

**FAIRFAX COUNTY
BOARD OF SUPERVISORS
February 25, 2020**

AGENDA

- | | |
|-------|---|
| 9:30 | Presentations |
| 10:00 | Report on General Assembly Activities |
| 10:10 | Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups |
| 10:20 | County Executive's Presentation of the Proposed FY 2021 and FY 2022 Multi-Year Budget Plan and the Proposed Countywide Strategic Plan |
| 10:50 | Items Presented by the County Executive |

**ADMINISTRATIVE
ITEMS**

- | | |
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| 1 | Authorization to Advertise a Public Hearing to Consider an Ordinance to Amend and Readopt Section 67.1-10-2 of the Fairfax County Code Relating to Sewer Service Charges, Base Charges, Availability Charges, Fixture Unit Charges, and Charges for Hauled Wastewater |
| 2 | Authorization to Advertise a Public Hearing to Consider an Ordinance to Amend and Readopt Fairfax County Code Section 7-2-13 and Relocate the Polling Places for the Lorton Precinct in the Mount Vernon District and the Nottoway Precinct in the Providence District |
| 3 | Street into the Secondary System (Sully District) |
| 4 | Authorization to Apply for Funding Through the United States Department of Transportation's Infrastructure for Rebuilding America (INFRA) FY 2020 Discretionary Grant Program for the Richmond Highway Widening Project (Lee and Mount Vernon Districts) |

ACTION ITEMS

- | | |
|---|---|
| 1 | Authorization for the Fairfax County Redevelopment and Housing Authority (FCRHA) to Make a Housing Blueprint Loan to Arlington Partnership for Affordable Housing Oakwood, LLC, in the Amount of \$5,250,000, to Finance the Development of Oakwood Apartments, Alexandria, Virginia (Lee District) |
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**FAIRFAX COUNTY
BOARD OF SUPERVISORS
February 25, 2020**

**ACTION ITEMS
(continued)**

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| 2 | Adoption of a Resolution Approving the Issuance of Fairfax County Economic Development Authority Revenue Bonds for the Benefit of The Langley School (Dranesville District) |
| 3 | Approval of the Tree Action Plan |
| 4 | Designation of the Zoning Administrator as the Board of Supervisors' Agent(s) in Objecting to Virginia Alcoholic Beverage Control License Applications |

**INFORMATION
ITEMS**

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|---|---|
| 1 | Contract Award – Onsite Ambulatory Medical Assessment Program (MAP) |
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11:00	Matters Presented by Board Members
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11:50	Closed Session
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**PUBLIC
HEARINGS**

- | | | |
|------|---|---|
| 3:30 | To Be Deferred to
3/10/20 at 3:30 p.m. | Public Hearing on PCA 89-D-007-02 and SE 2019-DR-012 (Milestone Tower Limited Partnership IV D/B/A Milestone; Fairfax County School Board) (Dranesville District) |
| 3:30 | | Public Hearing on RZ 2019-PR-001 (Toll Mid-Atlantic LP Company, Inc.) (Providence District) |
| 3:30 | | Public Hearing on SEA 81-M-058-03 (McDonald's Corporation) (Mason District) |
| 3:30 | | Public Hearing on PCA 84-L-020-26/CDPA 84-L-020-07 (Kingstowne M&N LP and Kingstowne Towne Center LP) (Lee District) |
| 4:00 | | Public Hearing to Consider Adopting an Ordinance Expanding the West Springfield Residential Permit Parking District, District 7 (Springfield District) |
| 4:00 | | Public Hearing to Consider Adopting an Ordinance Expanding the George Mason University Residential Permit Parking District, District 40 (Braddock District) |
| 4:30 | | Public Comment |

REVISED



Fairfax County, Virginia **BOARD OF SUPERVISORS** **AGENDA**

Tuesday
February 25, 2020

9:30 a.m.

- RESOLUTION — To recognize the James Madison High School Marching Ensemble — also known as the “Pride of Virginia” — for its outstanding season. Requested by Supervisor Alcorn.
- CERTIFICATE — To recognize James R. Hart for his years of service on the Planning Commission. Requested by Chairman McKay.
- CERTIFICATE — To recognize the Fairfax County Fire and Rescue and Police Departments and their jurisdictional counterparts and additional community organizations for their exceptional and extraordinary response to the Groveton fire on February 8 that resulted in \$48 million worth of damage. Requested by Chairman McKay and Supervisors Lusk and Storck.

STAFF:

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

Board Agenda Item
February 25, 2020

10:00 a.m.

Report on General Assembly Activities

ENCLOSED DOCUMENTS:

None. Materials to be distributed to the Board of Supervisors on February 25, 2020, and a printed copy will be available for review in the Office of the Clerk for the Board.

PRESENTED BY:

Supervisor James R. Walkinshaw, Chairman, Board of Supervisors' Legislative Committee

Bryan J. Hill, County Executive

Board Agenda Item
February 25, 2020

10:10 a.m.

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

ENCLOSED DOCUMENTS:

Attachment 1: Appointments to be heard February 25, 2020
(An updated list will be distributed at the Board meeting.)

STAFF:

Jill G. Cooper, Clerk for the Board of Supervisors

February 25, 2020

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

APPOINTMENTS TO BE HEARD FEBRUARY 25, 2020
(ENCOMPASSING VACANCIES PROJECTED THROUGH FEBRUARY 29, 2020)
(Unless otherwise noted, members are eligible for reappointment)

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

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Joseph W. Blackwell (Appointed 1/06-1/08 by Kauffman; 1/09- 1/19 by McKay) Term exp. 1/20	Lee District Representative		Lusk	Lee
Eileen J. Garnett (Appointed 1/03-2/17 by Gross) Term exp. 1/18	Mason District Representative		Gross	Mason

AFFORDABLE DWELLING UNIT ADVISORY BOARD (4 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</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

AIRPORTS ADVISORY COMMITTEE (3 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Andrew Martin Concannon (Appointed 9/15-1/17 by Gross) Term exp. 1/20	Mason District Representative		Gross	Mason

**ALCOHOL SAFETY ACTION PROGRAM LOCAL POLICY BOARD (ASAP)
(3 years)**

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Frieda A. Tatem; appointed 10/93- 10/96 by Davis; 9/99- 10/02 by Hanley; 10/05-10/08 by Connolly; 11/11- 10/17 by Bulova) Term exp. 10/20 Deceased	At-Large #1 Representative		By Any Supervisor	At-Large

ANIMAL SERVICES ADVISORY COMMISSION (2 years)

[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>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Philip S. Church (Appointed 6/01-2/02 by Hanley; 2/04-2/08 by Connolly; 2/10- 2/18 by Bulova) Term exp. 2/20	At-Large Chairman's Representative		McKay	At-Large Chairman's
Linda L. Bartlett (Appointed 3/10-2/18 by Cook) Term exp. 2/20	Braddock District Representative	Linda L. Bartlett	Walkinshaw	Braddock

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ANIMAL SERVICES ADVISORY COMMISSION (2 years)
 continued

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Diane D'Arcy (Appointed 3/08-2/18 by Foust) Term exp. 2/20	Dranesville District Representative	Diane D'Arcy	Foust	Dranesville
Lucinda Stewart (Appointed 9/06-2/18 by Hudgins) Term exp. 2/20	Hunter Mill District Representative	Lucinda Stewart	Alcorn	Hunter Mill
Chester J. Freedenthal (Appointed 6/19 by McKay) Term exp. 2/20	Lee District Representative		Lusk	Lee
Christina Anderson (Appointed 1/18 by Gross) Term exp. 2/20	Mason District Representative	Christina Anderson	Gross	Mason
Gina Marie Lynch (Appointed 11/97- 3/14 by Hyland; 1/17- 2/18 by Storck) Term exp. 2/20	Mount Vernon District Representative	Gina Marie Lynch	Storck	Mount Vernon
Allison Volpert (Appointed 1/05-2/18 by L. Smyth) Term exp. 2/20	Providence District Representative		Palchik	Providence
Harley Methfessel (Appointed 2/12-2/18 by Herrity) Term exp. 2/20	Springfield District Representative		Herrity	Springfield
Jennifer Christiansen (Appointed 5/18 by K. Smith) Term exp. 2/20	Sully District Representative		K. Smith	Sully

ATHLETIC COUNCIL (2 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Douglas Phung; appointed 12/17 by Bulova) Term exp. 12/19 <i>Resigned</i>	Diversity-At-Large Principal Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Terry Adams; appointed 11/11-7/13 by Gross) Term exp. 6/15 <i>Resigned</i>	Mason District Alternate Representative		Gross	Mason
Jon K. Samson (Appointed 9/18 by Bulova) Term exp. 10/19	Member-At-Large Alternate Representative		McKay	At-Large Chairman's
VACANT (Formerly held by Jane Dawber; appointed 3/13-9/16 by Hudgins) Term exp. 6/18 <i>Resigned</i>	Women's Sports Alternate Representative		By Any Supervisor	At-Large

BARBARA VARON VOLUNTEER AWARD SELECTION COMMITTEE (1 year)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Linda J. Waller; appointed 9/16-6/18 by McKay) Term exp. 6/19 <i>Resigned</i>	Lee District Representative		Lusk	Lee
VACANT (Formerly held by Judith Fogel; appointed 6/12-5/15 by Gross) Term exp. 6/16 <i>Resigned</i>	Mason District Representative		Gross	Mason

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

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

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Thomas J. Schroeder; appointed 06/92-2/17 by Bulova) Term exp. 2/21 <i>Resigned</i>	Design Professional #1 Representative		By Any Supervisor	At-Large
Daren Shumate (Appointed 2/16 by Gross) Term exp. 2/20	Design Professional #5 Representative		By Any Supervisor	At-Large

BOARD OF EQUALIZATION OF REAL ESTATE ASSESSMENTS (BOE)
(2 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Joseph W. Blackwell; appointed 2/05-1/08 by Kauffman; 12/09-12/17 by McKay) Term exp. 12/19 <i>Resigned</i>	At-Large #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by John M. Yeatman; appointed 3/05-1/08 by Connolly; 1/09-12/17 by Bulova) Term exp. 12/19 <i>Resigned</i>	Professional #1 Representative		By Any Supervisor	At-Large

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

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Peter F. Murphy (Appointed 6/06-9/08 by Connolly; 9/09-9/17 by Bulova) Term exp. 9/19 <i>Not eligible for reappointment</i>	At-Large #4 Representative		By Any Supervisor	At-Large

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

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Monica Billger; appointed 1/18 by McKay) Term exp. 9/19 <i>Resigned</i>	Lee District Representative		Lusk	Lee
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

CHILD CARE ADVISORY COUNCIL (2 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Janet M. Reimer (Appointed 3/10-2/18 by Bulova) Term exp. 2/20	At-Large Chairman's Representative		McKay	At-Large Chairman's

CITIZEN CORPS COUNCIL, FAIRFAX COUNTY (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 William J. McKenna; appointed 6/16-5/18 by Foust) Term exp. 5/20 <i>Resigned</i>	Dranesville District Representative		Foust	Dranesville
VACANT (Formerly held by Patrick J. Scott; appointed 10/16 by Hudgins) Term exp. 5/18 <i>Resigned</i>	Hunter Mill District Representative		Alcorn	Hunter Mill
VACANT (Formerly held by Gary Nisker; appointed 5/18 by Gross) Term exp. 5/20 <i>Resigned</i>	Mason District Representative		Gross	Mason
VACANT (Formerly held by Nicholas Ludlum; appointed 1/17 by L. Smyth) Term exp. 5/18 <i>Resigned</i>	Providence District Representative		Palchik	Providence

CIVIL SERVICE COMMISSION (2 years)

[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: 7 Females: 4 Minorities: 4

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Sara J. Simmons (Appointed 7/19 by Bulova) Term exp. 12/19	At-Large #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Nicole V. Foster; appointed 4/16-12/17 by Hudgins) Term exp. 12/19 <i>Resigned</i>	At-Large #5 Representative	Farzin Farzad (Alcorn)	By Any Supervisor	At-Large
Patrick Morrison (Appointed 10/05-2/18 by Bulova) Term exp. 12/19	At-Large #7 Representative		By Any Supervisor	At-Large
Broderick C. Dunn (Appointed 1/14-12/17 by Cook) Term exp. 12/19	At-Large #8 Representative		By Any Supervisor	At-Large

COMMISSION FOR WOMEN (3 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Sondra Seba Hemenway (Appointed 2/12- 10/16 by Bulova) Term exp. 10/19	At-Large Chairman's Representative		McKay	At-Large Chairman's
VACANT (Formerly held by Charlie Brown; appointed 1/15- 10/18 by Cook) Term exp. 10/21 <i>Resigned</i>	Braddock District Representative		Walkinshaw	Braddock
Barbara Lippa (Appointed 10/13 by Frey; 10/16 by K. Smith) Term exp. 10/19	Sully District Representative		K. Smith	Sully

COMMUNITY ACTION ADVISORY BOARD (CAAB) (3 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Adam Parnes (Appointed 7/17 by Hudgins) Term exp. 2/20	Hunter Mill District Representative		Alcorn	Hunter Mill
Jim Edwards-Hewitt (Appointed 10/05- 2/17 by Gross) Term exp. 2/20	Mason District Representative	Jim Edwards- Hewitt	Gross	Mason

CONFIRMATIONS NEEDED

- Mr. Abdalla M. Abdalla as the Elected – Central Target Area #2 representative
- Ms. Dipti Pidikiti-Smith as the Elected – South Target Area #3 representative
- Ms. Alice Yam as the George Mason University Representative

**DULLES RAIL TRANSPORTATION IMPROVEMENT
DISTRICT ADVISORY BOARD, PHASE II (4 years)**

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Gregory W. Trimmer (Appointed 1/12-1/16 by Bulova) Term exp. 1/20	BOS At-Large #6 Representative		By Any Supervisor	At-Large

ECONOMIC ADVISORY COMMISSION (3 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Dominic Bonaiuto (Appointed 9/18 by Foust) Term exp. 12/19	At-Large #1 Representative		By Any Supervisor	At-Large
NEW POSITION	At-Large #20 Representative	James A. Tholen (Foust)	By Any Supervisor	At-Large

ENGINEERING STANDARDS REVIEW COMMITTEE (3 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Maya Huber; appointed 12/09-1/14 by Confirmation; 05/18 by Bulova) Term exp. 3/21 <i>Resigned</i>	Citizen #4 Representative		By Any Supervisor	At-Large

CONFIRMATIONS NEEDED:

- Mr. Mark Liberati as the Northern Virginia Association of Surveyors Representative
- Mr. Kevin Pullen as the League of Women Voters Representative

ENVIRONMENTAL QUALITY ADVISORY COUNCIL (EQAC) (3 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Paul J. Pitera (Appointed 3/15-12/16 by Cook) Term exp. 11/19	Braddock District Representative		Walkinshaw	Braddock

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.

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Michele Hymer Blitz (Appointed 6/06-3/16 by Hudgins) Term exp. 11/18 <i>Not eligible for reappointment</i>	Hunter Mill District Representative		Alcorn	Hunter Mill

FAIRFAX COMMUNITY LONG TERM CARE COORDINATING COUNCIL (2 years)

CONFIRMATION NEEDED:

- Ms. Elana Plotnick as the Long Term Care Providers #2 Representative
- Ms. Anita B. Light as the City of Fairfax 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 Robert Shenk; appointed 7/16-6/19 by Storck) Term exp. 6/22	Mount Vernon District Representative	Matthew Briney	Storck	Mount Vernon

**FAIRFAX-FALLS CHURCH COMMUNITY SERVICES BOARD
(3 years – limited to 3 full terms)**

[NOTE: In accordance with *Virginia Code* Section 37.2-501, "prior to making appointments, the governing body shall disclose the names of those persons being considered for appointment." Members can be reappointed after 1-year break from initial 3 full terms, VA Code 37.2-502.]

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Jane H. Woods; appointed 11/08 by Connolly; 6/10-5/16 by Bulova) Term exp. 6/19 <i>Resigned</i>	At-Large #2 Representative	Anne Whipple (McKay) <i>(Nomination announced on January 28, 2020)</i>	By Any Supervisor	At-Large
VACANT (Formerly held by Gary A. Ambrose; appointed 3/13-6/17 by Bulova) Term exp. 6/20 <i>Resigned</i>	At-Large #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Rachna S. Heizer; appointed 6/18 by Cook) Term exp. 6/21 <i>Resigned</i>	Braddock District Representative	Karen Abraham <i>(Nomination announced on January 28, 2020)</i>	Walkinshaw	Braddock

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FAIRFAX-FALLS CHURCH COMMUNITY SERVICES BOARD**(3 years – limited to 3 full terms)**

continued

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Suzette Kern; appointed 9/12-7/18 by McKay) Term exp. 6/21 <i>Resigned</i>	Lee District Representative	Larysa M. Kautz <i>((Nomination announced on January 28, 2020))</i>	Lusk	Lee
VACANT (Formerly held by Tom Burger; appointed 9/17 by Herrity) Term exp. 6/20 <i>Resigned</i>	Springfield District Representative	Srilekha Reddy Palle <i>((Nomination announced on January 28, 2020))</i>	Herrity	Springfield
VACANT (Formerly held by Evelyn Spain; appointed 6/19 by K. Smith) Term exp. 6/22 <i>Resigned</i>	Sully District Representative		K. Smith	Sully

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 - 3	Sully - 2

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Naomi D. Zeavin; appointed 1/95 by Trapnell; 1/96-11/13 by Gross) Term exp. 12/16 <i>Resigned</i>	Historian #1 Representative		By Any Supervisor	At-Large

CONFIRMATION NEEDED:

- Mayor David Meyer as the City of Fairfax Representative

HUMAN RIGHTS COMMISSION (3 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Kimberley Alton; appointed 3/19 by McKay) Term exp. 9/19 <i>Resigned</i>	At-Large #7 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Raul Torres; appointed 6/18 by Bulova) Term exp. 9/20 <i>Resigned</i>	At-Large #9 Representative		By Any Supervisor	At-Large

**JUVENILE AND DOMESTIC RELATIONS COURT
CITIZENS ADVISORY COUNCIL (2 years)**

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Michael Berger; appointed 1/17-1/18 by McKay) Term exp. 1/20 <i>Resigned</i>	Lee District Representative		Lusk	Lee
Melissa Smarr (Appointed 7/09- 1/18 by Herrity) Term exp. 1/20	Springfield District Representative		Herrity	Springfield

MOSAIC DISTRICT COMMUNITY DEVELOPMENT AUTHORITY (4 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Karen R. Hammond (Appointed 9/18 by L. Smyth) Term exp. 1/20	Developer Representative		By Any Supervisor	At-Large
John W. Foust (Appointed 1/12-1/16 by L. Smyth) Term exp. 1/20	A District Supervisor Representative		By Any Supervisor	At-Large
Linda Smyth; appointed 7/14 by Foust) Term exp. 1/20	P rovidence D istrict Supervisor Representative	Dalia A. Palchik (Foust)	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>
Annette Koklauner (Appointed 1/16 by Bulova) Term exp. 6/19	At-Large Chairman's Representative		McKay	At-Large Chairman's
VACANT (Formerly held by William Uehling; appointed 3/10-7/12 by Bulova) Term exp. 6/15 <i>Resigned</i>	Braddock District Representative		Walkinshaw	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
Bob Tallman (Appointed 1/17 by McKay) Term exp. 6/19	Lee District Representative		Lusk	Lee
Nabil S. Barbari (Appointed 1/07-9/16 by Gross) Term exp. 6/19	Mason District Representative		Gross	Mason
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		Palchik	Providence

PARK AUTHORITY (4 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
James P. Zook (Appointed 5/18 by Bulova) Term exp. 12/19	At-Large #1 Representative		By Any Supervisor	At-Large

POLICE CIVILIAN REVIEW PANEL

The Board of Supervisors established the Panel on December 6, 2016

There will be a total of 9 members on this panel. The appointees would serve for 3 year terms limited to 2 full consecutive terms from February 14, 2017
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<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
Robert E. Cluck (Appointed 09/18 by Bulova) Term exp. 2/20	Seat #2 Representative		By Any Supervisor	At-Large
Shirley A. Norman- Taylor (Appointed 2/19 by Bulova) Term exp. 2/20	Seat #3 Representative		By Any Supervisor	At-Large
Douglas Kay (Appointed 2/17 by Cook) Term exp. 2/20	Seat #5 Representative		By Any Supervisor	At-Large

RESTON TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD

The Board of Supervisors established the advisory board on April 4, 2017
 There will be 14 members on this advisory board. The appointees would serve
 for 4-year terms from April 4, 2017

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Alexander Rough; appointed 10/17 by Foust) Term exp. 9/21 <i>Resigned</i>	Dranesville District Representative		Foust	Dranesville
VACANT (Formerly held by Hank Schonzeit; appointed 9/17 by Hudgins) Term exp. 9/21 Deceased	Homeowner Member from Reston Town Center Association Representative	Gary Maupin	Alcorn	At-Large
NEW POSITION	Residential Owners and HOA/Civic Association #1 Representative		Foust or Alcorn	At-Large
NEW POSITION	Residential Owners and HOA/Civic Association #2 Representative		Foust or Alcorn	At-Large
NEW POSITION	Residential Owners and HOA/Civic Association #3 Representative		Foust or Alcorn	At-Large

ROAD VIEWERS BOARD (1 year)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</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
Micah D. Himmel (Appointed 12/11-1/18 by L. Smyth) Term exp. 12/18	At-Large #5 Representative		By Any Supervisor	At-Large

TENANT LANDLORD COMMISSION (3 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Antonio Gomez; appointed 1/99-1/02 by Hanley; 3/05-1/08 by Connolly; 1/11-1/17 by Bulova) Term exp. 1/20 <i>Resigned</i>	Citizen Member #2 Representative		By Any Supervisor	At-Large

Continued on next page

TENANT LANDLORD COMMISSION (3 years)
continued

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Sally D. Liff; appointed 8/04-1/11 by L. Smyth) Term exp. 1/14 Deceased	Condo Owner Representative		By Any Supervisor	At-Large
Christopher Lee Kocsis (Appointed 3/99-11/00 by Hanley; 1/04-12/06 by Connolly; 12/09-1/16 by Bulova) Term exp. 12/18 <i>Deceased</i>	Landlord Member #2 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
Amy Purnell (Appointed 9/16-1/17 by Bulova) Term exp. 1/20	Tenant Member #2 Representative		By Any Supervisor	At-Large

TRAILS, SIDEWALKS AND BIKEWAYS COMMITTEE (2 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Jeffrey A. Anderson; appointed 5/11-1/18 by Hudgins) Term exp. 1/20 <i>Resigned</i>	Hunter Mill District Representative	Alexander Rough	Alcorn	Hunter Mill
Robert W. Michie (Appointed 1/02- 1/08 by Kauffman; 1/10-1/18 by McKay) Term exp. 1/20	Lee District Representative		Lusk	Lee

CONFIRMATION NEEDED:

- Ms. Kathryn M. McDaniel as the Clifton Horse Society Representative

TRANSPORTATION ADVISORY COMMISSION (2 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Lewis C. Brodsky; appointed 9/18 by McKay) Term exp. 6/20 <i>Resigned</i>	Lee District Representative		Lusk	Lee

TREE COMMISSION (3 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Charles Ayers; appointed 6/16 by Herrity) Term exp. 10/19 <i>Resigned</i>	Springfield District Representative		Herrity	Springfield

TYSONS TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD (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 Barry Mark; appointed 3/15-2/17 by Bulova) Term exp. 2/19 <i>Resigned</i>	Commercial or Retail Ownership #3 Representative		McKay	At-Large
VACANT (Formerly held by Jay Klug; appointed 2/13-2/17 by Hudgins) Term exp. 2/19	Hunter Mill District #1 Representative	Brad Swanson	Alcorn	Hunter Mill

WATER AUTHORITY (3 years)

<u>Incumbent History</u>	<u>Requirement</u>	<u>Nominee</u>	<u>Supervisor</u>	<u>District</u>
VACANT (Formerly held by Linda Singer; appointed 7/04-6/16 by Hudgins) Term exp. 6/19 <i>Resigned</i>	Hunter Mill District Representative	Nancy Colleton	Alcorn	Hunter Mill

ADDITIONAL BOARD

COUNCIL TO END DOMESTIC VIOLENCE (CEDV)
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CONFIRMATION NEEDED:

- Supervisor James Walkinshaw as the Board of Supervisors Representative

Board Agenda Item
February 25, 2020

10:20 a.m.

County Executive's Presentation of the Proposed FY 2021 and FY 2022 Multi-Year Budget Plan and the Proposed Countywide Strategic Plan

ENCLOSED DOCUMENTS:

None. Materials will be available online after 12 p.m. on February 25, 2020, at:
<https://www.fairfaxcounty.gov/budget/advertised-budget-plan> and
<http://www.fairfaxcounty.gov/strategicplan>

PRESENTED BY:

Bryan J. Hill, County Executive

Board Agenda Item
February 25, 2020

10:50 a.m.

Items Presented by the County Executive

ADMINISTRATIVE - 1

Authorization to Advertise a Public Hearing to Consider an Ordinance to Amend and Readopt Section 67.1-10-2 of the Fairfax County Code Relating to Sewer Service Charges, Base Charges, Availability Charges, Fixture Unit Charges, and Charges for Hauled Wastewater

ISSUE:

Authorization to advertise a public hearing to consider an ordinance that proposes to amend and readopt Fairfax County Code Section 67.1-10-2, relating to sewer service charges, base charges, availability charges, fixture unit charges, and charges for hauled wastewater:

- 1) Re-affirming the Sewer Service Charges for FY 2020, adjusting the Sewer Service Charges for FY 2021 through FY 2024, and establishing the Sewer Service Charges for FY 2025;
- 2) Re-affirming the Base Charges for FY 2020, adjusting the Base Charges for FY 2021 through FY 2024, and establishing the Base Charges for FY 2025;
- 3) Re-affirming the Availability Charges (including the fixture unit rate for nonresidential uses) for FY 2020, adjusting the Availability Charges for FY 2021 through FY 2024, and establishing the Availability Charges for FY 2025;
- 4) Re-affirming the Hauled Wastewater Charges for FY 2020, adjusting the Hauled Wastewater Charges for FY 2021 through FY 2024, and establishing the Hauled Wastewater Charges for FY 2025; and
- 5) Making certain revisions of a housekeeping nature, such as deleting outdated sections of the code.

Although the sewer charges in the sewer ordinance, Chapter 67.1, are multi-year, all sewer charges are reviewed, adjusted as necessary, and adopted annually to ensure sewer charges are accurately priced.

RECOMMENDATION:

The County Executive recommends that the Board authorize advertisement of a public hearing on April 14, 2020, at 3:00 p.m. to consider these ordinances.

Board Agenda Item
February 25, 2020

TIMING:

Board action is requested on February 25, 2020, to provide sufficient time to advertise the proposed public hearing for adoption of these ordinances on April 14, 2020, at 3:00 p.m.

BACKGROUND:

In January 2020, the Wastewater Management Program and its consultants, Raftelis Financial Consultants, Inc. (Raftelis), completed the annual Revenue Sufficiency and Rate Analysis (the Rate Study) for the Sewer System. Based upon the results of the Rate Study, changes are proposed to the previously approved rates for FY 2021 to FY 2024.

The following proposed 5-year rate schedule will meet the Program's current and projected 5-year revenue requirements of approximately \$1,241 million by increasing both the Base Charge and Sewer Service Charge, which is the industry practice. This allows for recovering a portion of the Program's costs through the Base Charge and recovering the remaining required revenues through the Sewer Service Charge, based on the volume of water consumed. New or revised rates that were not advertised as part of last year's annual rate schedule review are shown in **bold**. Note that the proposed adjustments to Base Charges and Sewer Service Charges for FY 2021 through FY 2024 are less than those presented to the Board during last year's budget process.

The proposed Base Charge of \$35.50 per quarterly bill will recover 21.9 percent of the costs in FY 2021. Industry practice is to recover 25 to 30 percent of the total costs through a Base Charge. In order to strive towards such recovery rate, a phased-in approach is being proposed, as shown in the following table.

Board Agenda Item
February 25, 2020

BASE CHARGE SCHEDULE* Cost (\$) per Quarterly Bill Proposed New Rates in Bold						
Type of Connection	Current Rate	New Rates				
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Residential (3/4" meter)	\$32.91	\$35.50	\$39.05	\$43.12	\$47.36	\$49.73
All customers based on meter size						
3/4" and smaller, or no meter	\$32.91	\$35.50	\$39.05	\$43.12	\$47.36	\$49.73
1"	\$82.28	\$88.75	\$97.63	\$107.80	\$118.40	\$124.33
1 1/2"	\$164.55	\$177.50	\$195.25	\$215.60	\$236.80	\$248.65
2"	\$263.28	\$284.00	\$312.40	\$344.96	\$378.88	\$397.84
3"	\$493.65	\$532.50	\$585.75	\$646.80	\$710.40	\$745.95
4"	\$822.75	\$887.50	\$976.25	\$1,078.00	\$1,184.00	\$1,243.25
6"	\$1,645.50	\$1,775.00	\$1,952.50	\$2,156.00	\$2,368.00	\$2,486.50
8"	\$2,632.80	\$2,840.00	\$3,124.00	\$3,449.60	\$3,788.80	\$3,978.40
10" and larger	\$3,784.65	\$4,082.50	\$4,490.75	\$4,958.80	\$5,446.40	\$5,718.95

SEWER SERVICE CHARGE SCHEDULE* Per 1,000 gallons of water consumption Proposed New Rates in Bold						
	Current Rate	New Rates				
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Sewer Service Charge	\$7.28	\$7.56	\$7.94	\$8.20	\$8.48	\$8.90

*Proposed adjustments to Base Charges and Sewer Service Charges for FY 2021 through FY 2024 are less than those presented to the Board during last year's budget process.

PROPOSED AVAILABILITY CHARGE SCHEDULE

The County has completed reviewing the adequacy of the amount of the Availability Charge. Based upon the results of this review, the Availability Charge is proposed to increase to \$8,423 from \$8,340, a 1.0% increase, for a single-family residence. The revised, 5-year rate schedule for the Availability Charges is as follows:

AVAILABILITY CHARGE SCHEDULE						
Proposed New Rates in Bold						
Type of Connection	Current Rate	New Rates				
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Single-Family Detached	\$8,340	\$8,423	\$8,423	\$8,423	\$8,423	\$8,423
Lodging House, Hotel, Inn or Tourist Cabin	\$8,340	\$8,423	\$8,423	\$8,423	\$8,423	\$8,423
Townhouse	\$6,672	\$6,739	\$6,739	\$6,739	\$6,739	\$6,739
Apartment	\$6,672	\$6,739	\$6,739	\$6,739	\$6,739	\$6,739
Mobile Home	\$6,672	\$6,739	\$6,739	\$6,739	\$6,739	\$6,739
Any other residential dwelling unit	\$6,672	\$6,739	\$6,739	\$6,739	\$6,739	\$6,739
Hotels, Motels, or Dormitory rental unit	\$2,085	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106

Availability Charges for all nonresidential uses will be computed as the number of fixture units (including roughed-in fixture units) in accordance with Part I of the current Virginia Uniform Statewide Building Code, Section 101.2, Note 1, which incorporates by reference the 2012 International Plumbing Code (Chapter 7, Section 709), times the fixture unit rate with a minimum charge equivalent to one (1) single-family detached dwelling per premises.

The revised, 5-year rate schedule for the fixture unit charge for nonresidential uses is as follows:

AVAILABILITY CHARGE SCHEDULE						
Cost (\$) per Quarterly Bill						
Proposed New Rates in Bold						
	Current Rate	New Rates				
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Nonresidential per fixture unit	\$417	\$421	\$421	\$421	\$421	\$421

The County's Sewer Service Charges, Base Charges, and Availability Charges remain very competitive on a local basis. Below are average annual sewer service billings and Availability Charges per Single-Family Residential Equivalent (SFRE) for Fairfax County compared to other regional jurisdictions, as of December 2019 (FY 2020). Average sewer service billings for the other regional jurisdictions have been developed by applying each jurisdiction's equivalent Base Charge and Sewer Service Rate to appropriate SFRE water usage determined from Fairfax Water's average water usage for SFREs.

Comparison of Average Service Charges and Availability Charges for SFREs as of December 2019 (FY 2020)
Based on 18,000 gallons per quarter for all jurisdictions

Jurisdiction*	Average Annual Sewer Service Billing	Sewer Availability Fees
DCWASA	\$1,164	----
City of Alexandria	\$843	\$8,859
WSSC (improved)	\$796	\$14,500
Arlington County	\$655	\$2,760
Fairfax County	\$656	\$8,340
Prince William County	\$597	\$10,800
Loudoun Water	\$496	\$8,373

The table below outlines Base Charges by other regional utilities for comparison to Fairfax County's current Base Charge of \$32.91 as of December 2019 (FY 2020).

Quarterly Base Charges for Sewer Service for Residential Customers	
DC Water	\$ 68.61
Loudoun Water	\$ 34.60
Fairfax County	\$ 32.91
Alexandria Renew Enterprises	\$ 32.49
Prince William County Service Authority	\$ 31.35
Washington Suburban Sanitation Commission	\$ 28.50
Neighboring Utilities Average	\$ 39.11

HAULED WASTEWATER CHARGES

The County's Septage Receiving Facility (SRF) was constructed to receive and treat septage from local onsite sewage disposal systems in accordance with Section 15.2-2123 of the Code of Virginia. In addition, the SRF receives landfill leachate, portable toilet waste, restaurant grease, and recycled carwash water. Hauled Wastewater Charges were introduced in FY 2020 to recover a portion of the costs of operation, maintenance, and upcoming necessary improvements to the SRF. The proposed charges for FY 2021 are as follows:

- (1) High-Strength Waste - \$27 per 1,000 gallons of the hauler's truck capacity for septic tank and restaurant grease wastes.
- (2) Low-Strength Waste - \$7.56 per 1,000 gallons of the hauler's truck capacity for portable toilet, landfill leachate, or any such low-strength wastewater. This rate is based on the proposed Sewer Service Charge for FY 2021 and will be modified as the Sewer Service Charge is adjusted in the future.

FISCAL IMPACT:

In FY 2021, assuming a water usage for a typical residential customer of 18,000 gallons/quarter (or 72,000 gallons/year), the annual sewer bill will be approximately \$686 per year, which is an increase of \$30.52 (or \$2.54 per month) over the FY 2020 sewer bill. In FY 2021, approximately \$10.9 million in additional revenues will be generated with the proposed Sewer Service Charge and the Base Charge over the *FY 2020 Revised Budget Plan*. Revenues from the collection of Sewer Service Charges, Base Charges, Availability Charges, and Hauled Wastewater Charges are recorded in Fund 69000, Sewer Revenue.

Board Agenda Item
February 25, 2020

ENCLOSED DOCUMENTS:

Attachment I: The Proposed Amendment to Chapter 67.1 Article 10 (Charges), Section 2 of the *Code of the County of Fairfax*

Attachments Ia and Ib: Proposed Public Hearing Advertisements for Charges for Sewer Service, Base, Availability, Fixture Unit and Hauled Wastewater

STAFF:

Rachel Flynn, Deputy County Executive

Randolph W. Bartlett, Director, Department of Public Works and Environmental Services (DPWES)

Shahram Mohsenin, Director, DPWES, Wastewater Planning and Monitoring Division

ASSIGNED COUNSEL:

Emily H. Smith, Assistant County Attorney

**AN ORDINANCE AMENDING
ARTICLE 10 OF CHAPTER 67.1 OF THE FAIRFAX COUNTY CODE, RELATING TO
CHARGES FOR THE AVAILABILITY OF, CONNECTION TO, AND/OR USE OF THE
SEWERAGE FACILITIES OF THE COUNTY**

**AN ORDINANCE to amend the Fairfax County Code by amending and
readopting Section 67.1-10-2, relating to charges for the availability of,
connection to, and/or use of the sewerage facilities of the County.**

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

- 1. That Section 67.1-10-2 of the Fairfax County Code is amended and readopted as follows:**

ARTICLE 10. - Charges

Section 67.1-10-2. – Availability, Connection, Lateral Spur, Service Charges, Base Charges, and Hauled Wastewater Charges.

(a) *Availability Charges:*

- (1) *Residential uses:*** The following schedule of availability charges for residential uses desiring to connect to the Facilities of the County is hereby established and imposed:

	Customer Class	Fiscal Year (July 1-June 30)					
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
(A)	Single-Family Detached	\$8,340	\$8,423	\$8,423	\$8,423	\$8,423	\$8,423
(B)	Lodging House, Hotel, Inn or Tourist Cabin	8,340	8,423	8,423	8,423	8,423	8,423
(C)	Townhouse	6,672	6,739	6,739	6,739	6,739	6,739
(D)	Apartment	6,672	6,739	6,739	6,739	6,739	6,739
(E)	Mobile Home	6,672	6,739	6,739	6,739	6,739	6,739
(F)	Any other residential dwelling unit	6,672	6,739	6,739	6,739	6,739	6,739

(G)	Hotel, Motel, or Dormitory rental unit	2,085	2,106	2,106	2,106	2,106	2,106
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23 (2) *Commercial and all other uses:* The following schedule of fixture unit rates for
 24 computing availability charges for all nonresidential uses is hereby established and
 25 imposed:

	Fiscal Year (July 1-June 30)					
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Fixture unit rate	\$417	\$421	\$421	\$421	\$421	\$421

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27 The availability charge will be computed as the number of fixture units (including roughed-in
 28 fixture units) in accordance with Part I of the current Virginia Uniform Statewide Building Code
 29 (VUSBC), (as amended), Section 101.2, Note 1, which incorporates by reference the 2012
 30 International Plumbing Code (Chapter 7, Section 709) ("VUSBC"), times the fixture unit rate with
 31 a minimum charge equivalent to one single-family detached dwelling per premises. For Significant
 32 Industrial Users with wastewater discharge permits authorizing discharge into the Integrated Sewer
 33 System and other industrial or commercial Users determined by the Director to have processes
 34 generating significant wastewater flows, the availability charge will be calculated on the basis of
 35 equivalent units. One equivalent unit is equal to 280 gallons per day and rated equal to one single-
 36 family detached dwelling unit. Therefore, the availability charge for Significant Industrial Users
 37 and other industrial or commercial Users determined by the Director to have processes generating
 38 significant flow will be equal to the current rate for a single-family detached dwelling unit times
 39 the number of equivalent units associated with the permitted flow. The number of equivalent units
 40 is equal to the permitted or projected flow in gallons per day divided by 280 gallons per day.
 41 Fixture unit counts, for Users having fixtures discharging continuously or semi-continuously to
 42 drainage system leading to the County sanitary sewer facilities, shall be increased by two fixture
 43 units for each gallon per minute of such continuous or semi-continuous discharge. The rate of such
 44 discharge shall be deemed to be that rate certified by the manufacturer of the fixture or other
 45 equipment, or such other rates as the Director shall determine.

46 (3) *Effective date:* The rate will change on July 1st of each new fiscal year. The rate
 47 applicable to each fiscal year is subject to annual review by the Board.

48 (b) *Connection Charges.*

- (1) *Residential and community uses:* Except as otherwise provided herein, there is hereby established and imposed a connection charge of \$152.50 per front foot of premises (with a minimum of \$7,625 and a maximum of \$15,250 for the connection of single-family detached and attached dwellings, churches, schools, fire stations, community centers, or other such similar community uses, to the Facilities of the County.
- (2) *All other uses:* There is hereby established and imposed a connection charge of \$152.50 per front foot of premises (with a minimum charge of \$15,250) for the connection of all other uses to the Facilities of the County.
- (3) The connection charges established and imposed above shall not apply to premises to be connected to the Facilities of the County if such Facilities of the County are constructed totally at private expense.
- (4) For the purposes of Section 67.1-10-2(b), front foot of premises will be determined by measuring the frontage of the premises located on the street address side of the premises.
- (c) *Lateral spur charges:* There is hereby established and imposed a lateral spur charge of \$600.00 for the connection of all uses to a lateral spur, where such lateral spur has been installed by the County at the expense of Fairfax County.
- (d) *Service charges:* There are hereby established and imposed the following sanitary sewer service charges:

	Sewer Service Charges — Fiscal Year (July 1 - June 30)					
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Sewer Service Charge, \$/1,000 gallons	\$7.28	\$7.56	\$7.94	\$8.20	\$8.48	\$8.90

- (e) *Base charges:* There are hereby established and imposed the following quarterly base charges in addition to the sewer service charge:

BASE CHARGE Cost (\$) per Quarterly Bill						
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Residential Base Charge	\$32.91	\$35.50	\$39.05	\$43.12	\$47.36	\$49.73

Commercial: (meter size)						
¾" and smaller, or no meter	\$32.91	\$35.50	\$39.05	\$43.12	\$47.36	\$49.73
1"	\$82.28	\$88.75	\$97.63	\$107.80	\$118.40	\$124.33
1½"	\$164.55	\$177.50	\$195.25	\$215.60	\$236.80	\$248.65
2"	\$263.28	\$284.00	\$312.40	\$344.96	\$378.88	\$397.84
3"	\$493.65	\$532.50	\$585.75	\$646.80	\$710.40	\$745.95
4"	\$822.75	\$887.50	\$976.25	\$1,078.00	\$1,184.00	\$1,243.25
6"	\$1,645.50	\$1,775.00	\$1,952.50	\$2,156.00	\$2,368.00	\$2,486.50
8"	\$2,632.80	\$2,840.00	\$3,124.00	\$3,449.60	\$3,788.80	\$3,978.40
10" and larger	\$3,784.65	\$4,082.50	\$4,490.75	\$4,958.80	\$5,446.40	\$5,718.95

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71 If requested, the Base Charge for nonresidential customers who have sub-meters for irrigation and
 72 other water uses that do not enter the sewer system will be adjusted based on their sub-meter size
 73 per above table. In no case the Base Charge will be smaller than that for ¾" and smaller meter.

74 (1) *Effective date:* The Service charges and Base charges will change on July 1st of each
 75 new fiscal year. For metered accounts, the change is effective with meter readings
 76 beginning October 1st of each year. For unmetered accounts, the change is effective with
 77 billings beginning October 1st of each year.

78 (2) *Premises having a metered water supply:*

Category of Use	Service Charges
(A) Single-family detached and single-family attached dwellings such as townhouses, duplexes, multiplexes, semi-detached, rowhouses, garden court and patio	For each 1,000 gallons of water, based on winter-quarter consumption or current quarterly consumption, as measured by the service line meter, whichever is lower, a charge equal to the effective unit cost rate (\$/1,000 gallons).

houses with a separate water service line meter.	
(B) All other uses.	For each 1,000 gallons of water as measured by the water service line, a charge equal to the effective unit cost rate (\$/1,000 gallons).
(C) All users.	Base charge per billing as established in Section 67.1-10-2(e).

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(D) The winter-quarter-maximum consumption is determined as follows:

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(i) The quarterly-daily-average consumption of water is the consumption, measured by the water service line meter for the period between meter readings divided by the number of days elapsed between meter readings.

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(ii) The quarterly consumption is 91.5 times the quarterly-daily-average consumption of water in leap years or 91.25 times the quarterly-daily-average consumption in non-leap years.

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(iii) The winter-quarter-consumption is the quarterly consumption determined at the water service line meter reading scheduled between February 1 and April 30. The winter-quarter-consumption of each respective year shall be applicable to the four quarterly sewer billings rendered in conjunction with the regular meter reading scheduled after the next May.

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(iv) All water delivered to the premises, as measured by the winter-quarter-consumption for single-family dwellings and townhouses or the meter of all other Users, shall be deemed to have been discharged to the Facilities of the County. However, any person may procure the installation of a second water service line meter. Such person may notify the Director of such installation, in which event the Director shall make such inspection or inspections as may be necessary to ascertain that no water delivered to the premises or only the water delivered through any such additional meter may enter the Facilities of the County. If the Director determines that water delivered through an additional meter may not enter the Facilities of the County, no charge hereunder shall be based upon such volume of water delivery. If the Director determines that only the water delivered through an additional meter may enter the Facilities of the County, only the water recorded on the additional meter shall be charged. In the alternative, any person may procure the installation of a sewage meter which shall be of a type and installed in a manner approved by the Director, who shall make periodic inspection to ensure accurate operation of said meter; in such event, the charge imposed hereunder shall be based upon the volume measured by such meter. The cost of all inspections required by the foregoing provisions

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for elective metering, as determined by normal cost accounting methods, shall be an additional charge for sanitary sewer service to the premises on which such meter or meters are installed.

(E) For single-family premises as in (e)(2)(A) not able to register valid meter readings for the measurement of winter-quarter-consumption the following billing method shall apply:

(i) Premises not existing, unoccupied or occupied by a different household during the applicable winter quarter, or which due to unfavorable weather, meter failure or for any other reason of meter inaccuracy cannot register valid meter readings, shall not be considered to have a valid meter reading for the purpose of winter-quarter-consumption measurement.

(ii) Such premises may be billed on the basis of the average winter-quarter-consumption for similar dwelling units or the current quarterly consumption, as registered by water service line meter, or based on historical water usage. Accounts for single-family premises established by a builder for sewerage service during construction shall be considered a nonresidential use.

(3) Premises not having metered water supply or having both well water and public metered water supply:

(A) Single-family dwellings, as in (e)(2)(A). An amount equal to the average winter-quarter-consumption, during the applicable winter quarter, of similar dwelling units, times the effective unit cost rate (\$/1,000 gallons). In the alternative, any such single-family residential customer may apply to the County, via the water supplier providing water service to the area in which the residential customer is located, for special billing rates, based on average per capita consumption of water in similar type units.

(B) All other uses: The charge shall be based upon the number of fixture units and load factor in accordance with the VUSBC, Table I and Table II Fixture Units and Load Factors for All Other Premises. There shall be an additional charge equal to the effective unit cost (\$/1,000 gallons) for the volume discharged by fixtures discharging continuously or semi-continuously. Volume of continuous or semi-continuous discharge shall be deemed to be that used in determining availability charge.

(f) Hauled Wastewater Charges: There are hereby established and imposed the following Hauled Wastewater Charges:

(1) High-Strength Waste - \$27 per 1,000 gallons of the hauler's truck capacity for septic tank and restaurant grease wastes.

(2) Low-Strength Waste - Based on prevailing Sewer Service Charge per 1,000 gallons of the hauler's truck capacity for portable toilet, landfill leachate, or any such low-strength wastewater. This rate will be adjusted as the Sewer Service Charge is adjusted from time to time.

152 TABLE I. Table of Fixture Units

Type of Fixture or Group of Fixtures	Drainage Fixture Unit Value(DFU)
Commercial automatic clothes washer (2" standpipe)	3
Bathroom group consisting of water closet, lavatory and bathtub or shower stall (Residential):	
Tank type closet	6
Bathtub (with or without overhead shower)	2
Combination sink-and-tray with food disposal unit	2
Combination sink-and-tray with 1½" trap	2
Dental unit or cuspidor	1
Dental lavatory	1
Drinking fountain	½
Dishwasher, domestic	2
Floor drains with 2" waste	2
Kitchen sink, domestic, with one 1½" waste	2
Kitchen sink, domestic, with food waste grinder and/or dishwasher	2
Lavatory with 1¼" waste	1
Laundry tray (1 or 2 compartments)	2
Shower stall	2

Sinks:	
Surgeon's	3
Flushing rim (with valve)	6
Service (trap standard)	3
Service (P trap)	2
Pot, scullery, etc.	4
Urinal, pedestal, syphon jet blowout	6
Urinal, wall lip	4
Urinal stall, washout	4
Urinal trough (each 6-ft. section)	2
Wash sink (circular or multiple) each set of faucets	2
Water closet, tank-operated	4
Water closet, valve-operated	6
Fixture drain or trap size:	
1¼ inches and smaller	1
1½ inches	2
2 inches	3
2½ inches	4
3 inches	5
4 inches	6

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TABLE II.
Fixture Units and Load Factors for All Other Premises
Quarterly Service Charges
Fiscal Year (July 1—June 30)

Fixture Units	Load Factor	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
20 or less	1.00	182.00	189.00	198.50	205.00	212.00	222.50
21 to 30	1.25	227.50	236.25	248.13	256.25	265.00	278.13
31 to 40	1.45	263.90	274.05	287.83	297.25	307.40	322.63
41 to 50	1.60	291.20	302.40	317.60	328.00	339.20	356.00
51 to 60	1.75	318.50	330.75	347.38	358.75	371.00	389.38
61 to 70	1.90	345.80	359.10	377.15	389.50	402.80	422.75
71 to 80	2.05	373.10	387.45	406.93	420.25	434.60	456.13
81 to 90	2.20	400.40	415.80	436.70	451.00	466.40	489.50
91 to 100	2.30	418.60	434.70	456.55	471.50	487.60	511.75
101 to 110	2.40	436.80	453.60	476.40	492.00	508.80	534.00
111 to 120	2.55	464.10	481.95	506.18	522.75	540.60	567.38
121 to 130	2.65	482.30	500.85	526.03	543.25	561.80	589.63
131 to 140	2.75	500.50	519.75	545.88	563.75	583.00	611.88
141 to 150	2.85	518.70	538.65	565.73	584.25	604.20	634.13
151 to 160	2.95	536.90	557.55	585.58	604.75	625.40	656.38
161 to 170	3.05	555.10	576.45	605.43	625.25	646.60	678.63

ATTACHMENT I

171 to 180	3.15	573.30	595.35	625.28	645.75	667.80	700.88
181 to 190	3.25	591.50	614.25	645.13	666.25	689.00	723.13
191 to 200	3.35	609.70	633.15	664.98	686.75	710.20	745.38
201 to 210	3.45	627.90	652.05	684.83	707.25	731.40	767.63
211 to 220	3.55	646.10	670.95	704.68	727.75	752.60	789.88
221 to 230	3.65	664.30	689.85	724.53	748.25	773.80	812.13
231 to 240	3.75	682.50	708.75	744.38	768.75	795.00	834.38
241 to 250	3.85	700.70	727.65	764.23	789.25	816.20	856.63
251 to 260	3.90	709.80	737.10	774.15	799.50	826.80	867.75
261 to 270	4.00	728.00	756.00	794.00	820.00	848.00	890.00
271 to 280	4.05	737.10	765.45	803.93	830.25	858.60	901.13
281 to 290	4.10	746.20	774.90	813.85	840.50	869.20	912.25
291 to 300	4.15	755.30	784.35	823.78	850.75	879.80	923.38
301 to 310	4.20	764.40	793.80	833.70	861.00	890.40	934.50
311 to 320	4.30	782.60	812.70	853.55	881.50	911.60	956.75
321 to 330	4.40	800.80	831.60	873.40	902.00	932.80	979.00
331 to 340	4.50	819.00	850.50	893.25	922.50	954.00	1,001.25
341 to 350	4.60	837.20	869.40	913.10	943.00	975.20	1,023.50
351 to 360	4.70	855.40	888.30	932.95	963.50	996.40	1,045.75
361 to 370	4.80	873.60	907.20	952.80	984.00	1,017.60	1,068.00

ATTACHMENT I

371 to 380	4.90	891.80	926.10	972.65	1,004.50	1,038.80	1,090.25
381 to 390	5.00	910.00	945.00	992.50	1,025.00	1,060.00	1,112.50
391 to 400	5.10	928.20	963.90	1,012.35	1,045.50	1,081.20	1,134.75
401 to 410	5.20	946.40	982.80	1,032.20	1,066.00	1,102.40	1,157.00
411 to 420	5.30	964.60	1,001.70	1,052.05	1,086.50	1,123.60	1,179.25
421 to 430	5.40	982.80	1,020.60	1,071.90	1,107.00	1,144.80	1,201.50
431 to 440	5.50	1,001.00	1,039.50	1,091.75	1,127.50	1,166.00	1,223.75
441 to 450	5.60	1,019.20	1,058.40	1,111.60	1,148.00	1,187.20	1,246.00
451 to 460	5.70	1,037.40	1,077.30	1,131.45	1,168.50	1,208.40	1,268.25
461 to 470	5.80	1,055.60	1,096.20	1,151.30	1,189.00	1,229.60	1,290.50
471 to 480	5.90	1,073.80	1,115.10	1,171.15	1,209.50	1,250.80	1,312.75
481 to 490	6.00	1,092.00	1,134.00	1,191.00	1,230.00	1,272.00	1,335.00
491 to 500	6.10	1,110.20	1,152.90	1,210.85	1,250.50	1,293.20	1,357.25
501 to 525	6.25	1,137.50	1,181.25	1,240.63	1,281.25	1,325.00	1,390.63
526 to 550	6.50	1,183.00	1,228.50	1,290.25	1,332.50	1,378.00	1,446.25
551 to 575	6.75	1,228.50	1,275.75	1,339.88	1,383.75	1,431.00	1,501.88
576 to 600	7.00	1,274.00	1,323.00	1,389.50	1,435.00	1,484.00	1,557.50
601 to 625	7.25	1,319.50	1,370.25	1,439.13	1,486.25	1,537.00	1,613.13
626 to 650	7.50	1,365.00	1,417.50	1,488.75	1,537.50	1,590.00	1,668.75
651 to 675	7.75	1,410.50	1,464.75	1,538.38	1,588.75	1,643.00	1,724.38

ATTACHMENT I

676 to 700	8.00	1,456.00	1,512.00	1,588.00	1,640.00	1,696.00	1,780.00
701 to 725	8.20	1,492.40	1,549.80	1,627.70	1,681.00	1,738.40	1,824.50
726 to 750	8.40	1,528.80	1,587.60	1,667.40	1,722.00	1,780.80	1,869.00
751 to 775	8.60	1,565.20	1,625.40	1,707.10	1,763.00	1,823.20	1,913.50
776 to 800	8.80	1,601.60	1,663.20	1,746.80	1,804.00	1,865.60	1,958.00
801 to 825	9.00	1,638.00	1,701.00	1,786.50	1,845.00	1,908.00	2,002.50
826 to 850	9.20	1,674.40	1,738.80	1,826.20	1,886.00	1,950.40	2,047.00
851 to 875	9.35	1,701.70	1,767.15	1,855.98	1,916.75	1,982.20	2,080.38
876 to 900	9.50	1,729.00	1,795.50	1,885.75	1,947.50	2,014.00	2,113.75
901 to 925	9.65	1,756.30	1,823.85	1,915.53	1,978.25	2,045.80	2,147.13
926 to 950	9.80	1,783.60	1,852.20	1,945.30	2,009.00	2,077.60	2,180.50
951 to 975	9.95	1,810.90	1,880.55	1,975.08	2,039.75	2,109.40	2,213.88
976 to 1,000	10.15	1,847.30	1,918.35	2,014.78	2,080.75	2,151.80	2,258.38
1,001 to 1,050	10.55	1,920.10	1,993.95	2,094.18	2,162.75	2,236.60	2,347.38
1,051 to 1,100	10.90	1,983.80	2,060.10	2,163.65	2,234.50	2,310.80	2,425.25
1,101 to 1,150	11.30	2,056.60	2,135.70	2,243.05	2,316.50	2,395.60	2,514.25
1,151 to 1,200	11.70	2,129.40	2,211.30	2,322.45	2,398.50	2,480.40	2,603.25
1,201 to 1,250	12.00	2,184.00	2,268.00	2,382.00	2,460.00	2,544.00	2,670.00
1,251 to 1,300	12.35	2,247.70	2,334.15	2,451.48	2,531.75	2,618.20	2,747.88
1,301 to 1,350	12.70	2,311.40	2,400.30	2,520.95	2,603.50	2,692.40	2,825.75

ATTACHMENT I

1,351 to 1,400	13.00	2,366.00	2,457.00	2,580.50	2,665.00	2,756.00	2,892.50
1,401 to 1,450	13.25	2,411.50	2,504.25	2,630.13	2,716.25	2,809.00	2,948.13
1,451 to 1,500	13.50	2,457.00	2,551.50	2,679.75	2,767.50	2,862.00	3,003.75
1,501 to 1,600	14.05	2,557.10	2,655.45	2,788.93	2,880.25	2,978.60	3,126.13
1,601 to 1,700	14.60	2,657.20	2,759.40	2,898.10	2,993.00	3,095.20	3,248.50
1,701 to 1,800	15.15	2,757.30	2,863.35	3,007.28	3,105.75	3,211.80	3,370.88
1,801 to 1,900	15.70	2,857.40	2,967.30	3,116.45	3,218.50	3,328.40	3,493.25
1,901 to 2,000	16.25	2,957.50	3,071.25	3,225.63	3,331.25	3,445.00	3,615.63
2,001 to 2,100	16.80	3,057.60	3,175.20	3,334.80	3,444.00	3,561.60	3,738.00
2,101 to 2,200	17.35	3,157.70	3,279.15	3,443.98	3,556.75	3,678.20	3,860.38
2,201 to 2,300	17.90	3,257.80	3,383.10	3,553.15	3,669.50	3,794.80	3,982.75
2,301 to 2,400	18.45	3,357.90	3,487.05	3,662.33	3,782.25	3,911.40	4,105.13
2,401 to 2,500	19.00	3,458.00	3,591.00	3,771.50	3,895.00	4,028.00	4,277.50
2,501 to 2,600	19.55	3,558.10	3,694.95	3,880.68	4,007.75	4,144.60	4,349.88
2,601 to 2,700	20.10	3,658.20	3,798.90	3,989.85	4,120.50	4,261.20	4,472.25
2,701 to 2,800	20.65	3,758.30	3,902.85	4,099.03	4,233.25	4,377.80	4,594.63
2,801 to 2,900	21.20	3,858.40	4,006.80	4,208.20	4,346.00	4,494.40	4,717.00
2,901 to 3,000	21.75	3,958.50	4,110.75	4,317.38	4,458.75	4,611.00	4,839.38
3,001 to 4,000	26.00	4,732.00	4,914.00	5,161.00	5,330.00	5,512.00	5,785.00
4,001 to 5,000	29.50	5,369.00	5,575.50	5,855.75	6,047.50	6,254.00	6,563.75

ATTACHMENT I

5,001 to 6,000	33.00	6,006.00	6,237.00	6,550.50	6,765.00	6,996.00	7,342.50
6,001 to 7,000	36.40	6,624.80	6,879.60	7,225.40	7,462.00	7,716.80	8,099.00
7,001 to 8,000	39.60	7,207.20	7,484.40	7,860.60	8,118.00	8,395.20	8,811.00
8,001 to 9,000	42.75	7,780.50	8,079.75	8,485.88	8,763.75	9,063.00	9,511.88
9,001 to 10,000	46.00	8,372.00	8,694.00	9,131.00	9,430.00	9,752.00	10,235.00
10,001 to 11,000	48.85	8,890.70	9,232.65	9,696.73	10,014.25	10,356.20	10,869.13
11,001 to 12,000	51.60	9,391.20	9,752.40	10,242.60	10,578.00	10,939.20	11,481.00
12,001 to 13,000	54.60	9,937.20	10,319.40	10,838.10	11,193.00	11,575.20	12,148.50
13,001 to 14,000	57.40	10,446.80	10,848.60	11,393.90	11,767.00	12,168.80	12,771.50
14,001 to 15,000	60.00	10,920.00	11,340.00	11,910.00	12,300.00	12,720.00	13,350.00

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NOTES:

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(1) Base charge is not included in rates above.

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GIVEN under my hand this _____ day of _____, 2020

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Jill G. Cooper
Clerk for the Board of Supervisors

**FAIRFAX COUNTY NOTICE OF PROPOSED
SEWER SERVICE CHARGE & BASE CHARGE - RATE REVISIONS**

NOTICE is hereby given that the Fairfax County Board of Supervisors will hold a **PUBLIC HEARING** on:

**Tuesday
April 14, 2020
commencing at 3:00 p.m.**

in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 67.1 of the Fairfax County Code (Sanitary Sewers and Sewage Disposal), Article 10 (Charges), Section 2. Pursuant to the authority of the Virginia Code, Title 15.2., Chapter 21 (including, without limitation, Sections 15.2-2111, 2119, and 2122), the Board of Supervisors of Fairfax County, Virginia, proposes to amend and readopt Section 67.1-10-2 of the Fairfax County Code by, among other things, changing all references to the unit cost of sewer service and the base charge as follows:

SEWER SERVICE CHARGE SCHEDULE Per 1,000 gallons of water consumption						
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Sewer Service Charge	\$7.28	\$7.56	\$7.94	\$8.20	\$8.48	\$8.90

BASE CHARGE SCHEDULE Cost (\$) per Quarterly Bill						
Type of Connection	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Residential (3/4" meter)	\$32.91	\$35.50	\$39.05	\$43.12	\$47.36	\$49.73
All customers based on meter size						
3/4" and smaller, or no meter	\$32.91	\$35.50	\$39.05	\$43.12	\$47.36	\$49.73
1"	\$82.28	\$88.75	\$97.63	\$107.80	\$118.40	\$124.33
1 1/2"	\$164.55	\$177.50	\$195.25	\$215.60	\$236.80	\$248.65
2"	\$263.28	\$284.00	\$312.40	\$344.96	\$378.88	\$397.84
3"	\$493.65	\$532.50	\$585.75	\$646.80	\$710.40	\$745.95
4"	\$822.75	\$887.50	\$976.25	\$1,078.00	\$1,184.00	\$1,243.25
6"	\$1,645.50	\$1,775.00	\$1,952.50	\$2,156.00	\$2,368.00	\$2,486.50
8"	\$2,632.80	\$2,840.00	\$3,124.00	\$3,449.60	\$3,788.80	\$3,978.40
10" and larger	\$3,784.65	\$4,082.50	\$4,490.75	\$4,958.80	\$5,446.40	\$5,718.95

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

Fairfax County supports the Americans with Disabilities Act (ADA) by making reasonable accommodations for persons with disabilities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a County program, service, or activity, should contact the ADA representative in the Clerk's Office, 703-324-3151, TTY 711, as soon as possible but no later than 48 hours before the scheduled event.

GIVEN under my hand this 25th day of February, 2020.

Jill G. Cooper
Clerk for the Board of Supervisors

Ad Run Dates: March 27 and April 3, 2020

**FAIRFAX COUNTY NOTICE OF PROPOSED
SEWER AVAILABILITY CHARGES, FIXTURE UNIT RATE AND HAULED WASTEWATER CHARGES - RATE REVISIONS**

NOTICE is hereby given that the Fairfax County Board of Supervisors will hold a **PUBLIC HEARING** on:

**Tuesday
April 14, 2020
commencing at 3:00 p.m.**

in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 67.1 of the Fairfax County Code (Sanitary Sewers and Sewage Disposal), Article 10 (Charges), Section 2. Pursuant to the authority of the Virginia Code, Title 15.2., Chapter 21 (including, without limitation, Sections 15.2-2111, 2119, and 2122), the Board of Supervisors of Fairfax County, Virginia, proposes to amend Section 67.1-10-2 of the Fairfax County Code by, among other things, updating the availability charge schedule for residential, commercial, and all other users desiring to connect to the County sanitary sewer facilities, the fixture unit rate, and proposed hauled wastewater charge as follows:

AVAILABILITY CHARGE SCHEDULE						
Type of Connection	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Single-Family	\$8,340	\$8,423	\$8,423	\$8,423	\$8,423	\$8,423
Lodging House, Hotel, Inn or Tourist Cabin	\$8,340	\$8,423	\$8,423	\$8,423	\$8,423	\$8,423
Townhouse	\$6,672	\$6,739	\$6,739	\$6,739	\$6,739	\$6,739
Apartment	\$6,672	\$6,739	\$6,739	\$6,739	\$6,739	\$6,739
Mobile Home	\$6,672	\$6,739	\$6,739	\$6,739	\$6,739	\$6,739
Any other residential dwelling unit	\$6,672	\$6,739	\$6,739	\$6,739	\$6,739	\$6,739
Hotels, Motels, or Dormitory rental unit	\$2,085	\$2,106	\$2,106	\$2,106	\$2,106	\$2,106

The availability charge for all nonresidential uses will be computed as the number of fixture units in accordance with the current Virginia Uniform Statewide Building Code times the fixture unit rate with a minimum charge equivalent to one (1) single-family detached dwelling per premises. The revised, five-year rate schedule for the fixture unit charge for nonresidential uses is as follows:

AVAILABILITY CHARGE SCHEDULE						
Cost (\$) per Quarterly Bill						
	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Nonresidential per fixture unit	\$417	\$421	\$421	\$421	\$421	\$421

HAULED WASTEWATER CHARGE

The hauled wastewater charge will be calculated based on the size of the wastewater hauler's truck volume capacity as follows:

1. High-strength Waste - \$27 per 1,000 gallons for septic tank and restaurant grease waste
2. Low-strength Waste - Based on prevailing sewer service charge per 1,000 gallons for portable toilet, landfill leachate, or any such low-strength wastewater. The proposed sewer service charge for FY 2021 is \$7.56 per 1,000 gallons

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

Fairfax County supports the Americans with Disabilities Act (ADA) by making reasonable accommodations for persons with disabilities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a County program, service, or activity, should contact the ADA representative in the Clerk's Office, 703-324-3151, TTY 711, as soon as possible but no later than 48 hours before the scheduled event.

GIVEN under my hand this 25th day of February, 2020.

Jill G. Cooper
Clerk for the Board of Supervisors

Ad Run Dates: March 27 and April 3, 2020

ADMINISTRATIVE - 2

Authorization to Advertise a Public Hearing to Consider an Ordinance to Amend and Readopt Fairfax County Code Section 7-2-13 and Relocate the Polling Places for the Lorton Precinct in the Mount Vernon District and the Nottoway Precinct in the Providence District

ISSUE:

Authorization to advertise a Public Hearing to consider an ordinance that proposes to amend and readopt Fairfax County Code Section 7-2-13, relating to election precincts and polling places, to move the polling places for the Lorton precinct and the Nottoway precinct.

RECOMMENDATION:

The County Executive recommends that the Board authorize advertisement of a public hearing on Tuesday, March 24, 2020, at 4:00 p.m. to consider this ordinance.

TIMING:

Board action is requested on February 25, 2020, to provide sufficient time to advertise the proposed public hearing for adoption of this ordinance on March 24, 2020, at 4:00 p.m. This will allow adequate time to notify voters who are affected by these changes in advance of the next election subsequent to the Board's decision on March 24, 2020, which is expected to be the June 9, 2020, Party Primary Elections. The proposed changes would not affect the March 3, 2020, Democratic Party Presidential Primary Election.

BACKGROUND:

The 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. If approved, the proposed ordinance will make the following changes:

In Mount Vernon District, staff recommends moving the polling place for the Lorton precinct from the Lorton Library located at 9520 Richmond Highway, Lorton, to the Lorton Station Elementary School, 9298 Lewis Chapel Road, Lorton, where it will be co-located with the Lorton Station precinct. The current polling place, Lorton Library, will be

Board Agenda Item
February 25, 2020

closing for renovation on April 11, 2020. The polling place for Lorton precinct is expected to return to the Lorton Library when it reopens in 2021.

In Providence District, staff recommends moving the polling place for the Nottoway precinct from the Hunter House at Nottoway Park located at 9601 Courthouse Road, Vienna, to the Marshall Road Elementary School, 730 Marshall Road Southwest, Vienna. This proposed change will provide a more accessible and convenient facility for the voters in this precinct.

FISCAL IMPACT:

Insignificant. Funding for precinct and polling place change notifications is provided in the agency's FY 2020 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:

Gary D. Scott, General Registrar and Director of Elections

Beth Dixon Methfessel, Clerk to the Fairfax County Electoral Board

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](#).)

§ 24.2-309.2. Election precincts; prohibiting precinct changes for specified period of time.

No county, city, or town shall create, divide, abolish, or consolidate any precincts, or otherwise change the boundaries of any precinct, effective during the period from February 1, 2019, to May 15, 2021, except as (i) provided by law upon a change in the boundaries of the county, city, or town, (ii) the result of a court order, (iii) the result of a change in the form of government, or (iv) the result of an increase or decrease in the number of local election districts other than at-large districts. Any ordinance required to comply with the requirements of § [24.2-307](#) shall be adopted on or before February 1, 2019.

If a change in the boundaries of a precinct is required pursuant to clause (i), (ii), (iii), or (iv), the county, city, or town shall comply with the applicable requirements of law, including §§ [24.2-304.3](#) and [30-264](#), and send copies of the ordered or enacted changes to the State Board of Elections and the Division of Legislative Services.

This section shall not prohibit any county, city, or town from adopting an ordinance revising precinct boundaries after January 1, 2021. However, no revisions in precinct boundaries shall be implemented in the conduct of elections prior to May 15, 2021.

2008, c. [112](#); 2018, cc. [778](#), [779](#).

§ 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 (i) if the city is wholly contained within the county election district served by the precinct or (ii) if the city is wholly contained within the county and the polling place is located on property owned by the county. 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 general registrar 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 (52 U.S.C. § 20101 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 or the general registrar 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 general registrar 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 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. However, and notwithstanding the provisions of clause (i) of subsection A of § [24.2-604](#), and upon the approval of the local electoral board, campaign materials may be distributed outside the polling place and inside the structure where the election is conducted, provided that the "Prohibited Area" (i) includes the area within the structure that is beyond 40 feet of any entrance to the polling place and the area within the structure that is within 40 feet of any entrance to the room where the election is conducted and (ii) is maintained and enforced as provided in § [24.2-604](#). The local electoral board may approve campaigning activities inside the building where the election is conducted 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](#); 2012, cc. [488](#), [759](#); 2016, cc. [18](#), [492](#).

§ 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

March 2020 SUMMARY OF PRECINCT AND POLLING PLACE CHANGES							
SUPERVISOR DISTRICT	OLD PRECINCT(S)	REGISTERED VOTERS*	OLD POLLING PLACE(S)	NEW PRECINCT(S)	PROJECTED REGISTERED VOTERS	NEW POLLING PLACE(S)	NOTES ON CHANGES
MOUNT VERNON	617 LORTON	2,708	Lorton Library	617 LORTON	2,708	Lorton Station Elementary School	Temporarily move polling place due to renovation of Lorton Library
PROVIDENCE	729 NOTTOWAY	3,840	Hunter House at Nottoway Park	729 NOTTOWAY	3,840	Marshall Road Elementary School	Move polling place to provide a facility with more accessibility for voters.

* VERIS registered voters as of 01022020_Reports Library_Statistics_Registrant_Counts_By_Locality

Commonwealth of Virginia
COUNTY OF FAIRFAX

MOUNT VERNON DISTRICT

DESCRIPTION:

Beginning at the intersection of Telegraph Road and the south corporate boundary of the City of Alexandria, thence with the corporate boundary of the City of Alexandria in a southeasterly direction to its intersection with the Maryland/Virginia State Line (Potomac River), thence with the Maryland/Virginia State Line in a southerly, then generally southwesterly direction to its intersection with the Prince William County/Fairfax County Line (Occoquan River), thence with the Prince William County/Fairfax County Line in a generally northwesterly direction to its intersection with the Virginia Power Easement, thence with the Virginia Power Easement in a northeasterly direction to its intersection with Hooes Road, thence with Hooes Road in a northerly direction to its intersection with Pohick Road, thence with Pohick Road in a generally southeasterly direction to its intersection with the Virginia Power Easement, thence with the Virginia Power Easement in an easterly direction to its intersection with Pohick Creek, thence with the meanders of Pohick Creek in a generally northerly direction to its intersection with the Fairfax County Parkway (Route 7100), thence with the Fairfax County Parkway in an easterly direction to its intersection with Rolling Road, thence with Rolling Road in a southeasterly direction to its intersection with the north boundary of the Ft. Belvoir Military Reservation-North Area (old Proving Grounds), thence with the boundary of the Ft. Belvoir Military Reservation in a generally easterly direction to its intersection with Accotink Creek, thence with the meanders of Accotink Creek in a generally southeasterly direction to its intersection with Fullerton Road, thence with the Fullerton in a generally easterly direction to its intersection with Boudinot Drive, thence with Boudinot Drive in a southeasterly direction to its intersection with Alban Road, thence with Alban Road in a northeasterly direction to its intersection with Backlick Road, thence with Backlick Road in a southeasterly direction to its intersection with the Shirley Memorial Highway (I-95), thence with the Shirley Memorial Highway in a southwesterly direction to its intersection with Newington Road, thence with Newington Road in an easterly direction to its intersection with the Richmond, Fredericksburg and Potomac Railroad, thence with the Richmond, Fredericksburg and Potomac Railroad in a northerly direction to its intersection with the Virginia Power Easement, thence with the Virginia Power Easement in an easterly direction to its intersection with Beulah Road, thence with Beulah Road in a southeasterly, then easterly direction to its intersection with Telegraph Road, thence with Telegraph Road in a northeasterly direction to its intersection with the northeast boundary of the Fort Belvoir Military Reservation, thence with the boundary of the Fort Belvoir Military Reservation in a southeasterly direction to its intersection with the south boundary of Huntley Meadows Park, thence with the boundary of Huntley Meadows Park in a southeasterly, then northeasterly

direction to its intersection with Frye Road, thence with Frye Road in a southerly direction to its intersection with Richmond Highway (Route 1), thence with Richmond Highway in a northeasterly, then northerly direction to its intersection North Kings Highway, thence with North Kings Highway in a northerly direction to its intersection with Telegraph Road, thence with Telegraph Road in a northeasterly direction to its intersection with the south corporate boundary of the City of Alexandria, point of beginning.

As adopted by the Board of Supervisors on June 11, 2001

Section 7-2-9. Mount Vernon District

The Mount Vernon District shall consist of these election precincts: Belle Haven, Belleview, Belvoir, Bucknell, Delong, Fort Hunt, the southwestern portion of Garfield, Grosvenor, Gunston, Hollin Hall, Hunt, Huntington, Kirkside, Lorton, Marlan, Newington, Pohick Run East, Pohick Run West, Saratoga, Sherwood, Stratford, Waynewood, Westgate, Whitman, the southern portion of Woodlawn, and Woodley.

As amended and readopted by the Board of Supervisors on August 6, 2001

Section 7-2-9. Mount Vernon District

The Mount Vernon District shall consist of these election precincts: Alban, Belle Haven, Belleview, Belvoir, Bucknell, Fort Hunt, Grosvenor, Gunston, Hollin Hall, Hunt, Huntington, Kirkside, Lorton, Marlan, Newington, Pohick Church, Pohick Run, Saratoga, Sherwood, Stratford, Waynewood, Westgate, Whitman, Woodlawn, and Woodley.

NOTES: On August 6, 2001, Pohick Run East and Pohick Run West precincts were renamed Pohick Church and Pohick Run, respectively. The “southwestern portion of Garfield” was named Alban and the “southern portion of Woodlawn” was named Woodlawn. Delong precinct was combined with Saratoga precinct and abolished.

As recodified and readopted by the Board of Supervisors on March 24, 2003

Section 7-2-9. Mount Vernon District

The Mount Vernon District shall consist of these election precincts: Alban, Belle Haven, Belleview, Belvoir, Bucknell, Fort Hunt, Grosvenor, Gunston, Hollin Hall, Hunt, Huntington, Kirkside, Lorton, Marlan, Newington, Pohick Church, Pohick Run, Saratoga, Sherwood, Stratford, Waynewood, Westgate, Whitman, Woodlawn, and Woodley.

NOTES: On March 24, 2003, the boundary between Hollin Hall and Waynewood precincts was adjusted to conform to the boundary between the Eighth and Eleventh Congressional Districts.

The boundary between the Mount Vernon and Lee Districts and their respective Belvoir and Pioneer precincts was adjusted to conform to the realignment of Newington Road between Backlick Road and the RF&P Railroad tracks. No voters were affected by the adjustment.

Revised and updated descriptions of the precincts were formally adopted to remove antiquated and unnecessary language, to update changes in the names of roads and other features, and to create a uniform format and appearance.

As amended and readopted by the Board of Supervisors on March 8, 2004

Section 7-2-9. Mount Vernon District

The Mount Vernon District shall consist of these election precincts: Alban, Belle Haven, Belleview, Belvoir, Bucknell, Fort Hunt, Grosvenor, Gunston, Hollin Hall, Hunt, Huntington, Kirkside, Lorton, Lorton Center, Lorton Station, Marlan, Newington, Saratoga, Sherwood, Stratford, Waynewood, Westgate, Whitman, Woodlawn, and Woodley.

NOTES: On March 8, 2004, Pohick Church precinct was renamed “Lorton Center” and its polling place was moved to the Lorton Station Recreation Center. The Pohick Run precinct was renamed “Lorton Station” and its polling place was moved to the new Lorton Station Elementary School.

As amended by the Board of Supervisors on June 21, 2004

NOTES: On June 21, 2004, the polling place for the Lorton Center precinct was moved to the Lorton Station Elementary School.

As amended and readopted by the Board of Supervisors on March 27, 2006

Section 7-2-9. Mount Vernon District

The Mount Vernon District shall consist of these election precincts: Alban, Belle Haven, Belleview, Belvoir, Bucknell, Fort Hunt, Grosvenor, Gunston, Hollin Hall, Hunt, Huntington, Kirkside, Laurel Hill, Lorton, Lorton Center, Lorton Station, Marlan, Newington, Saratoga, Sherwood, Stratford, Waynewood, Westgate, Whitman, Woodlawn, and Woodley.

Attachment 3: Descriptions and Maps of Proposed Changes

NOTES: On March 27, 2006, Lorton precinct was divided to form “Laurel Hill” precinct. The polling place for Laurel Hill precinct was established at the South County Secondary School and the polling place for Lorton precinct was moved to the Lorton Library.

Also, on March 27, 2006, the polling place for the Lorton Center precinct was moved to the Grace Bible Church.

As amended by the Board of Supervisors on March 26, 2007

NOTES: On March 26, 2007, the polling place for the Grosvenor precinct was moved to the Huntington Community Center.

As amended by the Board of Supervisors on March 10, 2008

NOTES: On March 10, 2008, the polling place for the Marlan precinct was temporarily moved to the Paul Spring Retirement Community.

The United States Postal Service address for the Lorton Station polling place was updated.

As amended and readopted by the Board of Supervisors on January 12, 2009

Section 7-2-9. Mount Vernon District

The Mount Vernon District shall consist of these election precincts: Alban, Belle Haven, Belleview, Belvoir, Bucknell, Fort Hunt, Grosvenor, Gunston, Hollin Hall, Hunt, Huntington, Kirkside, Laurel Hill, Lorton, Lorton Center, Lorton Station, Marlan, Newington, Saratoga, Sherwood, South County, Stratford, Waynewood, Westgate, Whitman, Woodlawn, and Woodley.

NOTES: On January 12, 2009, Laurel Hill precinct was divided to form South County precinct. The polling place for both precincts is the South County Secondary School.

As amended by the Board of Supervisors on July 27, 2010

NOTES: On July 27, 2010, the polling place for the Marlan precinct was permanently moved to the Paul Spring Retirement Community.

As amended and readopted by the Board of Supervisors on April 26, 2011

Section 7-2-9. Mount Vernon District

The Mount Vernon District shall consist of these election precincts: Alban, Belle Haven, Belleview, Belvoir, Bucknell, Fort Hunt, Grosvenor, Gunston, Hollin Hall, Huntington, Kirkside, Laurel Hill, Lorton, Lorton Center, Lorton Station, Marlan, Newington, Saratoga, Sherwood, South County, Stratford, Waynewood, Westgate, Whitman, Woodlawn, and Woodley.

REDISTRICTING NOTES: On April 26, 2011, the Board adopted their redistricting plan that divided the Woodlawn precinct along Frye Road to create a new precinct named “Pinewood Lake” and moved the Pinewood Lake precinct into Lee District.

As amended and readopted by the Board of Supervisors on July 26, 2011

Section 7-2-9. Mount Vernon District

The Mount Vernon District shall consist of these election precincts: Alban, Belle Haven, Belleview, Belvoir, Bucknell, Fort Hunt, Grosvenor, Gunston, Hollin Hall, Huntington, Kirkside, Laurel Hill, Lorton, Lorton Center, Lorton Station, Marlan, Newington, Riverside, Saratoga, Sherwood, South County, Stratford, Waynewood, Westgate, Woodlawn, and Woodley.

NOTES: On July 26, 2011, the Board renamed Whitman precinct “Riverside” and adjusted the boundaries of Belle Haven, Belleview, Fort Hunt, Grosvenor, Gunston, Hollin Hall, Huntington, Sherwood, Stratford, and Westgate precincts.

As amended by the Board of Supervisors on July 10, 2012

NOTES: On July 10, 2012, the Board moved the polling place for South County precinct to the South County Middle School and renamed the polling place for Laurel Hill precinct from “South County Secondary School” to “South County High School.”

As amended by the Board of Supervisors on July 9, 2013

NOTES: On July 9, 2013, the Board adjusted the boundaries between Alban and Saratoga precincts; moved the polling place for Laurel Hill precinct to the Laurel Hill Elementary School; moved the polling place for South County precinct to the South County High School; and moved the polling place for Woodlawn precinct to the Knights of Columbus #5998.

As amended by the Board of Supervisors on November 18, 2014

NOTES: On November 18, 2014, the Board adjusted the boundaries between Belvoir and Woodlawn precincts.

As amended and readopted by the Board of Supervisors on July 11, 2017

Section 7-2-9. Mount Vernon District

The Mount Vernon District shall consist of these election precincts: Alban, Army, Belle Haven, Belleview, Belvoir, Bucknell, Fort Hunt, Grosvenor, Gunston, Hollin Hall, Huntington, Kirkside, Laurel Hill, Lorton, Lorton Station, Marlan, Newington, Riverside, Saratoga, Sherwood, South County, Stratford, Waynewood, Westgate, Woodlawn, and Woodley.

NOTES: On July 11, 2017, the Board consolidated Lorton Center precinct into the southern portion of Belvoir precinct, and established its polling location at the Newington DVS Facility.

The Board also created a new precinct, “Army”, from the northern portion of Belvoir precinct with its polling location at the Kingstowne Library.

As amended by the Board of Supervisors on December 4, 2018

Section 7-2-9. Mount Vernon District

NOTES: On December 4, 2018, the description of Belvoir precinct was amended and readopted to change the address of the polling place [facility] from 6900 Newington Road to 8201 Cinder Bed Road.

As amended by the Board of Supervisors on April 9, 2019

Section 7-2-9. Mount Vernon District

NOTES: On April 9, 2019, the Board relocated the polling place for Belleview precinct to the Martha Washington Library.

As amended by the Board of Supervisors on March 24, 2020

Section 7-2-9. Mount Vernon District

NOTES: On March 24, 2020, the Board relocated the polling place for Lorton precinct to the Lorton Station Elementary School.

Commonwealth of Virginia
COUNTY OF FAIRFAX
Mount Vernon District

PRECINCT 617: LORTON

CONGRESSIONAL DISTRICT: EIGHTH
VIRGINIA SENATORIAL DISTRICT: THIRTY-NINTH
HOUSE OF DELEGATES DISTRICT: FORTY-SECOND / FORTY-THIRD

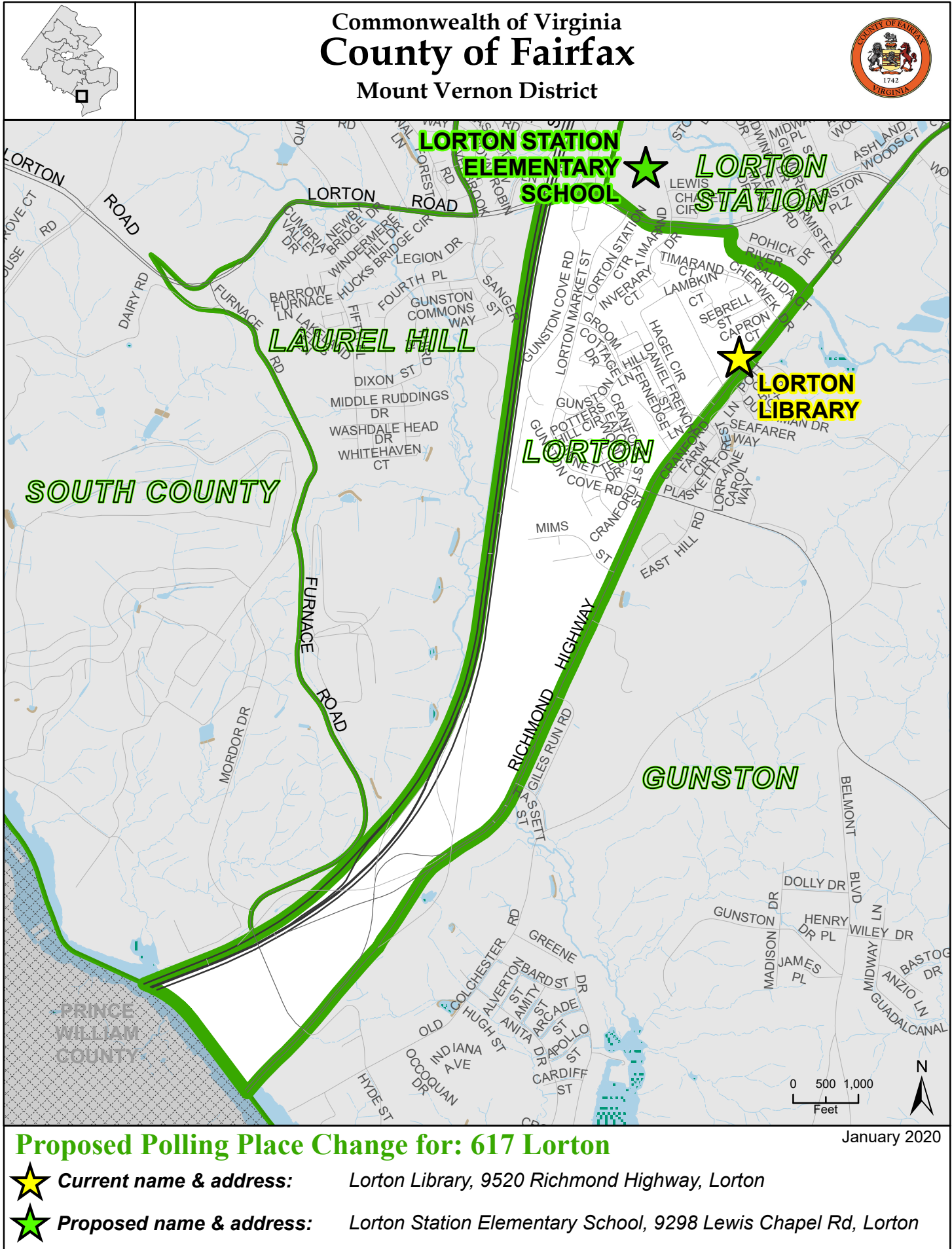
DESCRIPTION:

Beginning at the intersection of the Shirley Memorial Highway (I-95) and Lorton Road, thence with Lorton Road in an easterly direction to its intersection with Pohick Creek, thence with the meanders of Pohick Creek in a southeasterly direction to its intersection with Richmond Highway (Route 1), thence with Richmond Highway in a southwesterly direction to its intersection with the Prince William County/Fairfax County Line (Occoquan River), thence with the Prince William County/Fairfax County Line in a northwesterly direction to its intersection with the Shirley Memorial Highway, thence with the Shirley Memorial Highway in a northeasterly, then northerly direction to its intersection with Lorton Road, point of beginning.

POLLING PLACE: Lorton Library Station Elementary School
~~9520 Richmond Highway~~ 9298 Lewis Chapel Road, Lorton

MAP GRIDS: 107-4, 113-1, 113-2, 113-3, 113-4

NOTES: Established June 1991
Boundary originally followed the District of Columbia Department of Corrections (Lorton Prison) property line. When the prison closed in 2001, the Fairfax County Park Authority acquired a portion of the property.
Precinct description revised and readopted – March 2003
Precinct divided and polling place changed – March 2006
Congressional District changed from 11th to 8th – January 2012
Polling place moved – March 2020



Commonwealth of Virginia
COUNTY OF FAIRFAX

PROVIDENCE DISTRICT

DESCRIPTION:

Beginning at the intersection of Leesburg Pike (Route 7) and the Washington Dulles Access and Toll Road, thence with the Washington Dulles Access and Toll Road in an easterly direction to its intersection with Magarity Road, thence with Magarity Road in a southwesterly direction to its intersection with Leesburg Pike, thence with Leesburg Pike in a southeasterly direction to its intersection with the west corporate boundary of the City of Falls Church, thence with the corporate boundary of the City of Falls Church in a southwesterly, then generally southeasterly direction to its intersection with Arlington Boulevard (Route 50) at Seven Corners, thence with Arlington Boulevard in a southwesterly direction to its intersection with Holmes Run (stream), thence with Holmes Run in a generally southeasterly direction to its intersection with Annandale Road, thence with Annandale Road in a southwesterly direction to its intersection with Gallows Road, thence with Gallows Road in a northwesterly direction to its intersection with Woodburn Road, thence with Woodburn Road in a westerly, then southwesterly direction to its intersection with Leroy Place, thence with Leroy Place in a westerly direction to its intersection with Prosperity Avenue, thence with Prosperity Avenue in a northerly direction to its intersection with Crook Branch (stream), thence with the meanders of Crook Branch in a westerly direction to its intersection with a projection of Glenbrook Road, thence with this projection and Glenbrook Road in a southerly direction to its intersection with Little River Turnpike (Route 236), thence with Little River Turnpike in a northwesterly direction to its intersection with the east corporate boundary of the City of Fairfax, thence with the corporate boundary of the City of Fairfax in a northerly, then generally westerly direction to its intersection with the Lee-Jackson Memorial Highway (Route 50), thence with the Lee-Jackson Memorial Highway in a northwesterly direction to its intersection with West Ox Road, thence with West Ox Road in a northwesterly direction to its intersection with Waples Mill Road, thence with Waples Mill Road in a generally southeasterly direction to its intersection with Difficult Run (stream), thence with the meanders of Difficult Run in a northeasterly direction to its intersection with Vale Road, thence with Vale Road in a northeasterly, then southeasterly direction to its intersection with Hunter Mill Road, thence with Hunter Mill Road in a northerly direction to its intersection with Vale Road, thence with Vale Road in a northeasterly, then southeasterly direction to its intersection with Lakevale Drive, thence with Lakevale Drive in a southwesterly direction to its intersection with Babcock Road, thence with Babcock Road, a projection of Babcock Road and Babcock Road in a southeasterly direction to its intersection with Chain Bridge Road (Route 123), thence with Chain Bridge Road in a northeasterly direction to its intersection with the west corporate boundary of the Town of Vienna, thence with the corporate

boundary of the Town of Vienna in a generally southeasterly, and then northeasterly, then northerly direction to its intersection with Chain Bridge Road, thence with Chain Bridge Road in a northeasterly direction to its intersection with Leesburg Pike, thence with Leesburg Pike in a northwesterly direction to its intersection with the Washington Dulles Access and Toll Road, point of beginning.

Providence District also includes a non-contiguous section of Fairfax County that is surrounded by Fairfax City and contains the governmental complex, including the property on which the Fairfax County Public Safety Center (Massey Building and Annex), the Judicial Center (Jennings Building), the Adult and Juvenile Detention Centers, the Police Annex Building and the Fairfax County Public Schools Burkholder Center are located.

As adopted by the Board of Supervisors on June 11, 2001

Section 7-2-10. Providence District

The Providence District shall consist of these election precincts: Blake, Fairfax Court (that part of Fairfax County containing the governmental complex which is surrounded by Fairfax City), Fort Buffalo, Freedom Hill, Graham, Greenway, Magarity, Mantua, Marshall, Merrifield, Mosby, Nottoway, Oak Marr, Oakton, Penderbrook, Pine Ridge, Pine Spring, Price, Shreve, Stenwood, Thoreau, Timber Lane, Tysons, Walker, Walnut Hill No. 2, and Woodburn.

As amended, re-codified and readopted by the Board of Supervisors on March 24, 2003

Section 7-2-10. Providence District

The Providence District shall consist of these election precincts: Blake, Fairfax Court (that part of Fairfax County containing the governmental complex which is surrounded by Fairfax City), Fort Buffalo, Freedom Hill, Graham, Greenway, Kilmer, Magarity, Mantua, Marshall, Merrifield, Mosby, Nottoway, Oak Marr, Oakton, Penderbrook, Pine Ridge, Pine Spring, Price, Shreve, Stenwood, Thoreau, Timber Lane, Tysons, Walker, Walnut Hill No. 2, and Woodburn.

NOTES: On March 24, 2003, Freedom Hill was divided to form Kilmer precinct. Revised and updated descriptions of the precincts were also formally adopted to remove antiquated and unnecessary language, to update changes in the names of roads and other features, and to create a uniform format and appearance.

As amended by the Board of Supervisors on July 7, 2003

NOTES: On July 7, 2003, the description of Walnut Hill No. 2 precinct was amended and readopted to change the name of the polling place [facility] to the “Alan Leis Instructional Center at Walnut Hill.”

For Board of Supervisors Information on June 21, 2004

NOTES: On August 5, 2002, the Board of Supervisors adopted an ordinance to temporarily relocate the polling place for Fort Buffalo precinct until such time as the renovations to the James Lee Community Center were completed. On June 21, 2004, the Board of Supervisors was informed that the renovations were completed and that the polling place was to be returned to its permanent location at the James Lee Community Center.

As amended by the Board of Supervisors on September 10, 2007

NOTES: On September 20, 2007, the boundaries of the Blake, Nottoway, and Oak Marr precincts were adjusted to reduce the number of voters in Nottoway precinct.

As amended by the Board of Supervisors on March 10, 2008

NOTES: On March 10, 2008, the description of Oakton precinct was amended and readopted to change the name of the polling place [facility] to the “Unitarian Universalist Congregation of Fairfax.”

As amended by the Board of Supervisors on March 9, 2010

NOTES: On March 9, 2010, the polling place for Greenway precinct was temporarily moved to the Timber Lane Elementary School.

As amended and readopted by the Board of Supervisors on April 26, 2011

Section 7-2-10. Providence District

The Providence District shall consist of these election precincts: Blake, Fairfax Court (that part of Fairfax County containing the governmental complex which is surrounded by Fairfax City), Fort Buffalo, Freedom Hill, Graham, Greenway, Kilmer, Magarity, Mantua, Marshall, Merrifield, Mosby, Nottoway, Oak Marr, Oakton, Penderbrook, Pine Ridge, Pine Spring, Price, Shreve, Stenwood, Thoreau, Timber Lane, Tysons, Walker, and Woodburn.

REDISTRICTING NOTES: On April 26, 2011, the Board adopted their redistricting plan that moved the Walnut Hill No. 2 precinct from Providence District to Mason District and divided Nottoway precinct to move the Town of Vienna portion of the Nottoway into the Vienna No. 6 precinct in Hunter Mill District.

As amended and readopted by the Board of Supervisors on July 26, 2011

Section 7-2-10. Providence District

The Providence District shall consist of these election precincts: Blake, Fairfax Court (that part of Fairfax County containing the governmental complex which is surrounded by Fairfax City), Fort Buffalo, Freedom Hill, Graham, Greenway, Hunters Branch, Kilmer, Magarity, Mantua, Marshall, Merrifield, Mosby, Nottoway, Oak Marr, Oakton, Penderbrook, Pine Ridge, Pine Spring, Price, Shreve, Stenwood, Thoreau, Timber Lane, Tysons, Walker, and Woodburn.

REDISTRICTING NOTES: On July 26, 2011, the Board divided the Mosby precinct to create Hunters Branch precinct and established the polling place for Hunters Branch precinct at the Regent's Park Clubhouse. In addition, the Board adjusted the boundaries of Fort Buffalo and Greenway precincts and moved the polling place for Tysons precinct to the Providence Committee Meeting Room

As amended and readopted by the Board of Supervisors on July 10, 2012

Section 7-2-10. Providence District

The Providence District shall consist of these election precincts: Blake, Fairfax Court (that part of Fairfax County containing the governmental complex which is surrounded by Fairfax City), Fort Buffalo, Freedom Hill, Graham-Greenway, Hunters Branch, Kilmer, Magarity, Mantua, Marshall, Merrifield, Mosby, Nottoway, Oak Marr, Oakton, Penderbrook, Pine Ridge, Pine Spring, Price, Shreve, Stenwood, Thoreau, Timber Lane, Tysons, Walker, and Woodburn.

NOTES: On July 10, 2012, the Board combined Graham and Greenway into one precinct and moved the polling place to the new Graham Road Elementary School. In addition, the Board adjusted the boundaries of Magarity and Tysons precincts to conform to the boundary between the 8th and 11th Congressional Districts.

As amended by the Board of Supervisors on November 18, 2014

NOTES: On November 18, 2014, the description of Marshall precinct was amended to conform to the new boundary between Fairfax County and the City of Falls Church.

As amended by the Board of Supervisors on June 23, 2015

NOTES: On June 23, 2015, the polling place for Hunters Woods precinct was moved to the Providence Community Center, and Stenwood precinct was combined with Thoreau precinct and Stenwood was abolished.

As amended and readopted by the Board of Supervisors on July 12, 2016

Section 7-2-10. Providence District

The Providence District shall consist of these election precincts: Blake, Fairfax Court (that part of Fairfax County containing the governmental complex which is surrounded by Fairfax City), Fort Buffalo, Freedom Hill, Graham-Greenway, Hunters Branch, Kilmer, Magarity, Mantua, Marshall, Merrifield, Mosby, Nottoway, Oak Marr, Oakton, Penderbrook, Pine Ridge, Pine Spring, Price, Rotonda, Shreve, Stenwood, Thoreau, Timber Lane, Tysons, Walker, and Woodburn.

NOTES: On July 12, 2016, the Board divided the Tysons precinct to create Rotonda precinct and established the polling place for Rotonda precinct at the Rotonda Condominiums Community Center.

As amended and readopted by the Board of Supervisors on July 11, 2017

Section 7-2-10. Providence District

The Providence District shall consist of these election precincts: Blake, Fairfax Court (that part of Fairfax County containing the governmental complex which is surrounded by Fairfax City), Fort Buffalo, Freedom Hill, Gallows East, Graham-Greenway, Hunters Branch, Kilmer, Magarity, Mantua, Marshall, Merrifield, Mosby, Nottoway, Oak Marr, Oakton, Penderbrook, Pine Ridge, Pine Spring, Price, Rotonda, Shreve, Stenwood, Thoreau, Timber Lane, Tysons, Walker, and Woodburn.

Attachment 3: Descriptions and Maps of Proposed Changes

NOTES: On July 11, 2017, the Board divided the Merrifield precinct to create “Gallows East” precinct and established its polling place at the Gatehouse Administration Center. The Board also adjusted and corrected a boundary between the Rotonda and Tysons precincts.

As amended by the Board of Supervisors on March 24, 2020

NOTES: On March 24, 2020, the polling place for Nottoway precinct was moved to the Marshall Road Elementary School.

Commonwealth of Virginia
COUNTY OF FAIRFAX
Providence District

PRECINCT 729: NOTTOWAY

CONGRESSIONAL DISTRICT: ELEVENTH
VIRGINIA SENATORIAL DISTRICT: THIRTY-FOURTH
HOUSE OF DELEGATES DISTRICT: THIRTY-FIFTH

DESCRIPTION:

Beginning at the intersection of Courthouse and Chain Bridge Road (Route 123), thence with Chain Bridge Road in a northeasterly direction to its intersection with the western corporate boundary of the Town of Vienna, thence with the corporate boundary of the Town of Vienna in a generally southeasterly direction, then generally easterly direction to its intersection with Interstate 66, thence with Interstate 66 in a southwesterly direction to its intersection with Blake Lane, thence with Blake Lane in a westerly direction to its intersection with Edgelea Road, thence with Edgelea Road in northerly direction to its intersection with Courthouse Road, thence with Courthouse Road in a westerly direction to its intersection with Chain Bridge Road, point of beginning.

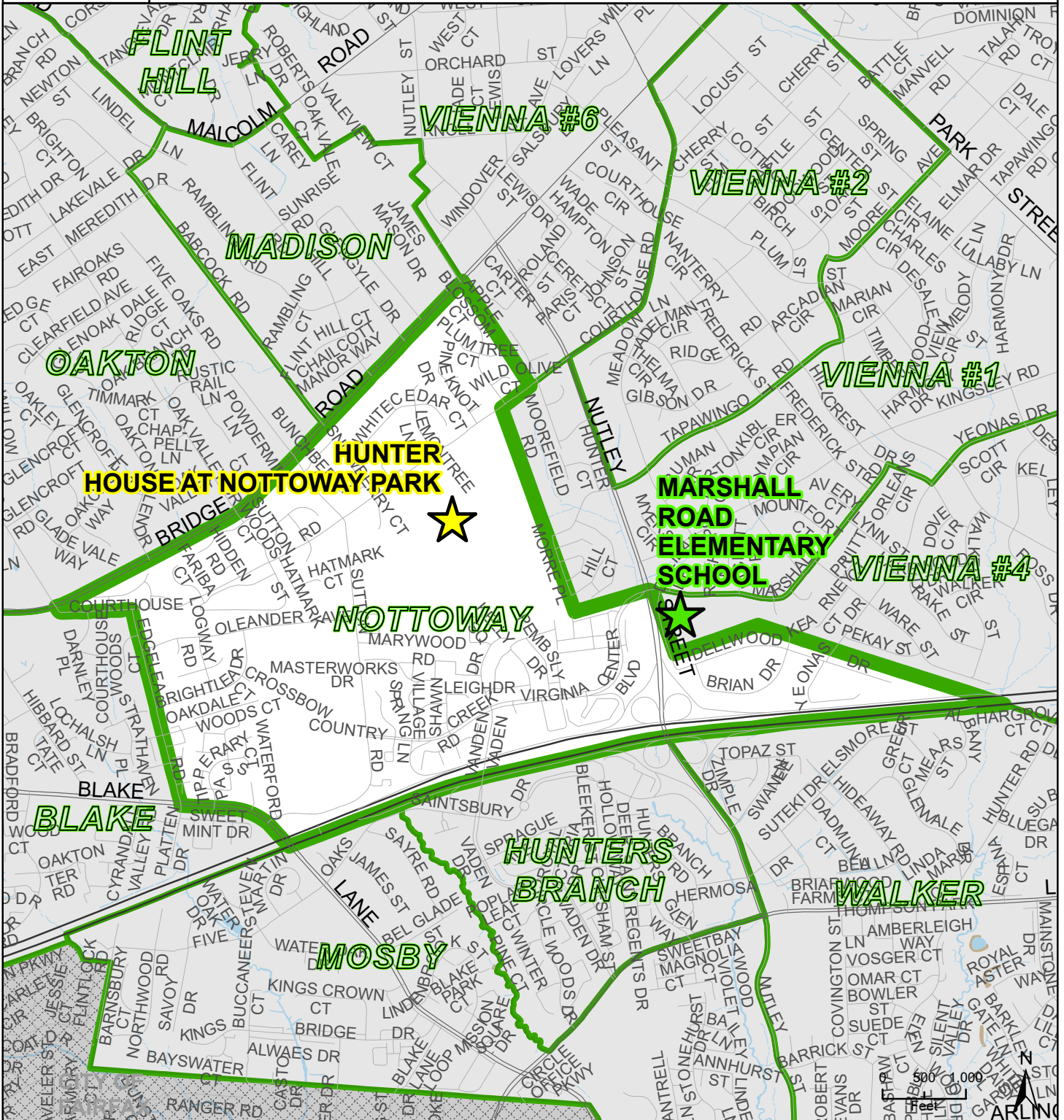
POLLING PLACE: ~~Hunter House at Nottoway Park~~ Marshall Road Elementary School
 ~~9601 Courthouse~~ 730 Marshall Road Southwest, Vienna

MAP GRIDS: 38-3, 48-1, 48-2, 47-2

NOTES: Established May 1987
 Precinct description revised and readopted – March 2003
 Precinct boundary adjusted with Blake Precinct – January 2008
 Precinct boundary adjusted with Vienna #6 Precinct – April 2011
 Polling place moved – March 2020



Commonwealth of Virginia
County of Fairfax
Providence District



Proposed Polling Place Change for: 729 Nottoway

January 2020

- ★ **Current name & address:** Hunter House at Nottoway Park, 9601 Courthouse Rd, Vienna
- ★ **Proposed name & address:** Marshall Road Elementary School, 730 Marshall Road SW, Vienna

**ORDINANCE TO AMEND AND READOPT FAIRFAX COUNTY CODE SECTION 7-2-13
AND RELOCATE THE POLLING PLACES FOR THE LORTON PRECINCT IN THE
MOUNT VERNON DISTRICT AND THE NOTTOWAY PRECINCT IN THE PROVIDENCE
DISTRICT.**

Draft of February 25, 2020

AN ORDINANCE to amend and readopt Fairfax County Code Section 7-2-13 and relocate the polling places for the Lorton precinct in the Mount Vernon District and the Nottoway Precinct in the Providence District.

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, July 11, 2017, March 20, 2018, December 4, 2018, April 9, 2019, and December 3, 2019, and March 24, 2020, 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 precincts are established at:

<u>Supervisor District</u>	<u>Precinct</u>	<u>Polling Place</u>
Mount Vernon District	Lorton (polling place relocated)	From: Lorton Library 9520 Richmond Highway Lorton, VA 22079 To: Lorton Station Elementary School 9298 Lewis Chapel Road Lorton, VA 22079

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<u>Supervisor District</u>	<u>Precinct</u>	<u>Polling Place</u>
Providence District	Nottoway (polling place relocated)	From: Hunter House at Nottoway Park 9601 Courthouse Road Vienna, VA 22181 To: Marshall Road Elementary School 730 Marshall Road Southwest Vienna, VA 22180

- 3. That this ordinance shall become effective upon adoption.**
- 4. That the Clerk for the Board of Supervisors shall send a certified copy of this ordinance, with GIS maps and boundary descriptions, to the Fairfax County Electoral Board, the Department of Elections, and the Division of Legislative Services, as required under Va. Code § 24.2-306(C).**

GIVEN under my hand this _____ day of _____, 2020.

Jill G. Cooper
Clerk for the Board of Supervisors
Department of Clerk Services

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ADMINISTRATIVE - 3

Street into the Secondary System (Sully District)

ISSUE:

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

RECOMMENDATION:

The County Executive recommends that the street listed below be added to the State Secondary System:

<u>Subdivision</u>	<u>District</u>	<u>Street</u>
Avion Development Lot 12A – VA Mallory Drive	Sully	Virginia Mallory Drive

TIMING:

Routine.

BACKGROUND:

Inspection has been made of this street, and it is recommended for acceptance into the State Secondary System.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1 – Street Acceptance Form

STAFF:

Rachel Flynn, Deputy County Executive
William D. Hicks, P.E., Director, Land Development Services

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: 6455-PI-02 SUBDIVISION PLAT NAME: Avion Development Lot 12A - VA Mallory Drive COUNTY MAGISTERIAL DISTRICT: Sully	
ENGINEERING MANAGER: Houda A. Ali, PMP BY: <u>Nadia Alphonse</u>		FOR OFFICIAL USE ONLY DATE OF VDOT INSPECTION APPROVAL: <u>12/20/2019</u>	

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Virginia Mallory Drive	CL Avion Parkway (Route 1279) - 866' E CL Stonecroft Boulevard (Route 8460)	2,248' SE to CL Avion Parkway (Route 1279)	0.43
TOTALS:			0.43

NOTES:
 4' Concrete Sidewalk on Both Sides to be maintained by Fairfax County.

ADMINISTRATIVE - 4

Authorization to Apply for Funding Through the United States Department of Transportation's Infrastructure for Rebuilding America (INFRA) FY 2020 Discretionary Grant Program for the Richmond Highway Widening Project (Lee and Mount Vernon Districts)

ISSUE:

Board approval of a resolution (Attachment 1) endorsing the Richmond Highway Widening (Sherwood Hall Lane to Mount Vernon Highway) Project is requested, so that the Department of Transportation (FCDOT) can apply for grant funding through the United States Department of Transportation's (USDOT) Infrastructure for Rebuilding America discretionary grant program.

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors approve a resolution in substantially the form of Attachment 1 endorsing the Project for submission for the INFRA grant program.

TIMING:

Board of Supervisors' approval is requested on February 25, 2020, to meet the USDOT deadline of February 25, 2020.

BACKGROUND:

The USDOT has recently solicited applications for the INFRA program, a discretionary grant program authorized under the Fixing America's Surface Transportation (FAST) Act. The FAST Act is the current Federal surface transportation program authorization. The deadline for applications is February 25, 2020. Individual awards for implementation projects can be a minimum of \$5 million for small projects, and a minimum of \$25 million for large projects. Up to 60 percent of a project's costs are eligible for federal INFRA funding, and total federal funding is capped at 80 percent. A 20 percent match is required.

The applications for program funding will be evaluated based on the ability to address:

- Support for national or regional economic vitality,
- Leveraging of federal funding,
- Potential for innovation, and
- Performance and accountability in project delivery.

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The INFRA program emphasizes project readiness, and will consider factors influencing readiness (based on the status of an environmental review), and a construction start date within 18 months of obligation of INFRA funds. Eligible projects include:

- Highway freight projects on the National Highway Freight Network (https://ops.fhwa.dot.gov/freight/infrastructure/nfn/maps/nhfn_map.htm)
- Highway or bridge project on the National Highway System (https://www.fhwa.dot.gov/planning/national_highway_system/)
- Railway-highway grade crossing or grade separation projects
- Other freight projects (e.g. intermodal/rail freight).

Due to the emphasis on project readiness, and the need to obligate funding by Fall 2021, the Richmond Highway widening project most closely meets the grant requirements. Staff recommends requesting \$80 million in funding for this Project. The project description, and funding breakdown is provided in Attachment 2.

There is no target date for award announcements. If the County is successful in securing INFRA funding for the Project, staff will return to the Board requesting approval of a grant funding agreement.

FISCAL IMPACT:

The proposed INFRA request is for a total of \$80 million. A 20 percent cash match would be required, if awarded. Match requirement for the Project would be \$20 million, and staff anticipates using existing approved Northern Virginia Transportation Authority regional funding to satisfy this cash match. This grant application has no staff positions associated, nor does it have an impact on the General Fund.

ENCLOSED DOCUMENTS:

Attachment 1 – Resolution of Endorsement

Attachment 2 – Project Description

STAFF:

Rachel Flynn, Deputy County Executive

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

Todd Wigglesworth, Chief, Coordination and Funding Division, FCDOT

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

Todd Minnix, Chief, Transportation Design Division, FCDOT

A.J. Hamidi, Transportation Planner, Capital Projects and Operations Division, FCDOT

Fairfax County Board of Supervisors Resolution

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Fairfax County Government Center of Fairfax, Virginia, on Tuesday, February 25, 2020, at which meeting a quorum was present and voting, the following resolution was adopted.

PROJECT ENDORSEMENT RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Fairfax County, Virginia, hereby endorses and approves submission to the United States Department of Transportation a request for \$80,000,000 in funding through the Infrastructure for Rebuilding America (INFRA) FY 2020 Discretionary Grant Program for Richmond Highway Widening Project (Sherwood Hall Lane to Mount Vernon Highway).

Adopted this 25th day of February 2020, Fairfax, Virginia

ATTEST _____
Jill G. Cooper
Clerk for the Board of Supervisors

RICHMOND HIGHWAY WIDENING PROJECT and FUNDING

Description: The Richmond Highway widening project is 3.1 miles in length and is located between Mount Vernon Memorial Highway (south) and Sherwood Hall Lane. This project will provide a six lane facility complementing the recently completed Richmond Highway project from Telegraph Road to Mount Vernon Memorial Highway. This project includes pedestrian and bicycle facilities and preserves right-of-way for future Bus Rapid Transit (BRT). This segment is the last stretch of four lane Richmond Highway in Fairfax County.

PROJECT	COST ESTIMATE*	PROGRAMMED FUNDING	FUNDING GAP & PROPOSED SOURCES	FUNDING SOURCES
RICHMOND HIGHWAY WIDENING (Mount Vernon Highway to Sherwood Hall Lane)	\$372,000,000	\$1,000,000		NVTA 70% (FY 15/16)
		\$46,100,000 \$10,000,000 \$4,200,000 \$127,000,000		RSTP (Federal) Revenue Sharing Local Funds (C&I) NVTA 70% (FY 18/23)
			\$183,700,000	<i>SMART SCALE, NVTA 70%, and/or Federal Discretionary Sources</i>
TOTAL		\$188,300,000	\$183,700,000	\$372,000,000

Italics indicates funding gaps and potential funding sources to address funding gaps.

*Cost estimates subject to refinement as project design progresses.

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ACTION - 1

Authorization for the Fairfax County Redevelopment and Housing Authority (FCRHA) to Make a Housing Blueprint Loan to Arlington Partnership for Affordable Housing Oakwood, LLC, in the Amount of \$5,250,000, to Finance the Development of Oakwood Apartments, Alexandria, Virginia (Lee District)

ISSUE:

The Board of Supervisors (the Board) is requested to authorize the Fairfax County Redevelopment and Housing Authority (FCRHA) to make a Housing Blueprint Loan in the amount of \$5,250,000 to Arlington Partnership for Affordable Housing Oakwood, LLC, or wholly-owned affiliates (APAH), to finance the development of 150 units of affordable senior housing, known as Oakwood Apartments (the Project), in the Lee District.

RECOMMENDATION:

The County Executive recommends that the Board authorize the FCRHA to make the proposed loan in the amount of \$5,250,000 to APAH.

TIMING:

Immediate. APAH will apply for nine percent competitive tax credits for 71 senior units and for four percent tax credits for 79 senior units, in March 2020 with the Virginia Housing Development Authority (VHDA).

BACKGROUND:

In July 2019, the Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) for Housing Blueprint Funds of \$14,745,237. In response to the NOFA, HCD received two proposals totaling \$9,500,000. APAH is applying separately, as part of its negotiations with the FCRHA, through the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) process to develop the Project. After reviewing their application for Housing Blueprint Funds, HCD staff recommends an award of \$5,250,000 in Housing Blueprint Funds for FY 2020 to APAH for the development of the Project.

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Ownership:

The FCRHA currently owns the parcel of land containing approximately 6.2 acres. APAH will enter into an unsubordinated ground lease (Ground Lease) with the FCRHA for an extended term of 75 years. Under the terms of the Ground Lease, APAH may construct the 150 affordable senior apartment homes proposed at Oakwood Apartments. APAH will declare a land condominium regime to legally divide its leasehold interest into two land condominium units, which will then each be sub-leased to the separate four percent and nine percent partnerships. The affordable senior housing units to be developed by APAH will consist of one building with all 150 units intended for seniors aged 62 and up earning between 30 percent of the Area Median Income (AMI) to 60 percent AMI.

Applicant:

APAH was founded in 1989 to meet the urgent housing needs of the diverse communities of the DC Metro area. Its mission is to develop, preserve, and own quality, affordable homes; to promote stability and opportunity for its residents; and to advocate with the people and communities it serves. Thirty years later, APAH now has a portfolio of 18 properties valued at over \$350 million. Its pipeline includes an additional 800+ units under active construction or under development in the DC Metro area. There are 1,813 current units and ten percent of them are designated for permanent supportive housing and formerly homeless.

APAH has a professional staff of 25 focused on real estate development, resident services, finance, and community relations. APAH is committed to connecting its residents to programs and services that strengthen financial literacy and open doors to opportunity. Its resident programming is designed to enhance the lives of its residents by elevating eviction prevention, family stability, educational enrichment, and health and wellness services.

APAH has brought together a team for Oakwood Apartments that includes local firms with long-time local principals and employees that have an extensive knowledge of the development process from inception to completion.

Project Description:

The proposal aims to redevelop portions of an approximately 6.2-acre site comprised of four parcels of land currently owned by the FCRHA at 5815 South Van Dorn Street, 5839 South Van Dorn Street, 5901 South Van Dorn Street, and 5907 South Van Dorn Street, Alexandria, VA 22310.

The Planning Commission (PC) and the Board approved the Comprehensive Plan Amendment on September 11, 2019 and September 24, 2019, respectively. The

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Proffered Condition Amendment and Special Exception were approved by the PC at a public hearing on January 15, 2020, and by the Board on January 28, 2020.

This development will deliver 150 units of new independent senior affordable homes in the Lee District. APAH's vision is to develop 100 percent committed affordable, senior housing with a mix of one- and two-bedroom apartments designed to meet the needs of the target age 62 and up senior population. In addition to the rental homes, APAH proposes that the development will feature ample community amenities, such as landscaped areas, resident services offices and meeting space, in addition to services and programs that support the whole resident. APAH has included communal multipurpose spaces in the design to allow for computer/library and meeting areas, wellness programs and activities for the senior residents. APAH will also be exploring indoor/outdoor greenhouse programming and free wi-fi access for the building. There will be 121 surface parking spaces at the property.

For the proposed Oakwood development, APAH's Resident Services Coordinator(s) will utilize its holistic framework in the implementation of programs that prioritize stability, wellness and social engagement. APAH plans to work with the County's Department of Family Services – Older Adults, Health Department, and/or Department of Neighborhood and Community Services to provide access to services and benefits, including classes and meals. APAH's Volunteer Manager will recruit volunteers in the area to help facilitate localized programs and services.

For the Oakwood Senior Housing project, APAH will explore partnerships with service providers to best meet the needs of older adults with disabilities. APAH has also submitted an application for Project-Based Housing Choice Vouchers for ten percent of the units (up to 15 units) from the FCRHA. This would help some seniors with extremely low-incomes.

The stormwater currently being collected on the site will continue to be addressed on-site with an underground stormwater management and water quality system that also addresses the stormwater quantity and quality for the new development.

Potential Benefits:

- The project adds 150 units of affordable senior housing in the highly cost-burdened Fairfax/Alexandria City area. According to the American Community Survey, there will be a 51 percent increase in the 65 and older age group in Fairfax County between 2010 and 2030, so there will be a great need for affordable senior housing.

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- The project remains affordable for at least 30 years pursuant to the Extended Use Regulatory Agreement with VHDA, and for an additional 45 years pursuant to the Ground Lease, for a total of 75 years during which the project will remain affordable.
- The property will continue to improve storm water protection for the area.
- The project incorporates multiple Universal and Earthcraft Gold design features.
- The project includes Uniform Federal Accessibility Standards (UFAS) accessible units (11 units anticipated, but subject to change).

Assessed Value:

5815 South Van Dorn Street: Land = \$1,551,000; Bldg.: \$0; Total: \$1,551,000

5839 South Van Dorn Street: Land = \$446,000; Bldg.: \$0; Total: \$446,000

5901 South Van Dorn Street: Land = \$446,000; Bldg.: \$0; Total: \$446,000

5907 South Van Dorn Street: Land = \$446,000; Bldg.: \$0; Total: \$446,000

Appraised Value:

APAH engaged an independent appraiser who confirmed that the appraised value of the completed property fully collateralizes the FCRHA Housing Blueprint Loan.

The Department of Tax Administration has reviewed the appraisal for approved values as well as the methodology used to determine those values.

Affordability; Ground Lease; Financing Plan; Terms of Housing Blueprint Loan:

Please see Attachment 2

Closing:

The loan will be closed following approvals by the FCRHA and the Board of Supervisors. However, requirements for the closing include, but are not limited to, the following items being completed:

1. First leasehold mortgage loan, Housing Blueprint Loan and tax-exempt bond financing closing and disbursement of funds
2. Reservation of tax credits from VHDA
3. Commitment and disbursement from tax credit investor
4. Tax-exempt bonds issued by the FCRHA
5. Final underwriting by HCD staff
6. A satisfactory appraisal of the leasehold interest that collateralizes the loan
7. Receipt and approval of all third-party reports by HCD staff

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8. Other factors as deemed necessary to protect the interest of the FCRHA and Fairfax County
9. The anticipated date to close on all of financing is July 2021.

Risks and Concerns:

1. **Interest rate risk on the first Leasehold mortgage:** The current interest rate of 4.5 percent will not be fixed until closing. Should interest rates increase before closing above the current estimated interest rate for both the nine percent and four percent transactions, APAH will have to seek additional sources of funds or identify cost savings in the development budget.
2. **First Leasehold Mortgage Commitment risk:** If financing commitment for the first leasehold mortgage is not received by an appropriate date in Summer 2021, the timing for the project will need to be re-evaluated.
3. **Tax credit equity price:** Currently, the tax credits have been priced at \$0.98/credit dollar. Should equity prices fall below current levels, APAH will have to identify additional funds or cost savings in the development budget.

STAFF IMPACT:

None.

FISCAL IMPACT:

Funding of approximately \$5,250,000 will be allocated from funds identified as part of the Fiscal Year 2020 Housing Blueprint Project in Fund 300-C30300, Penny for Affordable Housing Fund, project 2H38-180-000 with a project balance of \$8,258,237 as of January 13, 2020.

The FCRHA will receive an ongoing monitoring fee of \$5,000 from APAH, escalating at three percent annually for a period of at least thirty years for the Housing Blueprint Loan. All the fees will go into Fund 810-C81000, FCRHA General Operating Fund, at the time of closing in Summer 2021.

ENCLOSED DOCUMENTS:

Attachment 1 – Vicinity Map

Attachment 2 – Affordability; Ground Lease; Financing Plan; Terms of Housing Blueprint Loan

Attachment 3 – Housing Blueprint Loan Term Sheet

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STAFF:

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

Teresa Lepe, Deputy Director, Real Estate, Finance and Development, HCD

Jyotsna Sharma, Associate Director, Real Estate Finance and Grants Management (REFGM), HCD

Debashish Chakravarty, Senior Real Estate Finance Officer, REFGM, HCD

ASSIGNED COUNSEL:

Cynthia A. Bailey, Deputy County Attorney

Alan Weiss, Assistant County Attorney

Oakwood Road / South Van Dorn Street



Affordability; Ground Lease; Financing Plan; Terms of Housing Blueprint LoanRents and Affordability Restrictions:

The following tables represent the proposed rents for Oakwood Apartments, with the breakdown of those rents being used on the nine percent low-income housing tax credit (LIHTC) side and those being used on the four percent LIHTC side:

Nine Percent LIHTC

30% AMI Units	# Units	Gross Rent	Utility Allowance	Net Rent
One Bedroom	9	\$682	\$85	\$597
Two Bedroom	4	\$819	\$108	\$711
Total/Average	13	\$724		\$632
50% AMI Units	# Units	Gross Rent	Utility Allowance	Net Rent
One Bedroom	24	\$1,138	\$85	\$1,053
Two Bedroom	8	\$1,365	\$108	\$1,257
Total/Average	32	\$1,195		\$1,104
60% AMI Units	# Units	Gross Rent	Utility Allowance	Net Rent
One Bedroom	20	\$1,365	\$85	\$1,280
Two Bedroom	6	\$1,638	\$108	\$1,530
Total/Average	26	\$1,428		\$1,338
TOTAL UNITS:	71			

Four Percent LIHTC

30% AMI Units	# Units	Gross Rent	Utility Allowance	Net Rent
One Bedroom	2	\$682	\$85	\$597
Two Bedroom				
Total/Average	2	\$682	\$108	\$597
50% AMI Units				
One Bedroom	27	\$1,138	\$85	\$1,053
Two Bedroom	1	\$1,365	\$108	\$1,257

Total/Average	28	1,146		1,060
60% AMI Units				
One Bedroom	25	\$1,365	\$85	\$1,280
Two Bedroom	24	\$1,638	\$108	\$1,338
Total/Average	49	\$1,499		\$1,311
TOTAL UNITS	79			

Utility allowances includes electricity, water, and sewer. Electricity includes heating, air conditioning, cooking, lighting, and hot water.

Ground Lease

APAH intends to enter into the long-term unsubordinated Ground Lease with the FCRHA for a term of 75 years. Under the terms of the Ground Lease, APAH will develop 150 affordable senior units as proposed at Oakwood Apartments. In case the financial contingencies regarding the tax credit approvals and tax-exempt bonds are not secured by May 31, 2021, the option to exercise the ground lease will be subject to the terms and conditions set forth in the Contract to Ground Lease under Section 3.1 Term of Agreement.

Financing Plan:

The project is a single building that will be divided into two buildings for financing purposes only. The apartments will all be rental.

APAH is proposing to finance the development using both nine percent and four percent LIHTC. The overall project will be financed using two separate financing mechanisms: a) 71 of the units will be financed with nine percent LIHTC, (*first leasehold mortgage*) financing, deferred developer fee; and b) the other 79 units will be financed with four percent LIHTC with (short/long)-term tax-exempt bonds, (*first leasehold mortgage*) financing, deferred developer fee, a Federal Home Loan Bank loan, Virginia Housing Trust Fund loan, and an APAH Sponsor Loan. A bridge loan (to be paid back from subordinate financing from the FCRHA) and an APAH Sponsor Loan will be used for site work on the project.

The project will provide 150 affordable senior units and serve an income mix of 30 percent of AMI, 50 percent of AMI, and 60 percent of AMI levels. The construction will take place over a period of 22 months after closing and is expected to commence in July 2021.

Nine Percent LIHTC (71 Units)

SOURCES	
Tax Credit Equity	16,168,383
First Mortgage Loan	6,390,752
Deferred Developer Fee	309,216
Total	22,868,351
DEVELOPMENT COSTS	
Acquisition Costs	2,770,995
Structure/Construction	13,249,852
Hard Cost Contingency	776,062
A&E Design/Supervision	603,458
Builder's Risk Insurance	131,472
Soil Borings + Geotech	5,259
Environmental	18,406
Civil Engineering/Survey	208,164
Appraisal	9,333
Legal	235,000
Market Study/Lease-Up	127,500
Tax Credit Fees	116,500
RE Taxes & Insurance (const. period)	103,579
Accounting/Cost Certification	47,330
Soft Cost Contingency	100,192
Other Soft Costs	921,527
Permanent Origination Fees	95,861
Interest Expense	638,177
Other Financing Fees	274,560
Debt Service and Operating Reserve	421,093
Working Capital/Lease-Up Reserve	64,031
Development Fee	1,950,000
Total	\$22,868,351

For the nine percent LIHTC transaction, APAH plans to seek a first leasehold mortgage with an interest rate of 4.50 percent with a 35-year amortization.

Four Percent LIHTC (79 Units)

SOURCES	
Tax Credit Equity	8,463,848
First Mortgage Loan	8,976,169
Deferred Developer Fee	715,784
Federal Home Loan Bank Affd. Housing Prgm.	290,330
VA Housing Trust Fund	700,000
APAH Sponsor Loan/Equity	3,508,931
Total	22,655,062
DEVELOPMENT COSTS	
Acquisition Costs	79,005
Structure/Construction	14,630,097
Hard Cost Contingency	863,621
A&E Design/Supervision	671,543
Builder's Risk Insurance	146,306
Soil Borings + Geotech	5,852
Environmental	20,483
Civil Engineering/Survey	231,650
Appraisal	10,668
Legal	230,000
Market Study/Lease-Up	127,500
Tax Credit Fees	61,462
Real Estate Taxes and Insurance (Cnstr. Per.)	115,265
Accounting/Cost Certification	52,670
Soft Cost Contingency	111,496
Other Soft Costs	1,005,177
Permanent Origination Fees	134,643
Construction Loan Interest	678,586
Other Financing Fees	840,015
Debt Service & Operating Reserve	521,507
Working Capital/Lease-Up Reserve	67,516
Development Fee	2,050,000
Total	\$22,655,062

For the four percent LIHTC transaction, APAH will apply for FCRHA tax-exempt bonds that are fully cash-collateralized by the proceeds of a first leasehold mortgage loan and other sources. At the same time as the bonds are issued, APAH will secure financing for the project in the form of a first trust leasehold mortgage in the approximate amount equal to \$9 million. This will be evidenced by a leasehold mortgage note and leasehold mortgage recorded in the first lien position on the Project. Based on the information provided, APAH will need a minimum bond amount of \$19,000,000 (50 percent of eligible basis plus land) to fund this project, which will be determined before the closing and upon completion of full underwriting.

Staff will bring forward an item discussing the bond financing structure for approval and authorization to hold the Tax Equity and Fiscal Responsibility Act (TEFRA) hearing at a later date.

Land Development

SOURCES	
Housing Blueprint Loan	5,250,000
APAH Sponsor Loan/Equity	166,069
Total	5,416,069
DEVELOPMENT COSTS	
Site Work	4,589,965
General Conditions	328,511
Contractor's Profit	196,739
Other Construction Costs	71,355
Design Contingency	229,499
Total	\$5,416,069

The site work will be done with a bridge loan of \$5,250,000 from a lender being determined by APAH, and the Housing Blueprint Loan will be released at a later date (50 percent or 100 percent completion) to pay off the bridge loan.

Terms of Housing Blueprint Loan:

The Housing Blueprint Loan, the subordinate loan, will be closed simultaneously with all other permanent funding sources for both transactions. The interest rate for the Housing Blueprint Loan will be two percent simple interest per annum. Interest will start accruing at the time the first leasehold mortgage begins to amortize. Attachment 3 provides detailed terms for the Housing Blueprint Loan.

Housing Blueprint Loan Term Sheet:

Borrower: Arlington Partnership for Affordable Housing Oakwood, LLC (including wholly-owned affiliates)

Address: Alexandria, Fairfax County, Virginia

Amount: \$5,250,000, subject to terms and conditions

Interest Rate: A minimum rate of 2% simple interest per annum with a maximum rate equal to the Applicable Federal Rate (AFR). Interest rate during construction will be 0% per annum.

Project: A 75 year unsubordinated leasehold estate in real property owned by the Fairfax County Redevelopment and Housing Authority (FCRHA) (Tax Map Number: 0812 01 0017C, 0814 01 0032, 0814 01 0033, 0814 01 0034) and leased to Borrower pursuant to a Ground Lease (Ground Lease) between the FCRHA as the landlord and Borrower as the tenant.

Amortization: N/A - will be deferred for repayment as provided below

Term: The payment of all principal and interest (in the event of default and as provided in the Housing Blueprint Loan documents) will be deferred and simple interest will accrue for 30 years or such other term as is coterminous with the primary loan from a third-party lender, whichever is greater, but the entire indebtedness will become due and payable upon transfer of the Project, without the prior approval of the FCRHA, refinancing, or failure to comply with the Housing Blueprint and/or loan document requirements. The annual loan payments shall be payable only from fifty percent (50%) of the cash flow remaining after operating expenses, first mortgage debt service, and \$200 per unit Tenant Services Fee are paid. From that 50% of cash flow, sixty-six percent (66%) of it will get applied to the ground lease payment first, and the remaining thirty-four percent (34%) will be used to make the Blueprint loan payment, with it being applied to the interest first and then to the principal. At the end of the 30-year term or such other term as is co-terminus with the primary loan, whichever is greater, the outstanding principal balance along with any accrued interest shall become due and payable. During the 30-year term or such other term as is co-terminus with the primary loan, whichever is greater, refinancing may occur at the discretion of the FCRHA and as allowed by FCRHA policies. In the event that the Housing Blueprint Loan is paid off before maturity of the loan, the developer shall maintain the affordability period according to the Housing Blueprint goals, for a minimum term of thirty (30) years or for a term coterminous with the first mortgage, whichever is greater. The

property, under the terms of the ground lease, will remain affordable for a term of 75 years, regardless.

Security: Second Lien Deed of Trust on the Project, or such other lower priority lien position necessary to avoid reallocation of the tax credits under IRC Section 42 of the Internal Revenue Code, with reasonable assurance that the value of the Project exceeds the aggregate debt of the higher priority loans and the Housing Blueprint loan.

Conditions:

- 1) This Housing Blueprint Loan is for the specific purpose of providing a loan associated with the Borrower's project consisting of 150 senior rental units located in Alexandria (Fairfax County) (Tax Map Number: 0812 01 0017C, 0814 01 0032, 0814 01 0033, 0814 01 0034).
- 2) The Housing Blueprint Loan will close simultaneously with the permanent mortgage lender(s) and the low-income housing tax credit equity provider.
- 3) There will be no further subordinate debt permitted to be placed on the Project, other than the loans represented in the application for this loan, without the permission of the FCRHA.
- 4) Borrower will pay an annual monitoring fee of \$5,000, for monitoring the property, after payment of the must-pay debt service and before payment of the APAH Tenant Services Fee.
- 5) Borrower and FCRHA shall execute a Right of First Refusal Agreement. The FCRHA will have the Right of First Refusal (ROFR), subordinate to the developer's ROFR, under the same terms and conditions that the developer has under the Limited Partner's Partnership Agreement. Should the developer exercise their right under the ROFR, the developer will make sure that the minimum affordability requirements under the loan documents are met.
- 6) In case of any material default under the senior lien Deed of Trust, terms acceptable to the FCRHA negotiator shall be provided to assist in the protection of the Housing Blueprint loan value which may include, but not be limited to, the right to cure or to acquire ownership of the senior debt or of the property or both rights.
- 7) Borrower will maintain the Project as affordable housing for households where the initial household income for 15 of the units does not exceed 30% of the area median income (AMI), the initial household income for 60 of the units does not exceed 50% AMI, the initial household income for 75 of the units does not exceed 60% AMI, and the Project shall be occupied by such households where the household income limits do not exceed the above limits. The term "affordable" shall mean that no more than 30% of the household's gross income is paid for housing costs. These

restrictions shall be established in the deed of trust for the Housing Blueprint Loan and by a recorded regulatory agreement and shall be in place and run with the land of the Project for at least 30 years.

8) And the following conditions are required for loan closing and release of funds:

- a. **Loan Terms.** Loan will (1) not exceed \$5,250,000, (2) the loan will have an interest rate of no less than 2% per annum or a maximum rate of AFR, (3) The annual loan payments shall be payable only from fifty percent (50%) of the cash flow remaining after operating expenses, hard debt service, and \$200 per unit Tenant Services Fee are paid. From that 50% of cash flow, sixty-six percent (66%) of it will get applied to the ground lease payment first, and the remaining thirty-four percent (34%) will be used to make the Blueprint loan payment, with it being applied to the interest first and then to the principal, and (4) During the 30 years or such other term as is co-terminus with the primary loan, whichever is greater, refinancing may occur at the discretion of the FCRHA and as allowed by FCRHA policies. Borrower will provide satisfactory construction commitments prior to closing.
- b. **Loan Disbursement.** The loan will be disbursed at construction completion for APAH Oakwood, LLC.
- c. **Construction Completion.** Documents needed to confirm construction completion before the balance can be disbursed at construction completion include the following: The Architect's Completion Certificate, final lien release, and Occupancy Certificate (if applicable).
- d. **Lien Position.** The Housing Blueprint Loan is anticipated to be secured by a Deed of Trust in second lien position encumbering the Project, subject only to the first priority Deed of Trust securing the primary loan.
- e. **Title.** Borrower will provide (1) satisfactory title and judgment search of Project and (2) satisfactory lender's title insurance commitments for the benefit of the FCRHA including, among other things, affirmative mechanics lien coverage, as prepared by a title company selected by the FCRHA.
- f. **Loan Documentation.** All senior loans and all Housing Blueprint Loan terms and any lease agreement terms, conditions, and documentation shall be acceptable to the FCRHA's authorized negotiator/representative and its counsel.
- g. **Conditions to Disburse Funds.** The Housing Blueprint Loan closing and disbursement of funds will take place only with the approval of any Assistant Secretary of the FCRHA.
- h. **Other Conditions to Close.** Closing will not take place until the following have been accomplished in form and substance acceptable to HCD on behalf of the FCRHA:
 - i. Appraisal accepted and approved by the FCRHA.
 - ii. Environmental reviews accepted and approved by the FCRHA.
 - iii. Market Study accepted and approved by the FCRHA.

- iv. Reservation of all needed low-income housing tax credits.
- v. Primary loan commitment from a third-party lender for both construction and permanent financing.
- vi. Commitment from tax credit investor.
- vii. Final underwriting by the HCD Staff.
- viii. Zoning letter issued by the Fairfax County Department of Planning and Zoning with respect to the real property and the Oakwood Project.
- ix. Other factors as deemed necessary to protect the interest of the FCRHA and Fairfax County.

i. Note:

- i. The lien position is subject to the satisfaction of the senior lender and tax credit investors.
- ii. Any savings in the development budget, at the discretion of the FCRHA and provided it does not impact the tax credit basis, will be used to reduce the Housing Blueprint Loan.
- iii. The Ground Lease will be unsubordinated and superior to all financing on the Project.

Board Agenda Item
February 25, 2020

ACTION - 2

Adoption of a Resolution Approving the Issuance of Fairfax County Economic Development Authority Revenue Bonds for the Benefit of The Langley School (Dranesville District)

ISSUE:

Approval of the issuance of up to \$21,000,000 in revenue bonds by the Fairfax County Economic Development Authority (FCEDA) to The Langley School to assist with certain capital improvements at its educational facilities.

RECOMMENDATION:

The County Executive recommends that the Board approve issuance of the FCEDA revenue bonds and adopt the attached resolution (Attachment 1).

TIMING:

Board action is requested on February 25, 2020.

BACKGROUND:

The FCEDA received a request from The Langley School, located at 1411 Balls Hill Road, McLean, Virginia, to issue up to \$21,000,000 of revenue bonds. Funding will provide for the costs of certain capital improvements including but not limited to the following: the acquisition, construction, renovation and equipping of a three-story multipurpose academic building to provide a Campus “hub”, flexible learning spaces and collaborative areas, primary school facilities, fifth grade space, library and music facilities and related renovations to existing campus primary school facilities. In addition, the applicant requested the ability to pursue refinancing or refunding certain prior debt, funding reserves, capitalized interest and/or swap breakage costs related to the proposed bonds or the Prior Bonds and funding certain costs of the issuance of the proposed bonds.

FISCAL IMPACT:

The Fiscal Impact Statement (Attachment 3) reflects the estimated economic fiscal impact. This action does not constitute a debt obligation of the County or the Board and therefore has no impact on the County’s financial statements. The Bonds will be entirely supported by the revenues of The Langley School.

Board Agenda Item
February 25, 2020

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:

David Kelley, Director, National Business Investment, FCEDA
Thomas O. Lawson, Counsel to the FCEDA

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 The Langley School (the "Borrower"), a nonprofit corporation which is described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "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 \$21,000,000 (the "Bonds") to assist the Borrower in (a) financing all or a portion of the costs of certain capital improvements at the Borrower's educational facilities located at 1411 Balls Hill Road, McLean, Virginia (the "Campus"), including, but not necessarily limited to, the acquisition, construction, renovation and equipping of a three-story multipurpose academic building to provide a Campus "hub", flexible learning spaces and collaborative areas, primary school facilities, fifth grade space, library and music facilities, and related renovations to existing Campus primary school facilities; (b) refinancing or refunding certain prior debt of the Borrower, including, but not necessarily limited to, certain prior revenue bonds of the Authority (the "Prior Bonds"), originally incurred to finance or refinance capital and related costs associated with the acquisition, construction, renovation and equipping of athletic, academic and arts facilities located at the Campus; (c) funding reserves, capitalized interest and/or swap breakage costs related to the proposed bonds or the Prior Bonds; and (d) funding certain costs of the issuance of the proposed bonds (collectively, the "Project").

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, 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 25th day of February, 2020.

A Copy Teste:

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:

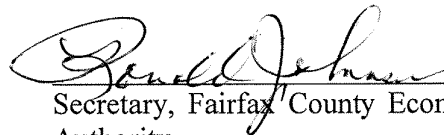
1. A meeting of the Authority was duly called and held on February 10, 2020, at 9:45 a.m. at 11911 Freedom Drive, Suite 850, Reston, Virginia 20190, pursuant to proper notice given to each Commissioner of the Authority before such meeting. The meeting was open to the public. The time of the meeting and 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 The Langley School 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 10th day of February, 2020.



Secretary, Fairfax County Economic Development
Authority



Exhibits:

- A - Copy of Certified Notice
- B - Summary of Statements
- C - Inducement Resolution

Ad # 12295502 Name MCGUIREWOODS LLP Attn: Jessica Randolph
Class 820 PO# Authorized by

Size 102 Lines

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PROOF OF PUBLICATION

District of Columbia, ss., Personally appeared before me, a Notary Public in and for the said District, Sandra Broadstone well known to me to be ASSISTANT MANAGER BILLING 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 \$2,453.52 and was circulated in the Washington metropolitan area.

Published 2 time(s). Date(s): 27 of January 2020
03 of February 2020

Account 2010296494

Sandra Broadstone

Witness my hand and official seal this 3rd day of February 20 20

My commission expires Feb 1/2020



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 The Langley School (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 (the "Code"), whose address is 1411 Balls

Hill Road, McLean, Virginia 22102. The Applicant has requested the Authority to issue up to \$21,000,000 of its revenue bonds, at one time or from time to time in one or more series, to assist

the Applicant in (a) financing all or a portion of the costs of certain capital improvements at the

Applicant's educational facilities located at 1411 Balls Hill Road, McLean, Virginia (the "Campus"),

including, but not necessarily limited to, the acquisition, construction, renovation and equipping

of a three-story multipurpose academic building to provide a Campus "hub", flexible learning spaces

and collaborative areas, primary school facilities, fifth grade space, library and music facilities,

and related renovations to existing Campus primary school facilities; (b) refinancing or refunding

certain prior debt of the Applicant, including, but not necessarily limited to, certain prior revenue bonds of the Authority (the "Prior Bonds"), originally incurred to finance or refinance capital and related costs associated with the acquisition, construction, renovation and equipping of

athletic, academic and arts facilities located at the Campus; (c) funding reserves, capitalized interest and/or swap breakage costs related to the proposed bonds or the Prior Bonds; and (d) funding certain costs of the 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

Ad # 12295502 Name MCGUIREWOODS LLP Attn: Jessica Randolph
Class 820 PO# Authorized by

Size 102 Lines

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Account 2010296494

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 9:45 a.m. on February 10, 2020, before the Authority at 11911 Freedom Drive, Suite 850, Reston, Virginia 20190. Any person interested in the

issuance of the bonds or the location or nature of the proposed project may appear at the hearing and present his or her views. This notice is published, and the public hearing is being held by or

on behalf of the Authority as issuer of the proposed revenue bonds, as required by Section 147(f) of

the Code and the regulations promulgated thereunder. FAIRFAX COUNTY ECONOMIC DEVELOPMENT
AUTHORITY

EXHIBIT B TO CERTIFICATE

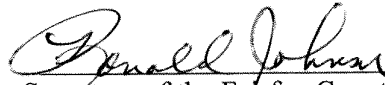
Summary of Statements

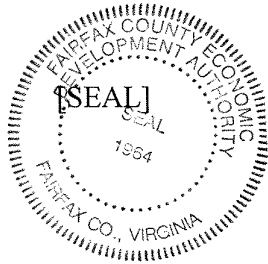
Representatives of The Langley School appeared before the Authority to explain the proposed plan of financing. No one appeared in opposition to the proposed bond issue.

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 10, 2020, 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 10th day of February, 2020.


Secretary of the Fairfax County Economic
Development Authority



**FISCAL IMPACT STATEMENT
FOR PROPOSED BOND FINANCING***

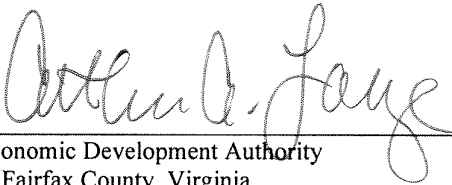
Date: February 25, 2020

To the Board of Supervisors
of Fairfax County, Virginia

Applicant: The Langley School
 1411 Balls Hill Road, McLean, Virginia 22101

Facility: Primary School / 5th Grade / Library Building

1.	Maximum amount of financing sought.	\$21,000,000
2.	Estimated taxable value of the facility's real property to be constructed in the locality.	N/A
3.	Estimated real property tax per year using present tax rates.	N/A
4.	Estimated personal property tax per year using present tax rates.	\$7,000
5.	Estimated merchants' capital tax per year using present tax rates.	N/A
6.	(a) Estimated dollar value per year of goods that will be purchased from Virginia companies within the locality.	\$1,200,000
	(b) Estimated dollar value per year of goods that will be purchased from non-Virginia companies within the locality.	\$200,000
	(c) Estimated dollar value per year of services that will be purchased from Virginia companies within the locality.	\$476,000
	(d) Estimated dollar value per year of services that will be purchased from non-Virginia companies within the locality.	\$275,000
7.	Estimated number of regular employees on year-round basis.	129
8.	Average annual salary per employee.	\$77,828



 Economic Development Authority
 of Fairfax County, Virginia

ACTION - 3

Approval of the Tree Action Plan

ISSUE:

The Tree Action Plan 2019 (TAP 2019) updates the Tree Action Plan adopted by the Fairfax County Board of Supervisors in 2006. TAP 2019 improves on the earlier plan by providing for more effective implementation through greater involvement of key government agencies, private organizations, and county residents.

RECOMMENDATION:

The County Executive recommends that the Board approve the Tree Action Plan 2019.

TIMING:

Board action is requested on February 25, 2020.

BACKGROUND:

The Tree Action Plan 2019 (TAP 2019) updates the original Tree Action Plan (TAP) adopted by the Fairfax County Board of Supervisors in 2006. TAP 2019 expands and improves the framework to guide and educate residents and county staff for the awareness, protection and improvement of Fairfax County's urban forest. The continued deliverance of ecosystem services and the benefits that the urban forest provides will continue to be important to county residents and visitors for generations to come.

The Fairfax County urban forest is all the trees and other living things, including people, the air, the water, the minerals, the soils and the built environment found in the county; the ecosystems they form; and the services they provide. In this context, the urban forest is natural capital, a durable resource providing a stream of benefits to residents and the environment.

Protection of the natural capital embodied in the urban forest requires a strategic plan to guide Fairfax County's actions and a legal and policy framework to support the plan.

FISCAL IMPACT:

The adoption of the Tree Action Plan 2019 document does not have any fiscal impact.

Board Agenda Item
February 25, 2020

Programs and initiatives recommended in the Tree Action Plan may be funded through existing program areas or included in future budget submissions.

ENCLOSED DOCUMENTS:

Attachment 1 – Fairfax County Tree Action Plan 2019

STAFF:

Rachel Flynn, Deputy County Executive

Randolph W. Bartlett, Director, Department of Public Works and Environmental Services (DPWES)

Brian Keightley, Director, DPWES, Urban Forest Management Division

ASSIGNED COUNSEL:

John W. Burton, Assistant County Attorney

FAIRFAX COUNTY TREE ACTION PLAN 2019

September 19, 2019

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EXECUTIVE SUMMARY

Purpose

The Tree Action Plan 2019 (TAP 2019) updates the Tree Action Plan adopted by the Fairfax County Board of Supervisors in 2006. Much has changed since then in our understanding of the benefits provided by trees and the stresses impacting our urban forest. TAP 2019 improves on the earlier plan by providing for more effective implementation through greater involvement of key government agencies, private organizations, and county residents.

Urban Forest Strategic Plan

Part I of TAP 2019, the Urban Forest Strategic Plan (UFSP), treats the urban forest as natural capital, a durable resource that provides benefits to county residents and the environment for generations to come. The plan details benefits that demonstrate how this valuable resource contributes to the environment and our quality of life. It also describes human and environmental stressors to our urban forest that must be addressed to conserve and manage the resource as an asset that will continue to provide benefits into the future.

The stewardship necessary to maintain our urban forest is arranged around five framework goals: 1) know what we have; 2) protect and improve what we have; 3) expand what we have; 4) update urban forestry policies and processes; and 5) communicate and build partnerships. Under these five goals, 24 core recommendations specify actions needed to better manage our urban forest.

Urban Forest Management Plan

Part II of TAP 2019 addresses implementing and tracking the Urban Forest Management Plan (UFMP). The County will set a strong example for protecting and enhancing our urban forests with the Board of Supervisors' adoption of TAP 2019. Public and private stakeholders in the plan will collectively make up a community of practice in an ongoing process to achieve the goals outlined in the UFSP. The Tree Commission, Urban Forest Management Division, and the VA Department of Forestry Area Forester will reach out to other public and private stakeholders who can play key roles in plan development and implementation and request their support of the goals and recommendations of the UFSP. By recognizing when their work potentially impacts the urban forest and including actions to address core recommendations of the UFSP in their own policies, procedures, and operating plans; goals of TAP 2019 can be achieved. Agencies and organizations will then report to UFMD on their accomplishments in support of TAP 2019 on an annual basis.

PART I - URBAN FOREST STRATEGIC PLAN

Introduction

The Tree Action Plan 2019 (TAP 2019) updates the original Tree Action Plan (TAP) adopted by the Fairfax County Board of Supervisors in 2006. TAP 2019 expands and improves the framework to guide and educate residents and county staff for the protection and improvement of Fairfax County's urban forest. The continued deliverance of ecosystem services and the benefits that trees provide will be important to county residents for generations to come.

The Fairfax County Urban Forest is all the trees and other living things, including people, the air, the water, the minerals, the soils and the built environment found in the county; the ecosystems they form; and the services they provide. In this context, the urban forest is natural capital, a durable resource providing a stream of benefits to residents and the environment.

Protection of the natural capital embodied in the urban forest requires a strategic plan to guide our actions and a legal and policy framework to support the plan.

Background

In 2005, then Chairman of the Board of Supervisors Chairman, Gerry Connolly, visited the Fairfax County Tree Commission and challenged them to develop a plan to manage and enhance the county's forests and trees. The Tree Commission convened a committee of county and state staff, private non-profits and developers, which produced the original Tree Action Plan. The Fairfax Board of Supervisors adopted the plan in December of 2006. Since then much has changed. In 2008 the county sought and got new state enabling legislation to protect trees and used that legislation to enact the Tree Conservation Ordinance (Chapter 122 of the Code of Ordinances) requiring the preservation of a minimum percentage of existing trees during development based on the percentage of the development site covered by existing tree canopy. Then, to support the Tree Conservation Ordinance, the county amended Chapter 12, Tree Conservation, of the Public Facilities Manual to conform to the new ordinance.

It was not just the county's regulatory framework that changed during that time. Our ability to see, analyze and imagine the urban forest has been greatly enhanced by new technologies. In 2006, ten-meter pixels were the standard for aerial or satellite imagery. Today the standard is one meter or less. At this resolution we can see, count, and measure newly planted trees in the landscape that 10 years ago would have blended into the surrounding turf or pavement.

In 2006, the state of the art for tree inventories was a hand-held data collector that was later downloaded into a computer. Today we can collect data on trees with a smart device that can incorporate that data into a Geographic Information System (GIS) database and map in real time. The US Forest Service and partners have produced a suite of tools called i-Tree that measure the

effect of trees on air quality, water quality, stormwater runoff, carbon sequestration, energy use, and property values. One i-Tree tool also allows modeling the effects of tree loss or gain on the hydrology of a watershed.

With the advances in technology and regulation we have developed more precise measures of how trees improve air quality and water quality, save energy and sequester carbon. More importantly, we have gained a deeper insight into how the urban forest improves the quality of people's lives. Studies conducted in the last decade have linked the urban forest and nature to improved physiological and psychological health, reduced personal and property crime, and greater community cohesion. In short, over the past decade we have developed not only a more precise understanding of how trees improve the world in which we live, work and play; but also, greater appreciation for how trees improve the quality of our lives, our work, and our play.

While we are beginning to recognize the importance of trees to the health of our communities, there is a need to assess the health of the urban forest throughout the county to determine where improvements are needed and to prioritize where improvements will add the greatest value. Changes in the rules that govern the urban forest, the way we observe and measure it, and our understanding of the role of the urban forest in our community, have changed the way we think about and manage it. We no longer think of the urban forest as just a collection of trees growing in a developed area. We now think of the urban forest as an ecosystem; a collection of living (people, plants, animals, fungi, protists, bacteria, etc.) and non-living (light, air, water, minerals) components, with a set of relationships between and among those components. Managing the urban forest requires a systems approach that considers the effect the other components have on trees and the effect that trees have on the other components.

After adoption of the original TAP, the Board set a 30-year tree canopy goal of achieving 45 percent tree canopy by 2037. With the advances in technology previously described, and growth of our forests and landscape trees, an Urban Tree Canopy Assessment (UTC) completed in March 2017 found our tree canopy to be 57 percent of the land area of the county.¹ The tree canopy management goal of TAP 2019 is no net loss to maintain our tree canopy of 57 percent based on the March 2017 analysis.

Losses in canopy cover will certainly occur in parts of the urban forest. The goal is to manage for expansion by applying the Tree Conservation Ordinance requirements for tree preservation and planting during development projects, identifying new planting sites and creating conditions favorable for regeneration so the overall canopy area remains at its current level of 57 percent. Management will also strive to improve the quality of the urban forest to improve its capacity to provide the benefits we expect and its resilience in responding to stressors.

We believe it is most important to focus on raising awareness of the full spectrum of benefits that trees provide. Planting, preserving, and maintaining and improving the quality of tree canopy are

¹ <https://www.fairfaxcounty.gov/publicworks/sites/publicworks/files/Assets/Documents/tree-canopy-report-2015.pdf>

key practices of environmental stewardship and will always be important. Simply to achieve a goal based on a certain percentage of land area does not necessarily make us good stewards. More importantly, the incentive for maintaining and expanding tree canopy is the continuing socio-economic, environmental, and health benefits that the urban forest contributes to improve the quality of our lives.

Expanding and improving the quality of the urban forest is different than working with individual trees where work is focused on the tree itself. The urban forest is often most effectively managed by reducing the negative impacts of stressors such as invasive vegetation, deer and insect pests, and development. Once stressors are limited, the forest is usually able to expand itself with regeneration.

Where and how to use available resources will hinge on assessing stressors and existing conditions and judging where 1) efforts to minimize stress will best improve forest quality, and 2) enhanced forest quality could best improve quality of life.² In support of the One Fairfax Policy of racial and social equity in the delivery of policies, programs and services, the Urban Forest Management Plan will address improving environmental quality and quality of life in all our communities, particularly in areas where tree canopy is lacking.³

The Board of Supervisors' Environmental Agenda recognizes the essential role that natural capital plays in protecting and enhancing the quality of life for Fairfax County residents. Trees are central to an investment in natural capital. The original TAP recognized this and encapsulated it in the three overarching goals and 12 core recommendations. The TAP also recognized that things would change over time and require periodic review and additional consideration.

A review of the original TAP document revealed that it does not lend itself well to revision and suffers from a degree of ambiguity in its role as a strategic plan or an operational plan. Recognizing the limitations of the original TAP, the rapid changes in our understanding of both the role of the urban forest and how to manage it, and anticipating these changes to continue in the future, we decided to keep the spirit of the original TAP while improving the document.

TAP 2019 is a first step in creating a Community of Practice that includes everybody who affects or is affected by the Fairfax County urban forest. In TAP 2019 we seek to educate the community about the benefits and threats to our urban forest. We lay out a strategic vision that is designed to inform and guide our community in its efforts to protect and manage the urban forest.

Plan Structure

² http://depts.washington.edu/hhwb/Thm_StressPhysiology.html

³ <https://www.fairfaxcounty.gov/topics/one-fairfax>

Part I of TAP 2019 is the Urban Forest Strategic Plan (UFSP) which begins by defining the urban forest and focusing on the urban forest as natural capital. Our best interests are served by maintaining this valuable resource for the ecosystem services, human health, and economic benefits it provides. The strategy for stewardship and how to maintain this natural capital is arranged around five framework goals that describe areas of action necessary to protect and expand the urban forest:

1. Know What We Have
2. Protect and Improve What We Have
3. Expand What We Have
4. Improve Urban Forestry Policies and Processes
5. Communicate and Build Partnerships

Under these five goals are 24 core recommendations that specify what must be done to manage our urban forest. The UFSP is a living document, periodically assessed and updated by the current stewards of our natural capital to reflect new information, technology, and strategies for proper management.

Part II of TAP 2019 addresses the development, implementation, and tracking of the Urban Forest Management Plan (UFMP). The UFMP will consist of designated sections of the work plans and strategic plans of county agencies and stakeholder organizations, and will describe how the UFSP will be implemented through the operational plan developed for their businesses.

The Urban Forest and Urban Forest Benefits

The Urban Forest

To many people the term urban forest is confusing. The word urban conjures visions of concrete and people, while the word forest brings to mind trees, streams, and untrammelled spaces. An urban forest is a type of forest, like a pine forest or a rain forest. A forest is an ecosystem in which trees play an important and defining function. An ecosystem is a collection of living (plants, animals, fungi, protists, bacteria, etc.) and non-living (light, air, water, minerals) components, and a set of relationships between and among the components. Thus, an urban forest is an ecosystem in which trees play an important function, but people and the things people build like roads, buildings and utilities dominate it.

The Fairfax County Urban Forest is all the trees and other living things including people, the air, the waters, the minerals, the soils and soil organisms, and the built environment. This may seem overly expansive, especially including people and the built environment, but consider this commonly cited definition of urban forestry:

“Urban forestry is generally defined as the art, science and technology of managing trees and forest resources in and around urban community ecosystems for the physiological, sociological, economic, and aesthetic benefits trees provide society.”⁴

Under this definition, urban foresters must consider what effect the rest of the ecosystem has on trees and the effect that trees have on the rest of the ecosystem. People and the things they build are important constraints on the trees of Fairfax County and so must be considered part of the County’s urban forest, just as soils and topography are part of a rural forest. The forest’s close proximity to people within urban areas increases the potential for stress on the urban forest, but also increases the potential for people to benefit from the numerous services and significant contributions to improved quality of life that the urban forest can provide. This interface is the basis for urban forest management.

Another significant difference between urban and non-urban forests is the way they are created and managed. Natural processes, an individual or a small group of people create and manage non-urban forests. The decisions of a huge number of people and organizations create and manage urban forests in Fairfax County. Federal, State, Regional, County and Town agencies own and manage trees on parkland. Trees at schools, public housing, libraries, fire stations and other publicly owned land are managed by several different government agencies. In addition to these public property tree owners and managers there are 353,904⁵ taxable residential and commercial

⁴ Konijnendijk, C. C., Richard, R. M., Kenney, A., & Randrup, T. B. (2006). Defining urban forestry - a comparative perspective of North America and Europe. *Urban Forestry & Urban Greening*, 4(3-4), 93-103. 10.1016/j.ufug.2005.11.003

⁵ Personal communication from Sam Jackson, Fairfax County Department of Taxation, March 5, 2018

parcels in Fairfax County. The owners of each of these properties decide how many and what species of trees to plant, how to manage their landscapes and how to care for their trees. Each of these public and private landowners and managers is part of the community of practice that creates and manages the Fairfax County Urban Forest.

As discussed below, the urban forest provides a stream of benefits that support and improve people's lives. This stream of benefits is why the urban forest is called green infrastructure and it is just as important as the built gray infrastructure in the community. To protect and enhance the urban forest and the benefits it provides we must embrace, educate and strengthen the community of practice that creates and manages the urban forest.

Urban Forest Benefits

Trees and the urban forest provide two types of benefits to people.

- Environmental management benefits are the byproducts of trees' lives that people value
- Quality of life benefits result from people interacting with trees.

Environmental Quality

In the process of life, trees interact with air, water and soils in ways that people find beneficial. Trees improve air quality; manage the quantity and quality of stormwater; help (re)build soil; and store carbon.

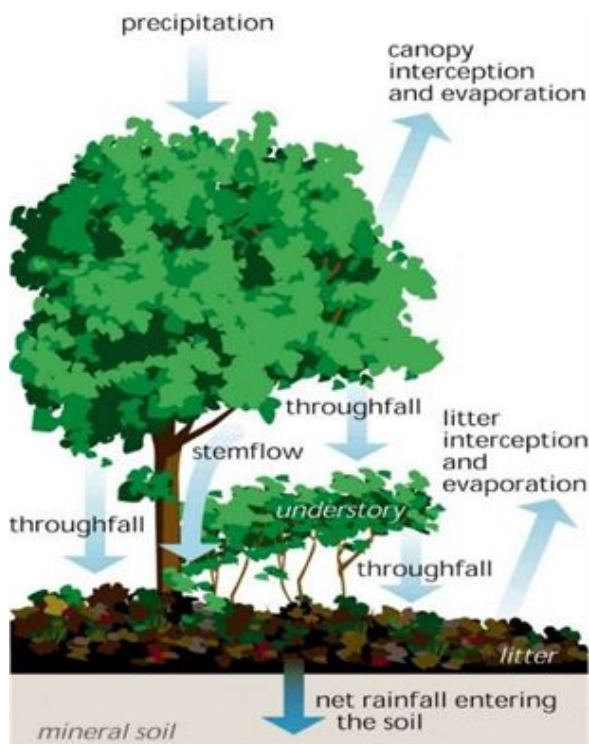
Air quality: The possible negative health outcomes from exposure to poor quality air makes air quality an important environmental health concern. In the process of photosynthesis, trees open their leaf stomata to let in carbon dioxide. During this process, they also take in and denature sulfur dioxide, nitrogen oxides, and ozone and in doing so, clean the air we breathe. Tree canopies and leaf surfaces create drag on moving air, reducing the air's energy and causing deposition of air borne particles. Thus, by interacting with the air, trees in the urban forest directly reduce four of the six criteria pollutants cited as human lung irritants in the Clean Air Act.

Trees also improve air quality indirectly. By shading houses and protecting them from winter winds, trees reduce summer energy use by up to 10 percent and winter energy use by as much as 3 percent, thereby reducing pollution from energy generation. Similarly, trees reduce ambient air temperatures through transpiration, further decreasing energy use and pollutant production.

Soils: Trees interact with the soil ecosystem to build and improve soils. Trees help create the mineral component of soil when physical action of expanding roots and the exhalation of carbon dioxide by roots mechanically and chemically erode rock. Trees feed the soil ecosystem through decomposing leaves and woody debris at the soil surface and the sloughing of fine root mass in the soil, which provide biochemical energy and nutrients to soil microbes. Trees also inject sugars into the soil to attract and keep beneficial soil bacteria and fungi in the root zone. Tree roots are

grazed by a variety of soil-dwelling animals and used as food by pathogenic fungi, bacteria, and protists. These tree eating organisms are then food for predators that are part of the soil ecosystem. The growth of tree roots and the activities of organisms that depend directly and indirectly on trees help create the aggregate structure that allows soil to drain well and hold moisture. Larger pores between soil aggregates allow soil to drain; tiny pores within soil aggregates hold moisture in the soil.

Stormwater Management and Water Quality: The erosive forces of stormwater result from the volume of runoff and the velocity at which it moves. Trees intercept stormwater and help create conditions that facilitate its infiltration into the ground, thereby reducing runoff to streams from storms. Interception occurs when precipitation is captured in the canopy of a tree and evaporates without touching the ground. Leaf litter and woody debris lying on the soil surface act like sponges, slowing and holding stormwater. This reduced movement allows water to evaporate or have longer contact with the soil and infiltrate more completely. Even in landscaped areas where maintenance practices remove leaf litter, the effects of tree roots and associated organisms on soil structure help increase infiltration of stormwater.



Typical Pathways for Forest Rainfall

A portion of precipitation never reaches the ground because it is intercepted by vegetation and other surfaces and held until it is absorbed or evaporates.

In Stream Corridor Restoration: Principles, Processes, and Practices (10/98). Interagency Stream Restoration Working Group (15 federal agencies)

<http://www.novaregion.org/DocumentCenter/Home/View/3099>

Streams have evolved to handle a certain amount of stormwater. Changes in land use increase the quantity of stormwater runoff, eroding the stream bed and banks to accommodate the increased level of runoff. This erosion sends tons of sediment downstream to the Potomac River and Chesapeake Bay. To the extent that interception and infiltration reduces runoff, trees help protect our streams and the Chesapeake Bay.

Stormwater infiltrated and filtered through soil is cleansed of pollutants, particularly nitrogen and phosphorous, by soil microbes before it reaches a stream. Stormwater runoff from paved surfaces is also cooled as it is filtered through soil or flows through shady riparian forest areas adjacent to streams before entering the stream channel. The reduced temperature improves water quality and protects living organisms in our streams, rivers, and the Chesapeake Bay. Trees protect our local streams from erosion and pollution by reducing sediment and absorbing nutrients, improving water quality throughout our waterways.

Sediment and nutrients are the top two pollutants threatening the health of Chesapeake Bay. In general, stormwater runoff will be inversely proportional to the density of the vegetation. Open land covers are considered to be “potential forests”. Encouraging potential forests to succeed to more highly vegetated land covers is the least costly means for reducing stormwater runoff and the nutrients and sediments that runoff carries. The volume of runoff from forests can be further reduced by leaving leaf litter and woody debris in place and by restoring understories over-browsed by deer.

Carbon Storage: Trees are made of and create wood. Wood is primarily lignin and cellulose, both carbon compounds; so, trees are carbon. It is not unreasonable to look at trees and long-lived products from trees (e.g. Mount Vernon, Gunston Hall) as solidified atmospheric carbon dioxide. Trees also inject carbon into the soil through the growth and sloughing of fine root mass and the feeding of the soil ecosystem. The basis of carbon removal and storage is photosynthesis, the process whereby trees and other green plants absorb carbon dioxide from the air and combine it with water and solar energy to form sugars and release oxygen. Some of the sugar is stored, some of it becomes building blocks for wood, but much of it is burned as biochemical energy. Trees use sugar as fuel in the same way that humans do and, like humans, trees release carbon dioxide as a by-product. Unlike humans, much of the carbon dioxide is released through pores in the root system where it combines with soil moisture to form carbonic acid and through soil and rock weathering becomes bound in solid compounds in the soil.

As the above discussion illustrates, trees live complicated lives that are intertwined with air, water, soil, and other organisms. In performing the functions that support their lives, trees affect the environment in ways that humans find beneficial. These effects have been well studied and a body of science has grown up around them that provides a reasonably accurate estimate of the quantity

and dollar value of these services. The Fairfax County Urban Forest Management Division undertook such a study in 2017.⁶

The table below summarizes findings from i-Tree Ecosystem Analysis, Fairfax County, Urban Forest Effects and Values, 2017.

General Environmental and/or Socio-economic Benefit	Quantified Benefit Provided by County Trees	Notes
Building Energy Use and Carbon Emission Reductions	Estimated to save \$34.3 million in energy usage each year through shade and wind speed reduction, and An additional \$6.74 million in reduced carbon released by power plants	Equates to 954,584 MBTU* in heating energy and 192,231 MWH** in cooling energy on an annual basis. Includes 51,936 tons of avoided carbon.
Carbon Storage and Sequestration	\$969 Million & \$19.5 Million/year	What it would cost to store 7.466 million tons of carbon that is currently tied up in tree biomass. What it would cost to absorb 150,500 tons of carbon/year.
Air Quality Benefits (annual)	\$1.83 billion: What it would cost to remove 4,538 tons of pollutants a year using alternative forms of pollution control	Applies to gaseous and particulate forms of pollution including: Nitrogen oxide (NO ₂), Ozone (O ₃), particulate matter < 2.5 microns (PM _{2.5}), carbon monoxide (CO), and sulfur dioxide (SO ₂)
Stormwater Control Benefits	\$26.3 million: based on \$0.067/cu. ft.	Surface runoff reduced by an estimated 393 million cubic feet/yr. of precipitation intercepted by tree & shrub cover and slowed to promote infiltration and storage in the soil

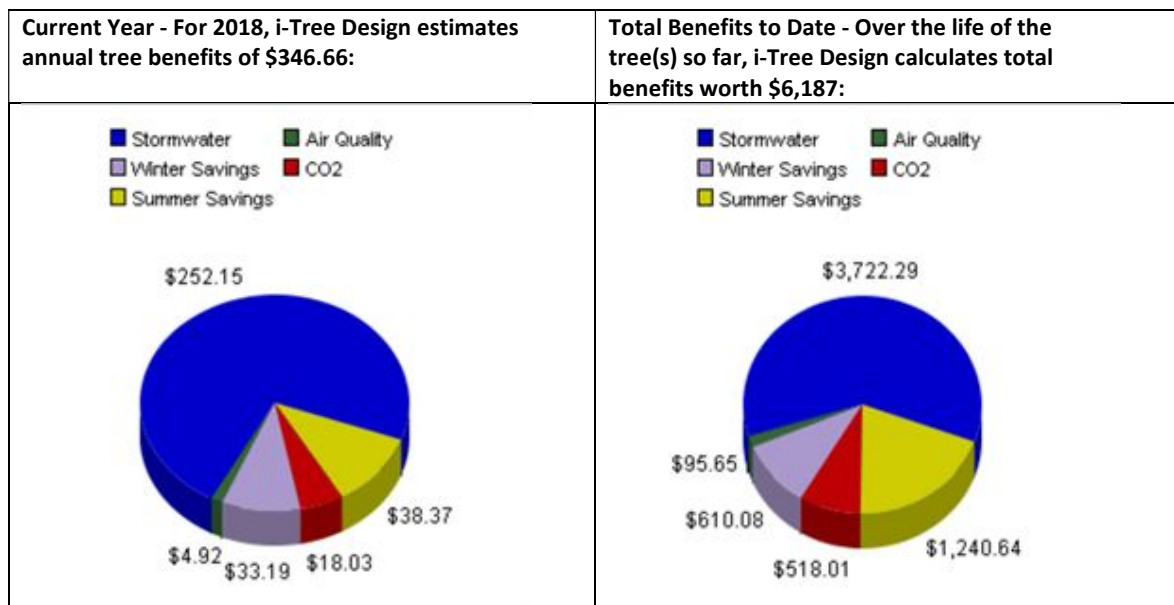
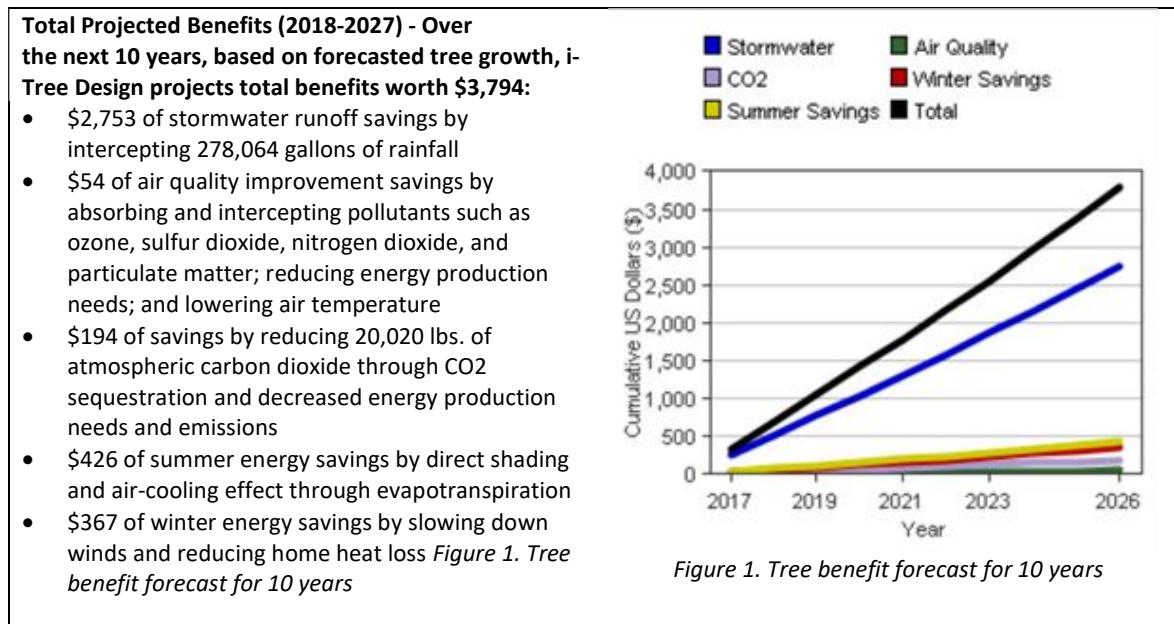
* Million British Thermal Units

** Megawatt hours

⁶ i-Tree Ecosystem Analysis, Fairfax County, Urban Forest Effects and Values, 2017

The same science that supports this i-Tree Ecosystem study is available to homeowners, students and others through the i-Tree Design software (<https://design.itreetools.org/>).

The values below were generated for four trees on a single-family residential parcel in Fairfax County using i-Tree Design software.



Based on the data collected as shown, the four trees yielded individual benefits as follows:

Individual Tree Benefits							
Tree	DBH (in)	Condition	Location to Structure	Benefits			
				Current Year (2017)	Future Year (2027)	Projected Total (2017-2027)	Total to Date
1. Red maple	24	Excellent	Southeast (26 ft)	\$107.94	\$109.43	\$1,087	\$1,450
2. Willow oak	38	Excellent	West (24 ft)	\$225.91	\$260.43	\$2,421	\$4,735
3. Northern red oak	2	Excellent	South (39 ft)	\$8.34	\$15.64	\$107	\$0
4. Tulip tree	2	Excellent	Southwest (41 ft)	\$4.48	\$37.41	\$179	\$1
Total				\$346.66	\$422.89	\$3,794	\$6,187

DBH: "diameter at breast height" is the standard measurement of tree trunk width at 4.5 feet (1.5 meters) above the ground.

Quality of Life Benefits

While the environmental management benefits of the urban forest are things trees do that humans find useful, quality of life benefits stem from human interaction with and response to trees and forests. Quality of life means more than just aesthetics. It means health, food, water, income, energy and personal security; access to quality education and jobs; equality; having a voice in society; and individual and community resiliency.⁷ Some may think it a stretch to link the urban forest to all these elements of the quality of life, particularly the last three. But there are many studies that link trees directly to security and jobs, and tangentially to education.

Health Benefits: From an environmental health perspective, urban forests tend to enhance regional biodiversity, mitigate stormwater management demands, and improve air quality. The social and human health aspects of urban forests are not as well known, but a growing body of literature points toward substantial benefits in these areas as well.⁴

In its constitution, the World Health Organization (WHO) defines health as "a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity."⁸ Given this, public health officials are concerned with more than the outbreak of communicable diseases like the flu. In recent years many studies have appeared in the public health literature that link the urban forest to all the aspects of health in the WHO definition.

There is a great deal of medical research being focused on the effect of the human microbiome (the bacteria, fungi and other microbes that inhabit humans) on human health. The original focus of this research was on allergies, asthma, and inflammatory disease which are prevalent in

⁷ Vogt, J and Hauer, R, "Sustainability Science for Urban Foresters and Arborists," *Arborist News* Vol 26 No4, August 2017, pp. 28 - 34

⁸ Constitution of the World Health Organization, 1946, retrieved from <http://www.who.int/about/mission/en/>

developed countries, but very rare in developing countries⁹. Complimentary research has suggested that ecological biodiversity drives diversity of the human microbiome and may provide the missing link between a healthy diverse urban forest and healthy people.

In one of the first studies of the non-environmental benefits of trees, recovery from abdominal surgery was found to be faster and easier when viewing trees and natural settings compared to a view of a brick wall.¹⁰ Since then thousands of studies have found that interacting with trees and nature improves health. A 2013 study using mobile EEG found that brain wave patterns indicated

“ARBORISTS AND URBAN FORESTERS USUALLY
FOCUS ON TREE CARE, BUT THEIR MOST
IMPORTANT PROFESSIONAL ACTIVITY MAY
ACTUALLY BE PEOPLE CARE”

- Dr. Kathleen L. Wolf, *The Sanitary to Sustainable City: Place, Health, And Trees*, Arborist News Vol 26 No 4 August 2017, Pg. 42

reduced stress when experiencing urban green spaces.¹¹ Shinrin-yoku, a Japanese term for taking in the forest, has been shown in at least one study to increase the activity of parts of the immune system.¹² A study in Toronto found that having more trees on a city block correlated with both increased perception of health and decreased cardio-metabolic conditions.¹³ Studies

have also correlated urban tree cover to improved reproductive health¹⁴ and decreased mood disorders¹⁵.

Another causative link between the quality of the urban forest and human health and well-being can be found in the research of Drs. Frances Kuo and Kathleen Wolf. They have found that the trees and plants of the urban forest are integral in creating spaces that invite people to visit, thereby promoting activity, reducing stress, reducing isolation, and building social cohesion. These inviting spaces have been associated with better human health and lower rates of crime and

⁹ Rudolph, L., Caplan, J., Ben-Moshe, K., & Dillon, L. (2013). *Health in All Policies: A Guide for State and Local Governments*. Washington, DC and Oakland, CA: American Public Health Association and Public Health Institute

¹⁰ Hanson, P., Frank, M. (2017). “The Human Health and Social Benefits of Urban Forests.” Dovetail Partners, Inc.

¹¹ Aspinall et al. 2013. “The urban brain: Analysing outdoor physical activity with mobile EEG” *British Journal of Sports Medicine* 2015 Feb;49(4):272-6

¹² “Forest bathing enhances human natural killer activity and expression of anti-cancer proteins.”

Li Q1, Morimoto K, Nakadai A, Inagaki H, Katsumata M, Shimizu T, Hirata Y, Hirata K, Suzuki H, Miyazaki Y, Kagawa T, Koyama Y, Ohira T, Takayama N, Krensky AM, Kawada T. *Int J Immunopathol Pharmacol*. 2007 Apr-Jun;20(2 Suppl 2):3-8.

¹³ Kardan, O. *et al.* Neighborhood greenspace and health in a large urban center. *Sci. Rep.* 5, 11610; doi: 10.1038/srep11610 (2015).

¹⁴ Donovan, G.H. *et al.* Urban Trees and the Risk of Poor Birth Outcomes. *Health & Place*, Vol. 17, No. 2, January 2011, pp. 390-393

¹⁵ Anon. 2007. *Ecotherapy: The Green Agenda for Mental Health*. Mind: For better mental health, London, pp., 36 pp.

domestic violence.^{16,17} Urban forests play an extremely important, multi-faceted role in maintaining and improving not only the economic and environmental quality of communities, but also the health of inhabitants.

Wildlife Habitat: Aside from the value that wildlife contributes to the ecosystem itself, there are quality of life benefits and economic value to people that are based on healthy populations of animal life that inhabit the forest. Animal conservation is important to promote biodiversity, provide research opportunities, and sustain ecosystem-based economic activity. Software has been developed to estimate the value of undeveloped land based on its ecosystem services that include wildlife and associated recreational activities, and the increased residential property values that people are willing to pay for parcels with nearby natural areas that support wildlife.¹⁸ Wildlife value is an environmental service benefit resulting from conditions that the urban forest helps create. Value is also based on quality of life benefits resulting from people's interaction with wildlife such as observing and photographing animal activity, bird watching, research, as well as hunting and fishing.

Economic Benefits: Trees are good for business and the bottom line. Contrary to business' objections to trees because they block store fronts and signs, studies have found that people spend more time and money in well-treed, shaded commercial districts, even if they cannot see the shops or signs,¹⁹ because temperatures are cooler and these areas are more comfortable. Tree-lined corporate campuses attract and help retain employees, make them feel better about their jobs, and are correlated with fewer sick days used. Interacting with trees and nature, even by glancing out a window, can reduce directed attention fatigue associated with focusing on work²⁰. To the extent that trees improve health and reduce medical expenses, they can lower insurance premiums for workers and employers.

Trees increase private and corporate property values. A large shade tree in a residential yard can increase property value by thousands of dollars,²¹ and realtors consider planting a tree one of the best property value investments a homeowner can make. Homes and commercial properties with trees spend less time on the market when being sold or rented. The effect of trees on energy use

¹⁶ This research can be found at <http://lhlh.illinois.edu/> and www.naturewithin.info

¹⁷ Ulmer et al. 2016. Health & Place. Multiple health benefits of urban tree canopy: The mounting evidence for a green prescription," *Health and Place*. 2016 Nov; 42:54-62.

¹⁸ http://www.landscape.org/explore/ecosystems/ecosystem_services/defenders_benefit_toolkit/1/

¹⁹ Kathleen L. Wolf, "More in Store: Research on City Trees and Retail," *Arborist News*, Vol. 18, No.2, April 2009 pp. 22-27

²⁰ Kathleen L. Wolf, "Urban Nature Benefits: Psycho-Social Dimensions of People and Plants," Center for Urban Horticulture, University of Washington, Seattle

²¹ Sanette Tanaka, "How Trees Can Boost a Home's Sale Price," *Wall Street Journal*, Dec. 10, 2013

mentioned above also saves property owners money. Well maintained mature trees have also been shown to reduce property crime.²²

Summary

In this section, we have touched on a few of the benefits trees provide. As we go forward in building and strengthening our community of practice, we need to further develop the case for the urban forest. While the case for trees is strong, we must recognize that there are alternatives to some of the benefits of trees and that trees can be dangerous.

We can build structures and facilities to replicate most of the environmental benefits that trees provide, but these are single purpose constructs that do not also provide the quality of life benefits that trees do. Also, to date we have no technology that can replicate photosynthesis and remove carbon from the air on a large scale. Thus, engineering solutions to environmental issues are poor substitutes for trees.

Trees can cause bodily injury and property damage, especially in storms. However, under normal weather conditions, major failures in trees generally occur due to decay and weak structure. Proper inspection can usually detect decay before the tree has an uncontrolled failure and timely maintenance can avoid poor structural development or remove structural weaknesses. The first step in proper maintenance is to plant the right tree in the right place and part of that process is considering any constraints such as hardscape restrictions to root growth, or compacted or shallow soil that can prevent the tree from developing a strong foundation.

Trees can and should be a vital part of the Fairfax County infrastructure. The urban forest can contribute to the effective operation and use of a wide variety of property types. They provide environmental, social, economic, and health benefits to the residents of the county. But they need to be managed in a way that minimizes the risks they may pose and maximizes the benefits they provide. Integrated into the matrix of our urban/suburban lives and landscape, the urban forest can be linked directly to our quality of life in addition to the benefits we derive through its effect on the environment.

²² Geoffrey Donovan, "Some city trees may discourage 'shady' behavior." Pacific Northwest Research Station | U.S. Forest Service, November 2010

Urban Forest Stressors

Trees have evolved to live in complete forest ecosystems. When trees are separated from a complete forest ecosystem, understanding the stressors on individual trees and on populations of trees helps explain the stresses on the urban forest and the challenges faced by Fairfax County's residents and urban forest managers.

In the urban forest, trees can be separated physically from a complete forest by planting them in tree pits or in isolation in suburban landscapes where they are often surrounded by pavement, turf, or another environment in which they did not evolve. These individual or small groups of landscape trees live in a different environment, not the more complete ecosystem of a larger forested area. They can also be separated from the forest ecosystem by altering the components and relationships of the forest, making it an incomplete or different ecosystem, and affecting the way the tree and the surrounding area interact. The introduction of non-native invasive plants, imbalances in populations of animal species, or elimination of fire may leave a forest looking much the same, but it functions as a different place than the one in which trees evolved. To protect the urban forest and the benefits we receive from it, we must understand and address the stressors and changes that threaten it.

In general, stressors are anything that negatively affects the health and vitality of the urban forest. Some stressors, like disease, pests and construction damage, affect the sustainability of the urban forest by reducing the health of existing trees. Other stressors, like deer over browse, expanding house sizes and people's fear of trees, affect the sustainability of the urban forest by reducing its ability to replace trees that are lost. In the end, whether stressors affect existing or future trees, all stressors threaten the benefits that accrue to the residents of Fairfax County from their urban forest.

Climate Change: Changes to the environment resulting from changes in the climate threaten to alter the urban forest of Fairfax County in ways that we can only guess. There are three aspects of climate change that present difficulties to the urban forest and urban forest managers. First is time. Trees are long lived organisms. The mantra of urban forestry is the right tree in the right place. The problem is that the right tree today may be the wrong tree in the climate that may exist in 50 years. Stewards of the urban forest are confronted with the decision of whether to plant trees that typically thrive today, but may struggle in the future; or to plant trees that may struggle today, but seem more likely to thrive in the future.

Another climate change issue is uncertainty. Climate change is more than just a shift to a climate that exists today in communities further south, which could lead us to model our future forest on those more southerly communities. Average temperatures will rise, but wintertime lows will likely stay the same while summertime highs will increase. Total precipitation will remain constant, but precipitation patterns will change and more of our precipitation will come in the form of scattered

heavy downpours that we currently see only in the summer. Taken together, this means our future climate has no current analog to guide urban forest management.^{23, 24}

The third issue is phenology, the study of cyclic and seasonal natural phenomena, especially in relation to climate, plant, and animal life. Plants and animals respond to different environmental cues. In the age-old relationship between plants and insects, timing is important. Plants produce chemical defenses against insect grazers timed to head off the worst damage. Insect predators also time their arrival or maturity to coincide with certain aspects of insect grazer life cycles. Climate change may disrupt the balance of these life cycle events. For example, fall cankerworm eggs hatch after they absorb a certain amount of thermal energy. A warmer climate means they will reach that energy threshold sooner and it also means that they will grow faster. The result is that they may reach the portion of their caterpillar life stage when they eat more and do more damage earlier and before trees harden their defenses and before cankerworm predators are ready to eat them.²⁵

Climate change will likely threaten human health as well as make conditions more difficult for many plant and animal species. Making the connection between human health and climate change may help to engage a broader constituency and build support for climate change mitigation efforts such as urban greening. Urban greening to reduce greenhouse gas emissions and slow climate change, also provides health benefits such as cooler temperatures, reduced air pollution, and improved water quality.

Loss of Apex Predators: Predators like wolves and mountain lions, have been shown to have a large effect on the distribution of energy throughout an ecosystem.²⁶ In their absence, a single generalized herbivore dominates and simplifies an ecosystem, eventually causing the system to unravel. In Fairfax County and most of the suburban eastern U.S. that single generalized herbivore is the white-tailed deer. Absent their natural predators – wolves, mountain lions and man – the deer population grew unchecked. A healthy ecosystem can support 15-20 deer per square mile. A sustainable population size will improve the health of the herd, increase the ability of the forest to regenerate, increase habitat and forage for other wildlife species, diminish the risk of deer-vehicle collisions, and minimize destruction of property. Prior to the implementation of the county's deer management program in 1998, the Virginia Department of Game and Inland Fisheries estimated

²³ "Changing Climates and the No-analog Future," Dr. Jeffery Stehr, University of Maryland, Department of Atmospheric & Oceanic Science, presentation at the Northern Virginia Urban Forest Roundtable Conference: Planning for Climate Resiliency in the Urban Forest, 2013

²⁴ Douglas Fox "Back to the No-Analog Future?," SCIENCE VOL 316 11 MAY 2007, pp823-4

²⁵ Raupp, Michael J.: "Hot Times in the Urban Forest: Climate Change and What it Means for Insect Pests," Tree Care Industry Magazine, February 2013 pp. 8-12

²⁶ Stolzenburg, William: Where the Wild Things Were: Life, Death, and Ecological Wreckage in a Land of Vanishing Predators (Bloomsbury, New York) 2008

deer density levels ranging from 90-419 deer per square mile throughout Fairfax County Parks. More recently, Fairfax County Park Authority has estimated deer density in selected county parks at a minimum of 40-100 deer per square mile.

Deer consume almost all vegetation they can reach and leave behind only that which they find unpalatable, usually non-native species. In the process, they destroy nesting habitat for many birds, reduce diversity of small mammals, and improve habitat for Lyme disease.²⁷ In particular, deer threaten the sustainability of the urban forest by consuming the seedlings that are the future of the forest. Where the forest lacks young trees in the understory (Fig. 1), there is nothing to replace overstory trees when they begin to die out. In the absence of predators, man must fill this role to reduce deer populations. The problem with overabundant deer is so challenging that even with an aggressive deer management program for our county and regional parks much more is required on private land to restore understory vegetation, including tree seedlings, to forests.

Figure 1. The impact of an overabundant deer population is obvious in this photograph. Deer have been excluded from the forest behind the fence where the healthy forest exhibits trees of various ages and greater species diversity. The forest in the foreground has been denuded and forest structure simplified by deer over browsing.



²⁷ Ostfeld, Richard: Lyme Disease: The Ecology of a Complex System (Oxford University Press, New York) 2011

Non-Native Invasive Species: Organisms that originated elsewhere and have been imported here are causing ecological and/or economic harm because there are no natural checks and balances to control non-native populations. Of particular concern to the urban forest in Fairfax County are the plants, insects, and fungi that out-compete, eat, and kill our trees and other plants. Non-native invasive plants compete with our native plants for sunlight and growing space.²⁸ These plants use a variety of strategies to invade and take over ecosystems. Some are prolific seeders that mature early; some are evergreen or leaf out early; some use chemical warfare in a process called allelopathy; all are aided by the distinct preference that native herbivores have for native plants.²⁹ Non-native invasive vines can shade out or choke and kill mature trees. Non-native insects like gypsy moth, emerald ash borer, and hemlock woolly adelgid sap the vigor of trees, either killing them out right or making them susceptible to other pests that can attack and kill them. Non-native fungi cause landscape altering diseases like chestnut blight, Dutch elm disease, and dogwood anthracnose. These non-native invasive species are reducing biodiversity and simplifying our urban forest.

Figure 2. Japanese stiltgrass (*Microstegium vimineum*) spreads opportunistically after a disturbance. It forms dense patches and displaces native understory vegetation as the patches expand.



²⁸ The mid-Atlantic region generally has fertile soils and abundant rainfall, so competition among plants is not centered on these necessities.

²⁹ See www.bringingnaturehome.net

Development: New construction and redevelopment have both obvious and subtle effects on the urban forest. The obvious effect is that when new buildings go up there are generally trees in the way that come down. Fairfax County is approaching build out, the elimination of vacant buildable land, and is shifting from new development to redevelopment. Redevelopment is driven in part by the county's economic success, as well as the expansion of mass transit. As the economy and population grow, the demand for and value of land goes up. The post-World War II practice of putting a small bungalow on a quarter acre of land no longer makes economic sense and the new paradigm is to put as large a dwelling as possible on a lot. The expanded footprint combined with grading for the new larger building, upgraded utilities installation, and often requirements for an on-site stormwater facility and/or a septic system, necessitate clearing existing trees. As a result, increased tree loss on in-fill development lots has further increased pressure on the urban forest, particularly in older residential neighborhoods, and is of particular concern to county residents.

Soil degradation and restrictions: Development alters the soil and generally increases impervious surfaces, both of which limit tree growth and vigor. Typical development practices remove the topsoil, the most biologically active part of the soil, and compact what is left within the limits of clearing and grading approved for the project. This often leaves soils with deficient water and oxygen capacity, poorly drained, and lacking important fungal and bacterial partners that help trees thrive. Also, with increased land use intensity and impervious surface area, the volume of soil available to trees is often inadequate to support even small trees. This is particularly true in parking lots and streetscapes. For trees to have a chance to perform well and provide the benefits we expect, techniques must be used to increase the volume of available soil and disturbed soils need to be restored prior to planting on development sites.

Maintenance on single family parcels often involves disposing of leaves offsite and sometimes removing valuable understory vegetation in open space natural areas on or adjacent to the lot. Leaves and woody debris are important habitat features for soil building organisms that break this organic matter down and return it to the soil. Organic matter in the soil is important for its nutrient content and water holding capacity, and for its resistance to compaction. Without this recycling of nutrients and water holding capacity, soils are often depleted and trees can become stressed. As a general practice, mulching mowers can be used to finely chop leaves and return this vital organic matter to the soil.

Healthy soils are essential for maintaining and improving the health of the urban forest. With all the pressures on trees and competition for rooting space, nutrients and water, soil quality can mean the difference between healthy growth, with the accompanying benefits that trees provide, and slow decline and death.

Forest Fragmentation: Clearing forested land usually creates small islands (fragments) that are incapable of supporting important members of the forest ecosystem and making others more likely to experience extirpation (local extinction) due to normal environmental fluctuations. Islands

support smaller populations that are still subject to normal fluctuations. But with small populations and little or no opportunity for outside replenishment, species are more likely to go extinct on the island during a downswing. A recent study found that the diversity and number of predatory ground beetles was reduced in urban forests. Among those species that decreased were the fiery searchers, *Calosoma scrutator* and *Calosoma wilcoxi*, important predators of fall cankerworm and gypsy moth caterpillars.³⁰

Conflicting policies and ordinances: Related to development, built infrastructure restricts and stresses the urban forest by creating additional competition for space. Requirements for sidewalks and bike paths, wider streets, on-site stormwater treatment and detention, and roadway clear zones all reduce space for trees. When combined with the desire for larger houses and the need for utilities, these requirements leave little space for new trees or opportunities to preserve existing trees. The result is a general downsizing from large over-story trees to small ornamental or understory trees.

Endemic Pests and Diseases: Insect pests such as fall cankerworm and two-line chestnut borer, and diseases like Armillaria root rot can become deadlier in urban forests due to other stressors. Two-line chestnut borer and Armillaria have long been associated with oak decline, a fatal stress-related oak disease syndrome.³¹ Fall cankerworm has long exhibited periodic outbreaks in some of its range, but the magnitude and extent of those outbreaks has increased over the past several decades.³² These are not new pest and disease species to our native forest trees. A combination of changes in ecology and heightened tree stress has made them bigger problems for trees and the urban forest. Furthermore, climate change can disrupt the timing of predator-prey relationships, which may allow native pests to become bigger problems for trees.

Funding Challenges: Trees in the urban forest are frequently called green infrastructure and like built infrastructure they require maintenance. This is true of both landscape trees and remnant forests. Unfortunately, the urban forest of Fairfax County must compete for funding with many other interests. Particularly in the last ten years with shrinking budgets, maintaining the urban forest has been especially challenging. Forests are overcrowded with deer and non-native invasive plant species. Impacts from storms and pest infestations weaken trees and make them more vulnerable to other stressors. Restoring forests is much like rebuilding schools and roads, both in terms of the expense and the long-term value to the county. Fully funded maintenance and

³⁰ Raupp, Michael J. and Holly M. Martinson: "Bye-bye Big Beetles in Cities," Arborist News, Vol 24, No 6 December 2015 pp 70-73

³¹ Wargo, Philip M., David R. Houston, and Leon A. LaMadeleine: Oak Decline; Forest Insect & Disease Leaflet 165, U.S. Department of Agriculture Forest Service, 1983

³² Asaro, Christopher and Lori A. Chamberlin: "Outbreak History (1953-2014) of Spring Defoliators Impacting Oak-Dominated Forests in Virginia, with Emphasis on Gypsy Moth (*Lymantria dispar* L.) and Fall Cankerworm (*Alsophila pometaria* Harris)," American Entomologist, Volume 61, Number 3 Fall 2015, pp174-185

management programs protect the asset of the urban forest and increase the return as with any other investment.

Summary

As with our discussion of the benefits of the urban forest, we have only briefly touched on some of the major stressors of the urban forest. Our purpose is to make the case that the urban forest is valuable and threatened, and therefore requires managing. The Fairfax County urban forest faces many stressors and the small cadre of professional urban foresters cannot deal with them all alone. The larger community must become more engaged and aware of the sources of stress to help mitigate stress to protect this valuable resource. This becomes increasingly important as the county becomes more urbanized. Urban environments inherently present numerous conditions that can contribute to stress in trees. Managing stress requires recognizing conditions that can result in stress, doing what we can to create conditions more favorable to tree health, and preparing trees to better withstand stressors that cannot be avoided.

Fortunately, recognition of both the benefits of and stressors to the Fairfax County urban forest is increasing. The Fairfax County Park Authority sees a role for active management of the forest resources in its charge and has secured bond funding for its *Helping the Land Heal* projects. The county has realized the importance of the urban forest in meeting its water quality obligations under its MS4 (Municipal Separate Storm Sewer System) permits and Chesapeake Bay and local TMDLs (Total Maximum Daily Load). This realization has led to a closer alignment of urban forestry and storm water management and to one of the most aggressive deer management programs in the region.

Transit-oriented development that focuses housing density near transit hubs will likely relieve some of the pressure, at least in the short-term, on other parts of the urban forest. Rebuilding streams to handle existing and projected stormwater flows will result in some tree loss now, but will benefit the urban forest in the long run by protecting places where trees can grow. And a closer alignment of urban forestry and stormwater management has focused greater effort on stream restoration designs that preserve and protect higher quality trees. In concert, these practices and policies will help relieve stress on the urban forest as it deals with the long-term challenge of a changing climate.

Framework Goals and Core Recommendations

As illustrated above, the urban forest provides numerous and valuable benefits and services to people in Fairfax County. Changes to the ecology and the environment, brought about largely by human activities, now threaten the viability of the urban forest. As a result, it is the responsibility of all of us to manage the land, trees, and forests in ways that ensure continued sustainability for the benefit of future generations. The following is a framework of goals and core recommendations for the achievement of these goals. This framework provides the strategies for managing trees and forests to enhance their health, value, and sustainability, and mitigate the stressors that threaten to reduce the benefits and services that contribute extensively to our quality of life.

1. Know What We Have

We must assess the condition of the trees, forests, and non-forest vegetative cover to determine their composition and condition to understand what is needed to manage them and ensure the benefits they provide.

- a. Conduct inventories to determine vegetative cover types and condition.

County staff, individuals, and organizations need to periodically conduct inventories of street trees, tree stands, forests, and non-forested vegetated areas using i-Tree modules and other valid inventory protocols to assess their composition and condition. Site specific inventories should be conducted in advance of proposed development, not only to catalog current condition, but with the aim of avoiding or minimizing impacts to and loss of high-quality trees and natural vegetative communities.

- b. Monitor to measure forest change and evaluate management efforts.

Monitoring and inventory efforts, including the use of high resolution satellite imagery and urban tree canopy analysis, must not only assess current condition and composition, but be repeated over time to determine how the trees and forests and the associated wildlife species are changing and how changes affect humans and local ecosystems.

2. Protect and Improve What We Have

Urban forest resources are not static and must be managed over time to reduce or minimize stressors, maintain the health of the trees and other species, and ensure they continue to provide valuable environmental services. Healthy forests are reliant on more than just trees. Non-forested open space such as meadows and edge ecosystems support biodiversity including many pollinator species. Efforts should include strengthening regulatory

requirements for natural area preservation, creating incentives for landowners to protect and manage their trees, forests and open space resources, establish corridors to connect natural areas, and revitalize communities through investment in green infrastructure.

- a. Improve air quality and address climate change through tree conservation and urban greening.

Trees and forests remove dangerous particulate matter from the air, produce oxygen, and regulate temperatures around homes and communities. To provide these services, the trees, tree stands, and forested areas must be healthy and integrated within all Fairfax County landscapes.

- b. Improve water quality and stormwater management through tree conservation.

Good water quality is directly associated with the amount of mature, healthy vegetation covering the land, especially trees. The percent of Fairfax County covered by trees must be maintained and increased across the county to improve soils and infiltrate stormwater, thus improving soil moisture and protecting water quality in our streams and the Chesapeake Bay. Emphasis should be placed on reducing impacts to and restoring forests and open space resources when constructing and managing stormwater infrastructure. Tree preservation and planting should be incorporated into Watershed Management Plans and clean water regulatory requirements such as TMDL Action Plans and MS4 permit requirements.

- c. Manage the Fairfax County urban forest and natural open space to promote ecosystem services and biodiversity.

- i. The urban forest must be actively managed over time to reduce stresses on trees and forests and promote native plants that support thousands of insect, mammal, amphibian, reptile, and bird species. Deferring management of natural resources leads to loss of biodiversity and environmental services that degrades our natural areas, human health, and quality of life.
- ii. It is easier to protect and manage existing natural resources than to restore them after they have been disturbed or destroyed.
- iii. Stewardship of our resources is an investment in natural capital. To be successful, management must be adaptive over time to address changing conditions and threats, and promote the health of vegetative communities in streetscapes, yards, common grounds, and natural areas. Adaptive management may not only include the removal of invasive species, but could include timber harvest or thinning to promote forest regeneration and health.

- iv. Green waste should be treated as a renewable resource. Property owners should be encouraged to process leaves and branches for mulch, and compost suitable food waste on site. Green waste removed from sites should be properly collected and converted into mulch or other organic forms that can be utilized in land and soil restoration or management.
- d. Optimize tree conservation in land development.

Inventories of trees and forested areas should be conducted during site planning. Emphasis should be placed on preserving the best remaining forests and their connectivity to adjacent or nearby natural areas. Landowners should be encouraged to place easements on forested areas, develop plans that protect existing trees on in-fill lots and small sites, and develop and implement plans to manage tree conservation areas over time for vegetative community health. Recreational infrastructure and activities should be minimized in tree and forest preservation areas, and sensitively located and constructed when placed in forested areas, to prevent damage to vegetation, soil compaction, and the introduction of invasive plant species.

- e. Optimize tree conservation in utility, transportation, and public facilities projects.

Just as with private land development, tree stands, forests and non-forested open space should be identified, preserved, and properly managed during planning for private utility and public infrastructure, as well as the development and maintenance phases. State and county public agencies should adopt and implement policies and practices for holistic, landscape-scale management of natural resources. Fairfax County agencies should adhere to the Natural Landscaping Policy^{33, 34} endorsed by the Board of Supervisors. County agencies should seize opportunities to negotiate with VDOT and utility companies for the replacement of trees removed from areas outside of their rights-of-way during construction and maintenance operations.

- f. Control overabundant and invasive species that negatively affect urban forests including, but not limited to, white-tailed deer, non-native invasive species, and forest pests.

Invasive and overabundant species must be controlled to prevent damage to forested and non-forested natural resources, promote the health of vegetative communities, and maintain the environmental services that those communities provide. White-tailed deer

³³ <https://www.fairfaxcounty.gov/publicworks/sites/publicworks/files/assets/documents/natural-landscaping-implementation-plan.pdf>

³⁴ <https://www.fairfaxcounty.gov/publicworks/sites/publicworks/files/assets/documents/natural-landscaping-manual.pdf>

populations must be reduced so that native plants can grow and reproduce. Non-native invasive species should be removed to the greatest extent practicable, reducing direct impacts to natural areas and encouraging a majority population of native species that support biodiversity by hosting many more insects and soil organisms, reptiles, amphibians, birds, and mammals. Education should play an increased role in discouraging consumers from buying non-native invasive species and encouraging nurseries and garden centers to offer native alternatives.

g. Support alternative funding mechanisms for forest restoration

Forests are a form of natural capital in that they provide a stream of benefits over time, and require maintenance to protect the asset and support future viability. Much of the urban forest needs restoration, including control of invasive vegetation and pests, to facilitate regeneration. Planting is also needed to connect or expand forest fragments. To ensure sustainability and maximize benefits/services, which equates to return on our investment, forest/tree management plans should be fully funded and include forest restoration.

3. Expand What We Have

Trees and forests in the county should be increased to provide more widespread environmental services and human health benefits, and support biodiversity. A core principle for the future of Fairfax County should be investment in the natural capital embodied in native vegetation that forms the backbone of our ecosystems and green infrastructure.

- a. Plant and protect trees on residential and commercial properties, public lands, and adjacent to streams, streets, and trails.
 - i. Plant on commercial and public properties and extend outward into linear corridors both to expand the environmental benefits and provide connection through the landscape. Do not restrict trees and natural open space to individual properties and parks.
 - ii. Use good quality plant materials, in planting design and implementation, inspected and properly installed in accordance with state and national horticultural standards and the Fairfax County Public Facilities Manual (PFM).
 - iii. When possible, plant trees in clusters with understory plant species and groundcovers. Plant native trees now for the next generation of canopy trees. This is especially important in older neighborhoods that may have canopy trees but lack mid-story and younger trees.

b. Encourage planting native species for optimum environmental health.

Native trees should be planted on public and private lands to improve landscapes, reduce energy consumption, reduce stormwater runoff, mitigate summertime temperatures, and provide direct human health benefits. Non-forested natural areas including meadows and old fields should be expanded to establish landscape mosaics that promote healthy forests, maximize environmental services, and support the greatest possible biodiversity.

Consumer education focused on raising awareness of invasive plant species and their impacts could reduce requests for these plants at nurseries and garden centers. Nurseries and garden centers could help in this effort by offering alternatives to invasive species and providing labels that clearly identify plant species that are invasive.

c. Establish new forested areas.

We should not accept that the tree and forest areas we have now is all that we will ever have. Stressors discussed previously make it necessary to plant additional area just to maintain our current level of tree cover. County staff is working to plant and replace trees on public properties under their management. There is much that private landowners can do to maintain, protect and expand the urban forest on their properties.

- i. Reforest open spaces to establish new forests that will mature over decades, directly benefitting neighborhoods and communities, sequestering carbon, improving soils and providing new habitat for native species. Natural regeneration of forests can be encouraged by controlling white-tail deer, establishing no-mow zones and reducing competition from non-native invasive plant species.
- ii. Use the Tree Preservation and Planting Fund³⁵ to help cover costs of planting and preserving trees on public properties and homeowner association common open space. Funds can also be used for workshops, seminars and educational materials to educate and inspire the community to value, conserve and enhance urban forest resources.
- iii. Locate trees and other vegetation to most effectively reduce energy consumption, decrease stormwater runoff, moderate summertime temperature, and provide direct human health and social benefits.

d. Design and implement functional, sustainable landscapes in areas of intense urbanization.

³⁵ <https://www.fairfaxcounty.gov/publicworks/sites/publicworks/files/assets/documents/forms/tppf-application-form.pdf>

- i. Urban designs should be encouraged to include sizable open spaces to support plant communities in the landscape and improve conditions for urban trees. Planted areas should be balanced with open space suitable for informal active recreational opportunities.
 - ii. Streetscapes, plazas and expanses of impervious surface isolate tree planting spaces. Employ technology and advanced tree space designs to improve conditions in which urban trees are planted. Recognize that extreme heat, drought, pollutants in the air and runoff from paved surfaces, and restricted growing spaces among other constraints may persist and make growing conditions difficult. Manage tree assets accordingly.
 - iii. Plant native species where their cultural requirements can be met under post-development conditions.
 - iv. Selected non-native, non-invasive species can be used where their demonstrated adaptability to tough urban conditions may afford them greater viability and benefit delivery capability, and to increase diversity in the landscape.
- e. Expand and establish corridors between existing forested and natural areas.

Isolated trees and forest fragments are more easily stressed, limiting the benefits they can provide, and making it difficult for plant and animal species to maintain their populations and repopulate open areas. The footprint of existing forests should be expanded to improve forest function, limit invasive species effects, and provide greater connectivity between natural areas. These efforts should include encouraging the establishment of backyard habitats that can enrich property owners and act as stepping stones for wildlife to move through the landscape. Local and regional efforts can build on opportunities identified in the Northern Virginia Regional Commission's Conservation Corridors report.³⁶

Green infrastructure planning connects intact natural resource assets through a network of multi-purpose corridors that provide for wildlife movement, trails, and pathways for pollinators. By working regionally, we can identify new opportunities to collaboratively plan for the connection, restoration and enhancement of Northern Virginia's natural areas, strengthening public health, local quality of life and the region's economy.

- f. Implement the County's Natural Landscaping Policy.

County staff and agencies should implement the Natural Landscaping Policy endorsed by the Board of Supervisors in 2007, and encourage private property owners to adopt these practices. Natural landscaping is based on the principles of conservation landscaping,

³⁶ <https://www.novaregion.org/DocumentCenter/Home/View/3099>

ecological landscaping, and other similar methods which focus on reducing lawn, minimizing use of fertilizers and chemicals, and planting native plant species. These practices improve overall environmental health and the water quality of our wetlands, streams and rivers while, in many cases, lowering overall long-term maintenance costs. As many county residents are actively involved in landscaping projects on their own properties and common open space, natural landscaping practices can be an effective way engage stakeholders in sustainability and stewardship.

- g. Support conservation and open space easements and reforestation on private lands.

Fairfax County should encourage and support private landowners seeking to place easements on their property that will protect trees, forests and other natural vegetation; provide protected areas for reforestation projects; and allow management of these resources for long-term health and sustainability.

4. Improve Urban Forest Policies and Processes

Urban forestry policies should be periodically updated to reflect best management practices, advances in technology and materials, and changes to national and state legislation protecting and expanding tree and forest resources. Adequate funding is important for the continuing support of the Urban Forest Management Division and other county and state agencies that support forest resources.

- a. Optimize tree conservation in county policies.

Protection and expansion of the county's urban forests should be a core principle in the Policy Plan³⁷ element of the Fairfax County Comprehensive Plan. Promotion of natural capital and green infrastructure in all areas is an important consideration of the Fairfax County vision of "Protecting and enriching our quality of life for people, neighborhoods, and diverse communities," the One Fairfax Policy, and the Board of Supervisor's Economic Success Plan and Environmental Vision.

- b. Strengthen state legislation that promotes forest health.

Fairfax County should work with agencies, organizations, and individuals to support, encourage and guide state laws that seek to better protect and improve the health of forests and provide for forest management activities.

- c. Encourage sustainable design practices.

³⁷ <https://www.fairfaxcounty.gov/planning-zoning/comprehensive-plan/policy-plan>

The core of improved site development is environmental site design which encourages the preservation of mature vegetation, in conjunction with use of natural landscaping concepts and stormwater management practices that mimic natural processes. Sustainable design practices must also consider the end user's needs and necessary maintenance of the resource.

- d. Support and refine the county's urban forestry programs.

The Urban Forest Management Division and agencies responsible for managing tree and forest resources should continue to be adequately funded not only for maintenance of the urban forest and to help guide county policy and land development, but also to assess and promote forest health. This support needs to be strengthened and extended to other entities including the Fairfax County Park Authority, Health Department, Department of Public Works and Environmental Services, Facilities Management Department, and Fairfax County Public Schools.

- e. Enforce and periodically update the Fairfax County Tree Conservation Ordinance.

The county must enforce the Tree Conservation Ordinance to ensure proper protection and emphasis on trees and forests. It is important that the ordinance be reviewed periodically and updated to reflect current maintenance needs and best management practices for tree and forests.

5. Communicate and Build Partnerships

The future of our natural capital lies within the community. Educating residents and joining together in common efforts will promote stewardship, improve the health of our local ecosystems, and secure the many benefits provided by trees and other native plants for human communities and the environment.

- a. Establish a community of practice to plant, protect, and promote the urban forest in Fairfax County.

Foster a sense of stewardship where one of the most noble acts is the simple act of planting a tree or managing land to help trees plant themselves. Empower and encourage people to improve their communities by implementing sustainable landscape design practices and working with others to increase the footprint of native vegetation, particularly trees, but also other non-forest plant communities. Inform residents about what the urban forest is, how it touches and improves their lives, and how their actions affect the urban forest. Foster a deeper respect for the forest to include the forest in everyone's consciousness.

- b. Engage and educate the public, decision makers, government staff, and NGOs.
 - i. Emphasize education through county schools to ensure that stewardship practices are passed on to future generations to protect and conserve urban forest resources.
 - ii. Work with agencies, organizations and individuals to promote tree and forest resource education and participation in natural resource management through preservation, restoration plantings, and citizen science. Efforts should build on existing programs such as Fairfax ReLeaf and Tree Stewards, and include diverse outlets and formats such as school curricula, web-based resources, outreach to underserved communities, and other ways to ensure that information reaches as many people and groups as possible.
 - iii. Promote the value of the urban forest to individuals and our community to increase understanding of the role it plays in improving the quality of life in Fairfax County.
- c. Build strong partnerships and alliances.

The county should work to strengthen ties and efforts between county agencies and public and private sector organizations to improve design, construction and maintenance practices, promote sustainable landscapes, avoid redundancy of efforts, and develop common goals for improving the state of our local environment. Collaboration should be creative and could include efforts to improve restoration plantings along state roads and highways, provide expertise to developers in plant selection and maintenance, and promote solutions that can bridge divides between the natural environment and development communities.

PART II - URBAN FOREST MANAGEMENT PLAN

Implementation

A Cultural Shift

As stated in the Board of Supervisors' Environmental Vision, the county has a responsibility to help citizens respect and manage our finite resources. The county can set a strong example by recognizing how the urban forest supports diverse objectives such as revenue enhancement, public health, and quality of life, and acting to protect and enhance this valuable capital asset. The TAP 2019: Part I – Urban Forest Strategic Plan (UFSP) makes a case for the importance of the Fairfax County urban forest and the need to protect and manage it. The strategic vision of the plan is to elevate the perception of the urban forest from a valued accessory to a vital component of life in Fairfax County. This would change how the urban forest is discussed and managed, and result in a cultural shift and a change in the tone of the narrative regarding the urban forest. It is imperative that the connections between the urban forest and other elements that factor into quality of life are recognized and given due consideration. Human health, safety, the economy, education, recreation, and social interaction all have links to the urban forest.

The TAP 2019: Part II - Urban Forest Management Plan (UFMP), as described here, presents a vision for collaboration among stakeholders acting in support of goals and recommendations outlined in the TAP 2019: UFSP. People are an integral part of the urban forest. Different property owners, organizations, and government agencies have different objectives and different budgets that must be considered when determining the best management practices for their piece of the urban forest. The important thing to understand is that the most effective management and maintenance practices for the long-term health and vitality of the trees, is that which conserves the urban forest ecosystem as a whole. Focusing on mature trees at the expense or elimination of understory, shrubs, herbaceous material, woody debris and leaves, and/or soil organisms will ultimately impact successive stages of the urban forest and diminish its long-term viability.

A Community of Practice

The most important precursor to changing the narrative of the urban forest is having the full complement of contributors involved in the discussion. Greater understanding of the connections between the urban forest and other components of quality of life will result in county staff, businesses, organizations, and citizens recognizing their place in the community of practice that maintains and manages the urban forest. The community of practice is made up of five groups: the initiating participants; key county government agencies that can have a direct impact on county properties; public and private stakeholder organizations (such as Fairfax County Housing and Community Development, civic groups, HOAs, non-profits, etc.); businesses and other regional and state organizations (such as VDOT, Dominion Energy, private sector professional organizations, etc.); and citizens.

The Fairfax County Tree Commission, Fairfax County Urban Forest Management Division (UFMD), and the Virginia Department of Forestry's Urban Forest Conservationist will initiate contact and engage other participants in a collective effort to further goals and recommendations of the plan. These initiating participants will recruit other agencies and stakeholder organizations as members of a community of practice to actively support goals and recommendations of TAP 2019 through their management of county land and facilities, public rights-of-way, and private lands.

Key county government agencies capable of significant contributions for the successful implementation of the TAP 2019 include Fairfax County Park Authority, Fairfax County Public Schools, Facilities Management Department, Fairfax County Health Department, Department of Planning and Zoning, Land Development Services, and the Stormwater and Capital Facilities business areas of the Department of Public Works and Environmental Services. In their capacity as land use decision makers, land developers, plan reviewers, property managers, project managers, grounds maintenance professionals, advisors, or some combination of these roles, key county government agencies have opportunities and make decisions that will affect the urban forest and its ecosystem. The agencies identified above should not be considered all inclusive. Other county agencies, private sector entities, and non-profit organizations will play important roles in implementing TAP 2019, and will become partners in a community of practice that will ensure success.

We can all encourage and foster a community of practice that understands how the urban forest helps achieve missions and goals for all of us. Participating agencies and organizations, following good stewardship and sustainable environmental practices, will incorporate the concepts of the Framework Goals and Core Recommendations of the TAP 2019 into the plans and policies guiding their own work. In this way, we can all work to effectively further these goals through the development, improvement, and maintenance of the properties for which each stakeholder agency or organization is responsible.

Citizens in the community of practice can have a significant effect on conservation of the urban forest. Private residential properties provide the greatest potential of all land use categories for improvement and expansion of the urban forest. Private citizens are not expected to develop work plans or report on their actions, but how they manage their property and the impact their actions may have on neighboring public property or private common open space can have a significant impact on the urban forest. Citizens are encouraged to find ways to implement the TAP 2019 Goals and Recommendations into their own properties.

Members of the community of practice maintain their differentiated identity and structure, but are bound together by their respect and appreciation for the urban forest which is reflected in their plans of action. Different groups, supporting the same goals and recommendations, can have a collective impact on sustaining our urban forest by making informed decisions to conserve and improve our environment and reduce negative impacts to our ecosystems. As ecosystems are not

defined by jurisdictional boundaries, we should also view this community as inclusive and work to expand the community of practice to a regional and larger scale. Only the joint efforts of the community of practice can achieve successful implementation of this vision.

Participating agencies and organizations will develop a series of two-year work plans guided by the goals and recommendations of TAP 2019 and built on the accomplishments of previous work plans. Semi-annual joint meetings will provide opportunities to collaborate on projects, explore innovations, exchange ideas and information, provide support, share successes and lessons learned, and celebrate partnerships and accomplishments.

Practicing Good Stewardship

Inventory and assessment of existing resources, facility location and design, contract specifications, erosion and sediment control, tree protection measures, mitigation of stress that can result from construction activities, site monitoring, and species selection and planting in conformance with the county's Natural Landscaping Policy provide numerous opportunities to support the goals and core recommendations outlined in TAP 2019 and champion the Board Matter for Preservation of Trees on County Properties. Members of the community of practice will expand their awareness of these opportunities and make clear and thoughtful choices to understand the resources entrusted to them, protect and improve the urban forest, and take advantage of opportunities to build on what we have. Given these considerations, each agency and organization will incorporate goals supported by the TAP 2019 into their own operational and policy plans. Citizens will manage and maintain their properties in a way that supports goals and recommendations of TAP 2019.

TAP 2019 is not intended to result in large increases in demands on county staff and other partners. Significant changes can occur in the way work is done to reduce impacts and enhance practices that conserve, sustain, and enhance the urban forest, without necessarily increasing the time spent doing the work. The plan asks that we all think about and view the mission and actions of our respective agencies, organizations, and households through the lens of the urban forest to understand better how we affect the urban forest and how the urban forest can support each of our missions and objectives. The list of goals and recommendations should be viewed as a guide to this process rather than a list of specific tasks to be accomplished. In this way, goals and recommendations of the TAP 2019 become part of the cultural awareness of the stakeholders that adopt it.

Tracking

Much of the work supporting TAP 2019 goals and recommendations is already being done. But the opportunity exists to improve effectiveness and accomplish more. With the Board of Supervisors' adoption of TAP 2019, the Fairfax County Tree Commission, Urban Forest Management Division, and VA Department of Forestry Urban Forest Conservationist will request that key county agencies

designate a champion(s) within their organization for the promotion of the goals and recommendations of TAP 2019.

The champion(s) will ensure that the urban forest is given due consideration when planning the work of their agency. Annual plans of operation will include goals and action items that support the goals and recommendations of TAP 2019. Tree Conservation Plans will be developed when activities undertaken during operations potentially impact the urban forest or its future viability. Plans could also include value added elements, such as removal of invasive vegetation and mulching, to enhance the quality and condition of the urban forest or improve its resiliency.

Regular meetings conducted during the year will afford opportunities to collaborate on projects, exchange ideas and information, and provide support. A cohesive force developed through close cooperation will serve to increase effectiveness by clearly identifying opportunities and encouraging collaboration and cooperation.

Reporting stakeholders include initiating participants and key county government agencies. Champions will document their agency's accomplishments supporting TAP 2019 goals and recommendations and submit these achievements to Urban Forest Management Division to be compiled into a TAP 2019 Annual Report. Non-government stakeholder organizations are encouraged to do the same. The Tree Action Plan 2019 annual report will be submitted to the Tree Commission for review and presented to the Board of Supervisors.

CONCLUSION

The Board of Supervisors' Environmental Vision sets a farsighted goal: To leave our land, water and air quality better than we found it. Trees are central to an investment in the natural capital on which much of our quality of life is based. As outlined in the framework goals and core recommendations, investing in the research and technology needed to understand the current makeup and condition of our urban forest resources is essential to effectively protecting and improving what we have and expanding and growing the asset.

The urban forest and the benefits it provides society are not restricted by property boundaries or societal divisions, but by our actions. Just as the stressors that impact forest resources are not limited by property lines, but by our awareness, our knowledge, and our actions. We derive many benefits from the urban forest based on the proximity of trees to people and the built environment. At the same time, this proximity can result in stress to trees and a reduction in benefits. Greater understanding of the relationship people have to other elements of the urban forest will help us manage the urban forest more effectively. Management must be a collective effort to be effective, and not simply delegated to professionals in the field.

All who make land use decisions, maintain property, and manage resources affect the extent and the quality of our urban forest ecosystem. The Board of Supervisors' goal requires that we not simply find more effective ways to preserve existing stands of trees. We must also:

- expand our forests;
- understand that forest includes understory trees, shrubs, herbaceous vegetation, woody debris and leaves, and soil organisms, as well as mature trees; all of which are important to the viability of the forest as a whole;
- put the urban forest at the core of comprehensive planning, site planning, and property maintenance;
- set clear and measurable milestones to track progress toward our goals; and
- institute simple but effective communication capabilities to inform and educate the public, the private sector, and government agencies about the value of urban forests.

Understanding the services and benefits that the urban forest provides will cultivate a greater appreciation that well-maintained trees and intact forests are more often part of the solution and not an obstacle or liability, and encourage greater efforts to preserve and maintain them.

APPENDIX

Glossary of Terms

Biodiversity – The total number of different species living within a geographic area.

By Right – Land development conducted within the current zoning designation for the subject property.

Cellulose – A major component of wood that gives wood its white color. It combines with lignin to increase the hardness of plant cell walls for protection from viruses and bacteria. It is the most commercially valuable part of wood fiber and is used in making paper, bio-fuels, food additives, and many other products.

Community of Practice – A group of people who share an interest or objective and exercise their capability to work toward that objective. In the case of the urban forest, those people whose work or actions affect the urban forest or whose work, actions, or lives are affected by the urban forest. A Community of Practice can occur naturally or can be created and organized with the intent to increase its effectiveness through collaboration and coordination.

Developed Land – Areas converted to human uses dominated by infrastructure and altered vegetation.

Ecosystem – A collection of living (plants, animals, fungi, protists, bacteria, etc.) and non-living (light, air, water, minerals) components and a set of relationships between and among the components.

Fairfax County Urban Forest – All the trees and other living things, including people, the air, the waters, the minerals, the soils, and the built environment found in the county.

Forest – A forest is an ecosystem in which trees play a primary and defining function.

Green Infrastructure – Living materials within the built and unbuilt landscape. In an urban context, this includes streetscapes, green roofs, stormwater facilities, residential yards and common areas, school and commercial grounds, and natural areas such as stream valley parks – areas that conserve ecosystem values and functions and provide associated benefits to human populations.

Green Waste – Organic materials generated from plants through landscaping, forestry or agricultural operations such as leaves, branches, hedge trimmings, grass clippings, or discarded domestic or commercial food.

Healthy Forest – Tree dominated natural vegetative community with good soil profiles and woody debris, low levels of deer browse, minimal non-native invasive plant cover, diverse native species, good age class diversity of trees, native plant cover occurring in all layers from the ground to the overstory tree canopy.

Landscape Mosaics – A diverse network of ecosystems, such as wetlands and forests, forming a patchwork of land cover across a given land area. This network provides an array of ecosystem, aesthetic and habitat services by supporting biodiversity and a greater range of life cycle needs, and provides more benefits than a single type of ecosystem.

Lignin – A major component in the cell walls of plants that gives wood its brown color and makes it rigid and strong. It also helps the plant to conduct water and sequester carbon.

Natural Area Preservation – Protection of undeveloped lands that contain native vegetative communities to protect the benefits they provide and the biodiversity they contain.

Natural Capital – Living organisms; non-living components, such as air, water, and soil; the ecosystems they form; and the services they provide. In economic terms: a durable resource providing a stream of benefits to residents and the environment.

Non-Native Invasive Species – Are organisms that originated elsewhere and have been imported here and are causing ecological and/or economic harm. Local wildlife has evolved and are interdependent upon native vegetation, without which they cannot survive.

Phenology – The study of cyclic and seasonal natural phenomena, especially in relation to climate, plant, and animal life.

Protists – Eukaryotic cells that are not animals, plants, or fungi. They have specialized cellular machinery that execute defined functions, such as photosynthesis, within the cell. Examples include algae, amoebas, and ciliates.

Urban Forest – A forest in an urban area that is distinct from other forests due to the dominance of humans and their constructs (e.g. buildings, roads, utilities), and the interaction between the forest ecosystem and humans and the built environment.

ACTION - 4

Designation of the Zoning Administrator as the Board of Supervisors' Agent(s) in
Objecting to Virginia Alcoholic Beverage Control License Applications

ISSUE:

Staff proposes that the Board of Supervisors designate the Zoning Administrator to act as the Board's agent in objecting to Virginia Alcoholic Beverage Control (VABC) license applications and participating in hearings based on those objections.

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors adopt the Resolution set forth in Attachment 1.

TIMING:

Board action is requested on February 25, 2020.

BACKGROUND:

The Board, through the County Attorney, receives notice from the VABC Authority of all VABC license applications involving property located in Fairfax County. The County Attorney's Office forwards the notices to the Department of Planning and Development (DPD) and confers with DPD staff regarding whether the proposed use is permissible at the proposed location. The majority of these notices are in commercial locations where such use is permissible and no further action is taken. However, when the use is proposed in a zoning district that does not permit the licensed activity or there are conditions or proffers that may preclude the use, the matter is taken up with the full Board. When the Board directs staff to submit an objection, the County Attorney, the Zoning Administrator, and their staff submit and pursue the objection through administrative hearings and court proceedings, when necessary.

As the number of objectionable applications has increased, particularly due to proposed businesses in residential districts, this approach has become time consuming and cumbersome. It could also prove too slow, as the County has a 30-day window to object (Va. Code § 4.1-230(B)), and the Board may not meet during that timeframe.

By adopting the attached resolution, the Board would designate the Zoning Administrator as its agent for purposes of submitting objections to the VABC Authority and pursuing those objections through hearings or other proceedings. The Zoning

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Administrator would continue to confer with the affected Board member before deciding whether to object and would provide a copy of all objections to the full Board. The resolution, if adopted, would not preclude the Board from considering an objection when circumstances warrant further discussion.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Resolution

STAFF:
Rachel Flynn, Deputy County Executive
Barbara Byron, Director, Department of Planning and Development (DPD)
Leslie Johnson, Zoning Administrator, DPD

ASSIGNED COUNSEL:
Laura S. Gori, Senior 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 February 25, 2020, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, the Board of Supervisors, through the County Attorney, receives notices of all Virginia Alcoholic Beverage Control (VABC) license applications involving property in Fairfax County; and

WHEREAS, the County Attorney forwards these notices to the Department of Planning and Development (DPD), where the Zoning Administrator and her staff determine whether the proposed use is permissible at the proposed location; and

WHEREAS, when the use is not permitted within a zoning district or conditions or proffers preclude the use, the matter is taken up with the full Board; and

WHEREAS, as the number of objectionable VABC license applications has increased, this approach has become too cumbersome and time consuming, particularly given the County's 30-day window to object; and

WHEREAS, the Board would be better positioned to timely respond by designating the Zoning Administrator to act as its agent in submitting objections to the VABC Authority; and

WHEREAS, the Zoning Administrator would continue to confer with the County Attorney's office and the Board member for the affected magisterial district before submitting any objections; and

WHEREAS, the general welfare, convenience, and good governmental practices favor streamlining the process as described above; and

NOW THEREFORE BE IT RESOLVED, for the foregoing reasons the Board of Supervisors designates the Zoning Administrator to act as the Board's agent for the purposes of submitting objections to license applications to the VABC Authority and pursuing those objections through hearings or other proceedings; and

THEREFORE BE IT FURTHER RESOLVED that the Board of Supervisors retains its full authority to consider an objection when circumstances warrant further discussion.

A Copy Teste:

Jill G. Cooper
Clerk for the Board of Supervisors

INFORMATION - 1

Contract Award – Onsite Ambulatory Medical Assessment Program (MAP)

The Fairfax-Falls Church Community Services Board (CSB) operates the Merrifield Crisis Response Center (MCRC) which provides 24 hours a day comprehensive walk-in psychiatric emergency services to the community. This includes a Crisis Intervention Team (CIT) Assessment Center that aims to reduce the number of individuals in jails and divert them to more appropriate treatment services in the community.

On December 9, 2019, the CSB was awarded funding from the Virginia Department of Behavioral Health and Developmental Services (DBHDS), Office of Forensic Services (OFS) to enhance services at the CSB - CIT Assessment Site through the development of an on-site ambulatory Medical Assessment Program (MAP). This onsite medical assessment will be provided at the existing CIT facility during the high-volume times of 1pm-9pm Monday through Friday for individuals requiring medical assessment. OFS will support the medical components of the MAP through funding for contracted personnel, equipment, and supplies based on the CSB's proposal and submitted budget.

CSB's proposal specifically named Neighborhood Health, a Federally Qualified Health Center (FQHC) that is accredited by the Joint Commission, and who has an active presence at the MCRC, to support expansion of the CIT Assessment Site Program.

The Department of Procurement and Material Management (DPMM) has negotiated a noncompetitive contract utilizing sole source procedures with Neighborhood Health to provide a physician, medical assistant, and patient registration staff. The initial term of the contract is five (5) years, and includes two (2) two-year options to renew.

The Department of Tax Administration has verified that Neighborhood Health possesses the appropriate Fairfax County Business, Professional and Occupational Licenses.

Unless otherwise directed by the Board of Supervisors, the Purchasing Agent will proceed to award a contract to Neighborhood Health to provide on-site medical assessments at the Merrifield Crisis Response Center.

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FISCAL IMPACT:

DBHDS has awarded the CSB \$453,101 in one-time funds in FY 2020 and \$258,251 in ongoing funds to cover the cost of equipment and manpower to operate this on-site medical assessment program. The contract with Neighborhood Health is estimated at \$1,506,000 for the initial five-year term. The Board approved the Apply/Accept Board item at the December 3, 2019 Board meeting.

ENCLOSED DOCUMENTS:

None.

STAFF:

Joe Mondoro, Chief Financial Officer

Cathy Muse, Director, Department of Procurement and Material Management

Tisha Deeghan, Deputy County Executive

Daryl Washington, Executive Director, Community Services Board

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11:00 a.m.

Matters Presented by Board Members

11:50 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. Application of Washington Gas Light Company to Increase Rates, PUR-2018-00080 (Va. State Corp. Comm'n) (All Districts)
 - 2. *Dora Fatima Parada-Segovia v. Kenneth Barlowe and Fairfax County*, Record No. 190862 (Va. Sup. Ct.)
 - 3. *Anna Elena Gordon, by GEICO, subrogee v. Kevin Lee Keyes*, Case No. GV20-001213 (Fx. Co. Gen. Dist. Ct.)
 - 4. *Janet Ramallo v. Fairfax County, Fairfax County Board of Supervisors, and Corvel Corporation*, Record No. 1610-19-4 (Va. Ct. App.)
 - 5. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Alees S. Coates*, Case No. CL-2017-0011608 (Fx. Co. Cir. Ct.) (Hunter Mill District)
 - 6. *Leslie B. Johnson, Fairfax County Zoning Administrator and Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Linda L. LaFever*, Case No. CL-2020-0001175 (Fx. Co. Cir. Ct.) (Lee District)
 - 7. *Jane W. Gwinn, Fairfax County Zoning Administrator v. Chan Ly Thich*, Case No. CL-2020-0000500 (Fx. Co. Cir. Ct.) (Mason District)
 - 8. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Khanh Nguyen*, Case No. CL-2020-0002027 (Fx. Co. Cir. Ct.) (Mason District)
 - 9. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Douglas 2817 LLC*, Case No. GV20-02465 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

10. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. 300 Beverly Road, LLC*, Case No. CL-2019-0003050 (Fx. Co. Cir. Ct.) (Providence District)
11. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Falls Church Hospitality, Inc. and Aireen-K, LLC*, Case No. CL-2015-0002063 (Fx. Co. Cir. Ct.) (Providence District)
12. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Milestone Properties in Fairfax, LLC, and Armstrong, Green, and Embrey, Inc.*, Case No. CL-2019-0016759 (Fx. Co. Cir. Ct.) (Providence District)
13. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Judy V. Marshall*, Case No. GV19-025605 (Fx. Co. Gen. Dist. Ct.) (Providence District)
14. *Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Samuel A. Velasquez*, Case No. CL-2019-0002543 (Fx. Co. Cir. Ct.) (Sully District)
15. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Brian W. Sherfey and Emily B. Sherfey*, Case No. CL-2020-0002028 (Fx. Co. Cir. Ct.) (Sully District)

Board Agenda Item
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**To be deferred to
3/10/20 at 3:30 p.m.**

3:30 p.m.

Public Hearing on PCA 89-D-007-02 (Milestone Tower Limited Partnership IV D/B/A Milestone; Fairfax County School Board) to Amend the Proffers for RZ 89-D-007, Previously Approved for Public Uses to Permit a Telecommunications Facility and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio of 0.24, Located on Approximately 40.68 Acres of Land Zoned R-3 (Dranesville District) (Concurrent with SE 2019-DR-012)

and

Public Hearing on SE 2019-DR-012 (Milestone Tower Limited Partnership IV D/B/A Milestone; Fairfax County School Board) to Permit a Telecommunications Facility, Located on Approximately 40.68 Acres of Land Zoned R-3 (Dranesville District) (Concurrent with PCA 89-D-007-02)

This property is located on N. side of Bennett St. and E. side of Dranesville Rd. Tax Map 10-2 ((1)) 6A.

This property is located at 700 Bennett St., Herndon, 20170. Tax Map 10-2 ((1)) 6A.

PLANNING COMMISSION RECOMMENDATION:

On February 12, 2020, the Planning Commission voted 9-0 (Commissioners Clarke, Cortina, and Niedzielski-Eichner were absent from the meeting) to defer the public hearing on these applications to a date certain of February 26, 2020. The Planning Commission's recommendation will be forwarded following decision.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)
Jerrell Timberlake, Planner, DPD

Board Agenda Item
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3:30 p.m.

Public Hearing on RZ 2019-PR-001 (Toll Mid-Atlantic LP Company, Inc.) to Rezone from R-1 and HC to PDH-3 and HC to Permit Residential Development with an Overall Density of 2.93 Dwelling Units per Acre and Approval of the Conceptual Development Plan, Located on Approximately 9.55 Acres of Land (Providence District)

This property is located on the S. side of Lee Highway, W. of Mainstone Dr. Tax Map 48-4 ((1)) 54B.

The Board of Supervisors deferred this public hearing at the October 15, 2019 meeting until January 28, 2020, at 3:30 p.m. On January 14, 2020, the Board of Supervisors further deferred this public hearing to February 25, 2020, at 3:30 p.m.

PLANNING COMMISSION RECOMMENDATION:

On September 25, 2019, the Planning Commission voted 9-0 (Commissioners Tanner and Strandlie were absent from the meeting and Commissioner Hart recused himself from the vote) to recommend to the Board of Supervisors the following actions:

- Approval of RZ 2019-PR-001 subject to the execution of proffered conditions consistent with those dated September 19, 2019;
- Waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance that requires a 600-foot maximum length for a private street; and
- Waiver of the service drive requirements along Lee Highway (Route 29).

In a related action, the Planning Commission voted 9-0 (Commissioners Tanner and Strandlie were absent from the meeting and Commissioner Hart recused himself from the vote) to approve FDP 2019-PR-001, subject to the development conditions dated September 11, 2019.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:
<https://www.fairfaxcounty.gov/planning-development/board-packages>

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STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)

Kelly Posusney, Planner, DPD

3:30 p.m.

Public Hearing on SEA 81-M-058-03 (McDonald's Corporation) to Amend SE 81-M-058, Previously Approved for a Fast Food Restaurant with Drive Through, to Permit Site Modifications and Associated Modifications to Development Conditions, Located on Approximately 1.38 Acres of Land Zoned C-8, CRD, SC and HC (Mason District)

This property is located at 4803 Leesburg Pike, Alexandria, 22302. Tax Map 62-3 ((1)) 34.

PLANNING COMMISSION RECOMMENDATION:

On February 19, 2020, the Planning Commission voted 11-0-1 (Commissioner Cortina abstained from the vote) to recommend to the Board of Supervisors the following actions:

- Approval of SEA 81-M-058-03, subject to the development conditions dated February 4, 2020;
- Waiver of the loading space requirements of Sect. 11-203 of the Zoning Ordinance in favor of that shown on the SEA Plat;
- Modification of the parking requirements to allow a parking reduction of up to 20 percent per Section A7-209(3)(A) of the Zoning Ordinance for the Bailey's Crossroads Commercial Revitalization District; and
- Modification of transitional screening requirements per Sect. 13-305 of the Zoning Ordinance along a portion of the northwestern property boundary in favor of that shown on the SEA Plat.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)
Sharon Williams, Planner, DPD

Board Agenda Item
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3:30 p.m.

Public Hearing on PCA 84-L-020-26/CDPA 84-L-020-07 (Kingstowne M&N LP and Kingstowne Towne Center LP) to Amend the Proffers and Conceptual Development Plan for RZ 84-L-020, Previously Approved for Mixed-Use Development to Permit Residential/Mixed-Use Development and Associated Modifications to Proffers and Site Design at a Density of 119 Dwelling Units per Acre, Located on Approximately 5.46 Acres of Land Zoned PDC (Lee District)

This property is located on the S. side of Kingstowne Village Pkwy. approx. 1,650 ft. W. of its intersection with S. Van Dorn St. Tax Map 91-2 ((1)) 36B and 36G (part).

PLANNING COMMISSION RECOMMENDATION:

On January 15, 2020, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the following actions:

- Approval of PCA 84-L-020-26 and the associated Conceptual Development Plan Amendment, CDPA 84-L-020-07, subject to the execution of proffered conditions consistent with those dated January 8, 2020;
- Reaffirmation of a modification to the use limitations of Par. 5 of Sect. 206 of the Zoning Ordinance to exceed the 50 percent maximum amount of dwellings as a secondary use relative to the gross floor area of all principal uses in the development;
- Reaffirmation of the previously approved modification to the transitional screening and waiver of the barrier required along the northern property boundary line; and
- Approval of a parking reduction request #6105-PKS-012-02 pursuant to Par. 5D of Sect. 11-102 of the Zoning Ordinance, based on the proximity of a mass transit facility, subject to the conditions dated October 28, 2019, which are contained in Appendix 13 of the Staff Report.

In a related action, the Planning Commission voted 12-0 to approve FDPA 84-L-020-02-15, subject to the development conditions dated December 31, 2019.

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ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)
Kelly Posusney, Planner, DPD

Board Agenda Item
February 25, 2020

4:00 p.m.

Public Hearing to Consider Adopting an Ordinance Expanding the West Springfield Residential Permit Parking District, District 7 (Springfield District)

ISSUE:

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 West Springfield Residential Permit Parking District (RPPD), District 7.

RECOMMENDATION:

The County Executive recommends that the Board adopt an amendment (Attachment I) to Appendix G, of the Fairfax County Code to expand the West Springfield RPPD, District 7.

TIMING:

On January 28, 2020, the Board authorized a public hearing to consider the proposed amendment to Appendix G of the Fairfax County Code to take place on February 25, 2020, at 4:00 p.m.

BACKGROUND:

Section 82-5A-4(a) of *The Code of the County of Fairfax, Virginia*, authorizes the Board to establish RPPD restrictions encompassing an area within 2,000 feet walking distance from the pedestrian entrances and/or 1,000 feet from the property boundaries of an existing or proposed high school, existing or proposed rail station, or existing Virginia college or university campus if: (1) the Board receives a petition requesting the establishment or expansion of such a District, (2) such petition 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 face of the proposed District, and (3) the Board determines that 75 percent of the land abutting each block within the proposed District is developed residential. In addition, an application fee of \$10 per address is required for the establishment or expansion of an RPPD.

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Staff has verified that the petitioning block is within 2,000 feet walking distance from the pedestrian entrances and/or 1,000 feet from the property boundaries of West Springfield High School, and all other requirements to expand the RPPD have been met.

FISCAL IMPACT:

The cost of sign installation is estimated to be \$250. 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:

Rachel Flynn, 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

Henri Stein McCartney, Sr. Transportation Planner, 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 adding the following streets in Appendix G-7, Section (b), (2), West Springfield Residential Permit Parking District, in accordance with Article 5A of Chapter 82:

Reza Court (Route 1081):

From Center Road to the northern property boundary of 6150 Reza Court,
west side



Board Agenda Item
February 25, 2020

4:00 p.m.

Public Hearing to Consider Adopting an Ordinance Expanding the George Mason University Residential Permit Parking District, District 40 (Braddock District)

ISSUE:

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 George Mason University Residential Permit Parking District (RPPD), District 40.

RECOMMENDATION:

The County Executive recommends that the Board adopt an amendment (Attachment I) to Appendix G, of the Fairfax County Code to expand the George Mason University RPPD, District 40.

TIMING:

On January 28, 2020, the Board authorized a public hearing to consider the proposed amendment to Appendix G of the Fairfax County Code to take place on February 25, 2020, at 4:00 p.m.

BACKGROUND:

Section 82-5A-4(a) of *The Code of the County of Fairfax, Virginia*, authorizes the Board to establish RPPD restrictions encompassing an area within 2,000 feet walking distance from the pedestrian entrances and/or 1,000 feet from the property boundaries of an existing or proposed high school, existing or proposed rail station, or existing Virginia college or university campus if: (1) the Board receives a petition requesting the establishment or expansion of such a District, (2) such petition 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 face of the proposed District, and (3) the Board determines that 75 percent of the land abutting each block within the proposed District is developed residential. In addition, an application fee of \$10 per address is required for the establishment or expansion of an RPPD.

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Staff has verified that the petitioning blocks are within 2,000 feet walking distance from the pedestrian entrances and/or 1,000 feet from the property boundaries of the George Mason University campus, and all other requirements to expand the RPPD have been met.

FISCAL IMPACT:

The cost of sign installation is estimated to be \$750. 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:

Rachel Flynn, 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
Henri Stein McCartney, Sr. Transportation Planner, FCDOT
Charisse Padilla, Transportation Planner, FCDOT

ASSIGNED COUNSEL:

F. Hayden Coddington, Assistant County Attorney

Proposed Amendment

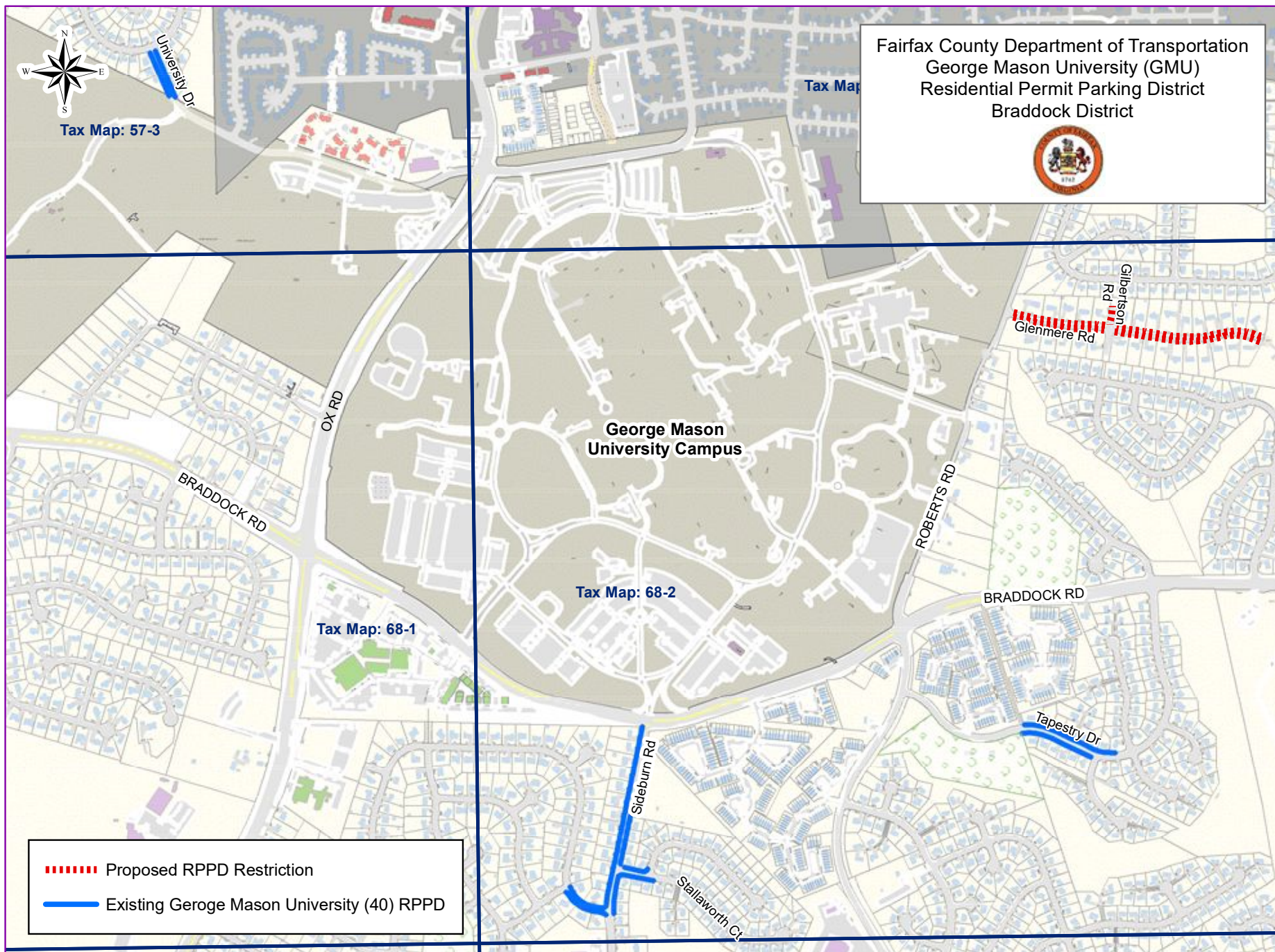
Amend *The Code of the County of Fairfax, Virginia*, by adding the following streets in Appendix G-40, Section (b), (2), George Mason University Residential Permit Parking District, in accordance with Article 5A of Chapter 82:

Gilbertson Road (Route 3433):

From Glenmere Road to the north end

Glenmere Road (Route 1543):

From Roberts Road to the cul-de-sac end



Board Agenda Item
February 25, 2020

4:30 p.m.

Public Comment on Issues of Concern