. Utility relocations are in progress. The schedule has been adjusted due to acquiring VPDES permit as a result of bundling the projects (AA1400059-12 and AA1400060-12) for bid advertisement, and updating contract documents and specifications.							

# Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 50 Walkway from Westcott Street to Annandale Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	50	Utility Relocation	\$ 1.908M	\$ 2.058M	RSTP, CMAQ	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Nabavi, Seyed		Design	Oct-13	Jun-17
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
Scope: Approximately 2,800 LF of sidewalk and trail on north side of Route 50	FC Project No:	AA1400058-12		Utility Relocation	Apr-17	<del>Oct-17</del> Apr-18
	Program:	RT50		Construction	<del>Dec-17</del> May-18	<del>Jan-19</del> May-19
	TPP No:					
	Other Project No:	RT50-058; UPC 108498				
Final construction package is in progress. Provided comments on bid documents to UDCD on 1/25/18. VDOT permit received 7/20/17. VPDES permit received 9/12/17. There is no right-of-way impact for the project. Utility relocations are in progress. The schedule has been adjusted due to conflict with the newly installed gas main. Washington Gas anticipates completing the relocation in spring 2018.						

Route 50 Widening from Cedar Hill Road to Annandale Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	50	On-Hold	\$ 47.5M		\$ 5M	NVTA Local	
District(s): Mason, Providence	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date	
Scope: Widen Route 50 inside the Beltway from 4 to 6 lanes, including intersection improvements and pedestrian and bicycle facilities	Project Manager:	Abifadel, Gibran		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
	FC Project No:	DOT-000030		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	69					
	Other Project No:						
Partial funding for environmental analysis and preliminary engineering only. Project is on hold until I-66 Express Lanes project is completed and new traffic patterns are established. District offices have been updated on status.							

Route 50/Allen Street	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	50	Construction	\$ .22M		\$ .276M	RSTP, CMAQ	
District(s): Mason, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	El Kaissi, Mohamad		Design	Oct-13	Jun-17	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Nov-16	May-17	
Scope:	FC Project No:	AA1400052-12		Utility Relocation	NA	NA	
Pedestrian intersection and bus stop improvements	Program:	RT50		Construction	<del>Dec-17</del> Nov-17	Jan-19	
	TPP No:						
	Other Project No:	RT50-052; UPC 108494					
Construction bid advertisement package to be bundled with Project AA1400057-12, Route 50 Sidewalk from Woodlawn Avenue to Church Street. Bids were opened on 12/13/17. VDOT construction award authorization requested 2/2/18.							

Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 50/Wayne Road/Woodlawn Avenue	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	50	Construction	\$ 1.661M	\$ 1.686M	RSTP, CMAQ	
District(s): Mason, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Roberson, Jeanmarie		Design	Oct-13	Jan-17
Scope: Pedestrian intersection and sidewalk improvements	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-16	Nov-16
	FC Project No:	AA1400053-12		Utility Relocation	NA	NA
	Program:	RT50		Construction	Sep-17	<del>Oct-18</del> Sep-18
	TPP No:					
	Other Project No:	RT50-053; UPC 108502				
Pre-construction meeting held on 1/31/18. Construction NTP issued 2/12/18. Schedule adjusted to match contract duration.						

Route 7 Bridge Rehabilitation	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7	Construction	\$ 44.822M		\$ 44.822M	Bridge, NVTAR Regional	
District(s): Dranesville, Providence	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Chellappa, Smitha		Design	Sep-12	Nov-16	
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	Nov-15	May-17	
Scope: Bridge over Dulles Toll Road	FC Project No:	DOT-000031		Utility Relocation	Jan-16	Jul-17	
	Program:			Construction	Mar-16	May-18	
	TPP No:	222					
	Other Project No:	UPC 82135					
Construction is 85% complete. Right-of-way acquisition and utility relocations completed. Review of lighting plans by MWAA, FCDOT, and VDOT has been completed. Installation of project lighting and signage ongoing.							

Route 7 Walkway North Side under Route 123	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7	Construction	\$ 2.304M		\$ 2.304M	CMAQ	
District(s): Hunter Mill, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Hojatzadeh, Max		Design	Apr-13	Jun-16	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA	
Scope: Approximately 1,100 LF of sidewalk on the north side of Route 123 under the Route 123 interchange	FC Project No:	AA1400069-12		Utility Relocation	Jul-17	Nov-17	
	Program:	DCBPA		Construction	Jan-17	<del>Jul-18</del> Sep-18	
	TPP No:						
	Other Project No:	DCBPA-069; UPC 103280					
Construction 15% complete. Completion date adjusted to match construction contract duration.							

Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 7 Walkway South Side under Route 123	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	7	Construction	\$ 2.405M	\$ 2.405M	CMAQ	
District(s): Hunter Mill, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Approximately 800 LF of sidewalk on the south side of Route 7 under the Route 123 interchange	Project Manager:	Hojatzadeh, Max		Design	Apr-13	May-16
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	AA1400070-12		Utility Relocation	Jul-17	Nov-17
	Program:	DCBPA		Construction	Jan-17	<del>Jul-18</del> Sep-18
	TPP No:					
	Other Project No:	DCBPA-070; UPC 103281				
Construction 10% complete. Completion date adjusted to match construction contract duration.						

Route 7 Widening from Route 123 to I-495 (Study Only)	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7	Study	\$ .65M		\$ .65M	C & I	
District(s): Providence	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Borkowski, Tad		Design	Sep-12	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA	
Scope: Conceptual design and traffic operations study to determine future cross section	FC Project No:	2G40-035-001		Utility Relocation	NA	NA	
	Program:			Construction	NA	NA	
	TPP No:						
	Other Project No:						
Ground survey and traffic data collection are complete, and the consultant is preparing future lane configurations. NVTC finalized and published results of BRT study in December 2016. Additional BRT study is needed to locate BRT stations, ROW needs, and set alignment. Sent scope of work for BRT analysis to consultants for proposal preparing to select consultant. BRT contract should be executed by the end of spring 2018.							

Route 7/Route 123 Interchange (Study Only)	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	7	Study	\$ .35M		\$ .35M		C & I		
District(s): Hunter Mill, Providence	Project Type:	Primary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	Borkowski, Tad		Design		Sep-12		TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		NA		NA	
Scope: Conceptual design and traffic operations study to determine future interchange configuration or at-grade intersection configuration	FC Project No:	2G40-035-002		Utility Relocation		NA		NA	
	Program:			Construction		NA		NA	
	TPP No:								
	Other Project No:								
Evaluating a partial cloverleaf interchange, a two-quadrant intersection with and without the cap (i.e., elevated pedestrian plaza), a continuous flow intersection with cap, and a conventional at-grade intersection. Analyzing land use and roadway connectivity for potential Bus Rapid Transit in Tysons in relation to the intersection alternatives. Developing scope and task order for final phase of analysis. It is anticipated that this task order will be executed in April 2018.									

# Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Scotts Run Walkway	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Design	\$ 4.154M	\$ 3.454M	RSTP	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Dresser, John		Design	Jul-15	Oct-18
	Lead Agency:	Fairfax County Park Authority				
Scope: Construct approximately 2,500 LF of asphalt walkway through Scotts Run Stream Valley Park	FC Project No:	AA1400107-13		Land Acquisition	<del>Oct-17</del> Feb-18	<del>May-18</del> Aug-18
	Program:	TMSAMS		Utility Relocation	<del>NA</del> Apr-18	<del>NA</del> Sep-18
	TPP No:			Construction	Dec-18	<del>Jan-20</del> Sep-20
	Other Project No:	TMSAMS-107; UPC 104293				
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12.This project is being administered by FCPA and permitted through the LDS. The Board endorsed the design on 6/20/17. LDS pre-final submission was made on 8/3/17. Right-of-way authorization expected by 2/2/18 following request submitted to VDOT 11/13/17. Schedule adjusted to account for required VDOT ROW and construction authorizations and for utility coordination, but still ensures construction NTP by 6/30/19 to maintain grandfathered SWM status.						

Seven Corners Interchange Improvements	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
		Project Initiation	\$ 0M		\$ 4.1M	RSTP	
District(s): Mason, Providence	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	CPTED, To Be Determined		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
Scope: Interchange improvements	FC Project No:	2G40-076-000		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	9					
	Other Project No:						
Partial funding for study and alternatives analysis. Commencing work on follow-on motions the Board adopted with the Comprehensive Plan Amendment. NVTA approved \$0.2 million (FY 2022) and \$0.8 million (FY 2023) in RSTP funding on 2/9/17 for Phase 1A Segment 1A (new road connecting the Route 50 westbound on-ramp with a bridge over Route 50 to Sleepy Hollow Road). \$0.95 million applied for FY 2024 RSTP and \$75M for FY2018 to FY 2023 NVTA 70%. Project will advance once funding is available.							

Tysons Boulevard/Galleria Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7648	Construction	\$ .85M		\$ .85M	CMAQ	
District(s): Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Hojatzadeh, Max		Design	Nov-14	Oct-16	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Sep-15	Sep-16	
Scope: Pedestrian intersection improvements, including crosswalks and pedestrian signalization	FC Project No:	AA1400068-12		Utility Relocation	NA	NA	
	Program:	DCBPA		Construction	Jun-17	<del>Apr-18</del> Jul-18	
	TPP No:						
	Other Project No:	DCBPA-068; UPC 103276					
Construction NTP 1/29/18. Pre-construction meeting held 1/26/18. Schedule adjusted based on length of construction contract.							

# Providence District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Tysons Wayfinding Signage	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Design	\$ .125M	\$ .125M	RSTP	
District(s): Dranesville, Providence	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wynands, Nicole		Design	<del>TBD</del> Aug-17	<del>TBD</del> Feb-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
Scope: Installation of bicycle wayfinding signage in the Tysons area and surrounding neighborhoods	FC Project No:	AA1400126-13		Utility Relocation	NA	NA
	Program:	TMSAMS		Construction	<del>TBD</del> Jun-18	<del>TBD</del> Sep-18
	TPP No:					
	Other Project No:	TMSAMS-126				
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Kickoff meeting with consultant July 2017. Sign installation is scheduled to start in summer 2018.						

## Springfield District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Burke Road from Aplomado Drive to Parakeet Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	652	Design	\$ 7M	\$ .75M	NVTa Local	
District(s): Springfield	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Roberson, Jeanmarie		Design	Dec-16	Dec-18
Scope: Realign Burke Road to eliminate hazardous curve and upgrade storm drainage facilities at stream crossing to minimize flooding	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jun-18	Feb-19
	FC Project No:	2G40-087-003		Utility Relocation	Mar-19	Sep-19
	Program:			Construction	Sep-19	Aug-20
	TPP No:	23				
	Other Project No:					
Project scope has been revised to include on-road bike lanes from Meadow Brook Drive to Liberty Bell trail connection, sidewalk and asphalt walkway. Citizens information meeting was held on 6/1/17. Community feedback indicates concern with speeding and safety along the corridor. Pre-final design is underway.						

Center Road Walkway from West Springfield High School to Garden Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	777	Design	\$ 1.275M	\$ .8M	2014 Bonds	
District(s): Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Madhusudhan, Galappa		Design	Dec-14	<del>Feb-18</del> Apr-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Mar-17	Jun-17
Scope: 667 LF of 5-foot sidewalk, including curb and gutter on south side of Center Road, storm drainage improvements, retaining wall, and potential road widening	FC Project No:	ST-000036-006		Utility Relocation	<del>Oct-17</del> Dec-17	<del>Feb-18</del> Jul-18
	Program:			Construction	<del>Mar-18</del> Jul-18	<del>Oct-18</del> Apr-19
	TPP No:	100				
	Other Project No:					
Final design is in progress. Land acquisition completed 6/30/17. Utility relocation is in progress. Consultant revising plans based on geotechnical report sent on 11/13/17. Schedule adjusted to accommodate time required for getting VDOT permits and to relocate utilities.						

Fair Lakes Boulevard Walkway from Stringfellow Road to Retail Center	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	7735	Land Acquisition	\$ .7M	\$ .6M	2014 Bonds	
District(s): Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	El Kaissi, Mohamad		Design	Mar-15	<del>Nov-17</del> Mar-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Mar-17	<del>Sep-17</del> Feb-18
Scope: Construct 1,250 LF of 5-foot concrete sidewalk along the south side of Fair Lakes Boulevard	FC Project No:	5G25-060-026		Utility Relocation	<del>Sep-17</del> TBD	Apr-18
	Program:			Construction	<del>Jan-18</del> Apr-18	Oct-18
	TPP No:	116				
	Other Project No:					
Final Design is complete. LAD NTP was issued on 3/1/17. 2 of 5 properties have been acquired and three more are on the way. Relocation of four street lights during construction is being coordinated with Dominion Energy. Relocation work will start when land acquisition is complete.						

### Springfield District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Fairfax County Parkway and Popes Head Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	286	Study	\$ 90.15M	\$ 68M		
District(s): Springfield	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	CPTED, To Be Determined		Design	NA	NA
Scope: Construct a grade-seprated interchange, including shared-use path on both sides	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	DOT-000047		Utility Relocation	NA	NA
	Program:			Construction	NA	NA
	TPP No:	1				
	Other Project No:					
Project has been incorporated into Fairfax County Parkway Widening from Route 29 to Route 123 project, project No. DOT-000045.						

Fairfax County Parkway Bicycle Wayfinding Signage	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	286	Construction	\$ .08M	\$ .08M	C & I	
District(s): Braddock, Dranesville, Hunter Mill, Springfield, Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wynands, Nicole		Design	Nov-15	Sep-16
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
Scope: Install bicycle wayfinding signs along the Fairfax County Parkway and Franconia-Springfield Parkway	FC Project No:	2G40-088-035		Utility Relocation	NA	NA
	Program:			Construction	Aug-17	<del>Dec-17</del> Mar-18
	TPP No:	117				
	Other Project No:					
Design is complete for all phases. Construction is 75% complete. Schedule adjusted due to winter weather.						

Fairfax County Parkway from Route 29 to Braddock Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	286	Complete	\$ 2.4M		\$ 2.4M	2007 Bonds	
District(s): Springfield	Project Type:	Primary Road	Schedule	Phase		Start Date	End Date
	Project Manager:	Vanzandt, Mark		Design		Feb-11	Aug-15
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		Jan-14	Mar-14
Scope: Add SB continuous auxiliary lane from Route 29 interchange to Braddock Road interchange	FC Project No:	5G25-049-000		Utility Relocation		NA	NA
	Program:			Construction		Jan-16	<del>Oct-17</del> Feb-18
	TPP No:						
	Other Project No:	4YP209					
Project substantially completed 2/9/18. Schedule adjusted due to unanticipated delays with the overhead sign structure installation.							

## Springfield District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Fairfax County Parkway Widening from Route 29 to Route 123	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	286	Design	\$ 191M	\$ 75M	NVTA Local, Smart Scale Funding	
District(s): Braddock, Springfield	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Qj, Maggie		Design	Aug-16	Dec-18
Scope: Widen from 4 to 6 lanes, including Popes Head Road interchange and improvements to pedestrian and bicycle facilities	Lead Agency:	Virginia Department of Transportation		Land Acquisition	Dec-18	Dec-20
	FC Project No:	DOT-000045		Utility Relocation	Dec-18	Dec-20
	Program:			Construction	Dec-20	Dec-23
	TPP No:	1, 51				
	Other Project No:	UPC 107939				
Traffic counts completed in November 2016. Survey completed in spring 2017. VDOT awarded design contract on 5/1/17, and started working on traffic analysis and alternatives development. Public information meeting held on 12/7/17. Addressing public comments and working on Interchange Justification Report. Design public hearing expected in mid 2018. Meeting with individual homeowners associations underway.						

Hooes Road/Newington Forest Ave	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	636	Design	\$ 1.25M	\$ .2M	2014 Bonds	
District(s): Mount Vernon, Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Conley, Tim		Design	Jan-16	<del>Sep-18</del> Oct-18
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	<del>Oct-17</del> Feb-18	<del>May-18</del> Sep-18
FC Project No:	5G25-060-011	Utility Relocation		May-18	Dec-18	
Program:		Construction		<del>Oct-18</del> Nov-18	<del>Mar-19</del> Jun-19	
TPP No:	337					
Other Project No:						
Scope: Construct 5-foot concrete sidewalk along the south side of Newington Forest Avenue from Treasure Tree Court to Hooes Road, including pedestrian signals and crosswalk						
Comments on the second final design plans are being addressed. A project plat is being revised to accommodate an existing traffic signal control box that is located outside of existing right-of-way. No test holes needed. Conflict with streetlight cable is being addressed. Schedule adjusted to incorporate revision to project plat.						

Hunter Village Drive Bicycle Parking	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	6945	On-Hold	\$ 0M	\$ 0M	C & I	
District(s): Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wells, Chris		Design	TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
Scope:	FC Project No:	DOT-000046		Utility Relocation	TBD	TBD
Covered bicycle parking on the north end of Hunter Village Drive in the vicinity of old Keene Mill Road	Program:			Construction	TBD	TBD
	TPP No:	133				
	Other Project No:					
Project in on hold pending construction of Hunter Village Drive Shoulder Improvements, because the shoulder improvements have to be completed before the bicycle parking can be installed. Currently 65% complete. Bicycle parking scoping to be finalized summer 2018.						

# Springfield District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Hunter Village Drive Shoulder Widening	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	6945	Construction	\$ 1.35M	\$ 1.3M	C & I	
District(s): Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Lauretti, Francesco		Design	Feb-10	Sep-16
Scope: Approximately 4,600 LF of shoulder and pedestrian improvements on Hunter Village Drive	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Nov-13	Aug-14
	FC Project No:	ST-000003-032		Utility Relocation	Oct-14	Dec-14
	Program:			Construction	Feb-17	Apr-18
	TPP No:					
	Other Project No:	PPTF01-03200				
Project is funded by Commercial and Industrial Revenues and endorsed by the BOS on 10/19/09. Construction is 65% complete.						

Hunter Village Drive Walkway from Wentworth Place to Flax Street	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
		Design	\$ .55M	\$ .3M	C&I	
District(s): Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Barksdale, Christopher		Design	<del>TBD</del> Dec-17	TBD
Scope: Construct 5-foot concrete sidewalk along the north side of Hunter Village Drive	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	2G40-088-038		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	134				
	Other Project No:					
Utility designations received 1/4/18. Preliminary design complete 1/26/18. Schedule to be determined after preliminary design is reviewed and scope of project is refined, which is expected spring 2018.						

I-66 from I-495 Capital Beltway to University Boulevard in Gainesville	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	66	Design-Build	\$ 338M	\$ 338M	Federal, State, Private	
District(s): Braddock, Hunter Mill, Providence, Springfield, Sully	Project Type:	Interstate	Schedule	Phase	Start Date	End Date
	Project Manager:	Shin, Sung		Design	Jul-14	TBD
	Lead Agency:	Virginia Department of Transportation				Dec-16
Scope: Implement 2 Express lanes and 3 general purpose lanes in each direction, including rapid bus service, safety, operational, and interchange improvements	FC Project No:	DOT-000015		Land Acquisition	TBD	TBD
	Program:			Utility Relocation	TBD	TBD
	TPP No:	3		Construction	TBD	TBD
	Other Project No:	UPC 110741			Nov-17	Dec-22
Design-build project. Design public hearing held in November 2017 and financial close with the concessionaire also occurred in November 2017. Groundbreaking ceremony held 11/20/17. Final design currently being refined and the final noise and traffic analyses being completed. Early construction activities and right-of-way acquisition efforts to begin in April 2018. Public hearing for the concession payment projects held and list was approved by CTB in January 2018. Express Lanes anticipated to be opened in December 2022.						

## Springfield District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Lee Chapel Road Walkway from Britford Drive to Burke Lake Road	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	643	Land Acquisition	\$ 2.5M	\$ 1.2M	C & I	
District(s): Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Conley, Tim		Design	Apr-15	Apr-18
	Lead Agency:	Fairfax County Department of Transportation				
Scope: Approximately 1,600 LF of sidewalk on west side of Lee Chapel Road	FC Project No:	5G25-060-030		Land Acquisition	<del>Aug-17</del> Sep-17	<del>Mar-18</del> Apr-18
	Program:			Utility Relocation	Mar-18	<del>May-18</del> Aug-18
	TPP No:	144		Construction	<del>Dec-17</del> May-18	<del>Aug-18</del> Feb-19
	Other Project No:					
Final design plans submitted to VDOT for review on 12/15/17. Project schedule was adjusted to complete final project plats and to address stormwater management comments. Conflict with 12-inch waterline has been resolved. Land rights on 11 of 12 properties acquired.						

Old Keene Mill Road Bike Shoulders	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	644	Project Initiation	\$ 0M		\$ 9.1M	C & I	
District(s): Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Wynands, Nicole		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
Scope: Provide bicycle infrastructure between Lee Chapel Road and Spring Road	FC Project No:	2G40-088-046		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	158					
	Other Project No:						
Estimate to be determined. Project scoping and initial coordination in progress. Anticipate completing scoping and forwarding for design in winter 2019.							

Post Forest Drive from Legato Road to Black Ironwood Drive	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	7435	Design	\$ .5M		\$ .3M	C & I	
District(s): Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Turner, Latesa		Design		Sep-16	Mar-19
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		Mar-18	Oct-18
Scope: Construct approximately 500 LF of 6-foot concrete sidewalk along the south side of Post Forest Drive from Legato Road to 210 LF west of Cedar Forest Drive	FC Project No:	5G25-060-032		Utility Relocation		Oct-18	Jan-19
	Program:			Construction		Apr-19	Jan-20
	TPP No:	163					
	Other Project No:						
Pre-final design is in progress.							

## Springfield District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Rolling Road from Old Keene Mill Road to Franconia-Springfield Parkway	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	638	Design	\$ 51.605M	\$ 51.605M	Secondary, NVTA Regional	
District(s): Springfield	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Chellappa, Smitha		Design		TBD Nov-18
	Lead Agency:	Virginia Department of Transportation				
Scope: Widen Rolling Road from 2 to 4 lanes, including pedestrian and bicycle facilities	FC Project No:	DOT-000024		Land Acquisition	TBD Feb-19	TBD Nov-20
	Program:			Utility Relocation	TBD Nov-20	TBD Jul-22
	TPP No:	58		Construction	TBD Oct-22	TBD Oct-24
	Other Project No:	UPC 5559				
Phase 1 (interim improvements at Old Keene Mill Road and Rolling Road intersection) design is in progress. Phase 2 (the roadway widening) design is in progress. 30% plans submitted for review and comments in January 2018. Public Hearing scheduled on 2/27/18. Schedule shown for Phase 2. Phase 1 anticipated to start ROW in fall 2018 and begin construction in winter 2020.						

Rolling Road VRE Parking Expansion	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	638	Project Initiation	\$ .466M	\$ .466M	C & I	
District(s): Braddock, Springfield	Project Type:	Transit	Schedule	Phase	Start Date	End Date
	Project Manager:	Fasceski, Jeff		Design	<del>Jul-13</del> TBD	<del>Jun-17</del> TBD
Scope: Surface parking lot expansion	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD
	FC Project No:	2G40-055-000		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:	358				
	Other Project No:					
Survey is complete, negotiations are underway with design consultant. Contract expected to be executed in February 2018. Schedule to be developed once task order is signed.						

Route 28 from Prince William County Line to Route 29	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	28	Design	\$ 91.1M	\$ 13.076M	NVTA Regional	
District(s): Springfield, Sully	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Beall, James		Design	Jan-16	<del>TBD</del>
	Lead Agency:	Fairfax County Department of Transportation			Aug-18	
Scope: Widen Route 28 from 4 lanes to 6 lanes	FC Project No:	2G40-100-000		Land Acquisition	TBD	TBD
	Program:			Utility Relocation	TBD	TBD
	TPP No:	62		Construction	TBD	TBD
	Other Project No:					
Traffic studies submitted to VDOT November 2017 for review. Concept plans are being revised, based on revised traffic analysis. Schedule revised due to additional traffic study required. Geotechnical investigations and NEPA support including cultural resources assessment are underway. Public information meeting anticipated in March 2018. Project is anticipated to be design-build delivery. Design will go through preliminary phase only. All funding must be in place prior to release of design-build RFP, anticipated for late 2018.						

### Springfield District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 29 from Legato Road to Shirley Gate Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type
	29	Complete	\$ 20.207M		\$ 19.207M	2007 Bonds, Revenue Sharing, C & I
District(s): Braddock, Springfield	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Khorashadi, Brook		Design	Dec-08	Jan-15
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jul-13	Feb-14
Scope:	FC Project No:	5G25-052-000		Utility Relocation	Mar-14	Dec-15
Widen northbound Route 29 to 3 lanes from Legato Road to Shirley Gate Road and add a dedicated right turn lane from Stevenson Drive to Waples Mill Road	Program:			Construction	Feb-15	Nov-17
	TPP No:	327				
	Other Project No:	4YP212; UPC 105397; 0029-029-R54				
Project is part of the Second Four-Year Transportation Plan endorsed by the BOS on 10/15/07. Construction substantially completed 11/14/17.						

Route 29 from Pickwick Road to Buckley's Gate Drive Phase 1	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	29	Design	\$ 5.328M		\$ 5.328M	C & I	
District(s): Springfield, Sully	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Guarino, Michael		Design	Jul-17	<del>Mar-18</del> Feb-18	
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	NA	NA	
Scope: Widen Route 29 from 5 to 6 lanes from Pickwick Road to Union Mill Road	FC Project No:	DOT-000028		Utility Relocation	<del>Nov-17</del> Jan-18	<del>May-18</del> Jun-18	
	Program:			Construction	<del>Jul-18</del> Feb-18	Dec-18	
	TPP No:	66.01					
	Other Project No:	UPC 110330; 0029-029-351					
Design public hearing held 9/21/17, and the design was approved on 12/12/17. Bid advertisement is scheduled for 2/27/18.							

Route 29 from Pickwick Road to Buckley's Gate Drive Phase 2	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	29	Project Initiation	\$ 66.974M		\$ 59.419M	C & I, State	
District(s): Springfield, Sully	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Guarino, Michael		Design	TBD	TBD	
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	TBD	TBD	
Scope: Widen Route 29 from 4 to 6 lanes, including pedestrian and bicycle facilities, from Union Mill Road to Buckley's Gate Drive	FC Project No:	DOT-000028		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	66.02					
	Other Project No:	UPC 110329; 0029-029-350					
County providing funding for preliminary engineering and design. On 6/20/17, the CTB approved \$48.1 million for the project through the FY2018-2023 Smart Scale program that will be available in FY2022 (\$16.6 million) and FY2023 (\$31.5 million). Coordinating with VDOT on implementation schedule and to secure remaining funds; receiving \$13.2 million from the I-66 Express Lanes project. VDOT doing advance work for survey, environmental analysis, traffic projections, and consultant procurement.							

### Springfield District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 50 Trail from West Ox Road to Fair Ridge Drive	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	50	Design	\$ 2M	\$ 1.4M	2014 Bonds	
District(s): Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
Scope: Construct 5-foot concrete sidewalk on south side of Route 50, up off ramp to West Ox Road, and terminating in Fairfax Town Center parking lot	Project Manager:	Turner, Latesa		Design	Oct-16	May-19
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Jun-18	Jan-19
	FC Project No:	ST-000037-005		Utility Relocation	Jan-19	Apr-19
	Program:			Construction	Jul-19	Apr-20
	TPP No:	357				
	Other Project No:					
Pre-final design is in progress. Advance pre-final plans submission received on 1/26/18.						

Shirley Gate Road from Braddock Road to Fairfax County Parkway	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	655	Project Initiation	\$ 45M		\$ 30M		Local Fund		
District(s): Braddock, Springfield	Project Type:	Secondary Road	Schedule	Phase		Start Date		End Date	
Scope: Extend 4-lane divided Shirley Gate Road, from Braddock Road to Fairfax County Parkway, including pedestrian and bicycle facilities	Project Manager:	Qi, Maggie		Design		TBD		TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD		TBD	
	FC Project No:	DOT-000034		Utility Relocation		TBD		TBD	
	Program:			Construction		TBD		TBD	
	TPP No:	18							
	Other Project No:								
Planning study completed. Project has been transitioned to the preliminary engineering and conceptual design phase. Updating traffic forecast and traffic analysis expected to occur at the same time. Schedule to be determine once survey is complete which is expected in winter 2018.									

Silverbrook Road from Oak Chase Circle to Retail Center	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	600	Complete	\$ .2M		\$ .2M	Developer	
District(s): Springfield	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Stevens, Daniel		Design	TBD	TBD	
	Lead Agency:	Developer			NA	NA	
Scope: Construct walkway on south side of Silverbrook Road	FC Project No:	DOT-000035		Land Acquisition	TBD	TBD	
	Program:				NA	NA	
	TPP No:	171		Utility Relocation	TBD	TBD	
					NA	NA	
	Other Project No:			Construction	TBD	TBD	
				NA	NA		
Project has been constructed by developer.							

### Sully District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Braddock Road Walkway from Calbern Drive to Clubside Lane	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	620	Land Acquisition	\$ .75M	\$ .35M	2014 Bonds	
District(s): Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Dresser, John		Design	Feb-16	Jul-18
Scope: Construct approximately 1,150 LF of 5-foot concrete sidewalk along the south side of Braddock Road	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Oct-17	Jun-18
	FC Project No:	5G25-060-022		Utility Relocation	Apr-18	Oct-18
	Program:			Construction	Oct-18	May-19
	TPP No:	95				
	Other Project No:					
150 LF of 12-inch Gas line relocation in existing right-of-way is required. Land acquisition NTP issued on 10/13/17. Land rights on 0 of 1 properties have been acquired. Final plans distributed to VDOT for review 1/18/18.						

Compton Road from East of Pumping Station to Route 28	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	658	Project Initiation	\$ 1.4M		\$ 1.4M	C & I	
District(s): Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
	Project Manager:	Stevens, Daniel		Design		TBD	TBD
	Lead Agency:	Capital Facilities, DPWES		Land Acquisition		TBD	TBD
Scope: Construct walkway on north side of Compton Road from existing walkway west of Hartwood Lane to existing walkway west of UOSA pumping station.	FC Project No:	2G40-088-020		Utility Relocation		TBD	TBD
	Program:			Construction		TBD	TBD
	TPP No:	110					
	Other Project No:						
Project scoping and initial coordination in progress. Anticipate completing scoping and forwarding for design in winter 2018.							

Compton Road from Mt. Olive Road to Cub Run Stream Valley Trail	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	658	Project Initiation	\$ 3M		\$ 3M	C & I	
District(s): Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date	End Date
Scope: Construct walkway on north side of Compton Road. Crosswalk to Bull Run Regional Park, connections to Blue Post Road and existing sidewalks on Mt. Olive Road	Project Manager:	Stevens, Daniel		Design		TBD	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD	TBD
	FC Project No:	2G40-088-021		Utility Relocation		TBD	TBD
	Program:			Construction		TBD	TBD
	TPP No:	111					
	Other Project No:						
Project scoping and coordination in progress. Coordination with I-66 Express Lanes Outside the Beltway project. Anticipate completing scoping and forwarding for design in winter 2018.							

### Sully District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Fairfax County Parkway Bicycle Wayfinding Signage	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	286	Construction	\$ .08M	\$ .08M	C & I	
District(s): Braddock, Dranesville, Hunter Mill, Springfield, Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date
	Project Manager:	Wynands, Nicole		Design	Nov-15	Sep-16
Scope: Install bicycle wayfinding signs along the Fairfax County Parkway and Franconia-Springfield Parkway	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	NA	NA
	FC Project No:	2G40-088-035		Utility Relocation	NA	NA
	Program:			Construction	Aug-17	<del>Dec-17</del> Mar-18
	TPP No:	117				
	Other Project No:					
Design is complete for all phases. Construction is 75% complete. Schedule adjusted due to winter weather.						

Hunter Mill Road and Lawyers Road	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	674	Study	\$ 15.5M		\$ 15.5M	NVTA Local	
District(s): Hunter Mill, Sully	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Knight, Ryan		Design	TBD	TBD	
Scope: Replace intersection with roundabout, including 10-foot shared-use path and pedestrian crossings	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
	FC Project No:	2G40-087-012		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	32					
	Other Project No:						
Scoping study in progress. Anticipate completion of traffic analysis and conceptual design in December 2018.							

I-66 @ Route 28 Interchange Improvements	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	66	Design-Build	\$ 0M		\$ 0M	Federal, State, Private	
District(s): Sully	Project Type:	Interstate	Schedule	Phase	Start Date		End Date
Scope: Modify interchange at I-66 and Route 28 to enhance safety and improve capacity	Project Manager:	Shin, Sung		Design	NA		NA
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	NA		NA
	FC Project No:	DOT-000014		Utility Relocation	NA		NA
	Program:			Construction	NA		NA
	TPP No:	3					
Other Project No:	UPC 103317						
Scope also includes relocation of EC Lawrence Park entrance to Stonecroft Boulevard with overpass over Route 28, connecting to Poplar Tree Road. Project has been incorporated into I-66 Express Lanes Outside the Beltway project. Removal of four signals from Route 28 is anticipated to be complete by summer 2020, and overall project completion is anticipated in December 2022.							

### Sully District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule				
I-66 from I-495 Capital Beltway to University Boulevard in Gainesville	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	66	Design-Build	\$ 338M		\$ 338M	Federal, State, Private	
District(s): Braddock, Hunter Mill, Providence, Springfield, Sully	Project Type:	Interstate	Schedule	Phase		Start Date	End Date
	Project Manager:	Shin, Sung		Design		Jul-14	<del>TBD</del> Dec-16
	Lead Agency:	Virginia Department of Transportation		Land Acquisition		TBD	TBD
Scope: Implement 2 Express lanes and 3 general purpose lanes in each direction, including rapid bus service, safety, operational, and interchange improvements	FC Project No:	DOT-000015		Utility Relocation		TBD	TBD
	Program:			Construction		<del>TBD</del> Nov-17	<del>TBD</del> Dec-22
	TPP No:	3					
	Other Project No:	UPC 110741					
Design-build project. Design public hearing held in November 2017 and financial close with the concessionaire also occurred in November 2017. Groundbreaking ceremony held 11/20/17. Final design currently being refined and the final noise and traffic analyses being completed. Early construction activities and right-of-way acquisition efforts to begin in April 2018. Public hearing for the concession payment projects held and list was approved by CTB in January 2018. Express Lanes anticipated to be opened in December 2022.							

Pleasant Valley Road Walkway from North of Ellick Run to DVP Power Lines	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	609	Project Initiation	\$ 3.8M		\$ 3.8M	2014 Bonds	
District(s): Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Conley, Tim		Design	TBD	TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
Scope: Construct approximately 4,650 LF of 10-foot wide asphalt shared-use path along the east side of Pleasant Valley Road	FC Project No:	ST-000036-013		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	162					
	Other Project No:						
Project is included in the 2014 Transportation Bond Referendum which voters approved in November 2014. Task order contract proposal for design services signed 1/31/18. Schedule being developed. Survey completed on 11/8/17.							

Route 28 from Prince William County Line to Route 29	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	28	Design	\$ 91.1M		\$ 13.076M	NVTA Regional	
District(s): Springfield, Sully	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date	
	Project Manager:	Beall, James		Design	Jan-16	TBD Aug-18	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	TBD	TBD	
Scope:  Widen Route 28 from 4 lanes to 6 lanes	FC Project No:	2G40-100-000		Utility Relocation	TBD	TBD	
	Program:			Construction	TBD	TBD	
	TPP No:	62					
	Other Project No:						
Traffic studies submitted to VDOT November 2017 for review. Concept plans are being revised, based on revised traffic analysis. Schedule revised due to additional traffic study required. Geotechnical investigations and NEPA support including cultural resources assessment are underway. Public information meeting anticipated in March 2018. Project is anticipated to be design-build delivery. Design will go through preliminary phase only. All funding must be in place prior to release of design-build RFP, anticipated for late 2018.							

# Sully District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Route 29 from Pickwick Road to Buckley's Gate Drive Phase 1	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	29	Design	\$ 5.328M	\$ 5.328M	C & I	
District(s): Springfield, Sully	Project Type:	Primary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Guarino, Michael		Design	Jul-17	<del>Mar-18</del> Feb-18
	Lead Agency:	Virginia Department of Transportation		Land Acquisition	NA	NA
Scope: Widen Route 29 from 5 to 6 lanes from Pickwick Road to Union Mill Road	FC Project No:	DOT-000028		Utility Relocation	<del>Nov-17</del> Jan-18	<del>May-18</del> Jun-18
	Program:			Construction	<del>Jul-18</del> Feb-18	Dec-18
	TPP No:	66.01				
	Other Project No:	UPC 110330; 0029-029-351				
Design public hearing held 9/21/17, and the design was approved on 12/12/17. Bid advertisement is scheduled for 2/27/18.						

Route 29 from Pickwick Road to Buckley's Gate Drive Phase 2	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	29	Project Initiation	\$ 66.974M		\$ 59.419M		C & I, State		
District(s): Springfield, Sully	Project Type:	Primary Road	Schedule	Phase		Start Date		End Date	
	Project Manager:	Guarino, Michael		Design		TBD		TBD	
Scope: Widen Route 29 from 4 to 6 lanes, including pedestrian and bicycle facilities, from Union Mill Road to Buckley's Gate Drive	Lead Agency:	Virginia Department of Transportation		Land Acquisition		TBD		TBD	
	FC Project No:	DOT-000028		Utility Relocation		TBD		TBD	
	Program:			Construction		TBD		TBD	
	TPP No:	66.02							
	Other Project No:	UPC 110329; 0029-029-350							
County providing funding for preliminary engineering and design. On 6/20/17, the CTB approved \$48.1 million for the project through the FY2018-2023 Smart Scale program that will be available in FY2022 (\$16.6 million) and FY2023 (\$31.5 million). Coordinating with VDOT on implementation schedule and to secure remaining funds; receiving \$13.2 million from the I-66 Express Lanes project. VDOT doing advance work for survey, environmental analysis, traffic projections, and consultant procurement.									

Route 29 Trail (proffer)	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)		Funding Type		
	29	Project Initiation	\$ .334M		\$ .334M		Proffer		
District(s): Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase		Start Date		End Date	
	Project Manager:	Wells, Chris		Design		TBD		TBD	
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition		TBD		TBD	
Scope:		Utility Relocation		TBD		TBD			
Missing segments from Stringfellow Road to Prince William County Line	FC Project No:	DOT-000029		Construction		TBD		TBD	
	Program:								
	TPP No:								
	Other Project No:								
Project is part of the Third Four-Year Transportation Program approved by the BOS on 7/10/12. Proffer funds are now available. FCDOT investigating proffers to determine if project is feasible in conjunction with the I-66 Epress Lanes Outside the Beltway trail project.									

### Sully District Project Report for Feb 2018

Project	Status and Details		Funding and Schedule			
Stonecroft Boulevard Widening	Route Number	Status	Current Estimate (Mil \$)	Total Funding (Mil \$)	Funding Type	
	8460	Construction	\$ .692M	\$ .692M	Developer	
District(s): Sully	Project Type:	Secondary Road	Schedule	Phase	Start Date	End Date
	Project Manager:	Vanzandt, Mark		Design	Aug-05	TBD
	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Apr-07	Jan-08
Scope: Widen 800 LF of Stonecroft Boulevard to 6 lanes from Conference Center Drive to Westfields Boulevard	FC Project No:	2G25-062-000		Utility Relocation	TBD	TBD
	Program:			Construction	TBD	TBD
	TPP No:					
	Other Project No:					
Construction to be managed by developer. WBOA finalizing agreement and cash bonding option with Marriott. County Bonds and Agreements package approved. The completion date was changed to TBD in June 2015, due to ongoing issues the developer is having moving the project to construction. Outstanding issues include modified escrow agreement with VDOT, final VDOT approval, and availability of contractor to perform the work.						

West Ox Road Trail from Penderbrook Road to Route 50	Route Number	Status	Current Estimate (Mil \$)		Total Funding (Mil \$)	Funding Type	
	608	Design	\$ 1.1M		\$ .995M	2014 Bonds	
District(s): Sully	Project Type:	Bicycle/Pedestrian	Schedule	Phase	Start Date	End Date	
	Project Manager:	Marsh, Dennis		Design	Jun-17	Nov-19	
Scope: Install approximately 1,900 LF of 6 foot concrete walkway along southbound West Ox Road from Ox Hill Road to Route 50	Lead Agency:	Fairfax County Department of Transportation		Land Acquisition	Dec-18	Aug-19	
	FC Project No:	5G25-063-005		Utility Relocation	Aug-19	Jan-20	
	Program:			Construction	Jan-20	Dec-20	
	TPP No:	356					
	Other Project No:						
Intermediate plans distributed on 1/26/18. Comments due in early March.							





County of Fairfax  
Department of Transportation  
4050 Legato Road, Suite 400  
Fairfax, Virginia 22033  
Phone: (703) 877-5600 TTY: 711 Fax: (703) 877-5723

Board Agenda Item  
March 20, 2018

10:30 a.m.

Matters Presented by Board Members

11:20 a.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. *Elton Cansler v. Alan A. Hanks, Edwin C. Roessler, Jr., and Fairfax County*, Case No. 18-1196 (U.S. Ct. of App. for the Fourth Cir.)
  - 2. *Magaly Hernandez v. Fairfax County, Virginia*, Case No. 1:16-cv-502 (E.D. Va.)
  - 3. *Rachel Watson v. Fairfax County, Virginia*, Case No. 1:17-cv-694 (E.D. Va.)
  - 4. *Louella F. Benson v. Penelope A. Gross, et al.*, Case No. CL-2018-0000333 (Fx. Co. Cir. Ct.)
  - 5. *Wajma Sataryar v. James Jones*, Case No. CL17003834 (Alex. Cir. Ct.)
  - 6. *Saba Ishan v. James Jones*, Case No. CL17003539 (Alex. Cir. Ct.)
  - 7. *Leslie B. Johnson, Fairfax County Zoning Administrator, and Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Lillian F. Graf and Steven F. Graf*, Case No. CL-2017-0015518 (Fx. Co. Cir. Ct.) (Braddock District)
  - 8. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia, and Leslie B. Johnson, Fairfax County Zoning Administrator v. Shepherd Scott and Marquette J. Scott*, Case No. CL 2016-0007733 (Fx. Co. Cir. Ct.) (Braddock District)
  - 9. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Patricia A. Springer*, Case No. GV17-021747 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

10. *Board of Supervisors of Fairfax County and James W. Patteson, Director of the Fairfax County Department of Public Works and Environmental Services v. Nirmaladevi Jayanthan and Jayanthan Balasubram, a/k/a Balasubram Jayanthan, Jayanthan Bala, Bala Jayanthan, and Jay Bala*, Case No. CL-2015-0008179 (Fx. Co. Cir. Ct.) (Dranesville District)
11. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Edward B. Meyers and Beulah P. Meyers*, Case No. GV17-028264 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)
12. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Edward B. Meyers and Beulah P. Meyers*, Case No. GV17-028265 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)
13. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Rashard A. Meyers*, Case No. GV17-027804 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)
14. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Eldrige T. Meyers*, Case No. GV17-027806 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)
15. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Rashard A. Meyers, d/b/a RAM Lawn Services*, Case No. GV17-027805 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)
16. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Arthur B. Hough and Anita S. Hough*, Case No. GV17-021746 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)
17. *Leslie B. Johnson, Fairfax County Zoning Administrator and Elizabeth Perry, Property Maintenance Code Official for Fairfax County v. Martina Simpkins and Anthony Simpkins*, Case No. CL-2018-0002496 (Fx. Co. Cir. Ct.) (Lee District)
18. *In re: January 10, 2018, Decision of the Board of Zoning Appeals of Fairfax County, Virginia*; Case No. CL-2018-0002104 (Fx. Co. Cir. Ct.) (Mount Vernon District)
19. *Gregory Shawn Mercer v. Fairfax County Child Protective Services, Alicia Wasklewicz, Tanya E. Powers, Fairfax County Department of Code Compliance, Elizabeth Perry, Jack Blair, LaTycia Tanks, Kerry S. Allander, Kenneth S. Houtz, Kathleen H. MacKay, Walter S. Felton, Jr., Larry G. Elder, Elizabeth A. McClanahan, Leroy R. Hassell, Sr., Barbara M. Keenan, Lawrence L. Koontz, Donald W. Lemons, Leroy F. Millette, S. Bernard Goodwyn, and Cynthia D. Kinser*, Case No. 17-6071 (U.S. Sup. Ct.) (Providence District)
20. *Leslie B. Johnson, Fairfax County Zoning Administrator v. H&K Consulting, LLC*, Case No. CL 2018-0003277 (Fx. Co. Cir. Ct.) (Providence District)

21. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Raj K. Chaudhry*, Case No. GV18-000508 (Fx. Co. Gen. Dist. Ct.) (Providence District)
22. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia, and Leslie B. Johnson, Fairfax County Zoning Administrator v. Chom Sun Cholihan and Sidney Harris*, Case No. CL-2017-0009711 (Fx. Co. Cir. Ct.) (Sully District)
23. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Yuan Yao, Yuan Yao, Trustee of the Yuan Yao and Dachun Bao Revocable Living Trust, and Dachun Bao, Trustee of the Yuan Yao and Dachun Bao Revocable Living Trust*, Case No. CL-2016-0016196 (Fx. Co. Cir. Ct.) (Sully District)
24. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Issa M. Bannourah and Parastou Bannourah*, Case No. CL-2018-0002959 (Fx. Co. Cir. Ct.) (Sully District)
25. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Harry Martin*, Case No. CL-2008-0008078 (Fx. Co. Cir. Ct.) (Sully District)
26. *Board of Supervisors of Fairfax County v. Virginia Academy of Fencing, Inc.*, Case No. GV18-003792 (Fx. Co. Gen. Dist. Ct.) (Lee and Sully Districts)
27. *Board of Supervisors of Fairfax County v. Solution Towing, Inc.*, Case No. GV18-002037 (Fx. Co. Gen. Dist. Ct.) (Lee, Mount Vernon, and Sully Districts)

**To be Deferred to May 1, 2018  
at 4:30 p.m.**

Board Agenda Item  
March 20, 2018

3:30 p.m.

Public Hearing on PCA 2011-PR-011-02 (Cityline Partners, LLC) to Amend the Proffers and Conditions for RZ 2011-PR-011 Previously Approved for Mixed Use Development to Permit Modifications to Proffers and Site Design with an Overall Floor Area Ratio of 4.57, Located on Approximately 6.21 Acres of Land Zoned PTC and HC (Providence District)

This property is located SouthEast quadrant of the intersection of Colshire Drive and Dolley Madison Boulevard. Tax Map 30-3 ((01)) 6D, 6E and 30-3 ((28)) 4B (pt.) 4D, 4E (pt.)

This public hearing was deferred at the July 11, 2017 Board meeting until October 24, 2017 at 3:30 p.m., at which time it was deferred to January 23, 2018 at 3:30 p.m., and then further deferred to March 20, 2018 at 3:30 p.m.

PLANNING COMMISSION RECOMMENDATION:

On Thursday, January 26, 2017, the Planning Commission voted 10-0-2 (Commissioners Hart and Strandlie abstained from the vote) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 2011-PR-011-02, subject to the execution of proffers consistent with those contained in Appendix 1 of the Staff Report dated November 14, 2016; and
- Reaffirmation of all previously-approved waivers and modifications.

In a related action, on Thursday, January 26, 2017, the Planning Commission voted 10-0-2 (Commissioners Hart and Strandlie abstained from the vote) to approve FDP 2011-PR-011-04, subject to the Development Conditions contained in Appendix 2 of the Staff Report, dated November 22, 2016, and subject to the Board of Supervisors' approval of PCA 2011-PR-011-02.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-zoning/zoning-application-board-packages-fairfax-county-board-supervisors>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Stephen Gardner, Planner, DPZ

Board Agenda Item  
March 20, 2018

3:30 p.m.

Public Hearing on SE 2017-BR-023 (Daniel & Matthew Investments LP) to Permit a Child Care Center, Located on Approximately 2.91 Acres of Land Zoned R-1 and WS (Braddock District)

This property is located at 11909 and 11917 Lee Highway, and 4613 Holly Avenue, Fairfax, 22030. Tax Map 56-1 ((7)) 2, 3, 8 and 8A.

PLANNING COMMISSION RECOMMENDATION:

On February 8, 2018, the Planning Commission voted 9-0-3 (Commissioners Ulfelder, Strandlie and Hart abstained from the vote) to recommend the following actions to the Board of Supervisors:

- Approval of SE 2017-BR-023 subject to the development conditions dated February 8, 2018;
- Approval of a waiver of Paragraph 18 of Section 11-203 of the Zoning Ordinance to waive the requirement for a loading space;
- Approval of a modification of Paragraph 3A of Section 13-303 and Paragraph 4 of Section 13-304 of the Zoning Ordinance to permit the transitional screening and barriers as shown on the SE Plat along the southern boundary;
- Approval of a modification of Paragraph 3A of Section 13-303 and Paragraph 4 of Section 13-304 of the Zoning Ordinance to permit the transitional screening and barrier as shown on the SE Plat on Parcel 8A extending to the east;
- Approval of a modification of Paragraph 2 of Section 17-201 of the Zoning Ordinance to permit the shared use path and sidewalk as shown on the SE Plat; and
- Approval of a modification of Paragraph 3 of Section 17-201 of the Zoning Ordinance to permit the service drive construction and right-of-way dedication as shown on the SE Plat.

Board Agenda Item  
March 20, 2018

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-zoning/zoning-application-board-packages-fairfax-county-board-supervisors>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Kelly Atkinson, Planner, DPZ

Board Agenda Item  
March 20, 2018

3:30 p.m.

Public Hearing on SE 2017-MA-001 (BYCJJ, LLC) to Permit an Adult Daycare Center and Banquet Hall; Provisions for Modifications, Waivers, Increases and Uses in a Commercial Revitalization District, Located on Approximately 3.79 Acres of Land Zoned C-8, CRD, SC and HC (Mason District)

This property is located at 4311 Ravensworth Road and 7233 and 7243 Little River Turnpike, Annandale, 22003. Tax Map 71-1 ((1)) 83, 84 and 85.

The Board of Supervisors deferred this public hearing on February 6, 2018 until March 20, 2018 at 3:30 p.m.

PLANNING COMMISSION RECOMMENDATION:

On March 8, 2018, the Planning Commission voted 10-0 (Commissioners Cortina and Migliaccio were absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of SE 2017-MA-001, subject to the development conditions dated March 8, 2018;

Waivers and Modifications (Proposed Parcel 84A):

- Approval of a modification of Paragraph 4 of Section 11-102 of the Zoning Ordinance (ZO) (amount of right-of-way dedication along Ravensworth Road and requirement that the total number of parking spaces equal the sum of the spaces required for each use);
- Approval of a modification of Paragraph 8 of Section 11-102 of the ZO to permit parking less than 10' from right-of-way;
- Approval of a modification and waiver of Paragraphs 2, 3 and 12 of Section 17-201 of the ZO (peripheral parking lot landscaping requirements, trail requirement along Ravensworth Road in lieu of proposed sidewalk and existing bicycle lane, and requirement to provide interparcel access to the east);
- Approval of a modification of Paragraph 1 of Section 9-309 of the ZO (provide 100 square feet of usable outdoor recreation area for each client that may use the space at any one time);

Board Agenda Item  
March 20, 2018

Waivers and Modifications (Proposed Parcel 85A):

- Approval of a modification of Paragraph 1A and 1D of Section 9-622 of the ZO (15 percent open space requirement and minimum lot width standard in the C-8 District);
- Approval of a modification and waiver of Paragraphs 2, 3A, 4 and 12 of Section 17-201 of the ZO (bike lane requirement along Little River Turnpike in lieu of the existing sidewalk, trail requirement along Little River Turnpike in lieu of the existing sidewalk, service drive construction, right-of-way dedication and construction of improvements, interior parking lot landscaping requirements, peripheral parking lot landscaping requirements, and interparcel access requirement to the east);
- Approval of a modification of Paragraph 8 of Section 11-102 of the ZO (permit parking less than 10' from right-ofway);
- Approval of a waiver of Paragraph 2 of Section 17-201 (waive trail requirement along Ravensworth Road in lieu of proposed sidewalk and existing bicycle lane); and
- Approval of Parking Reduction Request and Study #6226-PKS-001-1, pursuant to Paragraph 4B of Section 11-102 of the ZO, to allow for a parking reduction of up to 32.8 percent (39 fewer spaces) for the proposed adult day care center and banquet hall based on the sum of the hourly parking demand of the two uses (shared parking), as recommended in the memorandum from Land Development Services dated January 3, 2018, in Appendix 12 of the staff report with the following change:
  - Delete the restriction in Condition 2 that the banquet hall may not open for business prior to 1:00 p.m. on Saturdays. This restriction is no longer needed because the daycare facility will not be operating on Saturdays.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-zoning/zoning-application-board-packages-fairfax-county-board-supervisors>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Kelly Atkinson, Planner, DPZ

Board Agenda Item  
March 20, 2018

3:30 p.m.

Public Hearing on RZ 2016-HM-034 (Renaissance Centro 1801, LLC) to Rezone from C-3 to PRM to Permit Residential Use with an Overall Density of 100 Dwelling Units per Acre and Approval of the Conceptual Development Plan and Modifications of the Minimum District Size Requirements, Located on Approximately 1.51 Acres of Land (Hunter Mill District)

This property is located on the West side of Old Reston Avenue, South side of Temporary Road and East side of Reston Parkway. Tax Map 17-2 ((1)) 20B and 20C.

PLANNING COMMISSION RECOMMENDATION:

On February 22, 2018, the Planning Commission voted 10-0-2 (Commissioners Tanner and Hart abstained from the vote) to recommend the following actions to the Board of Supervisors:

- Approval of RZ 2016-HM-034 and the associated Conceptual Development Plan, subject to the execution of proffers consistent with those dated February 1, 2018;
- Approval of a modification of Paragraph 1 of Section 6-407 of the Zoning Ordinance to permit a reduction of the minimum district size requirement from 2 to 1.51 acres; and
- Approval of a modification of Paragraph 4 of Section 11-203 of the Zoning Ordinance to permit a reduction in the number of required loading spaces from three to two.

In a related action, on February 22, 2018, the Planning Commission voted 10-0-2 (Commissioners Tanner and Hart abstained from the vote) to approve FDP 2016-HM-034, subject to the development conditions dated December 1, 2017, and subject to the Board of Supervisors' approval of RZ 2016-HM-034 and the associated Conceptual Development Plan.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-zoning/zoning-application-board-packages-fairfax-county-board-supervisors>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Mary Ann Tsai, Planner, DPZ

To be Indefinitely Deferred

Board Agenda Item  
March 20, 2018

3:30 p.m.

Public Hearing on SE 2015-DR-027 (Mahlon A. Burnette, III and Mary H. Burnette) to Permit a Waiver of the Minimum Lot Width Requirement, Located on Approximately 4.0 Acres of Land Zoned R-E (Dranesville District)

This property is located at 631 Walker Road, Great Falls, 22066. Tax Map 7-4 ((1)) 47

This public hearing was deferred by the Board of Supervisors at the January 23, 2018 meeting to February 20, 2018 at 3:30 p.m.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission public hearing was held on December 6, 2017, the decision was deferred to January 18, 2018; again to February 8, 2018; and subsequently to March 1, 2018. On March 1, 2018, the Planning Commission deferred the decision indefinitely.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-zoning/zoning-application-board-packages-fairfax-county-board-supervisors>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Bob Katai, Planner, DPZ

Board Agenda Item  
March 20, 2018

4:00 p.m.

Public Hearing on Submission DSC-D1-1 (Middleton Farms) of Plan Amendment 2013-III-DS1 (Dulles Suburban Center Study), Located South of Frying Pan Road, East of Route 28 (Sully and Dranesville Districts)

ISSUE:

Submission DSC-D1-1 (Middleton Farms) of the Dulles Suburban Center Study (Plan Amendment (PA) 2013-III-DS1) proposes to amend the Comprehensive Plan guidance for Tax Map Parcels 24-2((1)) 1,10. The subject property is located in Land Unit D-1 of the Dulles Suburban Center and is approximately 67-acres. The area is planned for public park use and office use up to .15 FAR with an option for office, hotel, recreational facilities and support service retail uses up to .40 FAR if certain conditions are met.

The proposed amendment considers an option for the subject properties for residential use up to 5 du/ac with conditions.

PLANNING COMMISSION RECOMMENDATION:

On February 15, 2018, the Planning Commission voted 12-0 to recommend to the Board of Supervisors adoption of the staff recommendation for submission DSC-D1-1 of the Dulles Suburban Center Study, Plan Amendment 2013-III-DS1, as shown in the handout dated February 15, 2018 (Attachment I).

In a related action, on February 15, 2018, the Planning Commission voted 12-0 to separate the Jackson Property (DSC-D1-2) submission from the Middleton Farms Submission (DSC-D1-1) under Plan Amendment 2013-III-DS1 for the reasons stated in Attachment II. The Planning Commission further voted 12-0 to defer the public hearing for the Jackson Property submission, DSC-D1-2, indefinitely.

RECOMMENDATION:

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

TIMING:

Planning Commission public hearing – February 15, 2018  
Board of Supervisors' public hearing – March 20, 2018

Board Agenda Item  
March 20, 2018

BACKGROUND:

On July 9, 2013, through the approval of the 2013 Comprehensive Plan Work Program, the Fairfax County Board of Supervisors authorized Plan Amendment (PA) 2013-III-DS1 for consideration of a Comprehensive Plan Amendment for the Dulles Suburban Center. As a part of the Dulles Suburban Center Study, submissions to suggest potential changes to the Dulles Suburban Center section of the Comprehensive Plan were received, including Submissions DSC-D1-1 (Middleton Farms) and Submission DSC-D1-2 (Jackson Property). Initially these two submissions were to be heard together and the staff report considers both of these adjacent proposals. On February 15, 2018, before conducting a public hearing on the amendment, the Planning Commission severed consideration of DSC-D1-2 (Jackson Property) from DSC-D1-1 (Middleton Farms) allowing for the Middleton Farms public hearing to proceed independently. Review of the Middleton Farms submission is tracking ahead of the larger Dulles Suburban Center study, which is currently scheduled for public hearing before the Board of Supervisors on May 15, 2018.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment I: Planning Commission Verbatim Excerpt

Attachment II: Planning Commission Verbatim Excerpt and Motion to Sever DSC- D1-2 (Jackson Property) from DSC-D1-1 (Middleton Farms)

The Staff Report for PA 2013-III-DS1 submission DSC-D1-1 (Middleton Farms) and DSC- D1-2 (Jackson Property) has been previously furnished and is available online at: [https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/compplanamend/dullessuburbancenter/submissions/dsc-d1-1\\_and\\_dsc-d1-2\\_staff\\_report.pdf](https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/compplanamend/dullessuburbancenter/submissions/dsc-d1-1_and_dsc-d1-2_staff_report.pdf)

STAFF:

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

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

Leanna H. O'Donnell, Branch Chief, Policy and Plan Development Branch, PD, DPZ

Clara Quintero Johnson, Planner IV, Policy and Plan Development Branch, PD, DPZ

Roger Dindyal, Planner II, Policy and Plan Development Branch, PD, DPZ

**County of Fairfax, Virginia  
Planning Commission Meeting  
February 15, 2018  
Verbatim Excerpt**

*PA 2013-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (PLAN STUDY DSC-D1-1) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns submission DSC-D1-1 (Middleton Farms), located at 13801 Frying Pan Road and 13713 Frying Pan Road, Tax Map # 24-2 ((1))1, 10 is approx. 66.96 ac. and is located in both the Dranesville and Sully Supervisor Districts. Submission DSC-D1-2 (Jackson Property), located at 13717 Frying Pan Road, Tax Map # 24-2((1))2, 3, 4 is approx. 7.35 ac. and is located in the Dranesville Supervisor District. Both submissions are under review as part of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1). Tax Map # 24-2((1))1, 10 is planned for office use up to .15 FAR with an option for office, hotel, recreational facilities and support service retail uses up to .40 FAR with conditions. Tax Map # 24-2((1)) 2, 3, 4 is planned for public park use and office use up to .15 FAR, with an option for consolidation with the Tax Map # 24-2 ((1)) 1, 10, with conditions. The amendment will consider adding an option for the subject properties for residential use up to a density of 5 dwelling units per acre (du/ac). Recommendations relating to the transportation network may also be modified. Submission DSC-D1-1 (Middleton Farms) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) is concurrently under review with RZ 2017-MD-027. (Hunter Mill District)*

After close of the Public Hearing

Commissioner Tanner: Thank you, Mr. Chairman. I first would like to start off by thanking staff for all your hard work and flexibility as we go through this process. And I just want to give you a little bit of more background. On July 9<sup>th</sup>, 2013, through the approval process of the 2013 Comprehensive Plan Work Program, the Fairfax County Board of Supervisors authorized Plan Amendment 2013-III-DS1, for consideration of a Comprehensive Plan Amendment for the Dulles Suburban Center. Through this process, several submissions have been considered at a separate public hearing from the study as a whole. And submission DSC-D1-1, being considered tonight, falls into that category. To reiterate Commissioner Ulfelder's earlier motion, one of the submissions addressed in the staff report has been severed and deferred. As a result tonight the Planning Commission will only be acting on the Middleton Farms submission. Regarding the submission, the Dulles Suburban Center Study Advisory Group has worked with staff and the community to update the plan. This submission for the Middleton Farms was reviewed by the advisory group, which supported the plan amendment, as do I. The plan – this plan amendment adds residential option at a density of up to five dwelling units per acre. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION FOR SUBMISSION DSC-D1-1 OF THE DULLES SUBURBAN CENTER STUDY, PLAN AMENDMENT 2013-III-DS1, AS SHOWN IN MY HANDOUT DATED FEBRUARY 15<sup>TH</sup>, 2008 [sic]. Thank you.

Commissioner Ulfelder: Second.

Chairman Murphy: Seconded by Mr. Ulfelder. Is there a discussion? All those in favor of the motion to recommend to the supervisors – the Board of Supervisors that it adopt PA 2013-III-DS1, say aye.

Commissioners: Aye.

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

The motion carried by a vote of 12-0.

JLC

Planning Commissioner Donte Tanner  
Sully District  
February 15, 2018

HANDOUT

**STAFF RECOMMENDATION FOR MIDDLETON FARMS (DSC-D1-1)  
OF THE DULLES SUBURBAN CENTER STUDY (PA 2013-III-DS1)**

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown as a ~~strikethrough~~.

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center as amended through May 2, 2017, Land Unit D-1 Recommendations, pages 85-88:

2. ~~As an~~ Two options for the western and central portion of the land unit, ~~office, hotel, recreational facilities and support service retail uses may be appropriate and include up to .40 FAR if all of the following conditions are met:~~ (1) office, hotel, recreational facilities and support service retail uses up to .40 FAR and/or (2) residential use up to 5 du/ac. Implementation of these options may be appropriate if all the following conditions are met:
- Full consolidation between Tax Map Parcels 24-2((1))1 and 10 is achieved;
  - With the exception of necessary road crossings and park improvements, all development should be south of the Horse Pen Run EQC;
  - The planned roadway extension between Park Center Road and Sunrise Valley Drive is constructed as a four lane divided roadway prior to any development ~~beyond the current Comprehensive Plan base density of .15 FAR under either of these options;~~
  - Provide for access from Tax Map Parcels 24-2((1))2, 3 and 4 to the extension of Sunrise Valley Drive;
  - Any development ~~beyond the current Comprehensive Plan base of .15 FAR under these options~~ should be phased to transportation improvements and trip reduction measures identified at the time of rezoning;
  - Parks and recreation facilities to meet the needs of new development are provided. All EQCs and the area north of the Horse Pen Run Stream Valley are should be dedicated to the Fairfax County Park Authority and the land generally north of Horse Pen Run Stream Valley is should be developed for active recreational uses. Buildable recreational areas should be developed as a destination park to address recreation deficiencies in this area. Built facilities may include, but are not limited to: ball fields, tot lots, destination playground, skate park, picnic pavilions, parking and other amenities. Lighting for recreational uses should minimize light emissions that create sources of glare which may interfere with residents' and travelers' visual acuity. A continuous trail loop should be provided to connect this area with the development within the remainder of Land Unit D-1 and to Land Unit C, and be designed in consultation with county staff;

- Appropriate screening is provided between any office development in this land unit and the existing residential development in Land Unit C to protect these stable residential communities; ~~and~~
- The architecture, design and location of both principal and secondary structures and uses should ensure optimal views and overall appearance from Route 28 and further ensure a proper and reasonable transition to the existing residential uses in Land Unit C. In furtherance of these objectives, building heights should not generally exceed ten (10) stories, or approximately 150 feet for areas west of the Park Center Road/Sunrise Valley Drive extension and eight (8) stories, or approximately 120 feet for areas generally east of the same;
- A study of heritage resources is conducted and appropriate preservation or avoidance measures taken. Recordation of significant heritage resources should occur.
- Any ~~Support~~ retail uses should be of a use and scale logically related to and supportive of the office, ~~and~~ hotel and residential uses and be physically or functionally integrated with other uses. Auto-oriented uses or stand-alone retail uses should not be permitted; however, eating establishments may be free standing. Such support retail should not be planned independently of the other planned-commercial uses, however phased development of commercial and retail uses is permitted;
- Development should incorporate TDMs of a scope and level appropriate to the mix of uses and the available transit; ~~and~~
- The planned road extension between Park Center Road and Sunrise Valley Drive should be designed to accommodate reasonably projected or anticipated transit needs; as first envisioned, bus stop locations should be provided along the planned extension, and be provided in a manner that has flexibility to support other forms of transit;
- Transit stop(s) should be included along the planned road extension; and
- ~~A contribution to help fund county acquisition of land for the development of recreational facilities in the vicinity is appropriate to help offset impacts. Such contributions should increase proportionately based on the amount of FAR approved above .35 FAR; and~~
- ~~An all-weather crossing~~ Trail connections should be provided connecting stream valley trails within this land unit ~~Tax Map Parcels 24-2((1))1 and 10 to and to~~ stream valley trails within Land Unit C.

**County of Fairfax, Virginia  
Planning Commission Meeting  
February 15, 2018  
Verbatim Excerpt**

PA 2013-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (PLAN STUDY DSC-D1-2) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns submission DSC-D1-1 (Middleton Farms), located at 13801 Frying Pan Road and 13713 Frying Pan Road, Tax Map # 24-2 ((1))1, 10 is approx. 66.96 ac. and is located in both the Dranesville and Sully Supervisor Districts. Submission DSC-D1-2 (Jackson Property), located at 13717 Frying Pan Road, Tax Map # 24-2((1))2, 3, 4 is approx. 7.35 ac. and is located in the Dranesville Supervisor District. Both submissions are under review as part of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1). Tax Map # 24-2((1))1, 10 is planned for office use up to .15 FAR with an option for office, hotel, recreational facilities and support service retail uses up to .40 FAR with conditions. Tax Map # 24-2((1)) 2, 3, 4 is planned for public park use and office use up to .15 FAR, with an option for consolidation with the Tax Map # 24-2 ((1)) 1, 10, with conditions. The amendment will consider adding an option for the subject properties for residential use up to a density of 5 dwelling units per acre (du/ac). Recommendations relating to the transportation network may also be modified. Submission DSC-D1-1 (Middleton Farms) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) is concurrently under review with RZ 2017-MD-027. (Hunter Mill District)

**During Commission Matters**

Commissioner Ulfelder: Thank you, Mr. Chairman. We have a public hearing scheduled this evening on Plan Amendment 2013-III-DS1. I will be moving to sever the Jackson Property portion of this amendment and to defer the public hearing on that portion indefinitely. This Plan Amendment is part of the ongoing Dulles Suburban Center Plan Review and it involves two separate submissions: DSC-D1-1, Middleton Farms, and DSC-D1-2, Jackson Property. The Middleton Farms property lies within both the Sully and Dranesville Districts. The Jackson Property lies entirely within the Dranesville District. The Middleton Farms property owner has already filed a rezoning application and that rezoning application is proceeding concurrently with the plan amendment we will be considering this evening. Therefore, the Middleton Farms portion of the plan amendment – specifically, the proposed text under staff recommendation 2 – is ready to move forward to public hearing tonight. On the other hand, the Jackson Property owner has not yet filed a rezoning application, though I am told one will likely be filed within the next 30 days. Since the proposed plan amendment for the Jackson Property presents some critical questions about ingress and egress from the site and potential traffic safety impacts, I believe it would be best reviewed along with a concurrent rezoning application to help inform the Planning Commission's decision about appropriate densities on this site. For these reasons, I would like to allow the Middleton Farms submission to proceed to public hearing tonight, but would like to defer indefinitely the Jackson Property submission until it is ready to proceed concurrently with a rezoning. At that time, it will be re-advertised for a Planning Commission public hearing. I, THEREFORE, MOVE TO SEVER THE JACKSON PROPERTY SUBMISSION FROM THE MIDDLETON FARMS SUBMISSION UNDER PLAN AMENDMENT 2013-III-DS1, SO THAT THE PROPOSED TEXT UNDER STAFF RECOMMENDATIONS 3 AND 4 ARE NOT BEFORE THE PLANNING COMMISSION THIS EVENING.

Commissioner Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner. Is there a discussion of the motion? All those in favor of the motion, as articulated by Mr. Ulfelder, to sever these applications, say aye.

Commissioners: Aye.

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

Commissioner Ulfelder: I FURTHER MOVE TO DEFER THE PUBLIC HEARING FOR THE JACKSON PROPERTY SUBMISSION, DSC-D1-2, INDEFINITELY.

Commissioner Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner. Is there a discussion of that motion? All those in favor of the motion to defer the application, say aye.

Commissioners: Aye.

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

Each motion carried by a vote of 12-0.

JLC

Board Agenda Item  
March 20, 2018

4:00 p.m.

Public Hearing to Consider an Ordinance to Amend and Readopt Fairfax County Code Section 7-2-13 and to Relocate the Vienna No. 2 Polling Place (Hunter Mill District)

ISSUE:

Public Hearing to consider an ordinance that proposes to relocate the Vienna No. 2 polling location from Vienna Elementary School to its prior location at the Vienna Community Center.

RECOMMENDATION:

The County Executive recommends adoption of the proposed ordinance.

TIMING:

On March 6, 2018, the Board authorized a public hearing to be held on March 20, 2018, at 4:00 p.m. to consider this ordinance. Board action on March 20, 2018, is necessary to provide sufficient time to notify voters in advance of the June 12, 2018, Primary Election.

BACKGROUND:

Virginia Code permits the governing body of each county and city to establish by ordinance as many precincts as it deems necessary with one polling place for each precinct. The Board of Supervisors is authorized to change polling place locations subject to the requirements of Virginia Code Sections 24.2-307, 24.2-310 and 24.2-310.1. All registered voters who are affected by a change in their precinct or polling location will be mailed a notice in advance of the June 12, 2018, Primary Election.

In Hunter Mill District, staff recommends moving the polling place for Vienna No. 2 precinct from its temporary location at the Vienna Elementary School, 128 Center Street South, Vienna, back to Vienna Community Center, 120 Cherry Street, Southeast, Vienna. The Vienna Community Center was closed in June 2015 for major renovations.

The Electoral Board voted unanimously to support these proposed changes at its February 6, 2018, meeting.

Board Agenda Item  
March 20, 2018

FISCAL IMPACT:

Insignificant. Funding for precinct and polling place change notifications is provided in the agency's FY 2018 Adopted Budget.

ENCLOSED DOCUMENTS:

Attachment 1 – Virginia Code Pertaining to Election Precincts and Polling Places

Attachment 2 – Summary of Proposed Changes

Attachment 3 – Descriptions and Maps of Proposed Changes

Attachment 4 – Proposed Ordinance

STAFF:

Cameron Glenn Sasnett, Director of Elections

ASSIGNED ATTORNEY:

Martin R. Desjardins, Assistant County Attorney

**§ 24.2-307. Requirements for county and city precincts.**

The governing body of each county and city shall establish by ordinance as many precincts as it deems necessary. Each governing body is authorized to increase or decrease the number of precincts and alter precinct boundaries subject to the requirements of this chapter.

At the time any precinct is established, it shall have no more than 5,000 registered voters. The general registrar shall notify the governing body whenever the number of voters who voted in a precinct in an election for President of the United States exceeds 4,000. Within six months of receiving the notice, the governing body shall proceed to revise the precinct boundaries, and any newly established or redrawn precinct shall have no more than 5,000 registered voters.

At the time any precinct is established, each precinct in a county shall have no fewer than 100 registered voters and each precinct in a city shall have no fewer than 500 registered voters.

Each precinct shall be wholly contained within any election district used for the election of one or more members of the governing body or school board for the county or city.

The governing body shall establish by ordinance one polling place for each precinct.

(Code 1950, §§ 24-45, 24-46; 1954, c. 375; 1956, c. 378; 1962, cc. 185, 536; 1970, c. 462, §§ 24.1-36, 24.1-37; 1971, Ex. Sess., c. 119; 1976, c. 616; 1977, c. 30; 1978, c. 778; 1980, c. 639; 1992, c. 445; 1993, c. 641; 1999, c. [515](#).)

**§ 24.2-310. Requirements for polling places.**

A. The polling place for each precinct shall be located within the county or city and either within the precinct or within one mile of the precinct boundary. The polling place for a county precinct may be located within a city if the city is wholly contained within the county election district served by the precinct. The polling place for a town precinct may be located within one mile of the precinct and town boundary. For town elections held in November, the town shall use the polling places established by the county for its elections.

B. The governing body of each county, city, and town shall provide funds to enable the electoral board to provide adequate facilities at each polling place for the conduct of elections. Each polling place shall be located in a public building whenever practicable. If more than one polling place is located in the same building, each polling place shall be located in a separate room or separate and defined space.

C. Polling places shall be accessible to qualified voters as required by the provisions of the Virginians with Disabilities Act (§ [51.5-1](#) et seq.), the Voting Accessibility for the Elderly and Handicapped Act (42 U.S.C. § 1973ee et seq.), and the Americans with Disabilities Act relating to public services (42 U.S.C. § 12131 et seq.). The State Board shall provide instructions to the local electoral boards and general registrars to assist the localities in complying with the requirements of the Acts.

D. If an emergency makes a polling place unusable or inaccessible, the electoral board shall provide an alternative polling place and give notice of the change in polling place, including to all candidates, or such candidate's campaign, appearing on the ballot to be voted at the alternative

polling place, subject to the prior approval of the State Board. The electoral board shall provide notice to the voters appropriate to the circumstances of the emergency. For the purposes of this subsection, an "emergency" means a rare and unforeseen combination of circumstances, or the resulting state, that calls for immediate action.

E. It shall be permissible to distribute campaign materials on the election day on the property on which a polling place is located and outside of the building containing the room where the election is conducted except (i) as specifically prohibited by law including, without limitation, the prohibitions of § [24.2-604](#) and the establishment of the "Prohibited Area" within 40 feet of any entrance to the polling place or (ii) upon the approval of the local electoral board, inside the structure where the election is conducted, provided that a reasonable person would not observe any campaigning activities while inside the polling place. The local electoral board may approve campaigning activities inside the building where the election is conducted pursuant to clause (ii) when an entrance to the building is from an adjoining building, or if establishing the 40-foot prohibited area outside the polling place would hinder or delay a qualified voter from entering or leaving the building.

F. Any local government, local electoral board, or the State Board may make monetary grants to any non-governmental entity furnishing facilities under the provisions of § [24.2-307](#) or [24.2-308](#) for use as a polling place. Such grants shall be made for the sole purpose of meeting the accessibility requirements of this section. Nothing in this subsection shall be construed to obligate any local government, local electoral board, or the State Board to appropriate funds to any non-governmental entity.

(Code 1950, §§ 24-45, 24-46, 24-171, 24-179 through 24-181; 1954, c. 375; 1956, c. 378; 1962, cc. 185, 536; 1970, c. 462, §§ 24.1-36, 24.1-37, 24.1-92, 24.1-97; 1971, Ex. Sess., c. 119; 1976, c. 616; 1977, c. 30; 1978, c. 778; 1980, c. 639; 1981, c. 425; 1984, c. 217; 1985, c. 197; 1986, c. 558; 1992, c. 445; 1993, cc. 546, 641; 1994, c. [307](#); 2003, c. [1015](#); 2004, c. [25](#); 2005, c. [340](#); 2008, cc. [113](#), [394](#); 2010, cc. [639](#), [707](#).)

#### **§ 24.2-310.1. Polling places; additional requirement.**

The requirement stated in this section shall be in addition to requirements stated in §§ [24.2-307](#), [24.2-308](#), and [24.2-310](#), including the requirement that polling places be located in public buildings whenever practical. No polling place shall be located in a building which serves primarily as the headquarters, office, or assembly building for any private organization, other than an organization of a civic, educational, religious, charitable, historical, patriotic, cultural, or similar nature, unless the State Board has approved the use of the building because no other building meeting the accessibility requirements of this title is available.

(1993, c. 904, § 24.1-37.1; 1993, c. 641.)

Attachment 2: Summary of Proposed Changes

<b>MARCH 20, 2018 SUMMARY OF PRECINCT AND POLLING PLACE CHANGES</b>							
<b>SUPERVISOR DISTRICT</b>	<b>OLD PRECINCT(S)</b>	<b>REGISTERED VOTERS*</b>	<b>OLD POLLING PLACE(S)</b>	<b>NEW PRECINCT(S)</b>	<b>PROJECTED REGISTERED VOTERS</b>	<b>NEW POLLING PLACE(S)</b>	<b>NOTES ON CHANGES</b>
HUNTER MILL	VIENNA #2	3,119	Vienna Elementary School	VIENNA #2	3,119	Vienna Community Center	Move the polling place back to renovated Vienna Community Center

\* Registered voters as of January 31, 2018

Commonwealth of Virginia  
**COUNTY OF FAIRFAX**  
**Hunter Mill District**

**PRECINCT 214: VIENNA NO. 2**

**CONGRESSIONAL DISTRICT: ELEVENTH**  
**VIRGINIA SENATORIAL DISTRICT: THIRTY-FOURTH**  
**HOUSE OF DELEGATES DISTRICT: THIRTY-FIFTH**

**DESCRIPTION:**

Beginning at the intersection of the Washington and Old Dominion Railroad Regional Park (trail) and the west corporate boundary of the Town of Vienna, thence with the corporate boundary of the Town of Vienna in a generally easterly direction to its intersection with Maple Avenue (Route 123), thence with Maple Avenue in a southwesterly direction to its intersection with Park Street, thence with Park Street in a southeasterly direction to its intersection with Moore Avenue, thence with Moore Avenue in a southwesterly direction to its intersection with Cottage Street, thence with Cottage Street in a southerly direction to its intersection with Tapawingo Road, thence with Tapawingo Road in a southwesterly direction to its intersection with Nutley Street, thence with Nutley Street in a northwesterly direction to its intersection with Courthouse Road, thence with Courthouse Road in a generally northeasterly direction to its intersection with Maple Avenue, thence with Maple Avenue in a northeasterly direction to its intersection with the Washington and Old Dominion Railroad Regional Park, thence with the Washington and Old Dominion Railroad Regional Park in a northwesterly direction to its intersection with the west corporate boundary of the Town of Vienna, point of beginning.

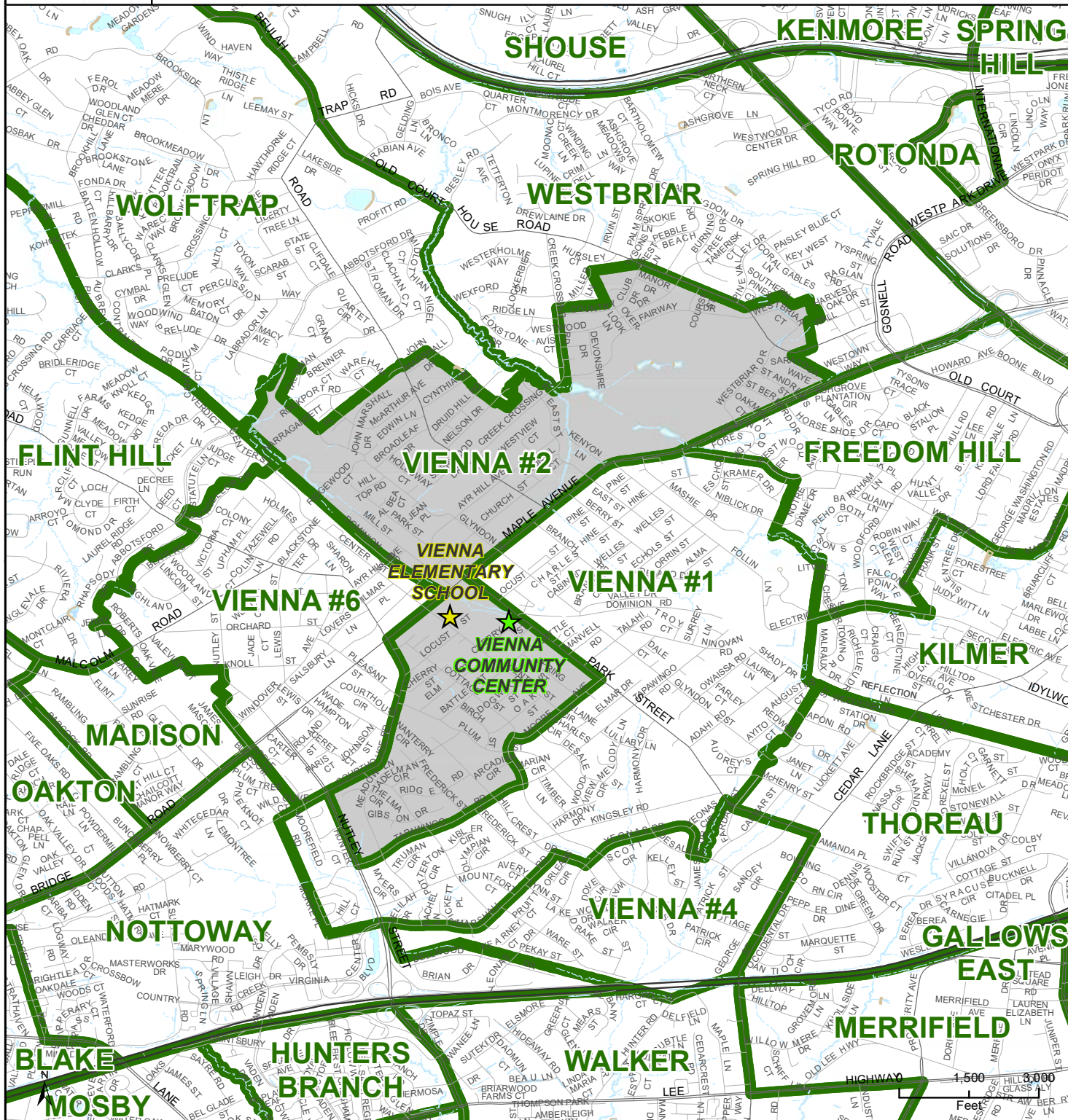
**POLLING PLACE:** ~~Vienna Elementary School~~ Vienna Community Center  
~~128 Center Street, S,~~ 120 Cherry Street, SE, Vienna

**MAP GRIDS:** 28-4, 29-3, 38-1, 38-2, 38-4, 39-1, 48-2

**NOTES:** Established 1957  
Combined with Vienna #3 - September 1992  
The Washington and Old Dominion Railroad Regional Park (trail) is the abandoned Washington and Old Dominion Railroad right-of-way  
Precinct description revised and readopted – March 2003  
Polling place moved temporarily – June 2015  
Polling place moved-March 2018



Commonwealth of Virginia  
**County of Fairfax**  
Hunter Mill District



**Proposed Polling Place Change for: 214 Vienna #2**

January 2018

★ **Current name and address:** Vienna Elementary School, 128 Center St. S

★ **Proposed name and address:** Vienna Community Center, 120 Cherry St. SE

**PROPOSED ORDINANCE TO AMEND AND READOPT SECTION 7-2-13 OF  
THE FAIRFAX COUNTY CODE AND TO RELOCATE THE VIENNA NO. 2  
POLLING PLACE.**

**Draft of February 5, 2018**

AN ORDINANCE to amend and readopt section 7-2-13 of the Fairfax County Code and to relocate the Vienna No. 2 polling place.

Be it ordained that the Board of Supervisors of Fairfax County:

**1. That Section 7-2-13 of the Fairfax County Code is amended and readopted:**

**Section 7-2-13. - General provisions.**

All references to election precincts shall refer to those precincts, together with the descriptions and maps of the boundaries and polling places for each of those precincts, which were adopted by the Board of Supervisors on March 24, 2003, as amended on March 8, 2004, March 21, 2005, March 27, 2006, March 26, 2007, September 10, 2007, March 10, 2008, January 12, 2009, March 9, 2010, July 27, 2010, April 26, 2011, July 26, 2011, January 10, 2012, July 10, 2012, March 19, 2013, July 9, 2013, November 18, 2014, June 23, 2015, December 8, 2015, July 12, 2016, and July 11, 2017, and March 20, 2018, and kept on file with the clerk to the Board of Supervisors. Whenever a road, a stream, or other physical feature describes the boundary of a precinct, the center of such road, stream, or physical feature shall be the dividing line between that precinct and any adjoining precinct.

**2. That the election polling place for the following existing precinct is established at:**

<u>Supervisor District</u>	<u>Precinct</u>	<u>Polling Place</u>
Hunter Mill	Vienna No. 2 (polling place relocated)	From: Vienna Elementary School 128 Center Street South Vienna, VA 22180  To: Vienna Community Center 120 Cherry Street Southeast Vienna, VA 22180

**3. That this ordinance shall become effective upon adoption.**

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- 4. That the Clerk for the Board of Supervisors shall send a certified copy of this ordinance, with maps and boundary descriptions, to the Fairfax County Electoral Board, the State Board of Elections, and the Division of Legislative Services, as required under Va. Code § 24.2-306(C).**

GIVEN under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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Catherine A. Chianese  
Clerk to the Board of Supervisors

Board Agenda Item  
March 20, 2018

4:00 p.m.

Public Hearing on the Proposed Consolidated Plan One-Year Action Plan for FY 2019

ISSUE:

Public hearing before the Fairfax County Board of Supervisors (Board) on the Proposed Consolidated Plan One-Year Action Plan for FY 2019, as issued by the Consolidated Community Funding Advisory Committee (CCFAC).

RECOMMENDATION:

The County Executive recommends that, following the public hearing, the Board forward comments received on the Proposed Consolidated Plan One-Year Action Plan for FY 2019 to the CCFAC for consideration before making its final recommendations to the Board for action on May 1, 2018.

TIMING:

Board action on the Proposed Consolidated Plan One-Year Action Plan for FY 2019 is scheduled for May 1, 2018.

BACKGROUND:

A Proposed Consolidated Plan One-Year Action Plan for FY 2019 (Proposed Action Plan) has been released by the CCFAC for public review and comment. In accordance with the Fairfax County Citizen Participation Plan for the Consolidated Plan, a public hearing is required to be held before the Board to allow citizens the opportunity to comment on the Proposed Action Plan. On February 6, 2018, the Board authorized advertisement of a public hearing on the proposed document to be held on March 20, 2018, at which citizens may express their views on housing and community development needs, fair housing, and the county's community development programs. The document was released on February 6, 2018, to meet the federal requirement for a 30-day public comment period.

The U.S. Department of Housing and Urban Development (HUD) requires that a consolidated plan be submitted every five years for proposed uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grants (ESG) funding and that an annual action plan be submitted for each year covered by the five-year plan. The Proposed Action Plan presents the proposed uses of CDBG, HOME and ESG funds for programs to be

implemented in the fourth year of the Five-Year Consolidated Plan for FY 2016 - 2020.

The Proposed Action Plan describes the Continuum of Care for homeless services and programs in the Fairfax community, and the Consolidated Community Funding Pool (CCFP). The allocation of CDBG funds for the first year of the Fiscal Year (FY) 2019 – 2020 CCFP two-year funding cycle is included in the Proposed Action Plan. The CCFP was established by the Board to provide funding for community-based programs by nonprofit organizations through a competitive solicitation process. The Board is scheduled to make the FY 2019 CCFP funding awards in May 2018, subject to annual appropriations.

The Proposed Action Plan identifies the CCFP funding priorities adopted by the Board, as well as the public and private resources available for housing and community development activities. In accordance with federal requirements, the Proposed Action Plan contains several certifications, including drug-free workplace, affirmatively furthering fair housing, prohibition of excessive force, and lobbying requirements, which will be signed by the County Executive following Board action in May 2018.

Funding levels incorporated in the Proposed Action Plan by the CCFAC are based on the funding levels of County FY 2018 (Federal 2017), because formal notification from HUD of actual grant levels had not been received by the County at the time of the CCFAC's release of the documents. Estimated allocations for FY 2019 (Federal FY 2018) are based on the actual entitlement awards for County FY 2018 of \$4,974,689 for CDBG, \$1,530,449 for HOME, and \$443,226 for ESG, as will be shown in the FY 2019 Advertised Budget Plan. With the approval of this item, a total of \$790,045 in anticipated unallocated FY 2018 balances from CDBG funded activities will be carried forward for use in FY 2019. A total estimated \$1,200,730 of CDBG (\$366,060) and HOME (\$834,670) program income also will be programmed for use in FY 2019 through this action.

Funding allocations under the Proposed Action Plan have been reviewed by the Fairfax County Redevelopment and Housing Authority (FCRHA) and the CCFAC-FCRHA Working Advisory Group (WAG). The WAG is a group established to strengthen coordination between the FCRHA and the CCFAC for the development of the proposed use of funds. The WAG is comprised of seven members: three appointed by the FCRHA Chairman, three appointed by the CCFAC Chairman, and one who serves on both the FCRHA and the CCFAC. Recommendations from the WAG were presented to the FCRHA and to the CCFAC. The Proposed Action Plan incorporates the final recommendations of the WAG and, subsequently, the CCFAC.

HUD mandated contingency language has been added to the Proposed Action Plan and approved by the WAG and the CCFAC because the Proposed Action Plan is based on Fairfax County's CDBG, HOME and ESG entitlement awards for FY 2018. The actual

Board Agenda Item  
March 20, 2018

CDBG, HOME and ESG entitlement awards for FY 2019 may be subject to reductions or increases depending on the final formula allocations provided by HUD.

The Proposed Action Plan is being circulated for review and comment by citizens, service providers and other interested parties during the formal public comment period which ends on March 20, 2018. Following the public hearing and public comment period, the CCFAC will consider all comments received on the Proposed Action Plan, and will forward its recommendation to the Board for final action on May 1, 2018.

FISCAL IMPACT:

Funds identified in the Proposed Action Plan include Fund 500-C50800, CDBG (\$4,974,689), Fund 500-C50810, HOME (\$1,530,449), and Fund 500-C50000, Federal-State Grant Fund/ESG (\$443,226). It is anticipated that \$790,045 in unallocated funds from Fund 500-C50800, CDBG will be carried forward from FY 2018 for use in FY 2019. In addition, an as yet undetermined amount of previously programmed funds are expected to be carried forward as previously allocated. Total estimated Fund 500-C50800, CDBG program income of \$366,060 and Fund 500-C50810, HOME program income of \$834,670 also will be programmed for use in FY 2019 through this action.

ENCLOSED DOCUMENTS:

None. The Proposed Action Plan is the same document that was referenced in the February 6, 2018 Board Item for authorization to advertise the public hearing. The Proposed Action Plan is available on line at <http://www.fairfaxcounty.gov/housing>.

STAFF:

Tisha Deeghan, Deputy County Executive  
Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)  
Hossein Malayeri, Deputy Director, Real Estate, Finance and Development, HCD  
Aseem K. Nigam, Director, Real Estate Finance and Grants Management Division (REFGM), HCD  
Laura O. Lazo, Associate Director, REFGM, HCD  
Beverly A. Moses, Senior Program Manager, REFGM, HCD

Board Agenda Item  
March 20, 2018

4:00 p.m.

Public Hearing to Lease County-Owned Property at 6140 Rolling Road to New Cingular Wireless PCS, LLC (Springfield District)

ISSUE:

Public hearing to lease County-owned property to New Cingular Wireless PCS, LLC (AT&T) for the continuation of telecommunications services for public use at the West Springfield Government Center located at 6140 Rolling Road.

RECOMMENDATION:

The County Executive recommends that the Board authorize staff to lease County-owned property at 6140 Rolling Road to AT&T.

TIMING:

On February 20, 2018, the Board authorized the advertisement of a public hearing on March 20, 2018 to lease County-owned property at 6140 Rolling Road to AT&T.

BACKGROUND:

The Board of Supervisors is the owner of the West Springfield Government Center, located at 6140 Rolling Road on a County-owned parcel identified as Tax Map Number 0793 04 0032 ("West Springfield GC"). The parking lot serving the property is currently improved with a telecommunications monopole that was constructed by Media General Cable of Fairfax County ("Cox Cable") pursuant to a cable television franchise agreement negotiated with the County in 1982. The lease agreement that accompanied the franchise granted Cox the right to construct a fenced compound at the West Springfield GC to house the monopole and related ground equipment. In addition to serving cable television subscribers, the monopole also operates as a key relay station in the first responders' emergency network.

Cox Cable entered into an agreement with New Cingular Wireless PCS ("AT&T") in 1998 to permit AT&T to add its telecommunications equipment on the monopole. Because the existing compound was not large enough to contain its ground equipment, AT&T negotiated a ground lease with the County that allowed AT&T to expand the existing Cox Cable compound by an additional 240 square feet and lease the land for fair market value rent for a 20-year term, ending on June 30, 2018. In 2004, the County agreed to amend the lease to increase the leased area to 440 square feet to incorporate a backup generator for AT&T's equipment, in exchange for AT&T's payment of additional consideration.

AT&T has proposed executing a new ground lease with the County for the continued use of the property for its telecommunications equipment. The initial term will be five (5) years, with four 5-year options to extend the lease, for a total possible term of twenty-

Board Agenda Item  
March 20, 2018

five (25) years. The annual rental fee for the first year will be \$24,000, and will increase by a fixed 2.5 percent per year rather than by the rate of inflation (determined by the Consumer Price Index), which can vary significantly from year to year and be difficult for staff to administer. The continued operation of the telecommunications monopole and related equipment in the parking lot should not have any impact on West Springfield GC operations.

Staff recommends that the Board authorize the staff to lease the County-owned property to AT&T, which will permit stability of telecommunications services at the West Springfield GC.

FISCAL IMPACT:

The proposed monopole license will generate approximately \$24,000 in revenue the first year with a 2.5 percent increase each subsequent year. An administrative fee of \$2,000 will be paid within thirty (30) days of execution of the lease. All revenue will be deposited in the general fund.

ENCLOSED DOCUMENTS:

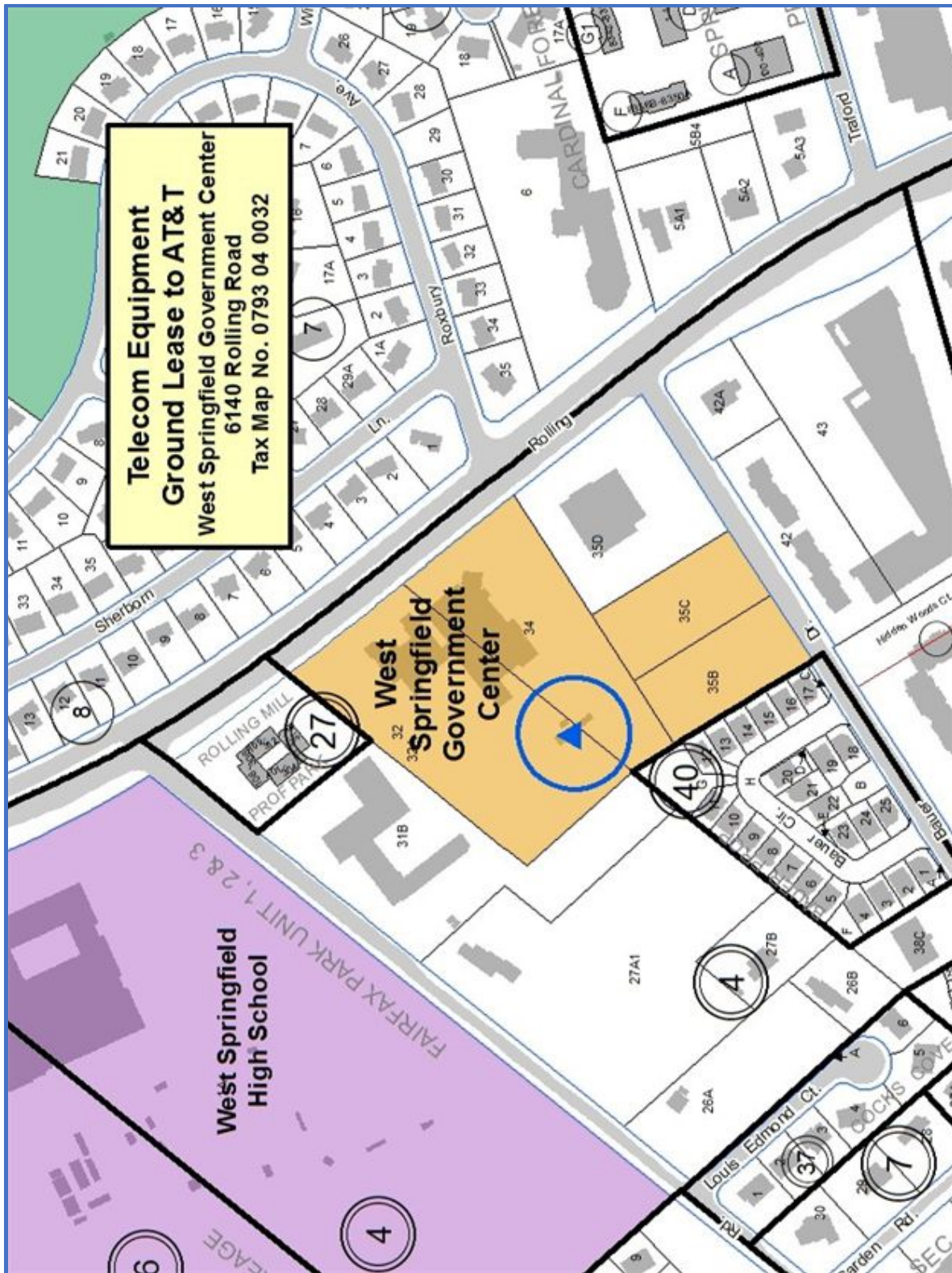
Attachment 1 – Location Map 0793 04 0032  
Attachment 2 – Draft Lease Agreement

STAFF:

David J. Molchany, Deputy County Executive  
José A. Comayagua, Jr., Director, Facilities Management Department

ASSIGNED COUNSEL:

Daniel Robinson, Assistant County Attorney



# LEASE AGREEMENT BETWEEN THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND NEW CINGULAR WIRELESS PCS, LLC

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**THIS REAL PROPERTY DEED OF LEASE AGREEMENT (“Lease”)**, is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018 (the **“Effective Date”**), between the **THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY**, with an address of 12000 Government Center Parkway, Fairfax, Virginia 22035 (**“Lessor”**), and **NEW CINGULAR WIRELESS PCS, LLC**, a Delaware limited liability company, having an address of 575 Morosgo Drive, Atlanta, GA 30324 (**“Lessee”**), and the parties mutually agree as follows:

Whereas, Lessee has co-located on the monopole (the **“Tower”**) located on the Parcel described below, which Tower was constructed pursuant to a separate Lease Agreement (the **“Cox Tower Lease”**) between Lessor and Media General Cable of Fairfax County, Inc., dated as of June 20, 1983 and assumed by CoxCom, LLC d/b/a Cox Communications Northern Virginia (**“Cox”**);

Whereas, Lessee has entered into a separate lease agreement with Cox to install Lessee’s antennas and related equipment on the Tower (**“Lessee’s Tower Lease”**);

Whereas, Lessor and Lessee’s predecessor entered into a Real Property Deed of Lease Agreement dated December 2, 1998, as amended by that First Amendment to Real Property Deed of Lease Agreement dated November 18, 2004 to permit Lessee to install its ground-based equipment to service Lessee’s antennas and other tower equipment (**“Ground Lease”**);

Whereas the term of the Ground Lease is about to expire and Lessee desires to enter into this Lease with the Lessor for the Premises described below for the purpose of the operations as further described in this Lease;

NOW THEREFORE, in consideration of the mutual agreements set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

#### **1. Leased Premises.**

Lessor is the owner of a parcel of land located at 6140 Rolling Road, in Fairfax County, Virginia and referred to among the Tax Map records of Fairfax County as Tax Map No. 79-3 ((4)) 32, and in Deed Book 3394, Page 690, hereinafter referred to as the **“Parcel”**. Pursuant to the Ground Lease, Lessor leased to Lessee a portion of the Parcel, constituting approximately 440 square feet of ground space (a 240 square foot equipment shelter and a 200 square foot emergency generator compound). This portion is delineated **“Premises”** on the attached **Exhibit B** and is hereinafter referred to as the **“Premises”**. Lessor is willing to permit Lessee to continue to use the Premises for the purposes and in accord with the terms and conditions set forth in this Lease. This purpose shall include the continued operation of its Facilities, as defined below, on the Premises.

**“Facilities,”** as used herein, means Lessee’s wireless communications facility, which may include an equipment platform, power and telephone utility pedestals, back-up power generator, and cabinets and related cables and utility lines and a location based system,

including without limitation, coaxial cables, base units and other associated antennas, equipment, cables, accessories and improvements, the major components of which are more specifically described on **Exhibit A** attached hereto.

## **2. Use of Premises.**

(a) Lessor leases to Lessee the Premises for the purpose of operating the Facilities upon the Premises as described in **Exhibit B** in the configuration shown on **Exhibit B**, together with the non-exclusive use of that area between the Premises and the Tower for Lessee's ice bridge, cables, conduits and pipes, in the location as shown on **Exhibit B**. Subject to compliance with all laws, Lessee may at its own cost and expense, use the portion of the Premises shown on **Exhibit B** to install, operate, maintain, repair, replace, protect and secure the Facilities, as set forth herein, or as subject to the written approval of Lessor, which will not be unreasonably withheld conditioned or denied. With Lessor's written consent, which will not be unreasonably withheld, conditioned, or denied, Lessor may grant, to the extent practicable and on a space available basis, the Lessee the right to enlarge the Premises so that Lessee may implement any necessary modifications, supplements, replacements, refurbishments, or expansions to the Facilities or to any equipment related thereto, or for any other reasons permitted by Lessor's written consent, which will not be unreasonably withheld, conditioned, or denied. Should Lessee exercise the right to expand the Premises and Lessor provides written consent, which will not be unreasonably withheld, conditioned, or denied, Lessee will pay and Lessor will accept as additional Rent under the Lease an amount equal to the then current Rent calculated on a per square foot basis as multiplied by each additional square foot added to the Premises. Upon notice to Lessor, and with Lessor written consent, which will not be unreasonably withheld, conditioned, or denied, a written description and/or depiction of the modified Premises ground will become part of the Lease without any additional action on the part of Lessee and Lessor. Without limiting Landlord's right to reasonably withhold, condition or deny such consent on other grounds, it shall be deemed reasonable for Landlord to withhold, condition or deny consent to a proposal to enlarge the Premises that impacts the parking lot or access to the parking lot.

(b) Lessor agrees that the Facilities and any related equipment brought to the Premises by Lessee, its agents, contractors, predecessors-in-interest or sublessees, shall be and remain Lessee's personal property or the personal property of its assignees, as the case may be. Lessor shall comply with the requirements of Section 16 of this Lease before exercising any of its rights that arise if an Event of Default (defined below) by Lessee occurs. Lessee, in its sole discretion, may remove the Facilities or any portion of the Facilities at any time during the Term of the Lease, without notice to Lessor and without Lessor's consent so long as Lessee is not in default. Lessee, may, with Lessor's prior written consent, transfer any improvements or alterations to the Premises to Lessor at any time during the Term of the Lease. Upon the termination of the Lease, the Facilities and any foundation shall be removed entirely from the Premises by the Lessee no later than ninety (90) days after the date of the termination of the Lease. Lessee shall verify and confirm in writing that all public service corporations and communication utility company(s) that were granted easements pursuant to Lessee's use of the Premises to have equipment on the Premises have been removed at the Lessee's expense and Lessee shall restore the Premises to an open area to the reasonable

satisfaction of Lessor and which is free of any equipment, foundations, concrete mounting pads, grounding devices, easements or utilities and which has been graded and seeded. All such easements and Facilities shall be vacated at the Lessee's expense.

(c) Lessor grants Lessee a non-exclusive license for ingress and egress to the Premises; and a non-exclusive license to the extent of the Lessor's interest therein to any existing access roads, easements or rights of way serving the Premises for access to the Facilities for the purposes of installing, maintaining, operating, repairing, and removing the Facilities. Subject to the foregoing, Lessee shall have twenty-four (24) hour a day, seven (7) day a week access to the Premises and the Facilities for maintenance, unscheduled repairs and other emergencies.

(d) Except for the Premises (as described in **Exhibit B**), Lessor reserves the right to continue all existing uses of the Parcel. Lessor further reserves the right to make or permit any such future additional use and to make or permit any use of the Parcel as Lessor deems appropriate, provided that Lessee's use of the Premises and the operation of the Facilities are not unreasonably interfered with by such future additional use.

(e) Lessee shall not (i) violate any environmental laws (now or hereafter enacted), in connection with Lessee's use or occupancy of the Premises; or (ii) use, generate, release, manufacture, refine, produce, process, store, or dispose of any hazardous wastes on, under, or about the Premises, or transport to or from the Premises any Hazardous Material (as defined in Paragraph 10); except as allowed by, and in full compliance with, applicable law, for the use of such materials and substances that are ordinary and customary for wireless communications facilities similar to the one operated at the Premises. Lessee will be responsible for all obligations of compliance with any and all environmental laws, including any regulations, guidelines, standards or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental conditions or concerns as may now or hereafter be in effect with respect to the Facilities being installed on the Premises by the Lessee. Lessee shall cure, remedy and be responsible to cure or remedy any environmental condition created on the Premises by Lessee. Lessor represents that it has no knowledge of any substance, chemical, waste or Hazardous Material in the Premises that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. Additionally, Lessor agrees that it will not use, generate, store or dispose of any Hazardous Material on, under, about or within the Premises in violation of any law or regulation. This paragraph shall survive the termination of this Lease.

(f) Any modifications of the Facilities or the addition of new Facilities shall be accomplished without interfering with the use or development of the Parcel, existing as of the date of this Lease, by Lessor or any other party and/or the necessary day to day operations of the Lessor. Promptly upon completion of the forgoing modifications or maintenance, Lessee shall, at its own cost and expense, repair any damage to the Parcel resulting from such construction, installation or maintenance.

### 3. Term.

(a) This Lease shall be effective as of the Effective Date. Subject to the terms and conditions of this Lease, the initial term of this Lease ("**Initial Term**") shall begin on the **Commencement Date** (as defined below) and end at 11:59 P.M. on the day immediately preceding the fifth (5<sup>th</sup>) anniversary of the Commencement Date. The term "Commencement Date" shall mean July 1, 2018, immediately upon the expiration of the Ground Lease.

(b) Upon thirty (30) days written notice given by Lessee to Lessor, Lessee may terminate this Lease if Lessee determines the Premises has become unsuitable for Lessee because (i) Lessee is unable to obtain or maintain in force all necessary Governmental Approvals (as hereinafter defined); (ii) a material change in government regulations makes it impractical or uneconomic for Lessee to continue to operate the Facilities; (iii) interference by or to Lessee's operation cannot be resolved; (iv) the Cox Tower Lease or Lessee's Tower Lease has expired or been terminated early; or (v) the Premises are destroyed or damaged or taken in whole or in part (by condemnation or otherwise) sufficient in Lessee's reasonable judgment to affect adversely Lessee's use of the Facilities. Notwithstanding the foregoing, Lessee shall give written notice to Lessor to terminate this Lease within thirty (30) days after the occurrence of any of the foregoing described events which is the basis of termination.

Provided that the Lessee does not breach any of the terms, conditions, covenants, representations or warranties set forth in this Lease, this Lease shall automatically renew subject to the provisions of this Paragraph 3(c) for four (4) additional periods of five (5) years each (each a "**Renewal Term**") upon the same terms and conditions contained herein; provided, however, that the annual lease fee provided for in Paragraph 4 shall be adjusted at the commencement of each Renewal Term as provided in Paragraph 4. The Lease shall automatically renew for each Renewal Term unless, at least sixty (60) days prior to expiration of the then existing period, Lessee provides written notification to Lessor of its intention not to renew this Lease.

(c) Notwithstanding anything herein to the contrary, Lessor shall have the right to terminate this Lease on not less than twelve (12) months written notice if the Cox Tower Lease has expired or terminated early (and has not been replaced with a new lease). If this Lease is not renewed or terminated as set forth herein, the option(s) remaining shall be rendered null and void. Each Renewal Term shall commence upon the expiration of the immediately preceding Term or applicable Renewal Term. All references in this Lease to the "Term" hereof shall include, where appropriate, the Initial Term and all Renewal Terms so effected.

### 4. Lease Fee.

(a) Commencing upon the Commencement Date, Lessee shall pay to Lessor a non-refundable annual lease fee, as rent, in accordance with the following schedule during the Initial Term:

Year 1	\$24,000.00
Year 2	\$24,600.00

Year 3	\$25,215.00
Year 4	\$25,845.38
Year 5	\$26,491.52

(b) If the Lease is renewed for any Renewal Term, Lessee shall pay to Lessor a non-refundable annual lease fee in an amount equal to 102.5% of the annual lease fee in effect during the previous lease year, which increase shall be effective on each anniversary of the Commencement Date occurring during the Renewal Term(s). Lessor and Lessee acknowledge and agree that initial lease fee for Year 1 may be sent by Lessee up to ninety (90) days after the Commencement Date or after a written acknowledgement confirming the Commencement Date, if such an acknowledgement is required. By way of illustration of the preceding sentence, if the Commencement Date is March 1 and no written acknowledgement confirming the Commencement Date is required, Lessee shall send to the Lessor the annual lease fee for Year 1 by May 30, and if the Commencement Date is March 1 and a required written acknowledgement confirming the Commencement Date is dated March 14, Lessee shall send to the Lessor the annual lease fee for Year 1 by June 12. Thereafter, annual lease fee shall be due on or before the anniversary of the Commencement Date. All rent hereunder shall be paid without notice, demand, deduction or setoff. All payments of rent and all other charges and payments required to be made by Lessee to Lessor hereunder shall be paid to Lessor at Fairfax County, Facilities Management Department, 12000 Government Center Parkway, Suite 424, Fairfax, Virginia 22035. Attn: Leasing Manager or other such address as Lessor shall notify Lessee in writing.

(c) If Lessee fails to pay any installment of lease fees by the fifth (5<sup>th</sup>) day after it is due, Lessee shall also pay to Lessor a late fee equal to five percent (5%) of the late payment. If any amount remains unpaid more than thirty (30) days after its due date, Lessee shall pay Lessor interest on such unpaid amount at an annual rate of ten percent (10%) from the date such amount was due until the date such amount is paid to Lessor. If at the time of assessing any late fee, the applicable interest rate exceeds that which Lessor may lawfully assess, the interest rate for that late fee shall be the maximum that the Lessor may lawfully assess.

(d) Lessee paid a security deposit to the Lessor in accordance with the terms of the Ground Lease in the amount of Two Thousand Six Hundred Dollars (\$2,600.00). This security deposit shall continue to serve as the security deposit under the terms of this Lease (“**Security Deposit**”). The Security Deposit shall be held in a non-interest bearing account by the Lessor and shall be returned to Lessee at the termination of the Lease, provided the Lessee has performed all obligations under this Lease through the date of termination. In the event that Lessee does not remove all of the Facilities from the Premises as set forth in Paragraph 2(c) of this Lease, Lessor may apply all or any portion of the Security Deposit to the costs incurred by Lessor in removing the Facilities.

## 5. Cost Reimbursement

Lessee shall pay Lessor, as additional rent and as full reimbursement of costs incurred by Lessor for preparing, reviewing and negotiating this Lease, the sum of Two Thousand and 00/100ths Dollars (\$2,000.00), which one-time fee shall be due and payable within ninety (90) days after the date of full execution of this Lease.

## **6. Modification of the Premises.**

(a) The Facilities are constructed as of the date of execution of this Lease and Lessor has approved all existing plans, specifications, drawings, renderings, permits, applications and descriptions for Lessee's use of the Premises, which is attached hereto as Exhibit A. Lessee shall have full responsibility and shall pay all costs for plan preparation and procurement of all necessary permits and other approvals from the appropriate governmental agencies.

(b) Lessee has the right to continue to operate the Facilities that exist on the date of execution of this Lease in accordance with Paragraphs 1 and 2 above. Except as otherwise set forth herein, any alterations, modifications or additions (collectively "**Alterations**") to the Facilities at the Premises shall require Lessor's prior written consent, which shall not be unreasonably withheld, conditioned or delayed provided the proposed Alterations are reasonable and customary for the type of communications facility contemplated by this Lease. With Lessor's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed, Lessee, its personnel, invitees, contractors, agents, or assigns may use the Premises, at no additional cost or expense, for the transmission and reception of any and all communications signals and to modify, supplement, replace, upgrade, or refurbish the equipment and/or improvements thereon (collectively, "Facilities"), or relocate the same within the Premises at any time during the term of the Lease for any reason, or in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services, or for any other reason. Lessor, at Lessee's expense, shall reasonably cooperate in obtaining governmental and other use permits or approvals necessary or desirable for the foregoing permitted use. Notwithstanding the foregoing, but provided the same otherwise comply with all of the terms and conditions of this Lease, Lessee shall have the right to make the following Alterations to the Facilities at the Premises without Lessor's consent: (i) any Alteration that is exclusively within the interior of Lessee's equipment shelter or (ii) any Alteration that is in the nature of a repair, maintenance work or replacement/substitution of a piece of equipment (or component thereof) with a substantially similar piece of equipment (or component thereof). Lessee shall have full responsibility and shall pay all costs for plan preparation and procurement of all necessary permits and other approvals from the appropriate governmental agencies for any Alterations, modifications, supplements, replacements, upgrades or refurbishments performed pursuant to this Lease.

(c) All Alterations will comply with the terms set forth in this Lease and with all applicable laws, codes, ordinances (including the Fairfax County Zoning Ordinance as it applies to telecommunication facilities) and regulations.

(d) No damage will be done or interference committed with any equipment or structures located within the Parcel with respect to the Alterations. If damage to the Parcel and/or equipment occurs then, Lessee shall within thirty (30) days repair the damage and return the Parcel to the condition existing before the damage occurred.

(e) If any Alterations should require the relocation of any facilities or equipment presently located at the Premises owned by the Lessor, such facilities or equipment may be relocated by Lessee only with Lessor's prior written consent and at Lessee's sole cost and expense.

## **7. Interference.**

(a) Lessee agrees not to permit any use of the Facilities after the Commencement Date that will interfere with Lessor's operations or use of the Parcel.

(b) Lessee agrees to install equipment of a type and frequency which will not cause frequency interference with Lessor's "Public Safety Grade" (Manufacturers High Tier) radio frequency communications equipment used by Lessor. In the event the Facilities cause such interference, Lessee agrees it will take all steps necessary to correct and eliminate the interference consistent with appropriate government rules and regulations upon notification to Lessee's Authorized Representative of the interference. Lessee shall be obligated to respond to the problem of interference within four (4) hours of receipt of notification from the Lessor and if the interference is not corrected within one (1) day of receipt of notification, the Lessee shall immediately turn off the Facilities causing such interference until the Facilities can be repaired or replaced (except that Lessee shall be able to intermittently test the Facilities at times reasonably approved by Lessor).

Lessee agrees to install equipment of a type and frequency which will not cause frequency interference with other forms of radio frequency communications equipment existing, or previously approved on the Parcel as of the date Lessee first occupied the Premises so long as the existing radio frequency users operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations. In the event the Facilities cause such interference, Lessee agrees it will take all steps necessary to correct and eliminate the interference consistent with appropriate government rules and regulations upon receipt of written notification of the interference. Lessee shall be obligated to respond to the problem of interference within forty-eight (48) hours of receipt of notice from Lessor, and if the interference is not corrected within ten (10) days of receipt of written notification (or such time as may reasonably be required with exercise of the due diligence provided such repairs are begun within said ten (10) days), the Facilities causing such interference shall be powered down until Lessee is able to repair or replace the interfering equipment (provided that Lessee shall be able to intermittently test the Facilities at times reasonably approved by Lessor).

All notices under this Paragraph 7(b) shall be made to Lessee's emergency contact number at its Network Operations Center: 1-800-638-2822.

(c) Lessor will not, nor will Lessor permit its employees, tenants, lessees, invitees, agents, or independent contractors, to interfere in any way with the Facilities, the operations of Lessee at the Premises or the rights of Lessee under this Lease.

## **8. Condition of the Premises.**

Lessee and Lessor acknowledge and agree that Lessee has accepted the Premises “as is” and Lessor shall have no obligation to improve or modify the Premises in any manner whatsoever.

## **9. Maintenance and Repairs of Facilities.**

Lessee shall be responsible for all maintenance and repair of the Facilities and any appurtenant equipment or facilities of Lessee during the term of this Lease. Lessee shall promptly and diligently respond to any request by Lessor for any such maintenance or repair. Lessor will use its best efforts to maintain and repair the Parcel and access thereto, and all areas of the Premises where Lessee does not have exclusive control, in good order, subject to reasonable wear and tear and damage from the elements.

## **10. Indemnification.**

(a) Lessee indemnifies and holds Lessor and its agents, employees, volunteers, officers and directors harmless from and against all claims, demands, costs, losses, liabilities, fines and penalties, including but not limited to reasonable attorney’s fees and costs of defense, arising from (i) the condition of the Facilities; (ii) any activities undertaken on, in, under or near the Premises by, for or at the direction of Lessee or the Lessee’s agents, contractors, employees or invitees; (iii) any default or Event of Default (as defined below) by Lessee under this Lease; and (iv) the presence, storage, use, placement, treatment, generation, transport, release or disposal on, in, under or near the Premises by Lessee or any of Lessee’s Agents of (1) oil, petroleum or other hydrocarbon derivatives, additives or products, (2) hazardous wastes, (3) hazardous or toxic substances or chemicals, (4) fungicides, rodenticide or insecticides, (5) asbestos or (6) urea formaldehyde, in each case as defined by any applicable state, federal or local law, rule or regulation (collectively, “Hazardous Material”).

(b) Lessee hereby agrees to indemnify and hold harmless Lessor, its officers, directors, agents, and all employees and volunteers from any and all claims for bodily injury, death, personal injury, theft, and/or property damage, including cost of investigation, all expenses of litigation, including reasonable attorney’s fees, and the cost of appeals arising out of any claims or suits that result from the errors, omissions, or negligent or willful acts of the Lessee and its subcontractors and each of their agents and employees or invitees.

(c) Nothing contained in this Lease shall be deemed to obligate Lessee to indemnify Lessor for claims solely arising out of the gross negligence or intentional wrongful acts of the Lessor or Lessor’s agents, employees or contractors.

## **11. Insurance.**

(a) Lessee shall acquire, maintain and pay for commercial general liability insurance with a limit of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage and Two Million Dollars (\$2,000,000) general aggregate insuring against claims

occurring upon the Premises and/or arising from Lessee's use thereof. Insurance shall include Lessor as an additional insured as their interest may appear. Such insurance must be issued by an insurance company licensed, authorized or permitted to conduct business in the Commonwealth of Virginia and shall have a general policyholder's rating of at least A- and a Financial rating of at least VIII in the current edition of Best's Insurance Reports. Lessee shall provide Lessor an original certificate evidencing such insurance upon (i) the Commencement Date of the term of this Lease, (ii) and at any other time during the term of this Lease upon the request of the Lessor. Notwithstanding the foregoing, Lessee may, in its sole discretion, self insure any of the required insurance under the same terms as required by this Agreement. In the event Lessee elects to self-insure its obligation under this Agreement to include Lessor as an additional insured, the following conditions apply: (i) Lessor shall promptly and no later than thirty (30) days after notice thereof provide Lessee with written notice of any claim, demand, lawsuit, or the like for which it seeks coverage pursuant to this Section and provide Lessee with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) Lessor shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of Lessee; and (iii) Lessor shall fully cooperate with Lessee, at Lessee's expense in the defense of the claim, demand, lawsuit, or the like.

(b) Lessee shall carry hazard insurance or self insurance to cover damage to or destruction of the Lessee's equipment and other property. If the Premises or Facilities are destroyed or damaged and rendered unsuitable for normal use, Lessee may terminate this Lease upon providing thirty (30) days written notice to Lessor. In such event, with the exception of liabilities that arise prior to such termination and liabilities that survive termination of the Lease as provided in Paragraph 15 herein, all rights and obligations of the parties shall cease as of the date of the damage or destruction, without further liability hereunder. Notwithstanding the foregoing, Lessee shall remain responsible for removal of its equipment and other property and for restoration of the Parcel and this provision shall not limit Lessee's obligation to restore the site to its original condition.

## **12. Liens.**

Lessee shall promptly pay for all work, labor, services or material supplied by or on behalf of Lessee at the Premises or in connection with the Facilities. If any mechanics' or materialmen's liens shall be filed affecting the Parcel, Lessee shall cause the same to be released of record by payment, bond, court order or otherwise, within thirty (30) days after notice of filing thereof.

## **13. Compliance with Laws.**

Lessee shall, at its expense, throughout the term of this Lease, obtain all building permits and other governmental or quasi-governmental licenses, permits, consents and approvals required for the construction, installation, operation and use of the Facilities in compliance with all applicable laws, rules, orders, ordinances and requirements, including but not limited to, all laws, rules, orders, ordinances and requirements which relate to the Federal Aviation Administration, Federal Communications Commission, health, safety, environment or land

use. In the event of Lessee's failure to comply with this paragraph, Lessor may, but is not obligated to, take such actions as may be necessary to comply with any such laws, rules, regulations, order, ordinances or requirements, and Lessee shall immediately reimburse Lessor for all costs and expenses incurred thereby.

#### **14. Representations and Warranties.**

Lessee represents and warrants to Lessor that (i) it is a limited liability company duly formed and validly existing under the laws of the State of Delaware, (ii) it has all power and authority necessary to own its properties and conduct its business, as presently conducted, and to enter into and perform its obligations under this Lease, (iii) the person executing this Lease on its behalf has been duly authorized to do so, and (iv) that it has not dealt with, nor is any brokerage commission due to, any broker in connection with this Lease.

#### **15. Termination.**

Upon the expiration or earlier termination of this Lease, and if Lessee and Lessor are not in negotiations to extend or renew the Lease, Lessee shall remove the Facilities and any foundation from the Premises as provided in Paragraph 2(c) of this Lease, and shall repair any damage to the Premises and associated public utility areas caused by the installation, operation or removal of the Facilities. If Lessee remains on the premises more than sixty (60) days after the expiration or termination of this Lease, Lessee shall pay to Lessor for such holding over a lease fee per month equal to 12.5% of the annual installment of the lease fee which accrued during the immediately preceding term. The lease fee for such holding over shall remain in effect until Lessee removes the Facilities. If the Facilities are not removed within one hundred twenty (120) days after expiration or earlier termination of this Lease, Lessor shall at its option complete the removal and restoration at the Lessee's expense. Acceptance of the lease fees upon termination shall not be a waiver by Lessor of any of its other remedies at law or in equity. Paragraphs 2(e), 10, 12 and 15, 18 and 22 of this Lease shall survive termination of this Lease.

#### **16. Default.**

(a) If Lessee shall fail to pay when due any of the installments of the lease fee provided for herein or any other sum accruing pursuant to the terms of this Lease, and such failure shall continue for thirty (30) days after written notice from Lessor, or if Lessee shall be in default or fail to perform in a timely manner any other obligation herein provided, other than the payment of lease fee installments, and such failure shall continue for forty five (45) days after written notice from Lessor, or if a petition in bankruptcy shall be filed by or against Lessee and not dismissed within one hundred twenty (120) days, or if Lessee shall be adjudicated insolvent, or if Lessee shall make a general assignment for the benefit of its creditors, or if a receiver or trustee shall be appointed to take charge of and wind up Lessee's business, or if the Lessee abandons or vacates the Facilities for more than four (4) consecutive months prior to the termination of this Lease, then Lessee shall be considered to have caused an event of default ("Event of Default"). If Lessee remains in default beyond any applicable cure period, Lessor may elect to terminate this Lease at its sole discretion and pursue its remedies hereunder, at

law or in equity. All time periods set forth in this paragraph for a cure period may be extended by a mutual written agreement.

(b) The following will be deemed a default by Lessor and a breach of this Lease: Lessor's failure to perform any term, condition or breach of any warranty or covenant under this Lease within forty-five (45) days of written notice from Lessee specifying the failure. If Lessor remains in default beyond any applicable cure period, Lessee will have any and all other rights available to it under law and equity. All time periods set forth in this paragraph for a cure period may be extended by a mutual written agreement.

## 17. Authorized Representative

(a) Lessee and Lessor shall provide the names, titles, email addresses and direct telephone numbers of their qualified individuals employed by Lessor and Lessee ("**Authorized Representatives**") who can, from time-to-time, and as needed, assist in answering questions or any accounting discrepancies. The Authorized Representative is:

### LESSOR:

Name:	Kaylynn Kingery
Title:	Leasing Manager
Email Address:	<a href="mailto:Kaylynn.kingery@fairfaxcounty.gov">Kaylynn.kingery@fairfaxcounty.gov</a>
Direct Phone Line:	703-324-2836

### LESSEE:

Name:	Network Real Estate Administration
Email Address:	<a href="mailto:RELeaseAdmin@att.com">RELeaseAdmin@att.com</a>
Direct Phone Line:	877-231-5447

Or such other employee designated by Lessee from time to time.

## 18. Notices.

All notices required hereunder or in respect hereof shall be in writing and shall be transmitted by postage prepaid certified mail, return receipt requested, or transmitted by overnight courier to the following addresses:

### Lessor:

County of Fairfax, Virginia  
Attn: Leasing Manager  
12000 Government Center Parkway, Suite 424  
Fairfax, VA. 22035

With a copy to: County Attorneys Office  
12000 Government Center Parkway, Suite 549  
Fairfax, VA 22035

Lessee:

New Cingular Wireless PCS, LLC  
Attn: Network Real Estate Administration  
Cell Site Name: West Springfield (WABA)  
Fixed Asset Number: 10004703  
575 Morosgo Drive NE  
Atlanta, GA 30324

With a copy to AT&T Legal at:  
New Cingular Wireless PCS, LLC  
Attn: AT&T Legal Department  
Cell Site Name: West Springfield (WABA)  
Fixed Asset Number: 10004703  
208 S. Akard Street  
Dallas, TX 74202

Notices shall be deemed given upon delivery or mailing by certified mail with return receipt requested thereof to the address specified above. Either party may change its address or any address for copies by giving thirty (30) days prior notice of such change in the manner described above.

**19. Assignment and Sublease.**

(a) Lessee may, upon notice to Lessor, assign this Lease to any corporation, partnership or other entity which (i) is controlled by, controlling or under common control with the Lessee, (ii) shall merge or consolidate with or into Lessee, or (iii) shall succeed to all or substantially all the assets, property and business of Lessee. In all other instances, Lessee may only assign or transfer its rights and obligations upon Lessor's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed. Lessee shall submit any requests for any requested consents of Lessor at least sixty (60) days before any assignment of this Lease. Upon assignment, Lessee shall furnish to the Lessor six (6) 8 ½" x 11" colored photographs of the existing conditions and six (6) 8 ½"x 11" colored photographs of the assignee's telecommunications Facilities. Photographs will show all Facilities (i.e. monopole, co-locations, antennas, equipment cabinets, fenced compound with landscaping, access road and/or any other related appurtenances).

(b) This Lease shall not be interpreted to create anything other than a lease and, except as otherwise provided herein, shall not create any other right, title or interest in the property or Premises, nor shall it create an easement. In the event of any assignment which requires Lessor's consent, Lessee agrees that it shall remain liable for all obligations hereunder. For all other assignments, the entity to which the Lease is assigned shall be liable for all obligations of the Lessee under this Lease, regardless of whether such obligation arose before or after such

assignment. Lessee may not sublease all or any portion of the Premises. No other parties are permitted use of the Premises without written permission of Lessor. Furthermore, no other party's equipment shall be permitted at the Premises without written permission of Lessor.

## **20. Sale of Parcel.**

(a) If Lessor, at any time during the Term of the Lease, decides to sell or otherwise transfer all or any part of the Premises, or all or any part of the Parcel, to a purchaser other than Lessee, Lessor shall promptly notify Lessee in writing. In the event of a change in ownership, transfer or sale of the Parcel, Lessor shall notify Lessee within ten (10) days of such transfer. In the event of a change in ownership, transfer or sale of the Parcel, (i) the current Lessor (assignor) shall remain legally responsible for any and all of its obligations arising under this Lease prior to such change, transfer or sale and (ii) the new Lessor (assignee) shall be responsible for any and all of its obligations arising under this Lease after such change, transfer or sale. In no case shall such change, transfer or sale relieve any Lessor of its obligations as described hereunder.

(b) Lessor agrees that any future lease or license it executes with other parties for use of the Parcel will include a clause that prohibits the lessee or licensee from installing such equipment that is of the type and frequency which causes harmful interference which is measurable in accordance with then existing industry standards to the then existing equipment of Lessee.

The provisions of this Paragraph shall in no way limit or impair the obligations of Lessor under the Lease, including interference and access obligations.

## **21. Miscellaneous.**

This Lease contains the entire agreement between the parties with respect to the subject matter hereof and may not be amended except by a writing signed by the parties hereto. The invalidation of any of the provisions hereof shall not affect any of the other provisions hereof, which shall remain in full force. This Lease shall be binding on the parties hereto and their respective successors and assigns.

## **22. Applicable Law.**

This Lease shall be executed, constructed and enforced in accordance with the laws of the Commonwealth of Virginia, disregarding those laws pertaining to conflicts of law. The only proper jurisdiction and venue for any lawsuit arising out of or relating to this Lease shall be the Circuit Court of Fairfax County or the United States District Court for the Eastern District of Virginia.

### **23. Quiet Enjoyment.**

Lessor covenants that Lessee, on paying the rent and performing the covenants herein, shall peaceably and quietly have, hold and enjoy the Premises, subject to the terms and conditions herein contained.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have affixed their signatures as of the date first above written.

WITNESS OR ATTEST:

\_\_\_\_\_

LESSOR:

**THE BOARD OF SUPERVISORS OF  
FAIRFAX COUNTY**

By: \_\_\_\_\_

Name: David J. Molchany

Title: Deputy County Executive

Date: \_\_\_\_\_

WITNESS OR ATTEST:

\_\_\_\_\_

LESSEE:

**NEW CINGULAR WIRELESS PCS, LLC**

By: AT&T Mobility Corporation

Its: Manager

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## **EXHIBIT A**

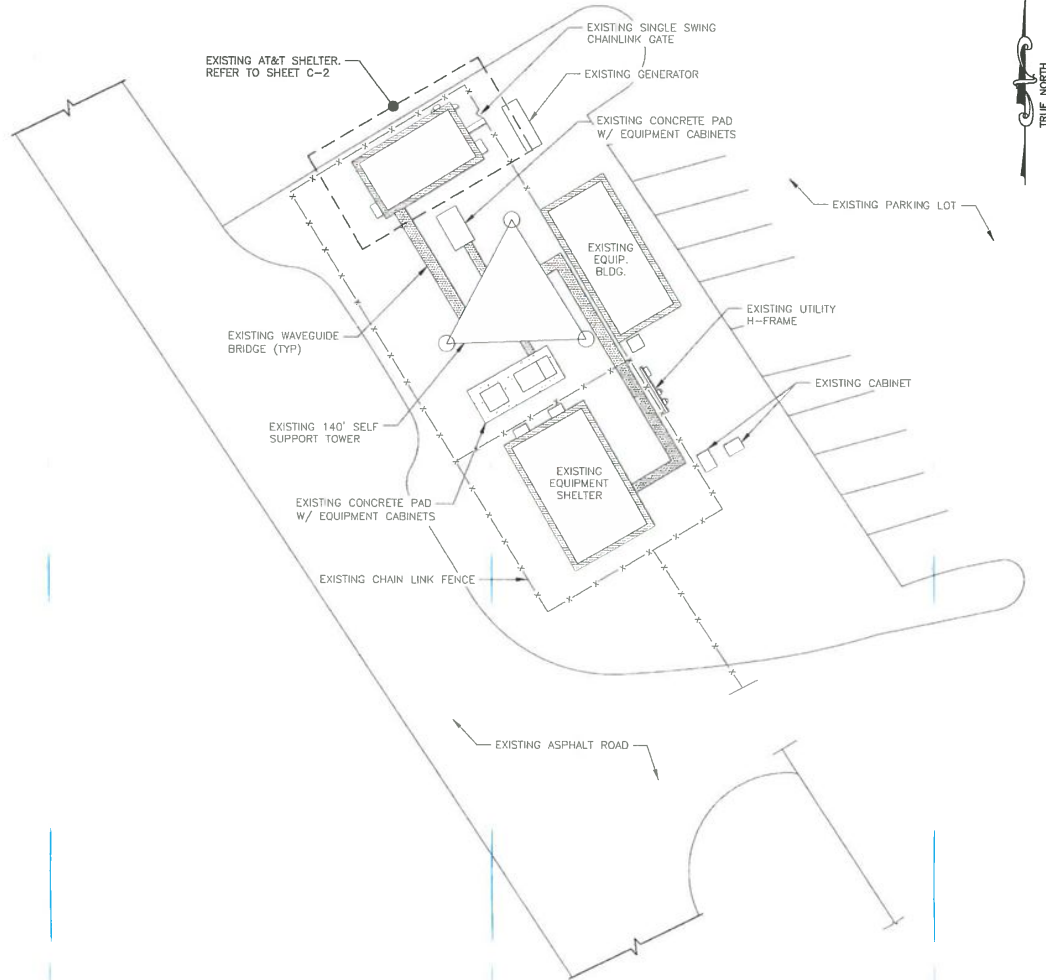
### **MAJOR COMPONENTS OF LESSEE'S FACILITIES**

- 12'x20' equipment shelter
- 1 Emergency backup generator
- Requisite cables (coax/fiber) in support of installation
- Requisite cable support superstructure
- Meter Backboard with necessary meters, distribution boxes, safety lighting and appurtenances
- GPS antennas with supporting mounts and brackets

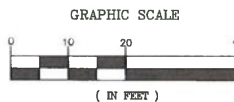
**EXHIBIT B**

**SITE PLANS**

**[see attached]**



1  
C-1 **SITE PLAN**  
SCALE: 1" = 20'  
SCALE BASED ON 11"x17" ONLY



THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

**at&t**  
7150 STANDARD DRIVE  
HANOVER, MD 21076

**NEXIUS**  
Transform Your Network. Through Wireless.  
7550 TEAGUE ROAD  
#401  
HANOVER, MD 21076

PLANS PREPARED BY:  
**Kimley»Horn**  
655 NORTH FRANKLIN STREET, SUITE 150  
TAMPA, FL 33602  
PHONE (813) 620-1460  
WWW.KIMLEY-HORN.COM

REV.	DATE	DESCRIPTION	BY
1	02/24/15	REVISED PER COMMENTS	RCM
0	02/05/15	FINAL	MAM
D	01/30/15	REVISED PER COMMENTS	JPH
C	01/13/15	REVISED PER COMMENTS	JPH
B	12/09/14	REVISED PER COMMENTS	JPH
A	12/03/14	ISSUED FOR REVIEW	JPH

DRAWN BY: JPH CHECKED BY: CAR

148995003

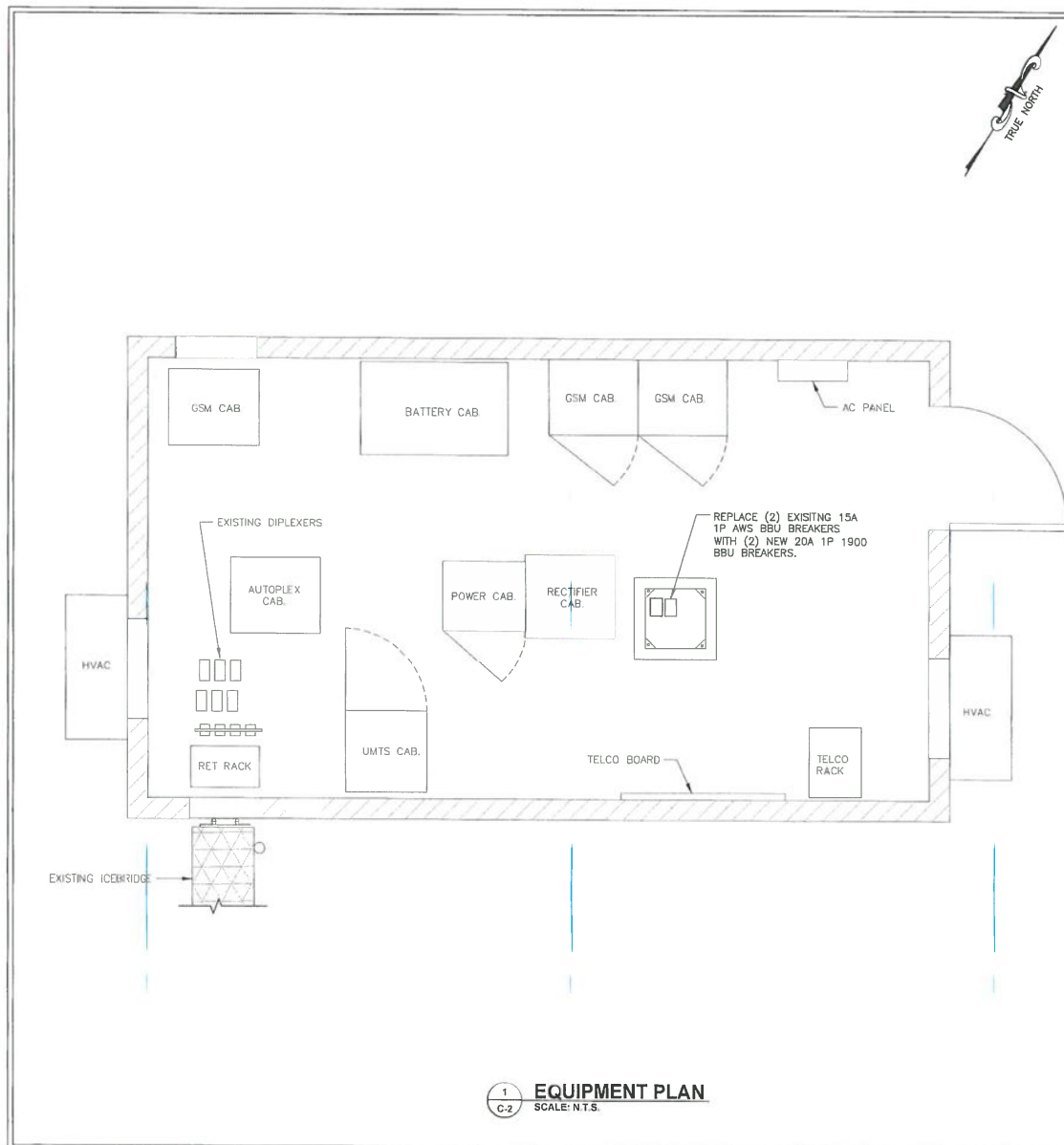


PROJECT BY:  
WEST SPRINGFIELD  
FA# 10004703  
6140 ROLLING ROAD  
SPRINGFIELD VA, 22151

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
C-1

EXHIBIT B



# CIVIL SCOPE OF WORK

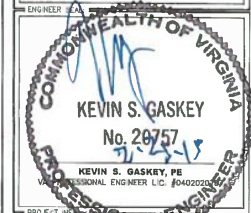
1. MOVE THE INTERNAL LOOP-BACK PLUG TO ACCOMMODATE THE NEW 1900 PCS RRHS, AND RE-INSTALL, FOR ALL RAYCAP SURGE PROTECTION.
2. REMOVE EXISTING AWS P-TOUCH LABELS ON BREAKERS AND REPLACE WITH NEW 1900 P-TOUCH LABELS.
3. REPLACE (2) EXISTING 10A 1P AWS BBU BREAKERS WITH (2) NEW 20A 1P 1900 BBU BREAKERS.
4. REMOVE LOCK-OUT TAGS ON EXISTING 1900 RRH BREAKERS.
5. INSTALL NEW 100A RECTIFIER IN EXISTING GALAXY PLANT. ONLY (6) INSTALLED AND POWER CALCULATION CALLS FOR (7).



REV	DATE	DESCRIPTION	BY
1	02/24/15	REVISED PER COMMENTS	RCM
0	02/05/15	FINAL	MAM
D	01/30/15	REVISED PER COMMENTS	JPH
C	01/13/15	REVISED PER COMMENTS	JPH
B	12/09/14	REVISED PER COMMENTS	JPH
A	12/03/14	ISSUED FOR REVIEW	JPH

DRAWN BY: JPH CHECKED BY: CAR

RHA PROJECT NUMBER: 148995003



PROJECT REF: WEST SPRINGFIELD FA# 10004703  
6140 ROLLING ROAD  
SPRINGFIELD VA, 22151

SHEET TITLE: EQUIPMENT PLAN & SCOPE OF WORK

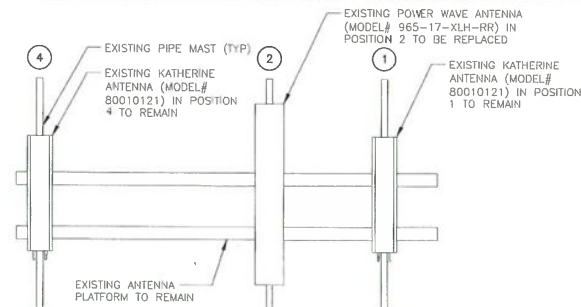
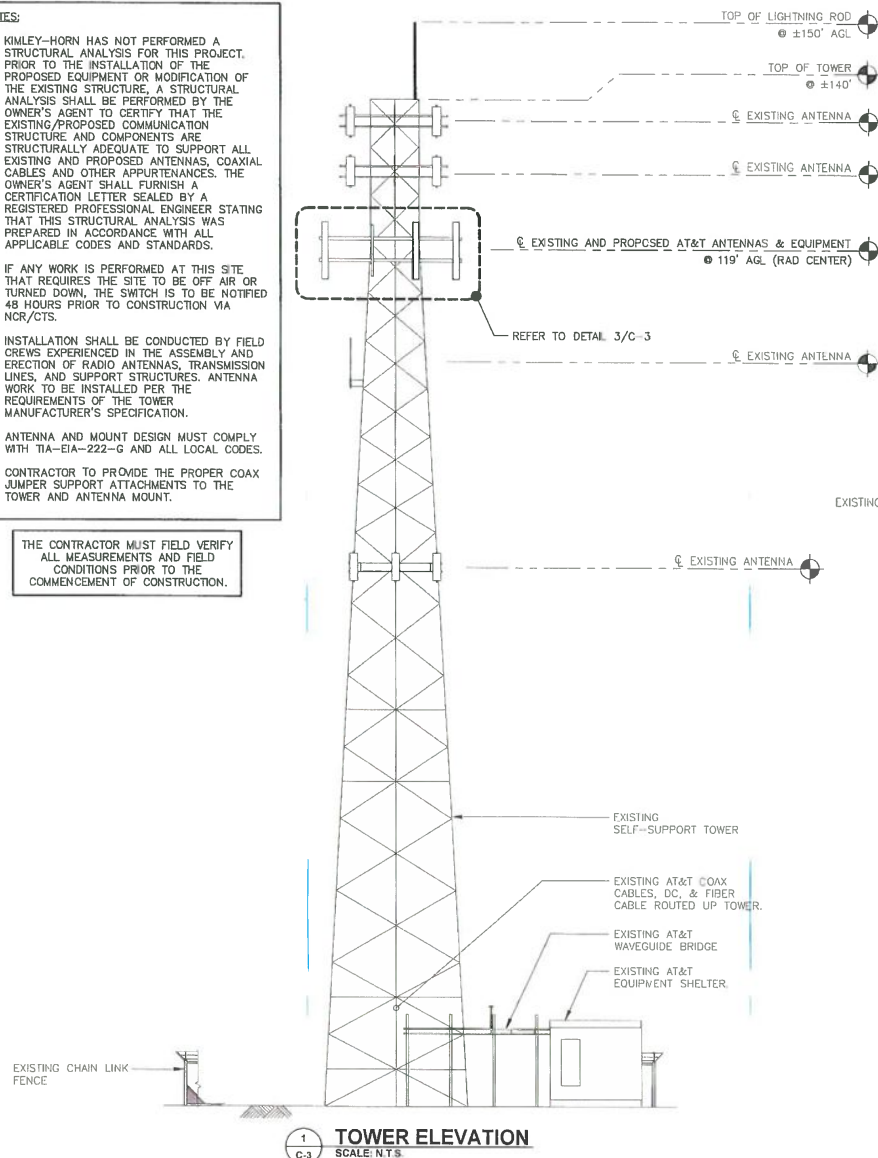
SHEET NUMBER: C-2

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

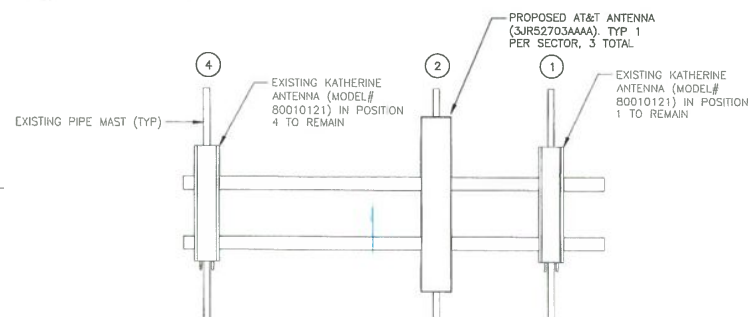
# NOTES:

1. KIMLEY-HORN HAS NOT PERFORMED A STRUCTURAL ANALYSIS FOR THIS PROJECT. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES. THE OWNER'S AGENT SHALL FURNISH A CERTIFICATION LETTER SEALED BY A REGISTERED PROFESSIONAL ENGINEER STATING THAT THIS STRUCTURAL ANALYSIS WAS PREPARED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.
2. IF ANY WORK IS PERFORMED AT THIS SITE THAT REQUIRES THE SITE TO BE OFF AIR OR TURNED DOWN, THE SWITCH IS TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION VIA NCR/CTS.
3. INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES. ANTENNA WORK TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWER MANUFACTURER'S SPECIFICATION.
4. ANTENNA AND MOUNT DESIGN MUST COMPLY WITH TIA-EIA-222-G AND ALL LOCAL CODES.
5. CONTRACTOR TO PROVIDE THE PROPER COAX JUMPER SUPPORT ATTACHMENTS TO THE TOWER AND ANTENNA MOUNT.

THE CONTRACTOR MUST FIELD VERIFY ALL MEASUREMENTS AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



2 C-3 EXISTING SECTOR PROFILE - FRONT  
SCALE: N.T.S.



3 C-3 PROPOSED SECTOR PROFILE - FRONT  
SCALE: N.T.S.



7150 STANDARD DRIVE  
HANOVER, MD 21076



7550 TEAGUE ROAD  
#401  
HANOVER, MD 21076

PLANS PREPARED BY

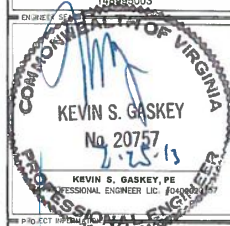


655 NORTH FRANKLIN STREET, SUITE 150  
TAMPA, FL 33602  
PHONE (813) 620-1460  
WWW.KIMLEY-HORN.COM

REV	DATE	DESCRIPTION	BY
1	02/24/15	REVISED PER COMMENTS	RCM
0	02/05/15	FINAL	MAM
D	01/30/15	REVISED PER COMMENTS	JPH
C	01/13/15	REVISED PER COMMENTS	JPH
B	12/09/14	REVISED PER COMMENTS	JPH
A	12/03/14	ISSUED FOR REVIEW	JPH

DRAWN BY: JPH CHECKED BY: CAR

KHA PROJECT NUMBER: 149205003



WEST SPRINGFIELD  
FA# 10004703  
6140 ROLLING ROAD  
SPRINGFIELD VA, 22151

SHEET TITLE:  
**TOWER  
ELEVATION**

SHEET NUMBER:  
**C-3**

Board Agenda Item  
March 20, 2018

4:00 p.m.

Public Hearing on Proposed Comprehensive Plan Amendment 2015-IV-MV1, Embark Richmond Highway (Mount Vernon and Lee Districts)

ISSUE:

On May 12, 2015, the Board of Supervisors directed staff to assess and refine the recommendations of the Virginia Department of Rail and Public Transportation (DRPT) Route 1 Multimodal Alternatives Analysis for incorporation into the county's Comprehensive Plan. The Alternatives Analysis made recommendations about future land use and transportation improvements along the Richmond Highway corridor from Interstate 495 to Woodbridge in Prince William County, including a bus rapid transit (BRT) system from Huntington to Woodbridge and a future extension of Metrorail to Hybla Valley. Plan Amendment 2015-IV-MV1 considers the land use density and mix of land uses for the areas within a one-half mile radius of potential transit stations from Huntington to Accotink Village/Fort Belvoir, and corridor-wide guidance for transportation including transit, pedestrian and bicycle systems; urban design guidance, public facilities' needs; and policy guidance in support of the Metrorail extension.

PLANNING COMMISSION RECOMMENDATION:

On February 22, 2018, the Planning Commission voted 10-0-2 (Commissioner Strandlie abstained from the vote and Commissioner Sargeant recused himself from the vote) to recommend the following actions to the Board of Supervisors, as shown in Attachment I of the Board item:

- Adoption of the staff recommendation for Plan Amendment 2015-IV-MV1, as found on pages 29 through 286 in the staff report dated November 29, 2017, with the modifications as found on Attachment A dated February 22, 2018; and that staff be allowed to make editorial and factual corrections, such as correcting formatting, street names or figured labels;
- Rescind Plan Amendment 2014-IV-MV2 as it is superseded by Plan Amendment 2015-IV-MV1;
- Direct staff to create urban design guidelines that provide additional detail on how to implement the urban design and streetscape features contained in the Comprehensive Plan;
- Direct staff to further study the proposed conceptual grid of streets to refine the multimodal street classifications and right-of-way needs;

Board Agenda Item  
March 20, 2018

- Direct staff to initiate and expedite a plan amendment of the Countywide Trails Plan to remove the trails shown on the Huntley Meadows Park property near the southern and eastern perimeter within the powerline easement connecting Telegraph Road and Lockheed Boulevard;
- Direct staff to initiate and expedite a plan amendment of the Countywide Bicycle Master Plan, to remove the bicycle trail shown on the northern portion of the Huntley Meadows Park property connecting Harrison Lane to Telegraph Road;
- Direct staff to amend the Bicycle Master Plan to be consistent with the Embark Plan Amendment affecting Richmond Highway as part of the next countywide update;
- Direct staff to reconcile the Woodlawn Cultural Corridor trails recommendations in the Embark Plan Amendment with the Fairfax County Countywide Trails Plan as part of the next countywide update;
- Authorize the establishment of an advisory group on affordable housing for the Richmond Highway Corridor and direct the Department of Housing and Community Development and the Department of Planning and Zoning to facilitate the work and recommendations of the advisory group;
- Direct staff to evaluate the planned land uses within the Suburban Neighborhood Areas between Community Business Centers along Richmond Highway. The evaluation should be informed by nominations that are received as part of the South County Site-Specific Plan Amendment process;
- Direct staff to evaluate the impact of the planned Metrorail extension on the areas within one-half mile of the potential station locations at Beacon-Groveton and Hybla Valley/Gum Springs. The evaluation may consider land uses and development around the stations, including the effect on the surrounding neighborhoods. Elements such as access and connectivity should be considered. The evaluation should occur following the conclusion of the review of the Suburban Neighborhood Areas interstices, the refined grids of streets analysis, and the development of urban design guidelines; and
- Direct staff to develop a funding plan for the transportation infrastructure improvements recommended in the Embark Richmond Highway Comprehensive Plan. The funding plan should include arrangements for financing the public

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March 20, 2018

share of infrastructure improvements and facilitate cooperative funding agreements with the private sector.

RECOMMENDATION:

The County Executive recommends that the Board adopt the Planning Commission recommendation to approve PA 2015-IV-MV1 as shown in the staff report dated November 29, 2017 with the proposed text modifications shown in Attachment A of the motions, and Attachment I of the Board item.

TIMING:

Planning Commission public hearing – January 25, 2018  
Planning Commission decision-only – February 22, 2018  
Board of Supervisors public hearing – March 20, 2018

BACKGROUND:

The DRPT Alternatives Analysis, published in February 2015, evaluated transportation improvements along the Richmond Highway corridor from Interstate 495 to Woodbridge in Prince William County. The preferred alternative recommended a six-lane cross-section with continuous pedestrian and bicycle facilities, a three-phase implementation of a BRT system and, in a fourth phase, a Metrorail Yellow-line extension from Huntington Station to the Beacon/Groveton and Hybla Valley/Gum Springs Community Business Centers (CBCs). DRPT also evaluated and suggested modifications to the amount of land use development potential under the Comprehensive Plan within one-half mile of the bus rapid transit stations in support of the preferred alternative. The Board of Supervisors endorsed the recommendations of the Alternatives Analysis and authorized PA 2015-IV-MV1 in May 2015 as described in the Issue section.

The two and a half year Plan amendment process incorporated extensive analysis and community and other stakeholder engagement, including close coordination with the Virginia Department of Transportation. The Board of Supervisors appointed a 13-member Advisory Group consisting of representatives from the Lee and Mount Vernon Supervisor Districts, the Southeast Fairfax Development Corporation, and the Planning Commission. The Advisory Group held 24 meetings to provide local and subject matter expertise, offer input on the existing conditions, scenario development, impact analysis, and other technical work, as well as the recommendations developed by staff. The group also assisted with outreach to stakeholders and the public to encourage community participation and gather feedback throughout the amendment process. Six community meetings were held and provided opportunities to present the project to the larger community at milestones and gather reactions and feedback on key aspects of the amendment. In addition, staff made presentations at more than 30 meetings with

Board Agenda Item  
March 20, 2018

civic associations, homeowner's associations, property owners, developers, and other stakeholders throughout the process.

The amendment resulting from this effort proposes revisions to the adopted plan for the Richmond Highway Corridor to include new guiding planning principles, corridor-wide and CBC guidance, and transportation recommendations. The guidance reflects a modern vision for the corridor that supports walking, biking, driving, a bus rapid transit system, and future Metrorail extension. The proposed principles promote revitalization and mixed-use transit-oriented redevelopment in the CBCs; healthy life-styles; high-quality urban design; economic development; the preservation and enhancement of the environment; the stability of the residential communities beyond the CBCs; and stewardship of heritage and cultural resources. The proposed plan is consistent with the adopted Comprehensive Plan policies on affordable housing and green building and provides updated stormwater guidance based on the planned densities.

The amendment integrates these principles into a vision for the six CBCs along the corridor examined in the study. The CBCs are planned to function as places of activity and civic life where growth is focused. Distinct concept plans for four of the CBCs - Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, and Woodlawn propose redevelopment potential to build on the influence of the planned transportation improvements. Through cohesive urban design elements and interconnected open spaces with such unique features as Ecological Spines the Plan defines the identity of each of these places. Two of the CBCs, Beacon/Groveton and Hybla Valley/Gum Springs, also are proposed to have additional land use development options in anticipation of the future extension of Metrorail. The areas in between the CBCs, the Suburban Neighborhood Areas, are proposed to remain planned primarily for residential, low intensity commercial, and institutional uses. There are no proposed changes to land use within these areas, except for a suggestion that some of the land may be opportunities for additional park space.

In addition, the amendment includes updating transportation recommendations in other sections of the plan to be consistent with the proposed Richmond Highway Corridor Area guidance and updated parks guidance.

FISCAL IMPACT:  
None

Board Agenda Item  
March 20, 2018

ENCLOSED DOCUMENTS:

Attachment I: The Planning Commission Verbatim Excerpt dated February 22, 2018

The Staff Report for PA 2015-IV-MV1 was previously furnished and is available online at:

<https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/compplanamend/embarkrichmondhwy/documents/2015-iv-mv1.pdf>.

STAFF:

Fred R. Selden, Director, Department of Planning and Zoning (DPZ)  
Marianne Gardner, Director, Planning Division (PD), DPZ  
Meghan D. Van Dam, Branch Chief, Planning Division (PD), DPZ  
Sophia S. Fisher, Planner III, Policy and Plan Development Branch (PPDB), PD, DPZ  
Jennifer Garcia, Planner III, PPDB, PD, DPZ  
Barbara A. Byron, Director, Office of Community Revitalization (OCR)  
Elizabeth A. Hagg, Deputy Director, OCR  
JoAnne Fiebe, Revitalization Program Manager, OCR  
Tom Biesiadny, Director, Department of Transportation (DOT)  
Gregg Steverson, Director, Site Analysis and Transportation Planning (STP), DOT  
Leonard Wolfenstein, Section Chief, Transportation Planning Section (TPS), STP, DOT  
Tom Burke, Senior Transportation Planner, STP, TPS, DOT  
Robert Pikora, Senior Transportation Planner, STP, TPS, DOT  
Gayle A. Hooper, Landscape Architect, Fairfax County Park Authority  
Alexis Robinson, Planning Technician, PPDB, PD, DPZ  
Zachary Krohmal, Planner II, LRPS, LRPD, DOT  
Elizabeth Elliott, Planner I, OCR

**County of Fairfax, Virginia  
Planning Commission Meeting  
February 22, 2018  
Verbatim Excerpt**

PA 2015-IV-MV1 – COMPREHENSIVE PLAN AMENDMENT (EMBARK RICHMOND HIGHWAY) – COMPREHENSIVE PLAN AMENDMENT (EMBARK RICHMOND HIGHWAY) –  
*To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment primarily involves the Plan recommendations for the Richmond Highway Corridor in the Lee and Mount Vernon Supervisor Districts and considers the land use and transportation recommendations for the areas within 1/2-mile of potential Bus Rapid Transit stations along the corridor. The adopted Comprehensive Plan for 7.5-mile segment of Richmond Highway Corridor, south of Interstate 495 to Fort Belvoir; recommends higher intensity, mixed-use redevelopment concentrated in six Community Business Centers (CBCs) along the corridor. The interstitial areas between the CBCs are recommends to include predominantly low to moderate residential uses. The Plan for Huntington Transit Station Area, which surrounds the Huntington Metrorail station, recommends new development be directed to areas proximate to the station. The Plan for Accotink Village generally recommends residential and neighborhood-serving retail uses with limited options for redevelopment.*

*PA 2015-IV-MV1 proposes to amend the Plan guidance for the Richmond Highway Corridor to enhance the vision for the corridor, supported by multi-modal improvements, including a Bus Rapid Transit system; pedestrian, bicycle, and roadway improvements; and ultimately, from Huntington to Hybla Valley, a three-mile extension of the Metrorail Yellow Line. The Plan amendment considers revisions the corridor-wide guidance, as well as the land use, urban design, transportation, parks and recreation recommendations within the Penn Daw, Beacon/Groveton, Hybla Valley/Gum Springs, and Woodlawn CBCs. Additional recommendations relating to the transportation, parks and recreation, environment, heritage resources, and public facilities may also be modified, including those within the Huntington TSA, Accotink Village, and surrounding areas. (Lee and Mount Vernon District)*

Decision Only During Commission Matters  
 (Public Hearing held on January 25, 2018)

Commissioner Flanagan: Thank you, Mr. Chairman. Our big day has arrived. On January 25<sup>th</sup>, the Planning Commission held a public hearing for PA 2015-IV-MV1 regarding multi-mobile Bus Rapid Transit and Metrorail transportation improvements for the Richmond Highway Corridor and the development potential under the Comprehensive Plan within one half mile of such bus or Metrorail transit stations. Testimony was received from the Hybla Valley Farms Civic Association, the Southeast Fairfax Development Corporation, the Mount Vernon Council, Katherine Ward, Penn Daw Properties, South County Task Force for Human Services, Fairfield Residential, Audubon Naturalist Society, Friends of Historic Huntley, Friends of Huntley Meadows, Gum Strings Historical Society and CIA Sacramento, LLC. These fourteen, however recommended over seventy changes to the staff report proposed amendments. A decision was deferred by the Commission until tonight, to provide the staff time to review those seventy plus recommendations as well as another thirty plus recommendations from the staff, Commissioners, and submitted written testimony since the public hearing. And we also meet with the South County Federation regarding proposed editorial amendments to the Lower Potomac Planning District. A three-and-a-half-week decision deferral has now resulted in eighty-three changes to

the staff report proposed plan amendments and they are in Attachment A that was distributed to you this evening. And you have previously seen a prior draft of that earlier. Of the memorandum provided by staff to the Planning Commission previously and now dated February 22, 2018, including three requested by the Gum Springs Historical Society in particular. The Gum Springs community, request to be mapped as a historic community in the Comprehensive Plan is acknowledged, with a suggestion that the community pursue listing in Fairfax County's Inventory of Historic Sites which is the necessary precursor to mapping of the area in the Comprehensive Plan. As a result, along the above, both Commissioner Migliaccio and I are satisfied with the amendments recommended by staff in Attachment A, and recommend their approval by the Board of Supervisors. Since this plan amendment is unusually large, Commissioner Migliaccio and I have twelve motions for your consideration tonight. Each of which will be open for any questions you may have for us, and or the staff. We will alternate the twelve motions. Therefore, Mr. Chairman, I MOVE THE FIRST MOTION THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2015-IV-MV1, AS FOUND ON PAGES 29 THROUGH 286 IN THE STAFF REPORT, DATED NOVEMBER 29, 2017, WITH THE MODIFICATIONS AS FOUND ON ATTACHMENT A DISTRIBUTED TONIGHT AND IS DATED FEBRUARY 22, 2018. AND THAT STAFF BE ALLOWED TO MAKE EDITORIAL AND FACTUAL CORRECTIONS, SUCH AS CORRECTING FORMATTING, STREET NAMES OR FIGURED LABELS.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of the motion?

Commissioner Ulfelder: Mr. Chairman.

Chairman Murphy: Yes, Mr. Ulfelder.

Commissioner Ulfelder: Thank you, Mr. Chairman. I was not present for the January 25<sup>th</sup> public hearing. However, I have reviewed the tape of the public hearing, as well as the staff report and the addendum, and all of the other materials that's been provided in connection with this particular plan amendment. And therefore, I do plan to vote on this matter.

Chairman Murphy: Thank you very much. Further discussion? Yes, Ms. Strandlie.

Commissioner Strandlie: Mr. Chairman, I was absent for the public hearing and was unable to get through all the material in time, so I will abstain on all motions.

Chairman Murphy: Okay, thank you very much. Ms. Strandlie abstains in all the motions. Mr. Migliaccio.

Commissioner Migliaccio: No other Commissioners have anything? I just have a short statement I would like to make.

Chairman Murphy: Go ahead.

Commissioner Migliaccio: Thank you, Mr. Chairman. I am glad to second Commissioner Flanagan's motion tonight. This motion is the culmination of two years plus of planning. I would like to take this opportunity to thank the many people who are sitting in the audience here, mostly County planning staff, who helped put pen to paper and crafted this plan amendment, the largest County planning effort since Tysons. I would like to thank Marianne Gardner and her team consisting of Meghan Van Dam, Sophia Fisher, Jenn Garcia and Joanne Fiebee. This team along with many other County staffers guided the Embark Advisory Group through two years of meetings and countless emails and phone calls. I would also like to thank Tom Biesiadny and his county DOT team for their diligence during this process. Many thanks to my fellow Lee District Advisory Group members, Rodney Lusk and Vernon Lee all members of the advisory group on Mount Vernon side also. And to the members of the public who attended early morning meetings and late night meetings to give us their input. Last but not least, I would like to extend thanks to our state partners. The DRPT for producing the study that became the catalyst for EMBARK, and former Senator Toddy Puller for her leadership. Her hard work helped secure the necessary funds to make certain that the DRPT study could be completed. Simply stated, the EMBARK plan that we have before us tonight, seeks to continue the revitalization of Richmond Highway and works to provide a compact, environmentally sustainable and walkable place along the corridor. The primary focus of the land use changes will be the four Community Business Centers of Penn Daw, Groveton, Hybla Valley and Woodlawn. Each of these CBCs will have a grid of streets lined with retail, residential and recreational uses. Over time, the hope is that each CBC will continue to grow and build upon its existing history and unique environmental characteristics to be a place for people to live work and play. And, as we heard at the public hearing, the EMBARK plan and the final plan for – from the city line in Alexandria to Woodbridge, will be accomplished in four phases. The first phases provide a high-quality Bus Rapid Transit system along Richmond Highway primarily in its own dedicated median lanes, while also providing separate bicycle and pedestrian facilities along both sides of Richmond Highway. The final phase calls for a two-stop extension of the Metro Yellow Line from Huntington to Hybla Valley. And, I know Commissioner Flanagan and Commissioner Sargeant and myself want this to happen sooner rather than later. The one thing that is not in our control is the funding of this, and our partners at the County, state and federal level need to step up and that's gonna dictate how fast we could move this project along. And that is all I have to say on this until the follow-on motions.

Chairman Murphy: Further discussion? Mr. Hart.

Commissioner Hart: Thank you, Mr. Chairman. I wanna say from my perspective, I appreciate that the Commissioners from the two districts as well as staff were able to reach a consensus on the wording of so many changes and so many different directions we were being pulled. It's often difficult to resist the temptation at the plan stage to get too specific. And sometimes I think we have gotten way too specific in the plan text. But I think this compromise still allows the Board sufficient flexibility as applications come in. And I think well appreciate that there is a consensus now. Thank you.

Chairman Murphy: And I would like to identify myself with Commissioner Hart's comments. Nice work everybody. Really great. Further discussion? Yes, Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Mr. Chairman, I just – I wanna to clarify one point, and perhaps this is Commissioner Flanagan. Commissioner Flanagan, we received a communication

from the Tree Commissioner from Mount Vernon District. A number of suggested changes to the plan as Tree Commissioner, and I was just wondering whether she was a participant in this extensive process of the EMBARK embraced. And were her – were her observations considered as part of EMBARK?

Commissioner Flanagan: Well again, repeat. Who's considerations?

Commissioner Niedzielski-Eichner: This is Ms. Ledec?

Commissioner Flanagan: Oh, Ms. Ledec.

Commissioner Niedzielski-Eichner: Yeah.

Commissioner Flanagan: I'd have to ask staff that, because I passed that on to staff and I believe that it – they...

Commissioner Migliaccio: Commissioner Niedzielski-Eichner, just to one point, she was an active participant throughout the process.

Commissioner Niedzielski-Eichner: That what was my...

Commissioner Migliaccio: She wasn't – she's not late to the table. She was from the beginning all the way through.

Commissioner Flanagan: She had been of town...

Commissioner Niedzielski-Eichner: To the extent of so recommended edits, I just wanted to have confidence that her consideration – her contribution was considered in the process.

Commissioner Flanagan: She's here tonight and I spoke to her previous to the meeting and told her – I assured her that they are going to be given full consideration.

Chairman Murphy: Ms. Ledec, could you please wave at Commissioner Niedzielski-Eichner. There she is, okay. Question is answered. Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt Plan Amendment 2015-IV-MV1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Abstention. Mr. Flanagan.

Commissioner Flanagan: Yes, my second motion is that I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PLAN AMENDMENT 2014-IV-MV2 BE RESCINDED. PLAN AMENDMENT 2015-IV-MV1 INCLUDED AN EVALUATION OF THE REVISIONS TO THE WOODLAWN COMMUNITY BUSINESS CENTER (CBC), AND AMENDMENTS ANTICIPATED AS PART OF MY FOLLOW-ON MOTIONS, WILL CONSIDER THE PLAN FOR AREAS TO THE SOUTH OF THE WOODLAWN CBC ALONG THE RICHMOND HIGHWAY CORRIDOR. THE

AMENDMENTS SUPERSEDE THE NEED FOR OUTSTANDING PLAN AMENDMENT 2014-IV-MV2 WHICH WAS AUTHORIZED TO LOOK AT THESE SAME AREAS.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it rescind Plan Amendment 2014-IV-MV2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Same abstentions. And now we turn to follow-on motions.

Commissioner Flanagan: Yes, right. Next, Mr. Chairman, will be a number of follow-on motions to recommend that the Board of Supervisors direct staff to refine Embark elements of the Comprehensive Plan and advance the implementation of the Plan recommendations in coordination with community members and other stakeholders which I think Commissioner Migliaccio was just referring to on his opening remarks. So, with that I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO CREATE URBAN DESIGN GUIDELINES, THAT PROVIDE ADDITIONAL DETAIL ON HOW TO IMPLEMENT THE URBAN DESIGN AND STREETScape FEATURES CONTAINED IN THE COMPREHENSIVE PLAN.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Discussion? All those in favor of that motion, say aye.

Commissioner Ulfelder: What you say is just specific to the EMBARK plan or are you [inaudible].

Commissioner Flanagan: These are for – just primarily for the...

Commissioner Ulfelder: EMBARK. Yeah.

Commissioner Flanagan: Every place we were talking about the Comprehensive Plan it will be the amendments we're making...

Commissioner Ulfelder: [Inaudible].

Commissioner Flanagan: These are the amendments we've just adopted.

Chairman Murphy: Okay, further discussion. Mr. Charter.

Commissioner Carter: One small point. That it's the timing of the design guidelines. It's better if they come out at the same time as the plan. Well that's probably not practical. Pretty soon they ought to come out – because if you wait, then things happen. And it sounds like you're trying to

rewrite the plan. If it's a year or so. [Inaudible]. Writing those guidelines as soon as possible would be a good move.

Chairman Murphy: Okay. Barbara Byron has a comment.

Barbara Byron, Office of Community Revitalization, County Executive Office: Thank you. Barbara Byron, Office of Community Development, and we agree with you, Mr. Carter. We already have a contract in place with one of our consultants that's worked with us on the plan, and it's our current expectation that we have them done by October of this year.

Commissioner Carter: It's good.

Chairman Murphy: Further discussion. All those in favor of the motion....

Commissioner Flanagan: Mr. Chairman.

Chairman Murphy: Yes.

Commissioner Flanagan: I just also want to point out that we introduced some new features in the Comprehensive Plan. Grid streets for instance, they never existed before and the current urban design criteria just don't – they weren't written for that kind of a urban layout. So, that's the reason why we need the additional...

Commissioner Carter: I would like to further point out. I like the graphics in this plan, and I think they were done in the right way. They were – not – come out at being too detailed. I don't – I think they're done in the – in the right way, but it gives you an impression of what the area's gonna look like. I like particularly that stormwater management feature, I've forgotten the name of it. I thought that was pretty creative. Without saying, "Look, it must be exactly like this." So, I like that feature and I hope we can do that on other plans.

Commissioner Flanagan: I appreciate that.

Chairman Murphy: Further discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

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

Commissioner Flanagan: Mr. Migliaccio is next.

Chairman Murphy: Mr. Migliaccio.

Commissioner Migliaccio: You have the second one.

Chairman Murphy: You have the second one.

Commissioner Migliaccio: The grid of streets.

Commissioner Flanagan: It was the grid of streets I was just talking about. Yeah. I MOVE THAT THAT I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO FURTHER STUDY THE PROPOSED CONCEPTUAL GRID OF STREETS TO REFINE THE MULTIMODAL STREET CLASSIFICATIONS AND RIGHT-OF-WAY NEEDS.

Commissioner Migliaccio: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: And I have the next motion...

Chairman Murphy: Mr. Migliaccio.

Commissioner Migliaccio: And I thank this one touches on something Ms. Ledec wanted. So we did listen. I MOVE THAT THAT PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO INITIATE AND EXPEDITE A PLAN AMENDMENT FOR THE – OF THE COUNTYWIDE TRAILS PLAN TO REMOVE THE TRAILS SHOWN ON HUNTLEY MEADOWS PARK PROPERTY NEAR SOUTHERN AND EASTERN PERIMETER WITHIN THE POWERLINE EASEMENT CONNECTING TELEGRAPH ROAD AND LOCKHEED BOULEVARD.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

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

Commissioner Migliaccio: Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO INITIATE AND EXPEDITE A PLAN AMENDMENT OF THE COUNTYWIDE BICYCLE MASTER PLAN, TO REMOVE THE BICYCLE TRAIL SHOWN ON THE NORTHERN PORTION OF HUNTLEY MEADOWS PARK PROPERTY CONNECTING HARRISON LANE TO TELEGRAPH ROAD.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

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

Commissioner Migliaccio: Mr. Chairman, I further MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO AMEND THE BICYCLE MASTER PLAN TO BE CONSISTENT WITH THE EMBARK PLAN AMENDMENT AFFECTING RICHMOND HIGHWAY AS PART OF THE NEXT COUNTYWIDE UPDATE.

Commissioner Flanagan: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Over to Mr. Flanagan.

Commissioner Flanagan: Yes. Thank you, Mr. Chairman. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO RECONCILE THE WOODLAWN CULTURAL CORRIDOR TRAILS RECOMMENDATIONS IN THE EMBARK PLAN AMENDMENT, WITH THE FAIRFAX COUNTY COUNTYWIDE TRAILS PLAN AS PART OF THE NEXT COUNTYWIDE UPDATE.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

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

Commissioner Migliaccio: Thank you, Mr. Chairman. In order to achieve the County's long term goals and to sustain the corridor's essential social and economic diversity, there must be a housing stock for all range of income levels, especially low to moderate income households. As the Embark plan begins to be implemented, it will be necessary to prepare for potential impacts on the supply of affordable housing – housing. Even now we can see the negative impact of the yet-to-be-approved plan on our current market rate affordable housing stock on the corridor. I propose that the Mount Vernon and Lee Supervisors convene a small advisory group of affordable housing advocates and experts, citizens, developers and other appropriate stakeholders to assess the current affordable housing policy along the – along Richmond Highway, and to also look at the potential loss of existing market affordable housing. The goal of putting together this group will be to develop specific strategies within the next nine months to preserve and enhance the quality of these market affordable units, and to make recommendations to the current affordable housing policies along the corridor. The strategies – these strategies and recommendations should be realistic and attainable and not become part of a document that simply collects dust on a bookshelf. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING

COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS AUTHORIZE THE ESTABLISHMENT OF AN ADVISORY GROUP ON AFFORDABLE HOUSING FOR THE RICHMOND HIGHWAY CORRIDOR AND DIRECT THE DEPARTMENTS OF HOUSING AND COMMUNITY DEVELOPMENT AND PLANNING AND ZONING TO FACILITATE THE WORK AND RECOMMENDATIONS OF THE ADVISORY GROUP.

Commissioners Flanagan and Hart: Second.

Chairman Murphy: Seconded by Mr. Flanagan and Mr. Hart. Is there a discussion? All those in favor of that motion, say aye.

Commissioners: Aye.

Commissioner Niedzielski-Eichner: I just want to be on record in support of this amendment, Mr. – Commissioner Migliaccio for her – for his initiative and in being responsive to the kind of issues that were raised at the public hearing for this matter.

Commissioner Migliaccio: Commissioner Niedzielski-Eichner, I – I'd love to take all the credit, but Commissioner Flanagan and Sargeant were also part of this. So, I just had to read it.

Commissioner Niedzielski-Eichner: I commend all three of you.

Commissioner Tanner: Mr. Chairman.

Chairman Murphy: Yes.

Commissioner Tanner: Just one quick question, and I agree with Commissioner Migliaccio. This in fact – this is a great amendment and it's a great motion. I just want to make sure that this Commission that you're putting together will set specific targets once they get into study see what's feasible and reasonable.

Commissioner Migliaccio: That is the goal.

Commissioner Tanner: Thank you.

Chairman Murphy: Further discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

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

Commissioner Flanagan: Yes, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF EVALUATE THE PLANNED LAND USES WITHIN THE SUBURBAN NEIGHBORHOOD AREAS BETWEEN COMMUNITY BUSINESS CENTERS ALONG RICHMOND HIGHWAY. THE EVALUATION SHOULD BE INFORMED BY NOMINATIONS THAT ARE RECEIVED AS PART OF THE SOUTH COUNTY SITE-SPECIFIC PLAN AMENDMENT PROCESS.

Commissioner Migliaccio: Second.

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

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. And, Mr. Flanagan again.

Commissioner Flanagan: We're getting near the end.

Chairman Murphy: No, that's alright. It's very interesting.

Commissioner Flanagan: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT STAFF EVALUATE THE EFFECT OF THE PLANNED METRORAIL EXTENSION ON THE AREAS WITHIN ONE-HALF MILE OF THE POTENTIAL STATION LOCATIONS AT BEACON-GROVETON AND HYBLA VALLEY/GUM SPRINGS AREAS. THE EVALUATION MAY CONSIDER LAND USES AND DEVELOPMENT AROUND THE STATIONS, INCLUDING THE EFFECT ON THE SURROUNDING NEIGHBORHOODS. ELEMENTS SUCH AS ACCESS AND CONNECTIVITY SHOULD BE CONSIDERED. THE EVALUATION SHOULD OCCUR FOLLOWING THE CONCLUSION OF THE REVIEW OF THE SUBURBAN NEIGHBORHOOD AREAS INTERSTICES, THE REFINED GRIDS OF STREETS ANALYSIS, AND THE DEVELOPMENT OF URBAN DESIGN GUIDELINES AS WELL.

Commissioner Migliaccio: Second.

Chairman Murphy: Seconded by Mr. Migliaccio. Is there a discussion?

Commissioner Flanagan: Mr. Chairman.

Chairman Murphy: Mr. Flanagan and then Mr. Niedzielski-Eichner.

Commissioner Flanagan: I just want to point out that we had several requests through the public hearing for issues related to the suburban neighborhoods and the proximity to the planned station areas. Because of the need to have twelve buildings probably adjacent to the station areas, where it would loom over the nearby one-story communities. And, I just want to assure everybody who testified out there that may be watching tonight, that this the particular motion that I think would address their needs.

Chairman Murphy: Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: Thank you, Mr. Chairman. Perhaps this is a question posed to Commissioner Flanagan, or perhaps staff. But what is of interest to me is understanding if the Comprehensive Plan is executed, what we're – what we're – it's calling for BRT and then it says at some desirable time, or time when the finances are there it will – there would be support for these additional stops of the Metro Line. In the – in the interim between BRT being put in place and the existence of the Metro Station, and presumably with the Metro Station becomes higher

density, how do we transition from a lower density BRT to higher density Metro and is that part of this study?

Commissioner Flanagan: Yes, it was a part of this study. There was an advisory group appointed by the Supervisors to meet with the staff on a regular basis, once a month, for the last two years and to basically give a understanding of what this change for having BRT or Metrorail will prompt or what is actually needed in order for it to actually occur. So consequently, there are densities that are available now that are not yet used and those will continue to build. And as the buildup that will justify the BRT. We have a certain maximum development that can – that BRT can handle and then after that where the density goes beyond that is planned for, as we increase the density beyond that. That would be then justify the extension of Metrorail at a later date.

Chairman Murphy: Mr. Biesiadny, do you have any comments you would like to make on this subject? I'm not forcing but if you want to add something.

Tom Biesiadny, Department of Transportation: Chairman Murphy, Tom Biesiadny with the Department of Transportation. The transition between bus rapid transit and Metro was considered as part of the advisory group discussion over time. One of the reasons for this motion though is to further amend the plan to incorporate those Metrorail densities in the future.

Chairman Murphy: Further discussion. All those in favor of that motion, say aye.

Commissioners: Aye.

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

Commissioner Migliaccio: Thank you, Mr. Chairman. I have the final follow-on motion. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT STAFF TO DEVELOP A FUNDING PLAN FOR THE TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS RECOMMENDED IN THE EMBARK RICHMOND HIGHWAY COMPREHENSIVE PLAN. THE FUNDING PLAN SHOULD INCLUDE ARRANGEMENTS FOR FINANCING THE PUBLIC SHARE OF INFRASTRUCTURE IMPROVEMENTS AND FACILITATE COOPERATIVE FUNDING AGREEMENTS WITH THE PRIVATE SECTOR.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion? Mr. Niedzielski-Eichner.

Commissioner Niedzielski-Eichner: I'm just jumping in to make sure you don't jump too quickly into voting.

Chairman Murphy: I wouldn't dare.

Commissioner Niedzielski-Eichner: On this motion, this follow-on motion, is this – isn't envisioned – potentially – one of the options in consideration – to be considered is a taxing district that would – a tax district that would be part of the funding stream to support these transportation options?

Commissioner Migliaccio: I don't think, Mr. Mr. Niedzielski-Eichner. I don't think anything has been ruled out. However, Richmond Highway does not have the office component that Tysons does that can easily support a tax district. So, it might be a different type of funding arrangement that we come up with.

Chairman Murphy: Further discussion, all those in favor of that motion. Yes, Mr. Flanagan, did you have an addendum?

Commissioner Flanagan: I just want to also comment in – of course you know, the Comprehensive Plan is recommendations these are not requirements. And we did have public testimony suggesting where the funding would of the – considered by the staff and [inaudible] as we came forward with Attachment A. The funding is not really a planning subject. Funding is – planning is about land use and how we do these things is up to the applicants who make their applications to us. So, we seldom do – you know get into the funding subjects.

Commissioner Niedzielski-Eichner: I've just reacted to this motion which is calling for a transportation funding plan that speaks to the transportation funding.

Commissioner Flanagan: Well the funding plan will not be put into the Comprehensive Plan.

Commissioner Niedzielski-Eichner: I understand that...

Commissioner Flanagan: This is something that staff's going to do....

Commissioner Niedzielski-Eichner: I just wanna – my questioning along the lines of this – these two follow-on motions reflects my interest in understanding how the BRT verses Metro Line. How that transition takes place, and what would facilitate and expedite it – construction of the Metro Line to the locations that have been identified in the Comprehensive Plan. It strikes me as there's some inefficiencies of potentially counterproductive considerations if we on one hand act – call for a BRT but then at some future date call for a Metro Stations. And the alignment of those two transportation options has a funding component to it, obviously. And I was just of interest ensuring that this transportation funding plan is going to take all that into account.

Commissioner Flanagan: I'm one hundred percent with you. And if you would like to join me as staff pursues this – the funding plan that this motion authorizes, I'd be very happy to have you – keep you abreast of what the – of those – as those investigations go forward.

Chairman Murphy: Mr. Biesiadny, do you have a comment?

Mr. Biesiadny: Mr. Chairman, members of the Planning Commission, it's always envisioned that the bus rapid transit will remain in place even after Metrorail is extended. The Metrorail would have two stations. The Bus Rapid Transit has nine stations to Fort Belvoir and then additional stations south to Woodbridge. So, it will be – we won't be doing the Bus Rapid Transit then getting rid of it and then doing Metrorail. Metrorail actually be supplemented by the bus rapid transit in the future. The funding plan that's discussed here will take into account not only the Bus Rapid Transit, but it will take into account the grid of streets and other transportation improvements that are needed to support the land use that is being approved as part of this plan.

The Metrorail funding plan and future densities are part of that other motion that talks about additional work that needs to be done to get to the Metrorail extension.

Chairman Murphy: Further discussion? All those in favor of the motion, say aye...

Commissioner Flanagan: Mr. Chairman, we have now adopted the recommendations to - in the Attachment A. We would - we have adopted a recommendation in there to expedite the consideration of when Metrorail will occur. So consequently, I presume that the funding of that would have to be, you know, would have to be some study of that at some time as well, before we - if we're gonna expedite the funding of Metrorail as well.

Chairman Murphy: I'm afraid to ask. Further discussion of the motion to expedite it. All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motions carried by a vote of 10-0-2. Commissioner Strandlie abstained from the vote, not present for the public hearing. Commissioner Sargeant recused himself from the vote.

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Board Agenda Item  
March 20, 2018

4:30 p.m.

Public Hearing on SE 2011-MV-006 (Hamdi H. Eslaquit D/B/A Hamdi's Child Care/  
Selim M. Eslaquit) to Permit a Home Child Care Facility with a Maximum of 12 Children,  
Located on Approximately 13,006 Square Feet of Land Zoned PDH-2 (Mount Vernon  
District)

This property is located at 6606 Winstead Manor Court, Lorton, 22079. Tax Map 99-2  
((17)) 31.

PLANNING COMMISSION RECOMMENDATION:

On February 15, 2018, the Planning Commission voted 12-0 to recommend to the  
Board of Supervisors approval of SE 2011-MV-006, subject to the development  
conditions dated February 1, 2018.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
[https://www.fairfaxcounty.gov/planning-zoning/zoning-application-board-packages-  
fairfax-county-board-supervisors](https://www.fairfaxcounty.gov/planning-zoning/zoning-application-board-packages-fairfax-county-board-supervisors)

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Mary Ann Tsai, Planner, DPZ

Board Agenda Item  
March 20, 2018

4:30 p.m.

Public Hearing on an Amendment to The Code of the County of Fairfax, Virginia – Chapter 4 (Taxation and Finance) to Add a New Article 28 to Provide a Real Estate Tax Exemption for Surviving Spouses of Certain Persons Killed in the Line of Duty

ISSUE:

Public Hearing to Consider Amendment to The Code of the County of Fairfax, Virginia – Chapter 4 (Taxation and Finance) to Add a New Article 28 to Provide a Real Estate Tax Exemption for Surviving Spouses of Certain Persons Killed in the Line of Duty

RECOMMENDATION:

The County Executive recommends approval of the proposed amendment to Chapter 4.

TIMING:

On February 20, 2018, the Board authorized advertisement of a public hearing to consider this matter on March 20, 2018, at 4:30 p.m. This ordinance would become effective upon adoption.

BACKGROUND:

The Virginia Property Tax Exemption for Surviving Spouses of Police and Emergency Service Providers Amendment was on the November 8, 2016, ballot in Virginia as a legislatively referred constitutional amendment (2016 Amendment). It was approved by a wide margin.

The measure gave the Virginia General Assembly authority to enact a law that would permit localities to provide a real property tax exemption for the spouse of "any law-enforcement officer, firefighter, search and rescue personnel, or emergency medical services personnel who was killed in the line of duty." A surviving spouse would only be eligible for a property tax exemption if he or she occupies a property as his or her primary place of residence and if the spouse has not remarried.

This amendment follows other Constitutional amendments. In 2010, Virginians approved an amendment that required the General Assembly to enact a law that would provide property tax exemptions to military veterans if the veteran had a 100 percent permanent and total disability related to military service. Surviving spouses were also allowed to continue to claim the exemption if they continued to keep the same property as their primary residence and did not remarry. In 2014, voters approved a Constitutional amendment that allowed the General Assembly to expand the property tax exemption to include surviving spouses of military members killed in action.

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The 2016 Amendment permitted the General Assembly to provide for a local option to exempt from taxation real property owned by the surviving spouses of law-enforcement officers, firefighters, search and rescue personnel, or emergency services personnel who were killed in the line of duty. The General Assembly provides for this local option in Article 2.5 of Chapter 32 of Title 58.1 of the Virginia Code. Article 2.5 sets forth the scope and extent of the exemption; however, unlike the other real property exemptions referenced above, the 2016 Amendment and Article 2.5 allow each individual locality to determine whether it will allow the exemption.

As part of the budget guidance for the development of the FY 2019 budget, the Board of Supervisors directed staff to pursue implementation of the option to grant real estate tax relief for surviving spouses of first responders killed in the line of duty. The attached ordinance would allow those certain persons referenced in Article 2.5 to claim the real estate tax exemption for qualifying property owned in Fairfax County. If approved, the ordinance would allow those certain persons to apply for the tax exemption in accordance with law back to January 1, 2017.

FISCAL IMPACT:

The precise fiscal impact will be dependent on the number of taxpayers who apply (and are approved) for an exemption. Assuming that five surviving spouses of first responders are approved for tax relief on homes using current mean values and tax rates in Fairfax County, the General Fund impact would be approximately \$31,000 annually. This estimated fiscal impact has already been reflected in the FY 2019 Advertised Budget Plan. Given that the tax exemption would be applied retroactively back to January 1, 2017, a potential fiscal impact of up to \$31,000 is also expected for FY 2018 and could be absorbed within the FY 2018 Adopted Budget Plan.

ENCLOSED DOCUMENTS:

Attachment 1 – Virginia Constitution Article X, Section 6B

Attachment 2 – Virginia Code § 58.1-3219.13-3219.16

Attachment 3 – Proposed Ordinance to amend Chapter 4 of the Fairfax County Code

STAFF:

Joseph M. Mondoro, Chief Financial Officer

Jaydeep “Jay” Doshi, Director, Department of Tax Administration (DTA)

Howard Goodie, Director, Real Estate Division, DTA

Laura Mills, Management Analyst, Real Estate Division, DTA

ASSIGNED COUNSEL:

Daniel Robinson, Assistant County Attorney, Office of the County Attorney

Constitution of Virginia  
Article X. Taxation and Finance

**Section 6-B. Property tax exemptions for spouses of certain emergency services providers.**

Notwithstanding the provisions of Section 6, the General Assembly by general law, and within the restrictions and conditions prescribed therein, may provide for a local option to exempt from taxation the real property of the surviving spouse of any law-enforcement officer, firefighter, search and rescue personnel, or emergency medical services personnel who was killed in the line of duty, who occupies the real property as his or her principal place of residence. The exemption under this section shall cease if the surviving spouse remarries and shall not be claimed thereafter. This exemption applies regardless of whether the spouse was killed in the line of duty prior to the effective date of this section, but the exemption shall not be applicable for any period of time prior to the effective date. This exemption applies to the surviving spouse's principal place of residence without any restriction on the spouse's moving to a different principal place of residence and without any requirement that the spouse reside in the Commonwealth at the time of death of the law-enforcement officer, firefighter, search and rescue personnel, or emergency medical services personnel.

The amendment ratified November 8, 2016, and effective January 1, 2017—Added a new section (6-B).

Code of Virginia  
Title 58.1. Taxation  
Chapter 32. Real Property Tax

### § 58.1-3219.13. Definitions.

As used in this article, unless the context requires otherwise:

"Covered person" means any person set forth in the definition of "deceased person" in § 9.1-400 whose beneficiary, as defined in § 9.1-400, is entitled to receive benefits under § 9.1-402, as determined by the Comptroller prior to July 1, 2017, or as determined by the Virginia Retirement System on and after July 1, 2017.

2017, c. 248.

Code of Virginia  
 Title 58.1. Taxation  
 Chapter 32. Real Property Tax

## § 58.1-3219.14. Exemption from taxes on property of surviving spouses of certain persons killed in the line of duty.

A. Pursuant to Article X, Section 6-B of the Constitution of Virginia, for tax years beginning on or after January 1, 2017, any county, city, or town may exempt from taxation the real property described in subsection B of the surviving spouse of any covered person who occupies the real property as his principal place of residence. If the covered person's death occurred on or prior to January 1, 2017, and the surviving spouse has a principal residence on January 1, 2017, eligible for the exemption under this section, then the exemption for the surviving spouse shall begin on January 1, 2017. If the covered person's death occurs after January 1, 2017, and the surviving spouse has a principal residence eligible for the exemption under this section on the date that such covered person dies, then the exemption for the surviving spouse shall begin on the date that such covered person dies. If the surviving spouse acquires the property after January 1, 2017, then the exemption shall begin on the date of acquisition, and the previous owner may be entitled to a refund for a pro rata portion of real property taxes paid pursuant to § 58.1-3360. No county, city, or town shall be liable for any interest on any refund due to the surviving spouse for taxes paid prior to the surviving spouse's filing of the affidavit or written statement required by § 58.1-3219.15.

B. Those dwellings, in any locality that provides the exemption pursuant to this article, with assessed values in the most recently ended tax year that are not in excess of the average assessed value for such year of a dwelling situated on property that is zoned as single-family residential shall qualify for a total exemption from real property taxes under this article. If the value of a dwelling is in excess of the average assessed value as described in this subsection, then only that portion of the assessed value in excess of the average assessed value shall be subject to real property taxes, and the portion of the assessed value that is not in excess of the average assessed value shall be exempt from real property taxes. Single-family homes, condominiums, town homes, manufactured homes as defined in § 46.2-100 whether or not the wheels and other equipment previously used for mobility have been removed, and other types of dwellings of surviving spouses, whether or not the land on which the single-family home, condominium, town home, manufactured home, or other type of dwelling of a surviving spouse is located is owned by someone other than the surviving spouse, that (i) meet this requirement and (ii) are occupied by such persons as their principal place of residence shall qualify for the real property tax exemption. If the land on which the single-family home, condominium, town home, manufactured home, or other type of dwelling is located is not owned by the surviving spouse, then the land is not exempt.

For purposes of determining whether a dwelling, or a portion of its value, is exempt from county and town real property taxes, the average assessed value shall be such average for all dwellings located within the county that are situated on property zoned as single-family residential.

C. The surviving spouse shall qualify for the exemption so long as the surviving spouse does not remarry and continues to occupy the real property as his principal place of residence. The exemption applies without any restriction on the spouse's moving to a different principal place of residence.

D. A county, city, or town shall provide for the exemption from real property taxes of (i) the qualifying dwelling, or that portion of the value of such dwelling and land that qualifies for the exemption pursuant to subsection B, and (ii) with the exception of land not owned by the surviving spouse, the land, not exceeding one acre, upon which it is situated. However, if a county, city, or town provides for an exemption from or deferral of real property taxes of more than one acre of land pursuant to Article 2 (§ 58.1-3210 et seq.), then the county, city, or town shall also provide an exemption for the same number of acres pursuant to this section. A real property improvement other than a dwelling, including the land upon which such improvement is situated, made to such one acre or greater number of acres exempt from taxation pursuant to this subsection shall also be exempt from taxation so long as the principal use of the improvement is (a) to house or cover motor vehicles or household goods and personal effects as classified in subdivision A 14 of § 58.1-3503 and as listed in § 58.1-3504 and (b) for other than a business purpose.

E. For purposes of this exemption, real property of any surviving spouse of a covered person includes real property (i) held by a surviving spouse as a tenant for life, (ii) held in a revocable inter vivos trust over which the surviving spouse holds the power of revocation, or (iii) held in an irrevocable trust under which the surviving spouse possesses a life estate or enjoys a continuing right of use or support. Such real property does not include any interest held under a leasehold or term of years.

F. 1. In the event that (i) a surviving spouse is entitled to an exemption under this section by virtue of holding the property in any of the three ways set forth in subsection E and (ii) one or more other persons have an ownership interest in the property that permits them to occupy the property, then the tax exemption for the property that otherwise would have been provided shall be prorated by multiplying the amount of the exemption by a fraction the numerator of which is 1 and the denominator of which equals the total number of people having an ownership interest that permits them to occupy the property.

2. In the event that the principal residence is jointly owned by two or more individuals including the surviving spouse, and no person is entitled to the exemption under this section by virtue of holding the property in any of the three ways set forth in subsection E, then the exemption shall be prorated by multiplying the amount of the exemption by a fraction the numerator of which is the percentage of ownership interest in the dwelling held by the surviving spouse and the denominator of which is 100.

2017, c. 248.

Code of Virginia  
Title 58.1. Taxation  
Chapter 32. Real Property Tax

### § 58.1-3219.15. Application for exemption.

A. The surviving spouse claiming the exemption under this article shall file with the commissioner of the revenue of the county, city, or town or such other officer as may be designated by the governing body in which the real property is located, on forms to be supplied by the county, city, or town, an affidavit or written statement (i) setting forth the surviving spouse's name, (ii) indicating any other joint owners of the real property, (iii) certifying that the real property is occupied as the surviving spouse's principal place of residence, and (iv) including evidence of the determination of the Comptroller or the Virginia Retirement System pursuant to subsection A. The surviving spouse shall also provide documentation that he is the surviving spouse of a covered person and of the date that the covered person died.

The surviving spouse shall be required to refile the information required by this section only if the surviving spouse's principal place of residence changes.

B. The surviving spouse shall promptly notify the commissioner of the revenue of any remarriage.

2017, c. 248.

Code of Virginia  
Title 58.1. Taxation  
Chapter 32. Real Property Tax

## § 58.1-3219.16. Absence from residence.

The fact that surviving spouses who are otherwise qualified for tax exemption pursuant to this article are residing in hospitals, nursing homes, convalescent homes, or other facilities for physical or mental care for extended periods of time shall not be construed to mean that the real estate for which tax exemption is sought does not continue to be the sole dwelling of such persons during such extended periods of other residence, so long as such real estate is not used by or leased to others for consideration.

2017, c. 248.

**AN ORDINANCE AMENDING  
CHAPTER 4 OF THE FAIRFAX COUNTY CODE, RELATING TO REAL ESTATE  
TAX EXEMPTION FOR SURVIVING SPOUSES OF CERTAIN PERSONS KILLED IN  
THE LINE OF DUTY**

**Draft of January 2, 2018**

**AN ORDINANCE** to amend the Fairfax County Code by amending Chapter 4 by adding a new Article 28 granting an exemption to the real estate tax on real property owned by surviving spouses of certain persons killed in the line of duty.

**Be it ordained by the Board of Supervisors of Fairfax County:**

- 1. That Article 28 of Chapter 4 of the Fairfax County code is adopted as follows:**

**CHAPTER 4 – Taxation and Finance.**

**Article 28. – Real Estate Tax Exemption for Property Owned by Surviving Spouses of  
Certain Persons Killed in the Line of Duty.**

**Section 4-28-1. – Definitions.**

- (a) For the purposes of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this Section.

(1) Average assessed value means the average assessed value for all dwellings located within the county that are situated on property zoned as single-family residential.

(2) Covered person means any person set forth in the definition of “deceased person” in Va. Code § 9.1-400 whose beneficiary, as defined in Va. Code § 9.1-400, is entitled to receive benefits under Va. Code § 9.1-402, as determined by the Comptroller prior to July 1, 2017, or as determined by the Virginia Retirement System on and after July 1, 2017.

(3) Director means the Director of the Fairfax County Department of Tax Administration or the designated agent of the Director.

**Section 4-28-2. – Exemption authorized; timing; refunds.**

For tax years beginning on or after January 1, 2017, a surviving spouse of any covered person may apply for an exemption from the taxation of real estate eligible for such an exemption under this Article. In order to qualify for such an exemption, the surviving spouse of

any covered person must occupy the real property described in Section 4-28-3 as his principal place of residence. If the covered person's death occurred on or prior to January 1, 2017, and the surviving spouse has a principal residence on January 1, 2017, eligible for the exemption under this Article, then the exemption for the surviving spouse shall begin on January 1, 2017. If the covered person's death occurs after January 1, 2017, and the surviving spouse has a principal residence eligible for the exemption under this Article on the date that such covered person dies, then the exemption for the surviving spouse shall begin on the date that such covered person dies. If the surviving spouse acquires the property after January 1, 2017, then the exemption shall begin on the date of acquisition, and the previous owner may be entitled to a refund for a pro rata portion of real property taxes paid pursuant to Va. Code § 58.1-3360. Fairfax County shall not be liable for any interest on any refund due to the surviving spouse for taxes paid prior to the surviving spouse's filing of the affidavit required by Section 4-28-7.

#### Section 4-28-3. – Property entitled to exemption

Those dwellings with assessed values in the most recently ended tax year that are not in excess of the average assessed value for such year shall qualify for a total exemption from real property taxes under this Article. If the value of a dwelling is in excess of the average assessed value for such year, then only that portion of the assessed value in excess of the average assessed value shall be subject to real property taxes, and the portion of the assessed value that is not in excess of the average assessed value shall be exempt from real property taxes. Single-family homes, condominiums, town homes, manufactured homes as defined in § 46.2-100 whether or not the wheels and other equipment previously used for mobility have been removed, and other types of dwellings of surviving spouses, whether or not the land on which the single-family home, condominium, town home, manufactured home, or other type of dwelling of a surviving spouse is located is owned by someone other than the surviving spouse, that (i) meet this requirement and (ii) are occupied by such persons as their principal place of residence shall qualify for the real property tax exemption. If the land on which the single-family home, condominium, town home, manufactured home, or other type of dwelling is located is not owned by the surviving spouse, then the land is not exempt.

#### Section 4-28-4. – Effect of surviving spouse remarrying or moving to a new residence.

The surviving spouse shall qualify for the exemption so long as the surviving spouse does not remarry and continues to occupy the real property as his principal place of residence. The exemption applies without any restriction on the spouse's moving to a different principal place of residence.

#### Section 4-28-5. – Scope of Exemption.

The exemption shall apply to real property taxes of (i) the qualifying dwelling, or that portion of the value of such dwelling and land that qualifies for the exemption pursuant to Section 4-28-3, and (ii) with the exception of land not owned by the surviving spouse, the land, not exceeding one acre, upon which it is situated. A real property improvement other than a dwelling, including the land upon which such improvement is situated, made to such one acre pursuant to this Section shall also be exempt from taxation so long as the principal use of the improvement is (a) to house or cover motor vehicles or household goods and personal effects as classified in subdivision A 14 of Va. Code § 58.1-3503 and as listed in Va. Code § 58.1-3504 and (b) for other than a business purpose.

#### Section 4-28-6. – Effect of Different Forms of Ownership on Exemption.

(a) For purposes of this exemption, real property of any surviving spouse of a covered person includes real property (i) held by a surviving spouse as a tenant for life, (ii) held in a revocable inter vivos trust over which the surviving spouse holds the power of revocation, or (iii) held in an irrevocable trust under which the surviving spouse possesses a life estate or enjoys a continuing right of use or support. Such real property does not include any interest held under a leasehold or term of years.

(b) In the event that (i) a surviving spouse is entitled to an exemption under this Article by virtue of holding the property in any of the three ways set forth in Section 4-28-6(a), and (ii) one or more other persons have an ownership interest in the property that permits them to occupy the property, then the tax exemption for the property that otherwise would have been provided shall be prorated by multiplying the amount of the exemption by a fraction the numerator of which is 1 and the denominator of which equals the total number of people having an ownership interest that permits them to occupy the property.

(c) In the event that the surviving spouse's principal residence is jointly owned by two or more individuals including the surviving spouse, and no person is entitled to the exemption under this Article by virtue of holding the property in any of the three ways set forth in Section 4-28-6(a), then the exemption shall be prorated by multiplying the amount of the exemption by a fraction the numerator of which is the percentage of ownership interest in the dwelling held by the surviving spouse and the denominator of which is 100.

#### Section 4-28-7. Application for Exemption; Notification of Remarriage.

(a) The surviving spouse claiming the exemption under this Article shall file with the Director, on forms to be supplied by the Fairfax County Department of Tax Administration, an affidavit (i) setting forth the surviving spouse's name, (ii) indicating any other joint owners of the real property, (iii) certifying that the real property is occupied as the surviving spouse's principal place of residence, and (iv) including evidence of the determination of the Comptroller or the Virginia Retirement System

125 pursuant to subsection A. The surviving spouse shall also provide documentation that he  
126 is the surviving spouse of a covered person and of the date that the covered person died.  
127 The surviving spouse shall be required to refile the information required by this section  
128 only if the surviving spouse's principal place of residence changes.

129 (b) The surviving spouse shall promptly notify the Director of any remarriage.  
130  
131

132 **2. That the provisions of this ordinance are severable, and if any provision of this**  
133 **ordinance or any application thereof is held invalid, that invalidity shall not affect the other**  
134 **provisions or applications of this ordinance that can be given effect without the invalid**  
135 **provision or application.**  
136

137 **3. That the provisions of this ordinance shall take effect upon adoption.**  
138  
139

140 GIVEN under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2018  
141

142 \_\_\_\_\_  
143 Catherine A. Chianese  
144 Clerk to the Board of Supervisors  
145

Board Agenda Item  
March 20, 2018

4:30 p.m.

Public Hearing on RZ 2017-MA-013 (Vulcan Materials Company, LLC) to Rezone from R-2 and C-8 to I-6 to Permit Heavy Industrial Use with an Overall Floor Area Ratio of 0.02, Located on Approximately 41,151 Square Feet of Land (Mason District) (Concurrent with SE 2017-MA-009)

and

Public Hearing on SE 2017-MA-009 (Vulcan Materials Company, LLC) to Permit Heavy Industrial Use and Increase in Building Height from 75 Feet up to a Maximum of 135 Feet and Vacation and/or Abandonment of Right-of-Way, Located on Approximately 93.73 Acres of Land Zoned I-6 (Mason District) (Concurrent with RZ 2017-MA-013)

This property is located on the East side of Industrial Drive at the ramp to enter Interstate 395, Springfield, 22151. Tax Map 80-2 ((1)) 38 (pt.).

This property is located at 5650 Industrial Drive, Springfield, 22151. Tax Map 80-2 ((1)) 38 (pt.).

The Board of Supervisors deferred this public hearing on February 6, 2018 until March 6, 2018 at 3:30 p.m.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission public hearing was held March 1, 2018, and the decision was deferred to March 8, 2018; at which time it was deferred until March 15, 2018. The Planning Commissions' recommendation will be forwarded to the Board of Supervisors subsequent to that date.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt (available after PC meeting) and Staff Report available online at:

<https://www.fairfaxcounty.gov/planning-zoning/zoning-application-board-packages-fairfax-county-board-supervisors>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)  
Jay Rodenbeck, Planner, DPZ