

**FAIRFAX COUNTY
BOARD OF SUPERVISORS
February 9, 2021**

AGENDA

- 2:00 Recognition of Kirk Kincannon
- 2:00 Report on General Assembly Activities
- 2:00 Matters Presented by Board Members
- 2:00 Items Presented by the County Executive

**ADMINISTRATIVE
ITEMS**

- 1 Authorization to Advertise a Public Hearing to Convey Board-Owned Property at the Franconia Governmental Center to the Fairfax County Redevelopment and Housing Authority (Lee District)
- 2 Street into the Secondary System (Springfield District)
- 3 Extension of Review Period for 2232 Application (Sully District)
- 4 Authorization to Advertise a Public Hearing to Lease County-Owned Properties for the Purpose of Installing Solar Facilities (Braddock, Dranesville, Hunter Mill, Lee, Mason, Mount Vernon, Providence, Springfield, and Sully Districts)
- 5 Approval of “Watch for Children” Signs as Part of the Residential Traffic Administration Program (Mount Vernon District)
- 6 Approval of Traffic Calming Measures as Part of the Residential Traffic Administration Program (Providence District)
- 7 Authorization to Advertise a Public Hearing on a Proposal to Vacate and Abandon a Portion of Solutions Drive (Formerly Goodridge Drive) / Route 6054 (Providence District)
- 8 Authorization to Schedule and Advertise a Public Hearing on the Proposed Five-Year Consolidated Plan for FY 2022 – FY 2026 and One-Year Action Plan for FY 2022

ACTION ITEMS

- 1 Adoption of Updated and Modernized Rules of Procedure for the Board of Supervisors
- 2 Designation of the Braddock Senior Housing Property as a Revitalization Area (Braddock District)

**FAIRFAX COUNTY
BOARD OF SUPERVISORS
February 9, 2021**

**ACTION ITEMS
(continued)**

- | | |
|---|--|
| 3 | Approval of a Resolution to the Virginia Department of Corrections, Board of Local and Regional Jails, for (1) Approval of the Planning Study, (2) Request for Reimbursement of Up to 25 Percent of Eligible Renovation Costs, (3) Waiver of the Value Management Assessment, and (4) Reimbursement by Phase of Completion for the Adult Detention Center Renovation Project |
|---|--|

**PUBLIC
HEARINGS**

- | | |
|------|---|
| 3:30 | Public Hearing on SEA 78-D-098-04 (Jill's House) (Dranesville District) |
| 3:30 | Closed Session |

Board Agenda Item
February 9, 2021

2:00 p.m.

Recognition of Kirk Kincannon

Board Agenda Item
February 9, 2021

2:00 p.m.

Report on General Assembly Activities

ENCLOSED DOCUMENTS:

Documents available online at <https://www.fairfaxcounty.gov/boardofsupervisors/>, under “2021 Board Legislative Reports,” by February 8, 2021.

PRESENTED BY:

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

Bryan J. Hill, County Executive

Board Agenda Item
February 9, 2021

2:00 p.m.

Matters Presented by Board Members

Board Agenda Item
February 9, 2021

2:00 p.m.

Items Presented by the County Executive

Board Agenda Item
February 9, 2021

ADMINISTRATIVE - 1

Authorization to Advertise a Public Hearing to Convey Board-Owned Property at the Franconia Governmental Center to the Fairfax County Redevelopment and Housing Authority (Lee District)

ISSUE:

Authorization of the Board of Supervisors to advertise a public hearing regarding the conveyance of Board-owned property located at the Franconia Governmental Center to the Fairfax County Redevelopment and Housing Authority (FCRHA).

RECOMMENDATION:

The County Executive recommends that the Board authorize a public hearing regarding the proposed conveyance of Board-owned property to the FCRHA.

TIMING

Board action is requested on February 9, 2021, to provide sufficient time to advertise the proposed public hearing on March 9, 2021, at 4:00 p.m.

BACKGROUND:

The Board of Supervisors is the owner of five parcels of land located at 6121 Franconia Road and identified as Tax Map Nos. 0813 05 0002A, 0002B, 0002C1 and 0003A and Tax Map No. 0813 08 0503 (Property). The approximately 3.25-acre property is improved with the Franconia Governmental Center, a 25,800 square foot building constructed in 1992 that incorporates three facilities: the Lee District Supervisor's Office, the Franconia Police Station and the Franconia Museum. With limited parking and an interior layout that is ill-suited for police operations, the building is functionally obsolete. Consequently, the facilities that are housed therein are slated to be relocated to a new governmental complex in Kingstowne that will also include the library and active adult center that are currently in leased space as well as a new childcare facility and community meeting rooms.

To leverage the vacant Property after relocation of the existing facilities, the FCRHA is evaluating measures to partner with a private developer pursuant to the terms of the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA), or through other development means, to expand the County's affordable housing portfolio by constructing a multi-unit structure on the Property. The creation of a new housing development for individuals with low to moderate incomes (the Project) may require an

Board Agenda Item
February 9, 2021

amendment to the Comprehensive Plan and a rezoning of the site to allow for multifamily residential development at the site. These future land use and zoning actions will be evaluated by County staff and reviewed at public hearings by both the Planning Commission and the Board. The public will be afforded several opportunities during the review process to comment on the design of the Project and its possible impacts on the surrounding communities. Initial public outreach efforts are expected to begin as soon as the developer selection process is completed.

Staff recommends that the conveyance of the Property to FCRHA be subject to the condition that the parcels must be used in connection with the Project. In the event the FCHRA no longer pursues the Project, the FCHRA will transfer ownership of the properties back to the Board. Staff recommends that any public utilities located on the property that are owned and maintained by County agencies, such as sanitary sewers and stormwater management facilities and structures, continue to be owned and maintained by the County.

Because Virginia Code Ann. § 15.2-1800 requires a locality to hold a public hearing before it may dispose of any real property, staff recommends that the Board authorize staff to advertise a public hearing to convey the Property to the FCRHA.

FISCAL IMPACT:
None

ENCLOSED DOCUMENTS:
Attachment 1 – Location Map

STAFF:
Joseph M. Mondoro, Chief Financial Officer
Christopher A. Leonard, Deputy County Executive
Thomas E. Fleetwood, Director, Department of Housing and Community Development
José A. Comayagua, Director, Facilities Management Department
Mike Lambert, Assistant Director, Facilities Management Department

ASSIGNED COUNSEL:
Alan M. Weiss, Assistant County Attorney



Board Agenda Item
February 9, 2021

ADMINISTRATIVE - 2

Street into the Secondary System (Springfield District)

ISSUE:

Board approval of 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>
Corbett Manor	Springfield	Edward Carr Court

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, Department of Land Development Services

Street Acceptance Form For Board Of Supervisors Resolution

<p>FAIRFAX COUNTY BOARD OF SUPERVISORS FAIRFAX, VA</p> <p>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.</p>	<p>VIRGINIA DEPARTMENT OF TRANSPORTATION OFFICE OF LAND USE - FAIRFAX PERMITS</p> <p>REQUEST TO THE PERMITS MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM.</p> <p>PLAN NUMBER: 25751-SD-001</p> <p>SUBDIVISION PLAT NAME: Corbett Manor</p> <p>COUNTY MAGISTERIAL DISTRICT: Springfield</p>		
<p>VDOT PERMITS MANAGER: Houda A. Ali, PMP</p> <p>BY: <u>Nadia Alphonse</u></p>	<p style="text-align: center;">FOR OFFICIAL USE ONLY</p> <p>VDOT INSPECTION APPROVAL DATE: <u>11/05/2020</u></p>		
STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Edward Carr Court	CL of Gambrill Road (Route 640) - 70' S CL Middle Run Drive (Route 6673)	372' E to End of Cul-de-Sac	0.07
NOTES:			TOTALS:
5' Concrete Sidewalk on the South Side to be maintained by VDOT.			0.07

Board Agenda Item
February 9, 2021

ADMINISTRATIVE - 3

Extension of Review Period for 2232 Application (Sully District)

ISSUE:

Extension of review period for 2232 application to ensure compliance with review requirements of *Section 15.2-2232* of the *Code of Virginia*.

RECOMMENDATION:

The County Executive recommends that the Board extend the review period for the following application: 2232-Y20-6

TIMING:

Board action is required by February 9, 2021, to extend the review period for the application noted above before its expiration date.

BACKGROUND:

Subsection F of Section 15.2-2232 of the Code of Virginia states: "Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission." Additional time is requested to ensure that there is sufficient time available within which to process the request. The need for the full time of an extension may not be necessary and is not intended to set a date for final action.

The review period for the following application should be extended:

Board Agenda Item
February 9, 2021

2232-Y20-6 New Cingular Wireless PCS, LLC d.b.a. AT&T Mobility
Tax Map No. 65-1 ((5)) J1
6400 Old Centreville Road
Centreville, VA
Sully
Accepted November 30, 2020
Extend to April 29, 2021

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
None.

STAFF:
Rachel Flynn, Deputy County Executive
Barbara A. Byron, Director, Department of Planning and Development (DPD)
Michelle K. Stahlhut, Chief, Facilities Planning Branch, Planning Division, DPD
Bryan D. Botello, Planner, Facilities Planning Branch, Planning Division, DPD

Board Agenda Item
February 9, 2021

ADMINISTRATIVE - 4

Authorization to Advertise a Public Hearing to Lease County-Owned Properties for the Purpose of Installing Solar Facilities (Braddock, Dranesville, Hunter Mill, Lee, Mason, Mount Vernon, Providence, Springfield, and Sully Districts)

ISSUE:

Authorization to advertise a public hearing to lease County-owned property to Sigora Solar, LLC for the installation, operation and maintenance of solar photovoltaic panels for the purpose of on-site electric generation at the Public Safety Headquarters and Parking Garage at 12099 Government Center Parkway, Great Falls Volunteer Fire Station at 9916 Georgetown Pike, McLean Government Center and Police Station at 1437 Balls Hill Road, Wolf Trap Fire Station #42 at 1315 Beulah Road, McLean Community Center at 1234 Ingleside Avenue, John Marshall Library at 6209 Rose Hill Drive, Richard Byrd Library at 7250 Commerce Street, Lillian Carey Center at 5920 Summers Lane, Mason District Government Center and Police Station at 6507 Columbia Pike, Thomas Jefferson Library at 7415 Arlington Boulevard, Gum Springs Community Center at 8100 Fordson Road, Newington Vehicle Maintenance Facility at 6900 Newington Road, Merrifield Center and Merrifield Center Garage at 8221 Willow Oaks Corporate Drive, Animal Shelter at 4500 West Ox Road, Girl's Probation House at 12720 Lee Highway, Pohick Regional Library at 6450 Sydenstricker Road, Jermantown Vehicle and Fire Apparatus Maintenance Facility at 3609 Jermantown Road, Reston Fire Station at 1820 Wiehle Avenue, Edsall Road Fire Station at 5316 Carolina Place, Lorton Community Center and Library at 9518 and 9520 Richmond Highway, Woodlawn Fire Station at 8701 Lukens Lane, and Sully Community Center at 13800 Wall Road.

RECOMMENDATION:

The County Executive recommends that the Board authorize advertisement of a public hearing to be held on March 9, 2021, at 4:00 p.m.

TIMING:

Board action is requested on February 9, 2021, to provide sufficient time to advertise the proposed public hearing on March 9, 2021, at 4:00 p.m.

BACKGROUND:

The Board of Supervisors is the owner of the 22 facilities listed above. The final five facilities are currently under construction or are undergoing major renovations. Maps of

Board Agenda Item
February 9, 2021

each property are included in Attachments 1-22, and site-specific information is provided for each property below:

- The Public Safety Headquarters and Parking Garage is located at 12099 Government Center Parkway on a County-owned parcel identified as Tax Map Number 0561 15 006. A 560,332 square foot building is located on the property.
- The Great Falls Volunteer Fire Station is located at 9916 Georgetown Pike on a County-owned parcel identified as Tax Map Number 0131 01 0002. An 18,700 square foot building is located on the property.
- The McLean Government Center and Police Station is located at 1437 Balls Hill Road on a County-owned parcel identified as Tax Map Number 0301 01 0033A. A 39,200 square foot building is located on the property.
- The Wolf Trap Fire Station #42 is located at 1315 Beulah Road on a County-owned parcel identified as Tax Map Number 0193 01 0020. A 14,000 square foot building is located on the property.
- The McLean Community Center is located at 1234 Ingleside Avenue on a County-owned parcel identified as Tax Map Number 0302 03 0027. A 54,010 square foot building is located on the property.
- The John Marshall Library is located at 6209 Rose Hill Drive on a County-owned parcel identified as Tax Map Number 0823 12 B. A 14,685 square foot building is located on the property.
- The Richard Byrd Library is located at 7250 Commerce Street on a County-owned parcel identified as Tax Map Number 0803 01 0003C. An 18,000 square foot building is located on the property.
- The Lillian Carey Center is located at 5920 Summers Lane on a County-owned parcel identified as Tax Map Number 0614 01 0042. A 24,812 square foot building is located on the property.
- The Mason District Government Center and Police Station is located at 6507 Columbia Pike on a County-owned parcel identified as Tax Map Number 0613 01 0003. A 33,600 square foot building is located on the property.
- The Thomas Jefferson Library is located at 7415 Arlington Boulevard on a County-owned parcel identified as Tax Map Number 0503 01 0004. A 17,000 square foot building is located on the property.
- The Gum Springs Community Center is located at 8100 Fordson Road on a County-owned parcel identified as Tax Map Number 1012 01 0047. A 53,070 square foot building is located on the property.
- The Newington Vehicle Maintenance Facility is located at 6900 Newington Road on a County-owned parcel identified as Tax Map Number 0994 01 0017. A 94,000 square foot building is located on the property.
- The Merrifield Center and Merrifield Center Garage are located at 8221 Willow Oaks Corporate Drive on a County-owned parcel identified as Tax Map Number

Board Agenda Item
February 9, 2021

- 0493 39 0001. A 161,454 square foot building and 230,000 square foot garage are located on the property.
- The Animal Shelter is located at 4500 West Ox Road on a County-owned parcel identified as Tax Map Number 0561 01 0002. A 29,000 square foot building is located on the property.
 - The Girl's Probation House is located at 12720 Lee Highway on a County-owned parcel identified as Tax Map Number 0554 01 0010. An 11,397 square foot building is located on the property.
 - The Pohick Regional Library is located at 6450 Sydenstricker Road on a County-owned parcel identified as Tax Map Number 0882 01 0026. A 24,367 square foot building is located on the property.
 - The Jermantown Vehicle and Fire Apparatus Maintenance Facility is located at 3609 Jermantown Road on a County-owned parcel identified as Tax Map Number 47 3 02 005. A 42,642 square foot building is located on the property.
 - The Reston Fire Station is being constructed at 1820 Wiehle Avenue on a County-owned parcel identified as Tax Map Number 0174 05 0005. Upon the expected substantial completion date of late summer 2021, a 17,400 square foot building will be located on the property.
 - The Edsall Road Fire Station is being constructed at 5316 Carolina Place on a County-owned parcel identified as Tax Map Number 0802 01 0050. Upon the expected substantial completion date of winter 2021, a 14,000 square foot building will be located on the property.
 - The Lorton Community Center & Library is being renovated and expanded at 9518 and 9520 Richmond Highway on a County-owned parcel identified as Tax Map Number 1074 01 0034. Following renovation and expansion, with an expected substantial completion date of spring 2022, a 46,000 square foot building will be located on the property, replacing the former 10,000 square foot Lorton Library.
 - The Woodlawn Fire Station is being constructed at 8701 Lukens Lane on a County-owned parcel identified as Tax Map Number 1101 01 0028A and 1101 01 0029. Upon the expected substantial completion date of winter 2021, a 15,000 square foot building will be located on the property.
 - The Sully Community Center is being constructed at 13800 Wall Road on a County-owned parcel identified as Tax Map Number 0244 0708 A. Upon the expected substantial completion date of winter 2022, a 36,000 square foot building will be located on the property.

Sigora Solar, LLC designs and installs solar photovoltaic panels and is a solar power purchase agreement (PPA) service provider. In December 2019, Fairfax County announced a contract with Sigora Solar for rooftop solar PPA installations on buildings owned by Fairfax County Government, Fairfax County Public Schools, Fairfax County Park Authority, and Fairfax County Redevelopment and Housing Authority (collectively,

Board Agenda Item
February 9, 2021

the “Fairfax Entities”). Under the contract, Sigora Solar will design, permit, install and operate rooftop solar panels at facilities that participate in the PPA program and sell the electricity generated by the solar panels to the participating facility at a fixed rate and over a fixed term (e.g. 25-28 years, depending on the term selected for the facility). The contract with Sigora Solar allows Fairfax County to purchase on-site renewable energy with little or no upfront or operational costs. Participation in the solar PPA program is expected to reduce the County’s greenhouse gas emissions and electricity costs.

Sigora Solar requires access to and use of rooftop space at the 22 facilities listed above to install, operate and maintain solar photovoltaic panels over the course of each facility’s PPA term.

The 22 locations that are the subject of the February 9, 2021 request for authorization to advertise a public hearing do not represent a complete list of the sites at which Sigora Solar will install solar facilities. The 2019 request for proposal (RFP) for solar PPA services and contract awards contemplated a phased approach to solar installations at facilities owned by Fairfax County Government and the other Fairfax Entities. The RFP listed a total of 247 possible projects in two phases, with Phase I including 113 possible projects and Phase II including 134 possible projects. Twenty-four projects in Phase I and 48 projects in Phase II pertained to facilities owned by Fairfax County Government; the remaining projects were proposed by the three other Fairfax Entities.

In the fall of 2020, leases with Sigora Solar were approved for a first tranche of Fairfax County Government-owned sites, including six Phase I locations. The February 9, 2021 request for authorization to advertise a public hearing includes additional Phase I sites and five Phase II sites with facilities currently under construction or renovation, with an expected substantial completion date within the next 12 to 18 months. Staff anticipates returning to the Board at a later date to request lease approvals for the remaining Fairfax County Government-owned facilities.

Virginia Code Ann. § 15.2-1800 requires a locality to hold a public hearing before it may lease its real property. The County Executive recommends that the Board authorize staff to advertise a public hearing to lease County properties to Sigora Solar, which will allow for the installation, operation, and maintenance of solar panels on County-owned facilities. The public hearing requirement applies only to localities. As such, it applies only to Fairfax County Government and not the other Fairfax Entities. The other Fairfax Entities have their own procedures for lease approvals.

FISCAL IMPACT:

None. Electricity costs for facilities at which PPA solar projects are installed are expected to decrease as soon as the solar photovoltaic panels are activated. Under its

Board Agenda Item
February 9, 2021

contract with Fairfax County, Sigora Solar offered a fixed rate of \$0.069 per kWh delivered for a 25-year contract term. The County-owned properties included in this request to authorize a public hearing are located in a service territory in which the current average cost of utility-delivered electric power is approximately \$0.085 per kilowatt hour (kWh). At this cost, the County would save about \$0.016 per kWh of delivered electric power. As the average cost of utility-delivered electric power is expected to increase over time, the savings are expected to increase, as well.

ENCLOSED DOCUMENTS:

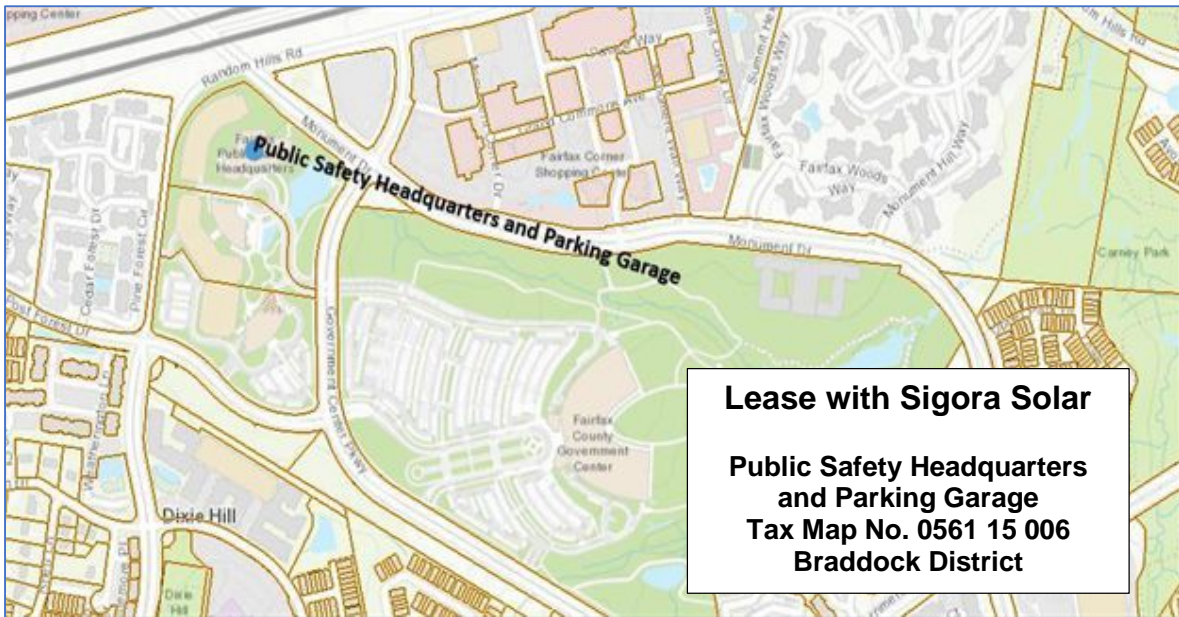
Attachment 1 – Location Map 0561 15 006
Attachment 2 – Location Map 0131 01 0002
Attachment 3 – Location Map 0301 01 0033A
Attachment 4 – Location Map 0193 01 0020
Attachment 5 – Location Map 0302 03 0027
Attachment 6 – Location Map 0823 12 B
Attachment 7 – Location Map 0803 01 0003C
Attachment 8 – Location Map 0614 01 0042
Attachment 9 – Location Map 0613 01 0003
Attachment 10 – Location Map 0503 01 0004
Attachment 11 – Location Map 1012 01 0047
Attachment 12 – Location Map 0994 01 0017
Attachment 13 – Location Map 0493 39 0001
Attachment 14 – Location Map 0561 01 0002
Attachment 15 – Location Map 0554 01 0010
Attachment 16 – Location Map 0882 01 0026
Attachment 17 – Location Map 47 3 02 005
Attachment 18 – Location Map 0174 05 0005
Attachment 19 – Location Map 0802 01 0050
Attachment 20 – Location Map 1074 01 0034
Attachment 21 – Location Map 1101 01 0028A and 1101 01 0029
Attachment 22 – Location Map 0244 0708 A

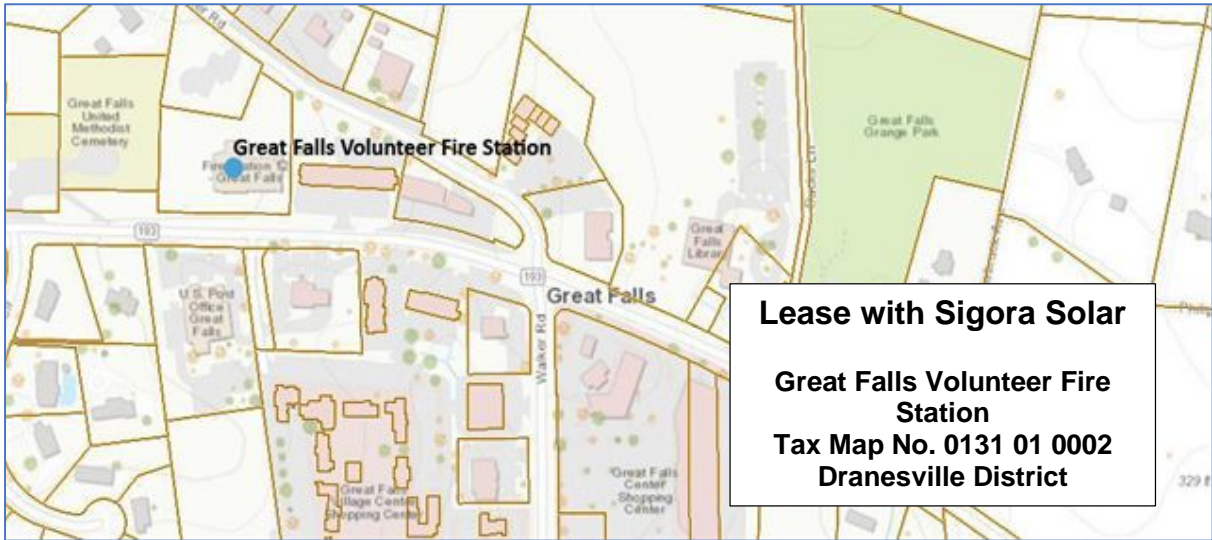
STAFF:

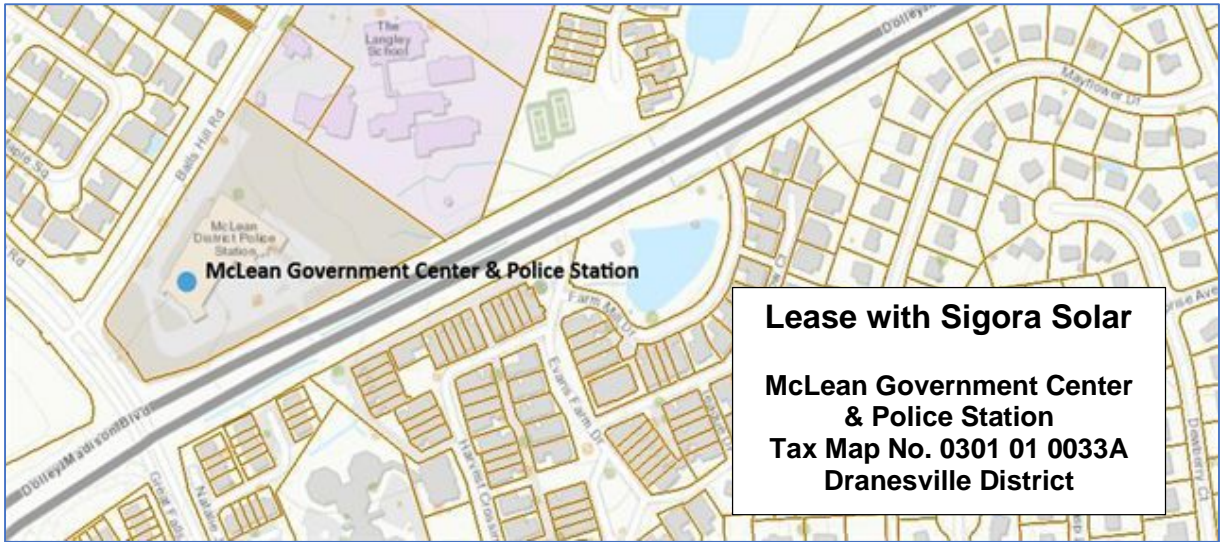
Joseph M. Mondoro, Chief Financial Officer
Kambiz Agazi, Director, Office of Environmental and Energy Coordination
Susan Hafeli, Deputy Director, Office of Environmental and Energy Coordination
Kathleen Daley, Office of Environmental and Energy Coordination

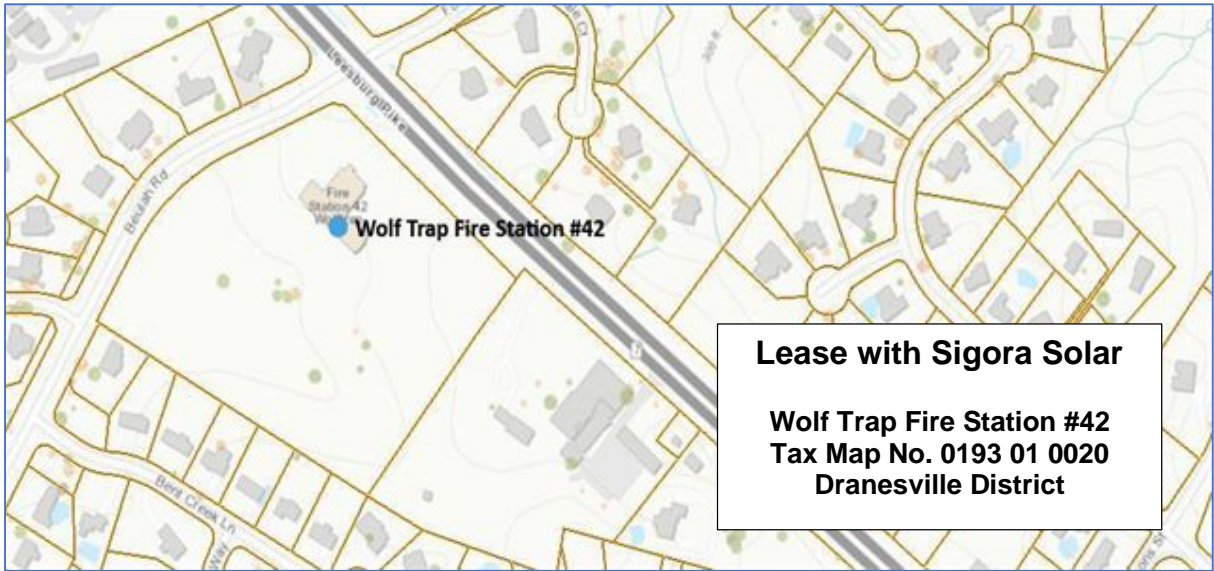
ASSIGNED COUNSEL:

Joanna Faust, Assistant County Attorney

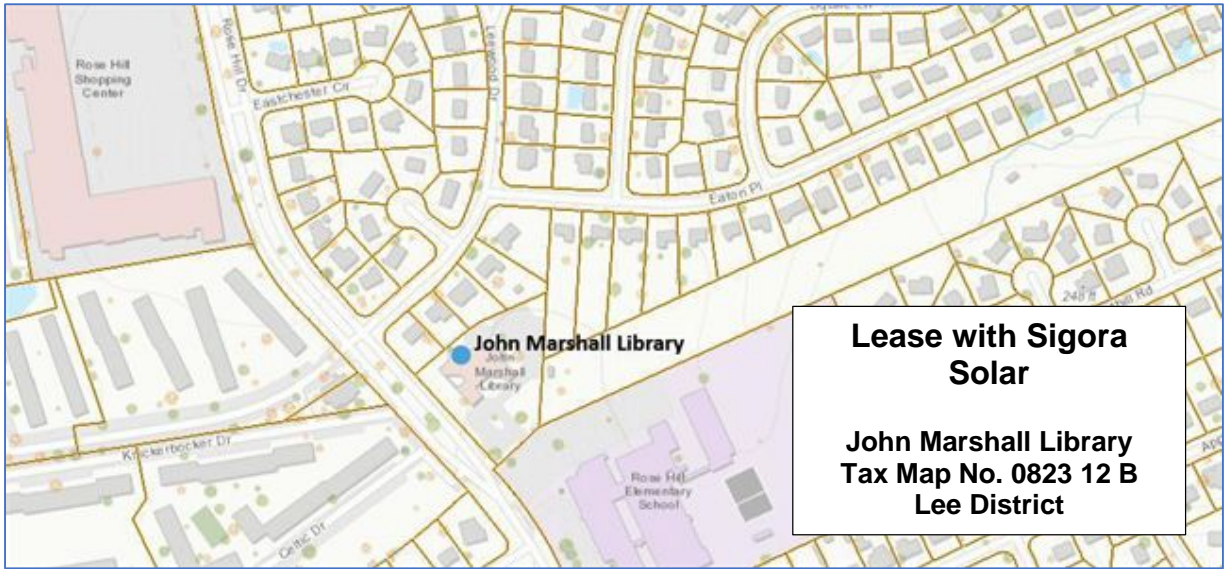


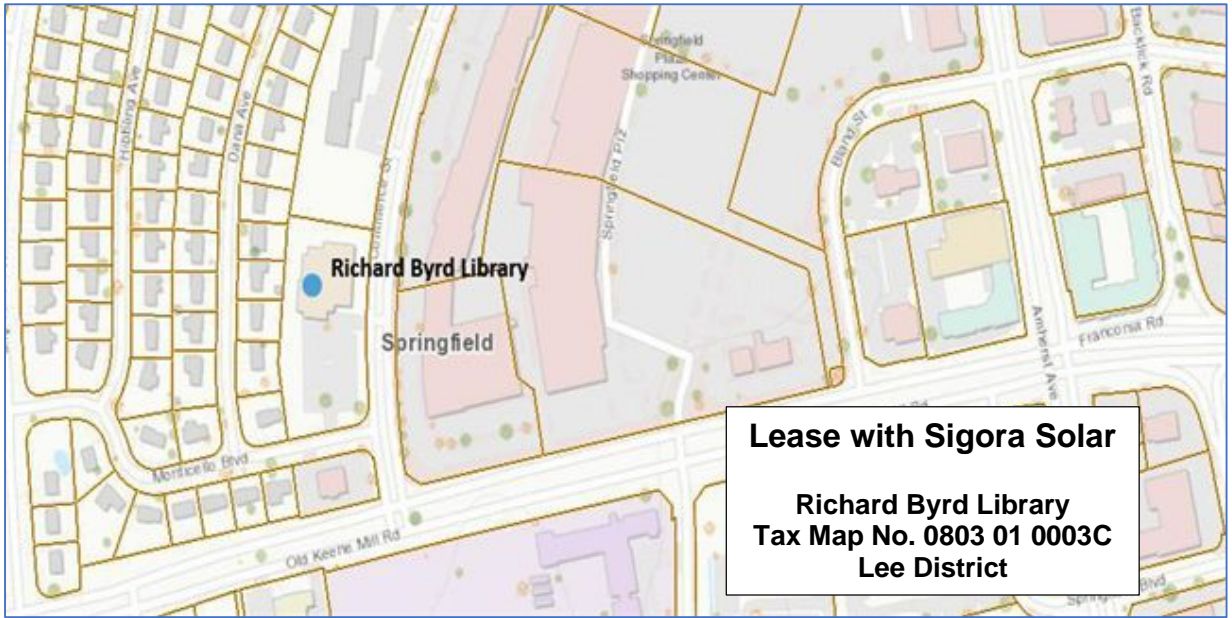


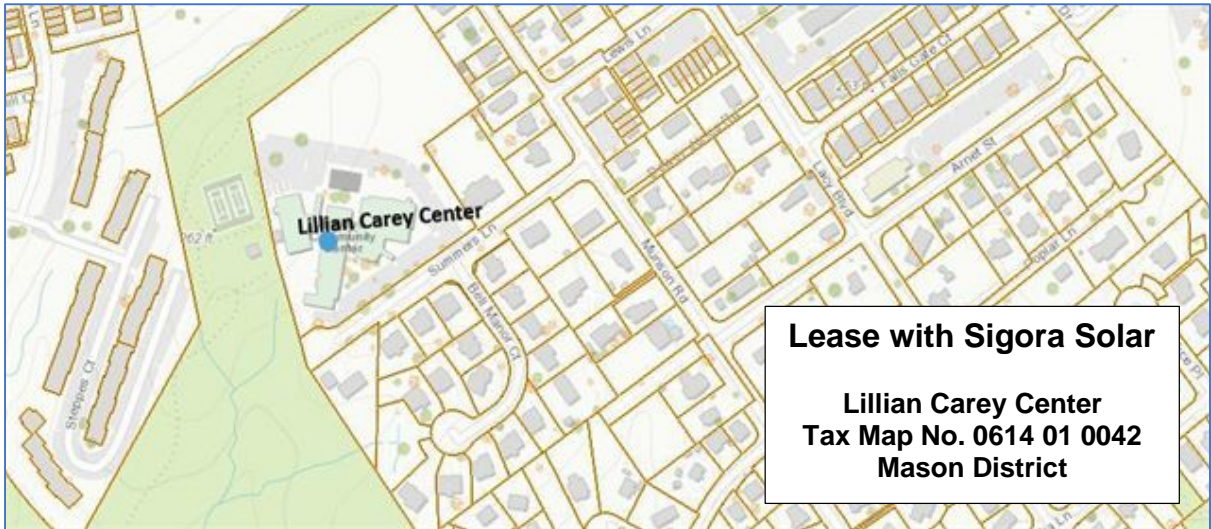


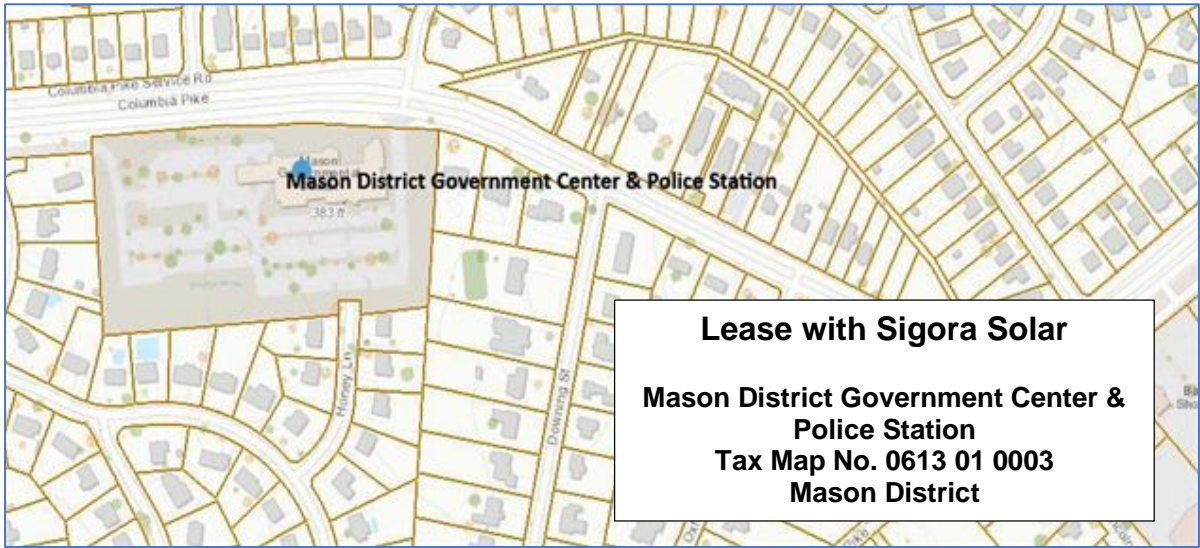


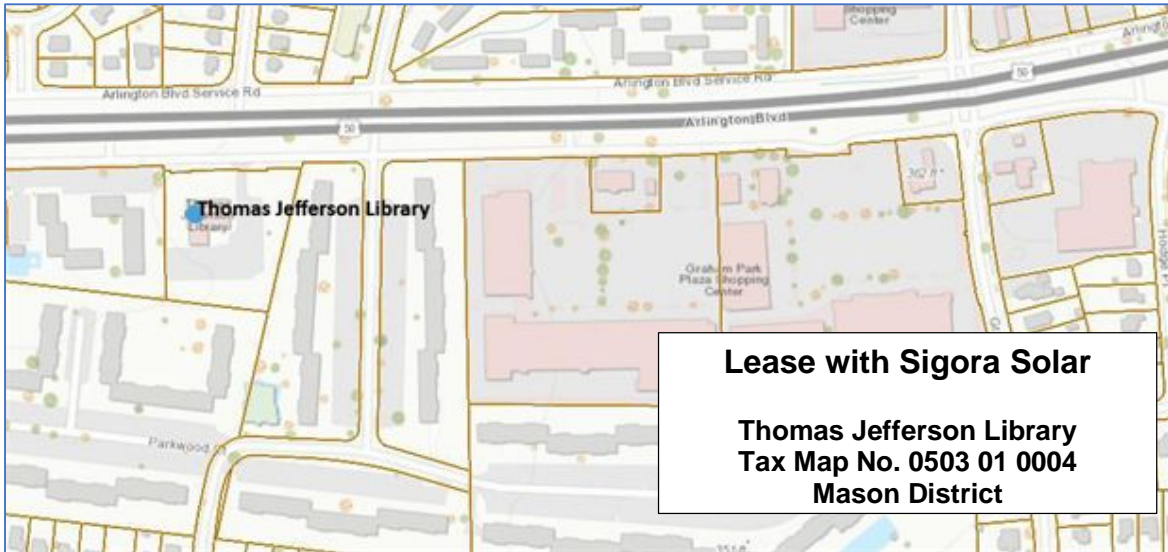


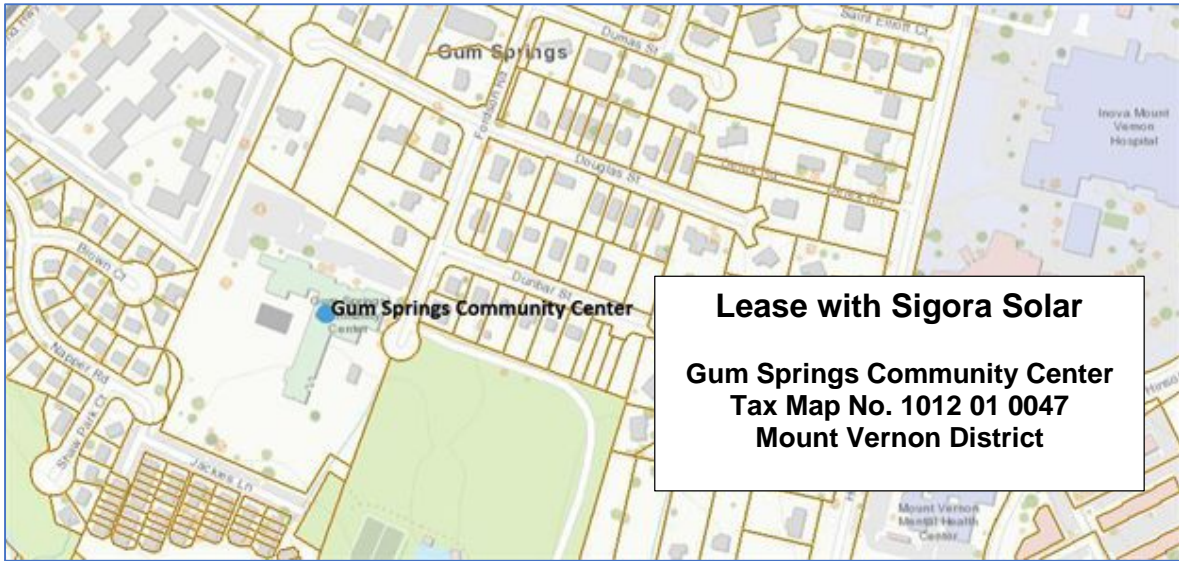


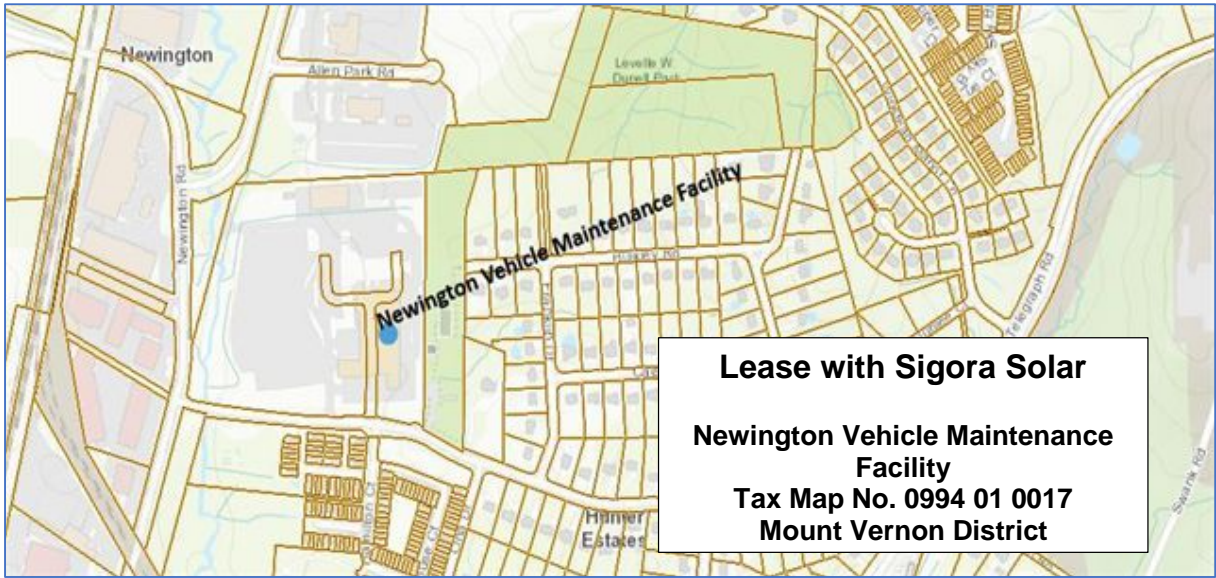




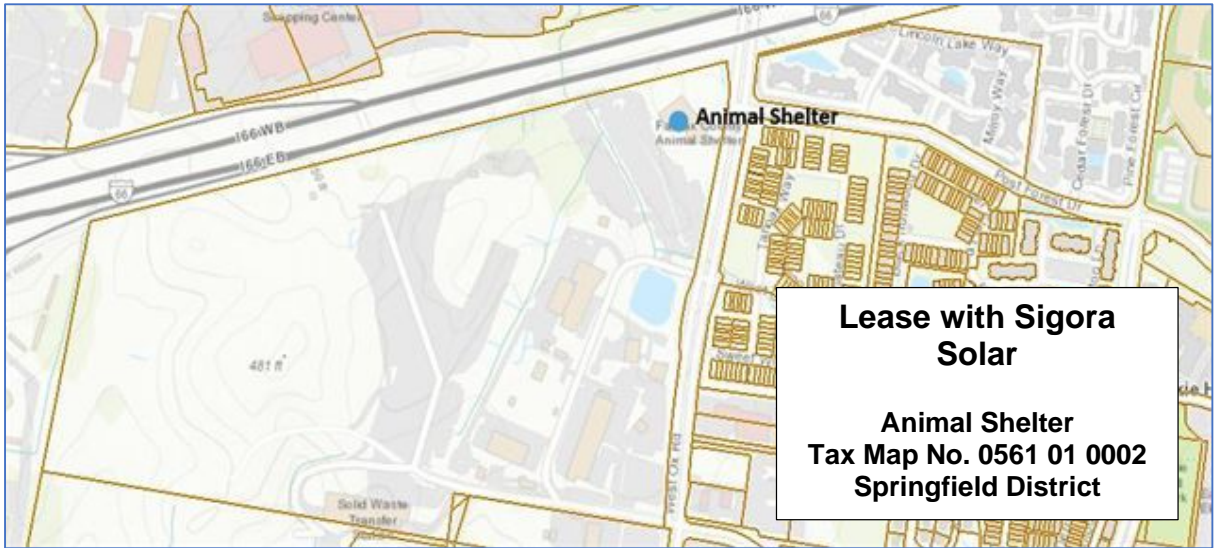




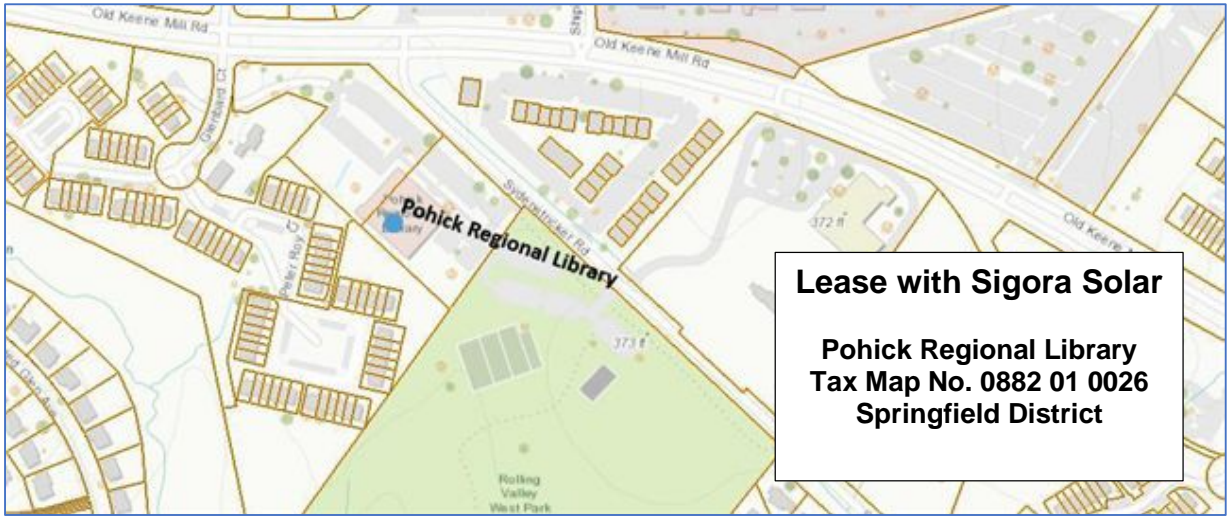




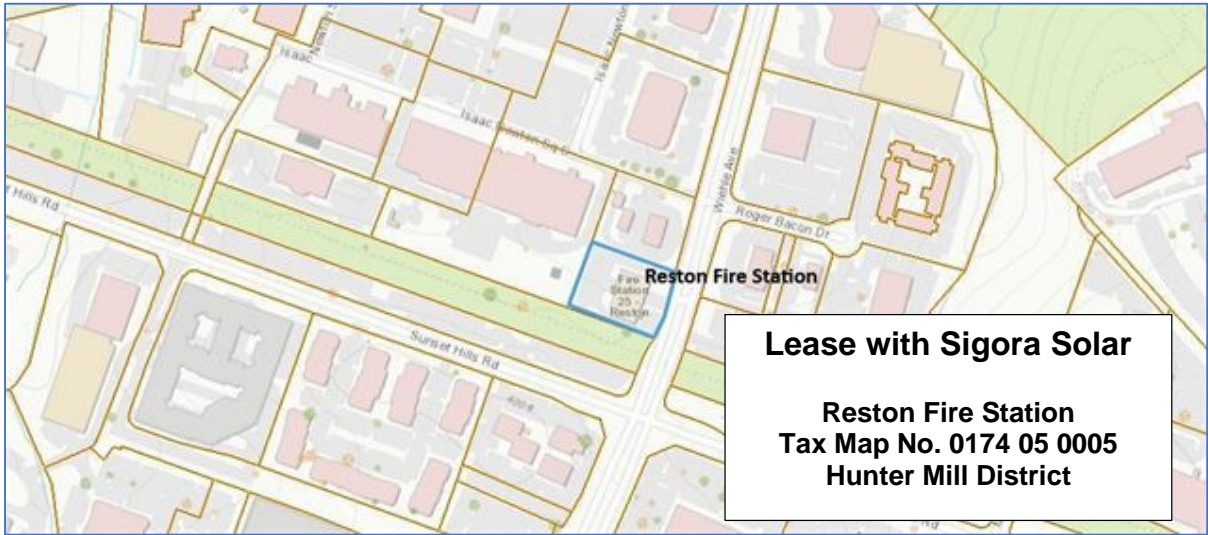




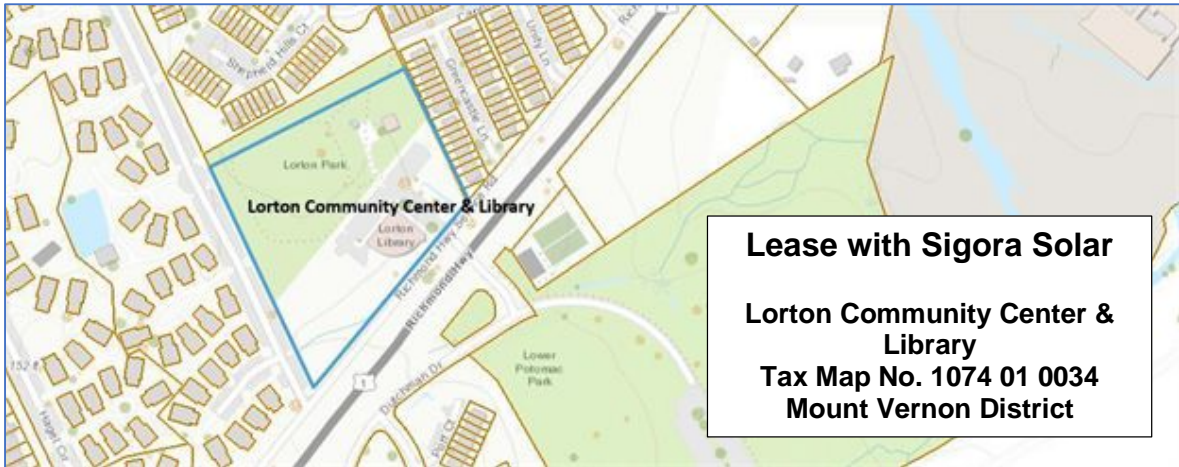


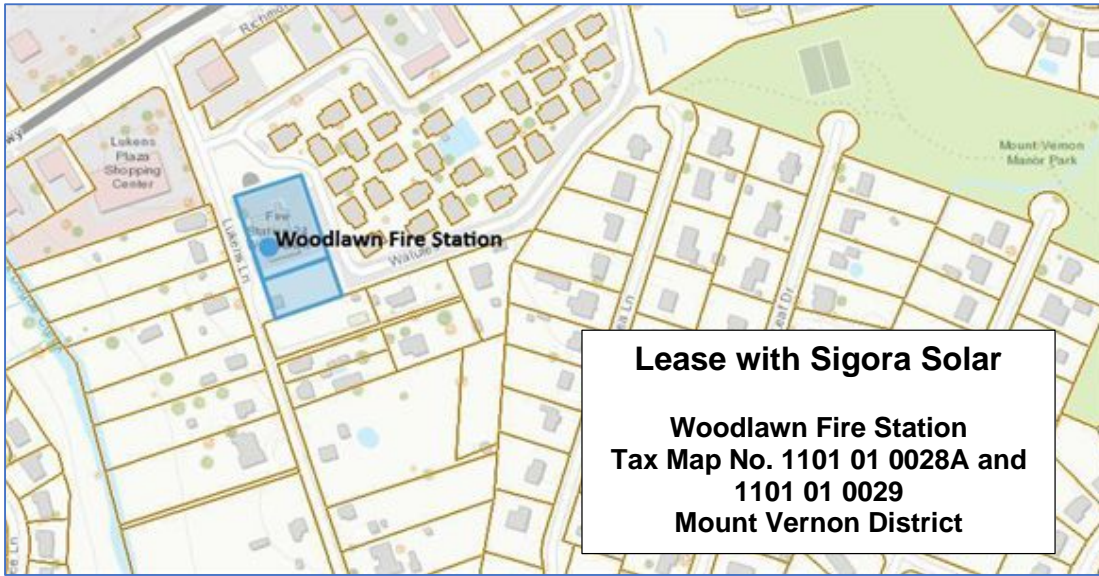


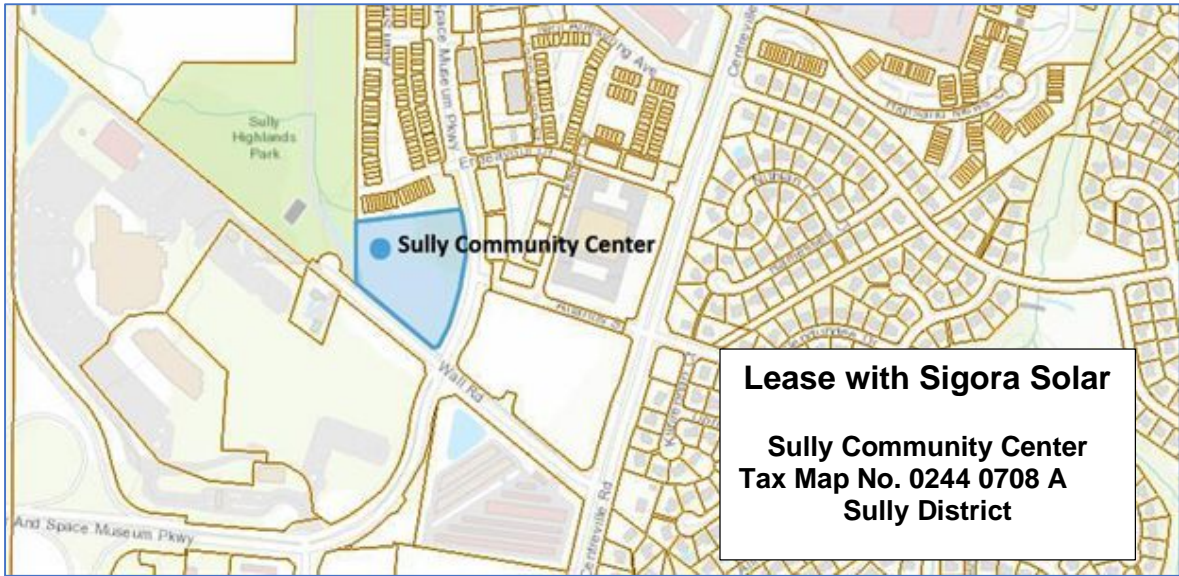












Board Agenda Item
February 9, 2021

ADMINISTRATIVE - 5

Approval of “Watch for Children” Signs as Part of the Residential Traffic Administration Program (Mount Vernon District)

ISSUE:

Board endorsement of “Watch for Children” signs as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:

The County Executive recommends approval for the installation of “Watch for Children” signs on the following roads:

- Two “Watch for Children” signs on Edinburgh Drive (Mount Vernon District)
- Two “Watch for Children” signs on Northumberland Road (Mount Vernon District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved “Watch for Children” signs as soon as possible.

TIMING:

Board action is requested on February 9, 2021, to help facilitate a prompt installation of the proposed signage.

BACKGROUND:

The RTAP allows for installation of “Watch for Children” signs at the primary entrance to residential neighborhoods, or at a location with an extremely high concentration of children relative to the area, such as playgrounds, day care centers, or community centers. FCDOT reviews each request to ensure the proposed signs will be effectively located and will not be in conflict with any other traffic control devices.

On January 21, 2021, FCDOT received verification from the Mount Vernon District Supervisor’s Office confirming community support for “Watch for Children” signs on Edinburgh Drive and Northumberland Road.

Board Agenda Item
February 9, 2021

FISCAL IMPACT:

Funding in the amount of \$1,200 is available in Fund 300-C30050, Project 2G25-076-000, Traffic Calming Program.

ENCLOSED DOCUMENTS:

None

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

Steven K. Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT

Board Agenda Item
February 9, 2021

ADMINISTRATIVE - 6

Approval of Traffic Calming Measures as Part of the Residential Traffic Administration Program (Providence District)

ISSUE:

Board endorsement of Traffic Calming measures as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:

The County Executive recommends that the Board endorse the traffic calming plan for Barkley Drive and Chichester Lane (Attachment I and Attachment II) consisting of the following:

- Two speed humps on Barkley Drive (Providence District)
- Two speed humps and one speed table on Chichester Lane (Providence District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved traffic calming measures as soon as possible.

TIMING:

Board action is requested on February 9, 2021, to allow the proposed measures to be installed as soon as possible.

BACKGROUND:

As part of RTAP, roads are reviewed for traffic calming when requested by a Board member on behalf of a homeowners or civic association. Traffic calming employs the use of physical devices such as speed humps, speed tables, raised pedestrian crosswalks, chokers, or median islands to reduce the speed of traffic on a residential street. Staff performed engineering studies documenting the attainment of qualifying criteria. Staff worked with the local Supervisor's office and community to determine the viability of the requested traffic calming measure to reduce the speed of traffic. Once the plan for the road under review is approved and adopted by staff, that plan is then submitted for approval to the residents within the ballot area in the adjacent community.

Board Agenda Item
February 9, 2021

On January 5, 2021, FCDOT received verification from the Providence District Supervisor's office confirming community support for the Barkley Drive and Chichester Lane traffic calming plan.

FISCAL IMPACT:

Funding in the amount of \$55,000 is necessary to fund the traffic calming measures associated with this traffic calming project. Funds are currently available in Project 2G25-076-044, Barkley Drive and Chichester Lane Traffic Calming, Fund 300-30050, Transportation Improvements.

ENCLOSED DOCUMENTS:

Attachment I: Traffic Calming Resolution for Barkley Drive and Chichester Lane

Attachment II: Traffic Calming Plan for Barkley Drive and Chichester Lane

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

Steven K. Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT

RESOLUTION

FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION
RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM (RTAP)
TRAFFIC CALMING MEASURES
BARKLEY DRIVE AND CHICHESTER LANE
PROVIDENCE DISTRICT

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic), on Tuesday, February 9, 2021, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, the residents in the vicinity of Barkley Drive and Chichester Lane have requested the Providence District Supervisor’s Office of Fairfax County to consider remedial measures to reduce the speed of traffic on Barkley Drive and Chichester Lane; and

WHEREAS, an engineering study by the Fairfax County Department of Transportation (FCDOT) for Barkley Drive and Chichester Lane indicates that all basic traffic calming criteria are met pertaining to functional classification of the roadway, identification of a significant speeding concern, and proof of community support; and

WHEREAS, the proposed Traffic Calming Plan was properly presented to the community in the affected survey area for their review and consideration; and

WHEREAS, the Traffic Calming Plan was subsequently approved by the occupied residences within the appropriate surveyed area; and

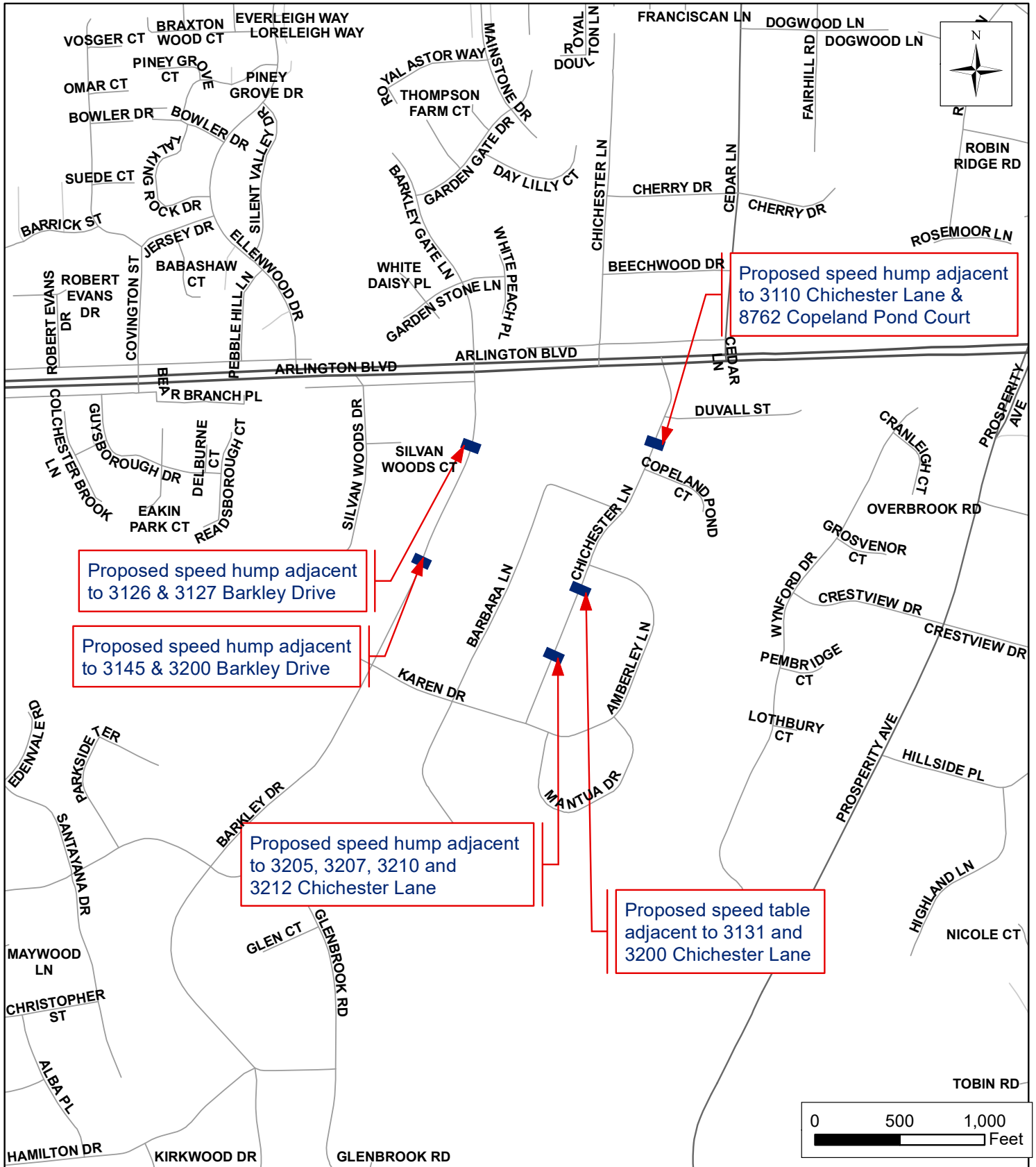
WHEREAS, the intended source of funding for the Traffic Calming Plan is Fairfax County.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors endorses the proposed Traffic Calming Plan and requests that the Virginia Department of Transportation review and approve the feasibility of implementing traffic calming measures on Barkley Drive and Chichester Lane as part of FCDOT's Residential Traffic Administration Program.

ADOPTED this 9th day of February, 2021.

A Copy Teste:

Jill G. Cooper
Clerk for the Board of Supervisors



Tax Map: 48-4, 49-3, 58-2, 59-1

January 2021

**Fairfax County Department of Transportation
 Residential Traffic Administration Program
 Traffic Calming Plan
 Barkley Drive and Chichester Lane
 Providence District**



Board Agenda Item
February 9, 2021

ADMINISTRATIVE - 7

Authorization to Advertise a Public Hearing on a Proposal to Vacate and Abandon a Portion of Solutions Drive (Formerly Goodridge Drive) / Route 6054 (Providence District)

ISSUE:

Authorization of a public hearing on a proposal to vacate and abandon a portion of Solutions Drive (formerly Goodridge Drive) / Route 6054.

RECOMMENDATION:

The County Executive recommends that the Board authorize the advertisement of a public hearing to consider the vacation and abandonment of the subject right-of-way.

TIMING:

The Board should take action on February 9, 2021, to provide sufficient time to advertise the public hearing for March 23, 2021, at 4:00 p.m.

BACKGROUND:

The Applicant, TMG TMC 4 L.L.C., is requesting that a portion of Solutions Drive (formerly Goodridge Drive) / Route 6054 be vacated under §15.2-2272(2) of the Virginia Code and abandoned under Virginia Code §33.2-909. The Applicant is seeking this request to meet the street acceptance and bond release requirements of Site Plan No. 0826-SP-010 The Boro Buildings C2 & C3. Furthermore, north of the cul-de-sac area to be vacated and abandoned, there is an encroachment of a private retaining wall into public right-of-way and this vacation and abandonment will resolve the issue to the Virginia Department of Transportation's satisfaction.

The subject portion of Solutions Drive is a part of the cul-de-sac that is currently not constructed. Solutions Drive was originally dedicated as Goodridge Drive in 1978 as a public road as part of the Leasco Office Park and is in the VDOT Secondary System of Highways. This unconstructed portion of Solutions Drive does not function as a cul-de-sac as originally intended. The property adjacent to the existing right-of-way to be vacated and abandoned is currently occupied by TMG TMC 4 L.L.C., to which the land would revert after the vacation and abandonment.

Board Agenda Item
February 9, 2021

Traffic Circulation and Access

The vacation and abandonment will have no long-term impact on pedestrian, transit, or vehicle circulation and access.

Easements

The project manager has certified that all easement requirements for the project have been met.

The proposal to vacate and abandon this right-of-way was circulated to the following public agencies and utility companies for review: Office of the County Attorney, Department of Public Works and Environmental Services, Fairfax County Department of Transportation, Department of Planning and Development, Fairfax County Park Authority, Fairfax County Water Authority, Fairfax County School Board, Fire and Rescue, Virginia Department of Transportation, Dominion Virginia Power, Washington Gas, and Verizon. None of these indicate any opposition to the proposal.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment I: Application Letter
Attachment II: Notice of Intent to Abandon & Vacate
Attachment III: Order of Abandonment
Attachment IV: Ordinance of Vacation
Attachment V: Metes and Bounds Description
Attachment VI: Vacation and Abandonment Plat
Attachment VII: Vicinity Map
Attachment VIII: The Boro Buildings C2 & C3 Site Plan

STAFF:

Rachel Flynn, Deputy County Executive
Tom Biesiadny, Director, Fairfax County Department of Transportation (FCDOT)
Jeff Hermann, Site Analysis & Transportation Planning, Division Chief, FCDOT
Gregory Fuller, Site Analysis, Section Chief, FCDOT
Michelle Guthrie, FCDOT
Jeffrey Edmondson, FCDOT
Gavin Derleth, FCDOT

ASSIGNED COUNSEL:

Pamela K. Pelto, Assistant County Attorney



**WALSH COLUCCI
LUBELEY & WALSH PC**

H. Mark Goetzman
Phone: 703.528.4700 x5452
Fax: 703.528.6050
mgoetzman@thelandlawyers.com

Revised
January 5, 2021

BY COURIER AND ELECTRONIC MAIL

Michelle Guthrie and Jeffrey Edmondson
Fairfax County Department of Transportation
4050 Legato Rd, Ste 400
Fairfax, VA 22033-2895

Re: Revised request for Proposed Vacation and Abandonment of a Portion of
Solutions Drive (Route 6054), Providence District, Fairfax County,
Virginia

Dear Michelle and Jeffrey:

This letter constitutes a revised request and statement of justification to vacate and abandon a portion of Solutions Drive (formerly Goodridge Drive), Route 6054, Fairfax County, Virginia, originally filed on June 16, 2020 and revised on July 10, 2020. This revised letter seeks to update the total area to be vacated and abandoned as requested in the Fairfax County Department of Transportation electronic mail dated January 4, 2021, and our understanding is that all comments have been addressed. The portion of Solutions Drive to be vacated and abandoned is located in the Providence Magisterial District (hereinafter referred to as the "Vacation and Abandonment Area"). The overlay exhibit (previously enclosed with our prior letter dated July 10, 2020) addresses the Virginia Department of Transportation's ("VDOT") inquiry about the possibility of the vacation and abandonment impeding traffic, as the exhibit shows that the Vacation and Abandonment area is not located within an area that would impede any vehicle traffic. This request is made on behalf of TMG TMC 4, L.L.C., a Delaware limited liability company, owner of Tax Map #029-3-15-0003C (the "Property"), which is adjacent to the Vacation and Abandonment Area.

The Vacation and Abandonment Area to be vacated and abandoned is shown on the plat entitled "Vacation and Abandonment of a Portion of Solutions Drive – Route 6054" prepared by VIKA Virginia LLC dated October 15, 2019, revised June 15, 2020, October 13, 2020, and further revised on October 27, 2020.

To offer some background, the Vacation and Abandonment Area was dedicated for public street purposes, by virtue of that certain Deed of Dedication and Easement recorded in Deed Book 4959 at Page 44, among the land records of Fairfax County, Virginia. The purpose of requesting the vacation and abandonment of the Vacation and Abandonment Area is to meet the street acceptance and bond release requirements of Site Plan No. 0826-SP-010. The Vacation and Abandonment Area runs along the northern side of a portion of the Property, where an office building is located. Our understanding is that this portion of Solutions Drive is now surplus. Additionally, there is a slight encroachment of a private retaining wall into the right-of-way, and this vacation and abandonment will alleviate the situation to the Virginia Department of Transportation's satisfaction, as shown in the enclosed overlay exhibit. We spoke with Mike Wing in Supervisor Palphik's office and he suggested we proceed with the application.

ATTORNEYS AT LAW

703 528 4700 ■ WWW.THELANDLAWYERS.COM
2200 CLARENDON BLVD. ■ SUITE 1300 ■ ARLINGTON, VA 22201-3359

LOUDOUN 703 737 3633 ■ WOODBRIDGE 703 680 4664

{A0951736.DOC / 1 Justification Letter (Revised 1.4.21) (CL) 000721 000084}

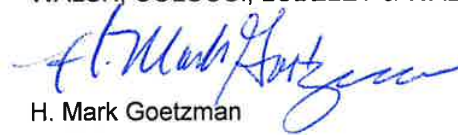
The vacation and abandonment of the Vacation and Abandonment Area is requested pursuant to Virginia Code Sections 15.2-2006 and 33.2-909.

The total area to be vacated and abandoned is 1,273 square feet.

I request your final review of this application as soon as possible. We greatly appreciate all the help and cooperation you have provided in this matter thus far. If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



H. Mark Goetzman

cc: Mike Wing
Alysia Yi
Pam Pelto
Russell James
Joe Amatetti
Frank Jenkins
Lisa Goodwin

**NOTICE OF INTENT TO
ADOPT AN ORDINANCE VACATING AND AN ORDER ABANDONING
A PART OF A PLAT ON WHICH IS SHOWN**

(Solutions Drive – State Route 6054)

Providence District,
Fairfax County, Virginia

Notice is hereby given that the Board of Supervisors of Fairfax County, Virginia, will hold a public hearing on March 23, 2021, at 4 PM during its regular meeting in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia, pursuant to Virginia Code Ann. § 15.2-2204, vacating and abandoning a part of the plat, recorded in Deed Book 4959, at Page 44, on which is shown Solutions Drive (formerly Goodridge Drive) – State Route 6054. The road is located adjacent to Tax Map 029-3-15-0003C and is described and shown on the metes and bounds schedule dated June 15, 2020, and revised October 27, 2020, and on the plat dated October 15, 2019, and revised October 27, 2020, each prepared by VIKA Virginia, LLC, both of which are on file in the Fairfax County Department of Transportation, 4050 Legato Road, Suite 400, Fairfax, Virginia 22033, Telephone Number (703) 877-5600.

All persons wishing to speak on this subject may call the Office of the Clerk to the Board, (703) 324-3151, to be placed on the Speaker's List, or may appear and be heard.

PROVIDENCE DISTRICT.

§ 15.2-2272(2)

§ 33.2-909

**ORDER OF ABANDONMENT OF
PORTION OF EXISTING SOLUTIONS DRIVE**

**PROVIDENCE DISTRICT,
Fairfax County, Virginia**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held this 23rd day March, 2021, it was duly moved and seconded that:

WHEREAS, after conducting a public hearing pursuant to notice as required by Virginia Code §33.2-909, and after giving due consideration to the historic value, if any, of such road, the Board has determined that no public necessity exists for continuance of this portion of the road as a public road, and that the safety and welfare of the public will be served best by an abandonment,

WHEREFORE, BE IT ORDERED:

That the portion of existing Solutions Drive (Route 6054) comprising a total area of 956 square feet, located adjacent to Tax Map 029-3-15-0003C, described on the metes and bounds schedule dated June 15, 2020, and revised October 27, 2020, and on the plat dated October 15, 2019, and revised October 27, 2020, each prepared by VIKA Virginia, LLC, attached hereto and incorporated herein, be and the same are hereby abandoned as a public road pursuant to Virginia Code §33.2-909.

This abandonment is subject to any right, privilege, permit, license, or easement in favor of any public service company, utility, or other person or entity, including any political subdivision, whether located above, upon, or under the surface, either presently in use or of record, including the right to operate, maintain, replace, alter, extend, increase or decrease in size any facilities in the abandoned roadway, without any permission of the landowner(s).

A Copy Teste:

By: Jill G. Cooper
Clerk to the Board

§33.2-909

**ADOPTION OF AN ORDINANCE VACATING
A PART OF A PLAT ON WHICH IS SHOWN**

(Solutions Drive – Route 6054)

Providence District,
Fairfax County, Virginia

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center in Fairfax County, Virginia, on March 23, 2021, at which meeting a quorum was present and voting, the Board, after conducting a public hearing upon due notice given pursuant to Virginia Code Ann. §15.2-2204 and as otherwise required by law, adopted the following ordinance, to-wit:

BE IT ORDAINED by the Board of Supervisors of Fairfax County, Virginia; that Part of the Plat Showing Street Dedication of Goodridge Drive, recorded in Deed Book 4959 at Page 44, on which is shown Solutions Drive (formerly Goodridge Drive), comprising a total area of 956 square feet, located adjacent to Tax Map 029-3-15-0003C, and described and shown on the metes and bounds schedule dated June 15, 2020, and revised October 27, 2020, and on the plat dated October 15, 2019, and revised October 27, 2020, each prepared by VIKA Virginia, LLC, and attached hereto and incorporated herein, be and the same is hereby vacated, pursuant to Virginia Code Ann. §15.2-2006.

This vacation is subject to any right, privilege, permit, license, easement, in favor of any public service company, utility, or other person or entity, including any political subdivision, whether located above, upon, or under the surface, either presently in use or of record, including the right to operate, maintain, replace, alter, extend, increase, or decrease in size any facilities in the vacated roadway, without any permission of the landowner.

A Copy Teste:

Jill G. Cooper
Clerk to the Board of Supervisors

§15.2-2272(2)

ATTACHMENT V

VIKA Virginia, LLC
8180 Greensboro Dr.
Suite 200
Tysons, VA 22102
703.442.7800
vika.com

JUNE 15, 2020
REVISED OCTOBER 27, 2020

**DESCRIPTION OF
A PORTION OF
SOLUTIONS DRIVE – ROUTE 6054
(FORMERLY GOODRIDGE DRIVE)
DEED BOOK 4959 PAGE 44
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

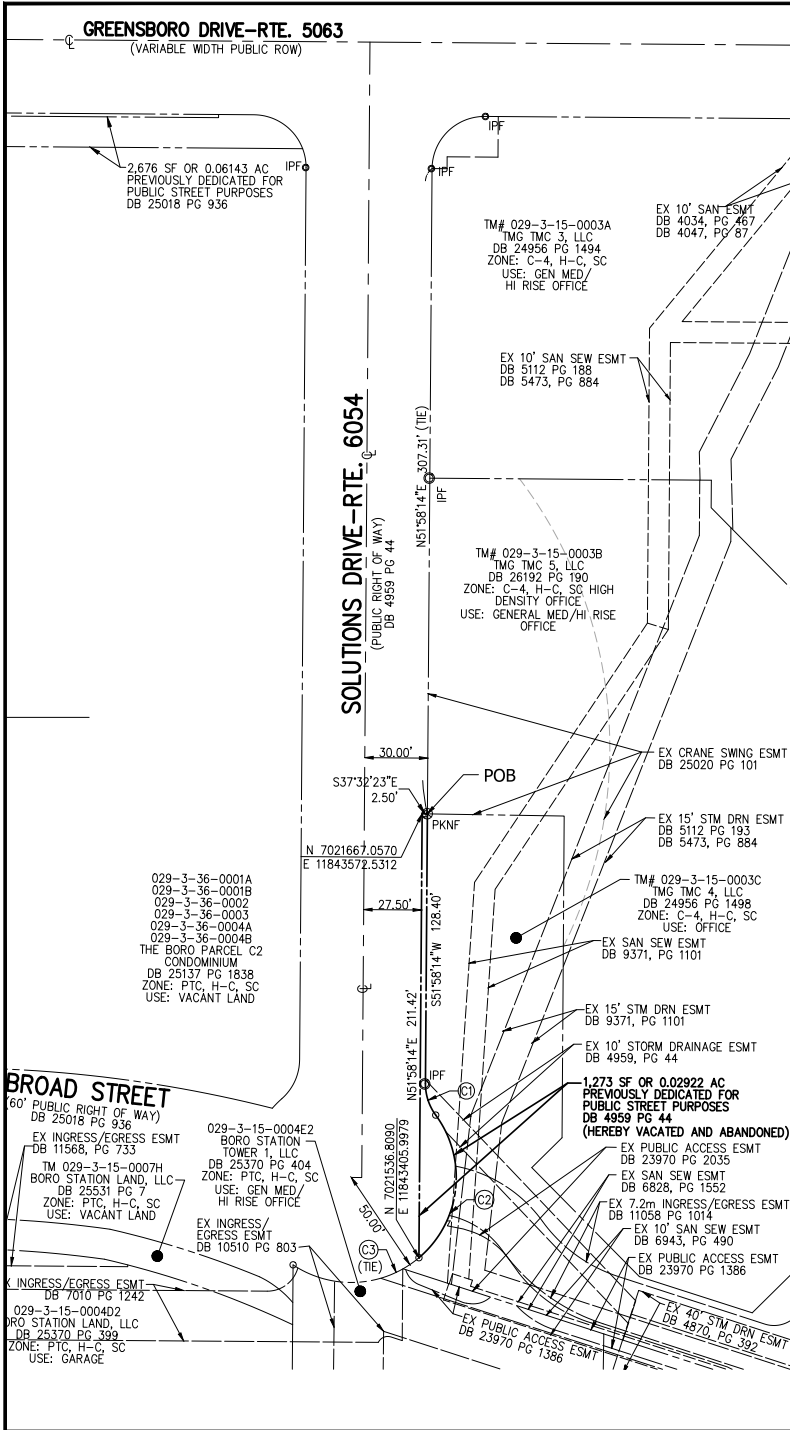
Being a portion of Solutions Drive – Route 6054 (formerly Goodridge Drive) as recorded in Deed Book 4959 at Page 44 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning for the same at a PK nail found marking the common corner between the property of TMG TMC 5, LLC as recorded in Deed Book 26192 at Page 190, and the property of TMG TMC 4, LLC as recorded in Deed Book 24956 at Page 1498 all among the Land Records of Fairfax County, Virginia; thence running with said property of TMG TMC 4, LLC the following three (3) courses and distances

1. South 51°58'14" West, 128.40 feet to an iron pipe found marking a point of curvature (tangent); thence
2. 16.09 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and distance of South 33°32'09" West, 15.81 feet to a point of reverse curvature; thence
3. 75.34 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord bearing and distance of South 58°15'53" West, 68.41 feet to a point (non-tangent); thence leaving the aforesaid property of TMG TMC 4, LLC (DB 24956 Pg 1498) and running so as to cross and include a portion of aforesaid Solutions Drive – Route 6054 (DB 4959 Pg 44) the following two (2) courses and distances
4. North 51°58'14" East, 211.42 feet to a point; thence
5. South 37°32'23" East, 2.50 feet to the point of beginning and containing 1,273 square feet or 0.02922 acres, more or less, and being the same property shown on a plat entitled "Plat Showing Vacation and Abandonment of a Portion of Solutions Drive – Route 6054 Deed Book 4959 Page 44, prepared by VIKA Virginia, LLC dated 10/15/2019 (Last Revised: 10/27/2020).

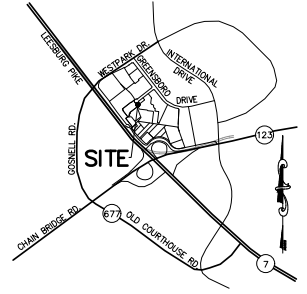
P:\projects\6021\6021_3\CADD\SURVEYS\LEGAL DESCRIPTIONS\Solutions VACT Description.docx





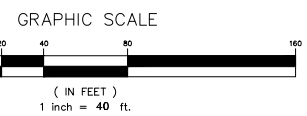
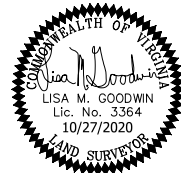
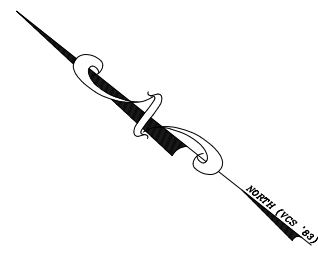
NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS DEPICTED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 029-3.
2. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) NO. 51059C0165E, COMMUNITY PANEL 515525 0165 E FOR FAIRFAX COUNTY, VIRGINIA, DATED SEPTEMBER 17, 2010.
3. THE PLAT OF THE PROPERTIES SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AS COMPUTED FROM A FIELD SURVEY BY VIK A VIRGINIA, LLC., WHICH TIES THIS BOUNDARY TO THE FOLLOWING NATIONAL GEODETIC SURVEYS COR S STATIONS: CORS_ID: LOY9 PID: DH7960 COMBINED SCALE AND ELEVATION FACTOR: 0.99995049 AND CORS_ID: LOY9 PID: DH7956 COMBINED SCALE AND ELEVATION FACTOR: 0.99994274.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY BY VIK A VIRGINIA, LLC.
5. THE ADJACENT PROPERTY IS NOW IN THE NAME OF TMG TMC 4, LLC AS RECORDED IN DEED BOOK 24956 AT PAGE 1498 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, HAVING A TAX ASSESSMENT MAP NO. 029-3-15-0003C.



VICINITY MAP
SCALE: 1" = 2000'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	16.09'	25.00'	036°52'12"	8.33'	S33°32'09"W	15.81'
C2	75.34'	50.00'	086°19'40"	46.89'	S58°15'53"W	68.41'
C3	64.39'	50.00'	073°46'47"	37.53'	N41°40'54"W	60.03'



PLAT SHOWING
**VACATION AND ABANDONMENT OF
 A PORTION OF
 SOLUTIONS DRIVE - ROUTE 6054**
 DEED BOOK 4959 PAGE 44
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=40' DATE: 10/15/2019
 REVISED: 06/15/2020
 REVISED: 10/13/2020
 REVISED: 10/27/2020
 SHEET 1 OF 1



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GEOMATICS

VIKA VIRGINIA LLC
 8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
 (703) 442-7800 ■ FAX (703) 761-2787
 WWW.VIKA.COM

RECORDATION: PG DB 0826-SPV-010 0826-RP- 0826-RP- DATE: Nov. 03 2020 TIME: 01:24 pm FILE: P:\projects\2021\3_CADD\SURVEYS\PLANS\021_3_611_ROW_VACT.dwg USER: Goodwin

Solutions Drive Vacation/Abandonment

Providence District

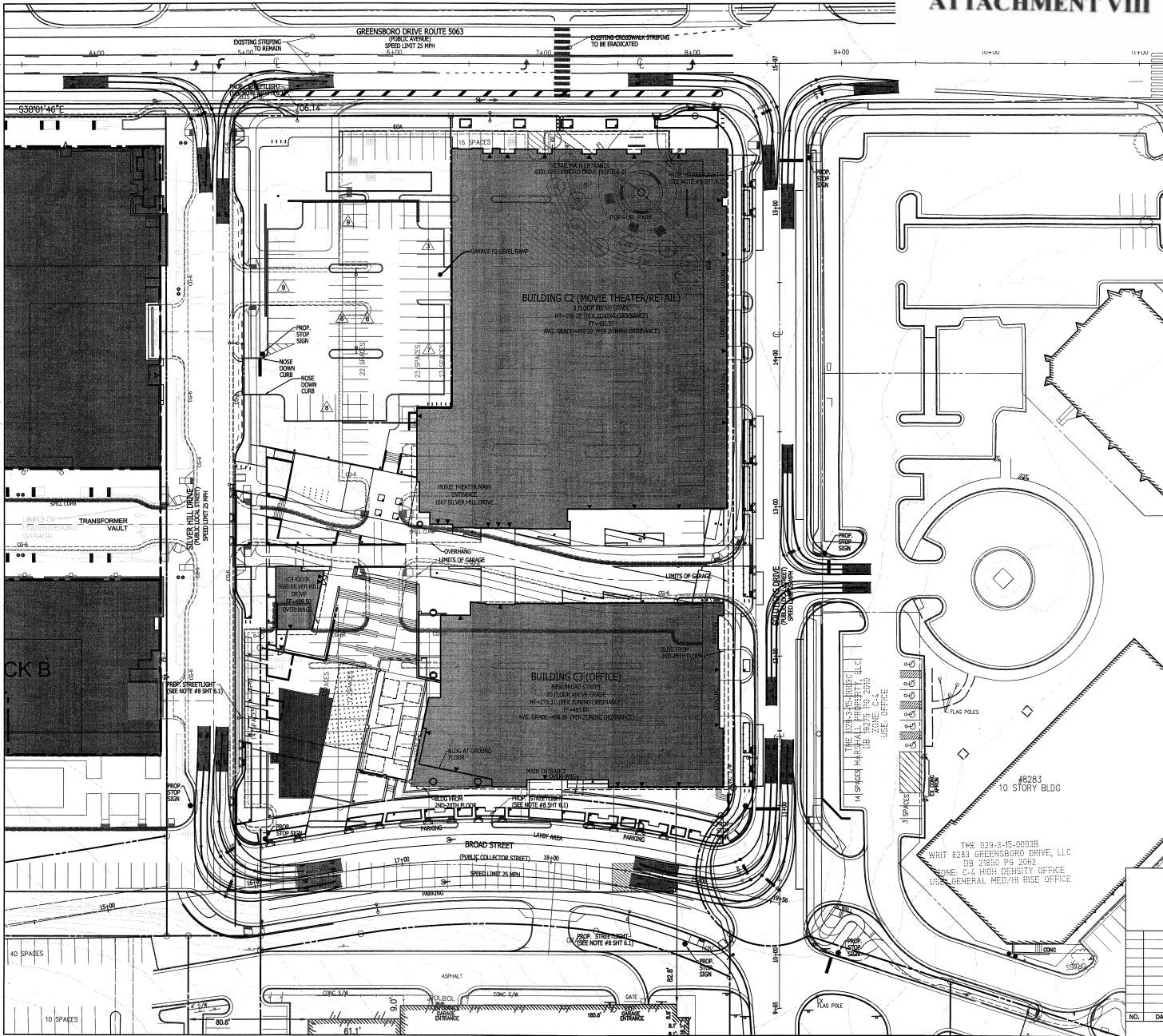
ATTACHMENT VII



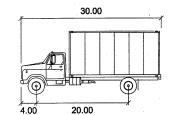
*** Denotes Area to be Vacated and Abandoned**

Tax Map 29-3

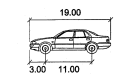
ATTACHMENT VIII



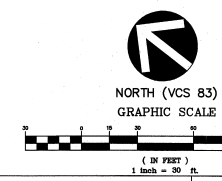
LEGEND:
 FRONT TIRES
 REAR TIRES
 VEHICLE BODY



SU-30 feet
 Width : 6.00
 Track : 6.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.8



P feet
 Width : 7.00
 Track : 6.00
 Lock to Lock Time : 6.0
 Steering Angle : 31.6



NO.	DATE	DESCRIPTION
REVISIONS		

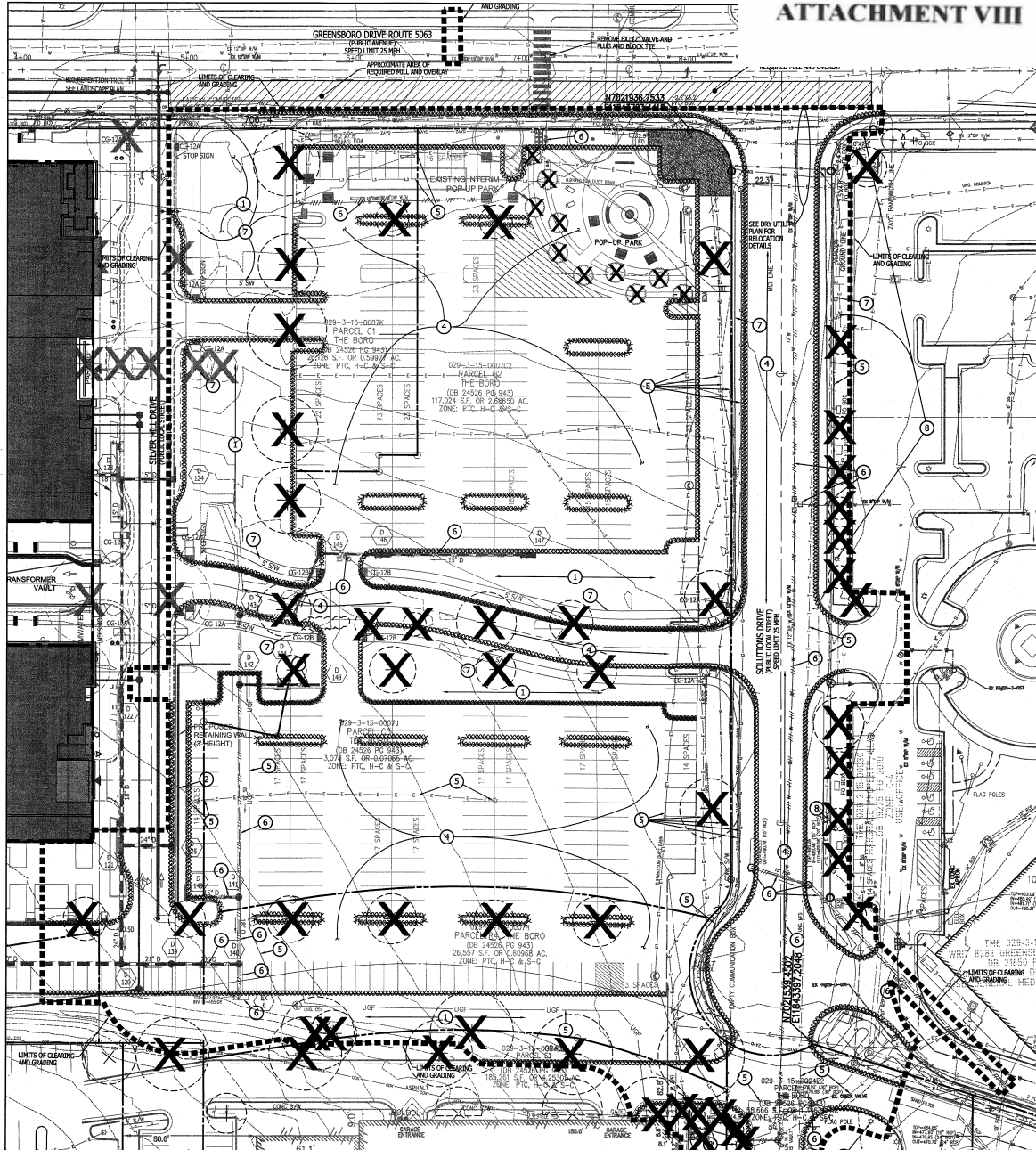
VIA
 BUSINESS ■ PLANNING ■ LANDSCAPE ARCHITECTS ■ SURVEYING ■ 3D LASER SCANNING
 VIA VIRGINIA LLC
 810 GREENSBORO DRIVE, SUITE 200A, GREENSBORO, VIRGINIA 27402
 (703) 442-7800 ■ FAX (703) 761-2787
 WWW.VIAVA.COM

THE BORO
BUILDING C2 & C3 SITE PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

AUTOTURN EXHIBIT
DESIGN VEHICLE

VIA REVISIONS

FILE: P:\projects\002116021_VIA\CONSTRUCTION\DRAWINGS\3.6 AUTOTURN EXHIBIT SU-30.dwg USER: Nguyen DATE: October 11, 2016 TIME: 2:22:17 PM
 RFD SUB 12/19/2016
 26.14.2016 100% GPS
 05.02.2016 Issue for Permit
 04.04.2016 Foundation and Footing Permit
 03.17.2016 SUB 01/20/2015
 DATE: JANUARY, 2016
 DES. DWN.
 SCALE: 1" = 30'
 PROJECT/FILE NO. VV021_3
 SHEET NO. 3.6



ATTACHMENT VIII

- DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL COORDINATE WITH FAIRFAX COUNTY DEPARTMENTS, WASHINGTON GAS, VERIZON, CABLE CO., AND DWP TO PROPERLY TERMINATE AND REMOVE EXISTING SERVICE CONNECTIONS TO THE SITE SERVICES TO ALL EXISTING BUILDINGS REMOVED AND LOCATED ON THIS PROJECT SITE ARE TO BE PROPERLY TERMINATED AND REMOVED.
 2. THE CONTRACTOR SHALL WALK THE SITE AND FAMILIARIZE HIMSELF WITH THE SCOPE OF DEMOLITION REQUIRED. ALL DEMOLITION WORK REQUIRED TO CONSTRUCT NEW SITE IMPROVEMENTS SHALL BE PERFORMED BY THE CONTRACTOR AND SHALL BE UNCLASSIFIED EXCAVATION.
 3. THE CONTRACTOR SHALL PROVIDE A PHOTOGRAPHIC RECORD OF DEVELOPMENT COMMENCING WITH A RECORD OF THE SITE AS IT APPEARS BEFORE DEMOLITION IS BEGUN. AFTERWARDS, A PHOTOGRAPHIC RECORD SHALL BE MAINTAINED DURING CONSTRUCTION AND ENDING WITH A PHOTOGRAPHIC RECORD OF THE DEVELOPMENT AS IT APPEARS AFTER COMPLETION OF CONSTRUCTION. THESE PHOTOGRAPHS SHALL COMPLY WITH THE PHOTOGRAPHIC RECORD OF THE SITE AS IT APPEARS BEFORE DEMOLITION. THIS RECORD SHALL BE DELIVERED TO THE ZONING ADMINISTRATOR PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT. THE REMAINING RECORDS SHALL BE DELIVERED TO THE ZONING ADMINISTRATOR PRIOR TO THE ISSUANCE OF A MASTER CERTIFICATE OF OCCUPANCY FOR PLACEMENT IN THE COUNTY ARCHIVES.
 4. REMOVAL SHALL INCLUDE BUT IS NOT LIMITED TO THE EXCAVATION, HAULING AND DISPOSAL OF CONCRETE PADS, FOUNDATIONS, SLABS, STEPS AND STRUCTURES, ABANDONED UTILITIES, BUILDINGS, PAVERS, BRICKS, VEGETATION, AND ALL MATERIALS CLEARED AND GRUBBED.
 5. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY AND UTILITIES ON THE PROPERTY NOT TO BE DEMOLISHED.
 6. ALL INDIVIDUAL BUILDING SERVICES MAY NOT BE INDICATED ON THE DEMOLITION PLAN. ALL SERVICES SHALL BE LOCATED AND REMOVED BY THE CONTRACTOR TO THE POINT OF UTILITY COMPANY CUT OFF OR PUBLIC AGENCY MAINTENANCE.
 7. ELECTRIC, TELEPHONE, SANITARY SEWER, WATER AND STORM DRAINAGE UTILITIES THAT SERVICE OFF-SITE PROPERTIES SHALL BE MAINTAINED DURING THE CONSTRUCTION PROCESS. MAINTENANCE SHALL INCLUDE TEMPORARY RESULTING WITH THE ARRIVAL OF THE AUTHORITY HAVING JURISDICTION AND THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS. ANY EXISTING SERVICES INTERRUPTED OR DAMAGED BY THE CONTRACTOR AND/OR HIS OPERATIONS SHALL BE REPAIRED AND/OR REPLACED AS NEEDED AT HIS EXPENSE.
 8. EXISTING CURB AND GUTTER, LIGHTS, AND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY NOT TO BE RECONSTRUCTED SHALL BE MAINTAINED, PROTECTED AND UNDISTURBED DURING DEMOLITION.
 9. CONTRACTOR SHALL ERECT ALL NECESSARY PROTECTIVE DEVICES AROUND THE LIMITS OF DEMOLITION AND PROVIDE ANY AND ALL PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL MEASURES DURING CONSTRUCTION AS DETERMINED BY FAIRFAX COUNTY.
 10. THE CONTRACTOR SHALL PROVIDE SMOOTH SAW CUT OF EXISTING PAVEMENTS, CURBS AND GUTTER, AND SIDEWALK TO BE DEMOLISHED.
 11. THE ENTIRE SITE SHALL BE PROVIDED WITH A TEMPORARY FENCE BY THE CONTRACTOR TO PREVENT INGRESS/EGRESS BY THE GENERAL PUBLIC DURING DEMOLITION. FENCE SHALL BE 7' HIGH CHAIN LINK.
 12. ALL LOCATIONS OF EXISTING WATER & SEWER CONNECTIONS ARE APPROXIMATE AND BASED ON AVAILABLE BUT NOT LIMITED TO WATER, SANITARY SEWER, STORM SEWER, GAS, TELEPHONE AND ELECTRIC.
 13. THE CONTRACTOR SHALL CONTACT MASS UTILITY PRIOR TO DEMOLITION OR EXCAVATION.
 14. ALL EXISTING TREES WITHIN THE LIMITS OF CLEARANCE AND GRADING SHALL BE REMOVED UNLESS OTHERWISE NOTED, REFER TO TREE PROTECTION PLAN FOR TYPE AND SPECIES PER TREE.
 15. ALL EXISTING UTILITY SERVICES TO THE EXISTING BUILDINGS TO BE DEMOLISHED SHALL BE TERMINATED IN ACCORDANCE WITH FAIRFAX COUNTY PPM STANDARDS AND SPECIFICATIONS.
 16. ALL UTILITIES INDICATED TO BE DEMOLISHED SHALL BE EXCAVATED AND REMOVED BY THE CONTRACTOR UNLESS SPECIFICALLY INDICATED TO BE ABANDONED IN PLACE. UTILITY SYSTEMS REMOVED IN PLACE SHALL BE FILLED WITH GROUT AS SPECIFIED BY FAIRFAX COUNTY PPM SPECIFICATIONS.
 17. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL EXISTING SITE IMPROVEMENTS INCLUDING EXISTING DRIVEWAY ENTRANCES, AND REMEDIATION IMPROVEMENTS IN ADJACENT PUBLIC RIGHT OF WAY AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR TO COORDINATE FOR ALL UTILITY SHUT OFFS AND PROVIDE ASBESTOS AND OTHER INSPECTIONS REQUIRED FOR DEMOLITION PLAN.

SITE DEMOLITION LEGEND:

- 1 CONTRACTOR TO CLEAR, GRUB, REMOVE AND DISPOSE OF OFF-SITE ALL VEGETATION WITHIN THE LIMITS OF CLEARING AND GRADING.
- 2 CONTRACTOR TO DEMOLISH EXISTING RETAINING WALLS/STRUCTURES.
- 3 CONTRACTOR TO DEMOLISH EXISTING CONCRETE CURB AND GUTTER AS DELINEATED X X X X TO THE EXTENT NECESSARY, AS WELL AS ALL ON-SITE CURB & GUTTER, TO INSTALL NEW IMPROVEMENTS. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE FOR ALL UPSTREAM GUTTER FLOW TO ALLOW RUNOFF TO CONTINUE DOWNSTREAM.
- 4 CONTRACTOR TO DEMOLISH EXISTING PAVEMENT TO THE EXTENT NECESSARY TO INSTALL NEW IMPROVEMENTS.
- 5 CONTRACTOR TO REMOVE/RELOCATE DRY UTILITIES TO THE EXTENT NECESSARY TO INSTALL NEW IMPROVEMENTS. SEE DRY UTILITY PLAN FOR DETAILS. CONTRACTOR TO ALSO REMOVE EX. STREET LIGHTS.
- 6 CONTRACTOR TO DEMOLISH AND REMOVE EXISTING UTILITIES AND ASSOCIATED APPEARANCES TO THE EXTENT NECESSARY TO INSTALL NEW IMPROVEMENTS. ALL EXISTING UTILITIES TO REMAIN ACTIVE UNTIL THE RE-ANCHORMENT UTILITIES HAVE BEEN CONSTRUCTED, TESTED, AND ACCEPTED.
- 7 CONTRACTOR TO DEMOLISH EXISTING SIDEWALK/TRAIL TO THE EXTENT NECESSARY TO INSTALL NEW IMPROVEMENTS.
- 8 CONTRACTOR TO ADJUST EXISTING STREET LIGHTS TO FINAL GRADE AS REQUIRED.

DEMOTES UTILITY TO BE DEMOLISHED OR ABANDONED. ————

DEMOTES APPROXIMATE ARE OF VDOT REQUIRED MILL AND OVERLAY

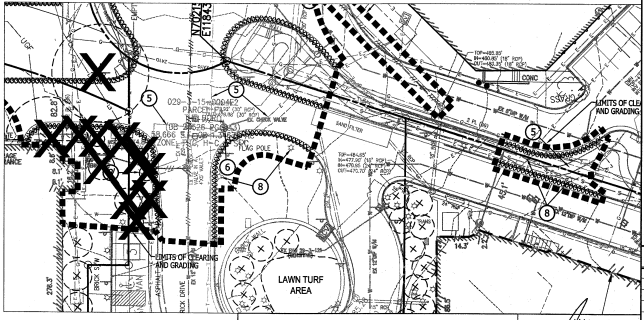
SEE SHEET 12.1 FOR TREE CONSERVATION PLANS

SEE DRY UTILITY PLAN FOR UNDERGROUND UTILITY RELOCATIONS DETAILS & LOCATIONS

EXISTING POP-UP PARK SITE FURNITURE TO BE PRESERVED AND REUSED

NORTH (VCS 83) GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



LEGEND

- (+) EXISTING TREE TO BE PRESERVED
- (X) EXISTING TREE TO BE REMOVED
- (X) EXISTING TREE PREVIOUSLY REMOVED WITH APPROVED PLAN. SEE FOX CO. PLANS W/NO. 100-0000000

NO.	DATE	REVISIONS	DESCRIPTION

VKA

REGISTERED PROFESSIONAL ENGINEER - LANDSCAPE ARCHITECTURE - SUPERVISOR - 303 - LANDSCAPE ARCHITECTURE
VKA, VIRGINIA, LLC
1810 GREENBROOK DRIVE, SUITE 200 ■ WOODLAND, VIRGINIA, 22102
(703) 442-7600 ■ FAX (703) 761-2787
P.E. W. F. F. A. C. E. M.

THE BORO
BUILDING C2 & C3 SITE PLAN
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DEMOLITION PLAN

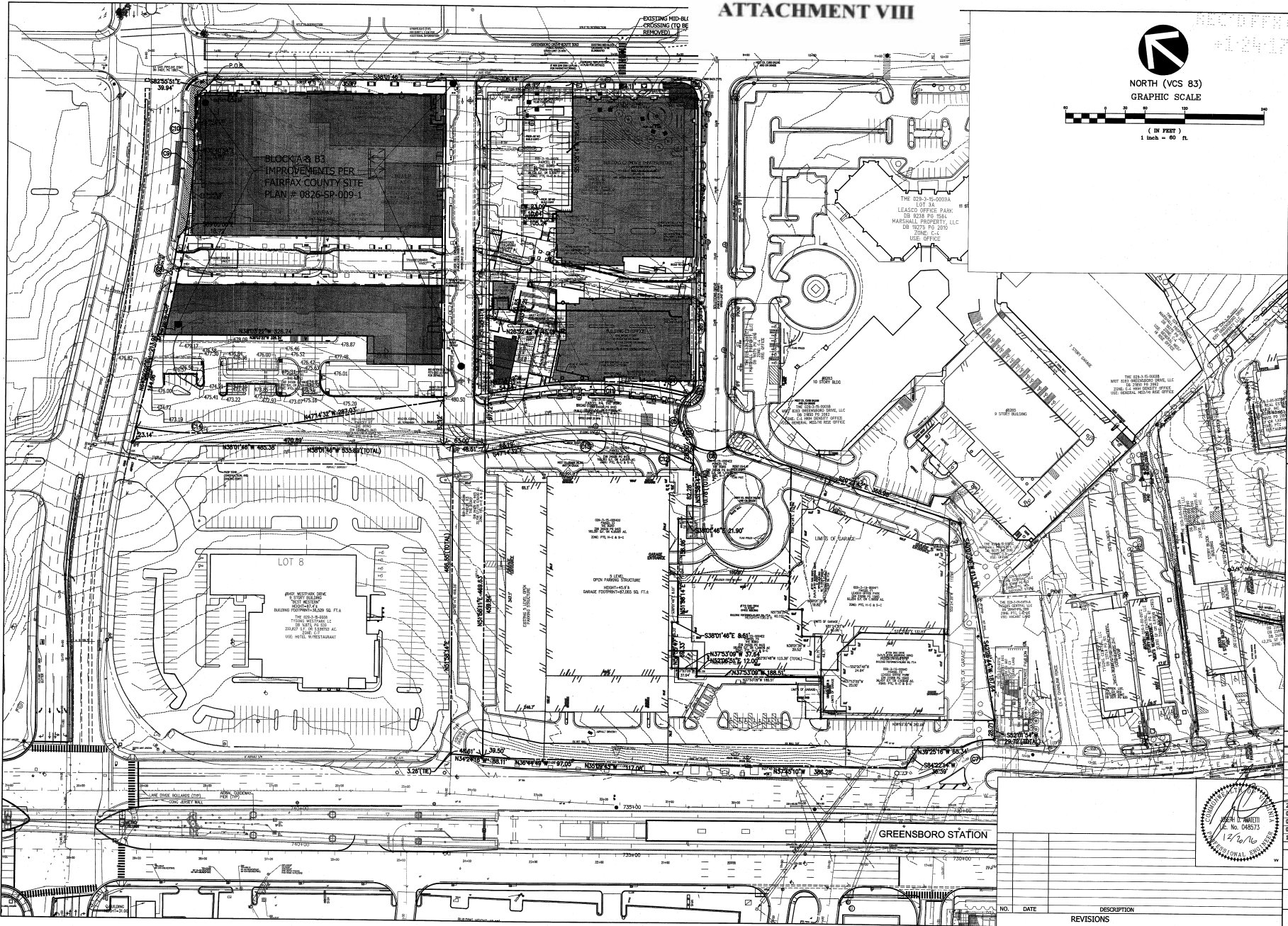
VKA REVISIONS

2ND SUB 12/09/2016
06.14.2016 100% CDS
05.02.2016 Issue for Permit
03/04/2016 Foundation and Footing Permit
1ST SUB 01/29/2016
DATE: JANUARY, 2016
DES. DWN.
SCALE: 1" = 30'
PROJECT/FILE NO. W9021_3
SHEET NO. 4.2

FILE: P:\projects\0201\0201_VK\CD\ENGINEERING\CONSTRUCTION\DRAWINGS\2-DEMO PLAN.dwg USER: jdownett DATE: November 1, 2016 TIME: 3:54:58 PM

FOR CONTINUATION SEE THIS SHEET

ATTACHMENT VIII



VIA
 BUSINESS ■ PLANNING ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D CAD ENGINEERING

6105 GREENSBORO DRIVE SUITE 200 FARMINGTON, VIRGINIA 22122
 (703) 442-7800 ■ FAX (703) 791-7287
 WWW.VIAK.A.C.O.U

THE BORO
 BUILDING C2 & C3 SITE PLAN

PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

OVERALL PLAN

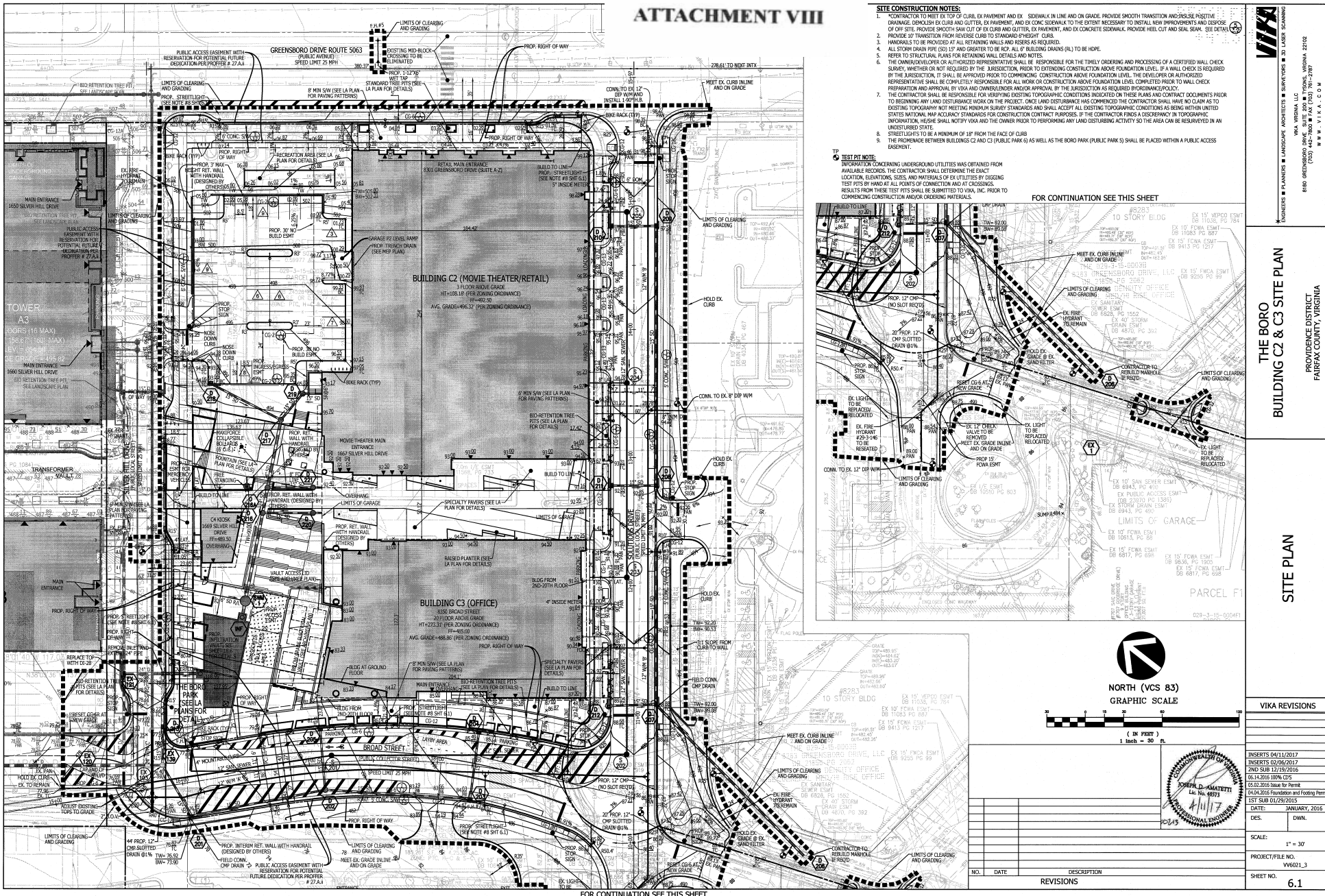
VKA REVISIONS

2ND SUB 12/19/2016	06.14.2016 100% CPS	DW.
06.14.2016 Issue for Permit		
04.06.2016 Foundation and Footing Permit		
1ST SUB 01/29/2015		
DATE: JANUARY, 2016		DW.
SCALE: 1" = 60'		
PROJECT/FILE NO. V6021_3		
SHEET NO. 5.1		



NO.	DATE	DESCRIPTION
REVISIONS		

ATTACHMENT VIII



VIKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
 VIKI, VIRGINIA, LLC
 8180 GREENSBORO DRIVE, SUITE 200
 FARMINGTON, VIRGINIA 22608
 (540) 432-7800 ■ FAX (540) 792-7707
 WWW.VIKI.A.C.O.M

THE BORO
 BUILDING C2 & C3 SITE PLAN

PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

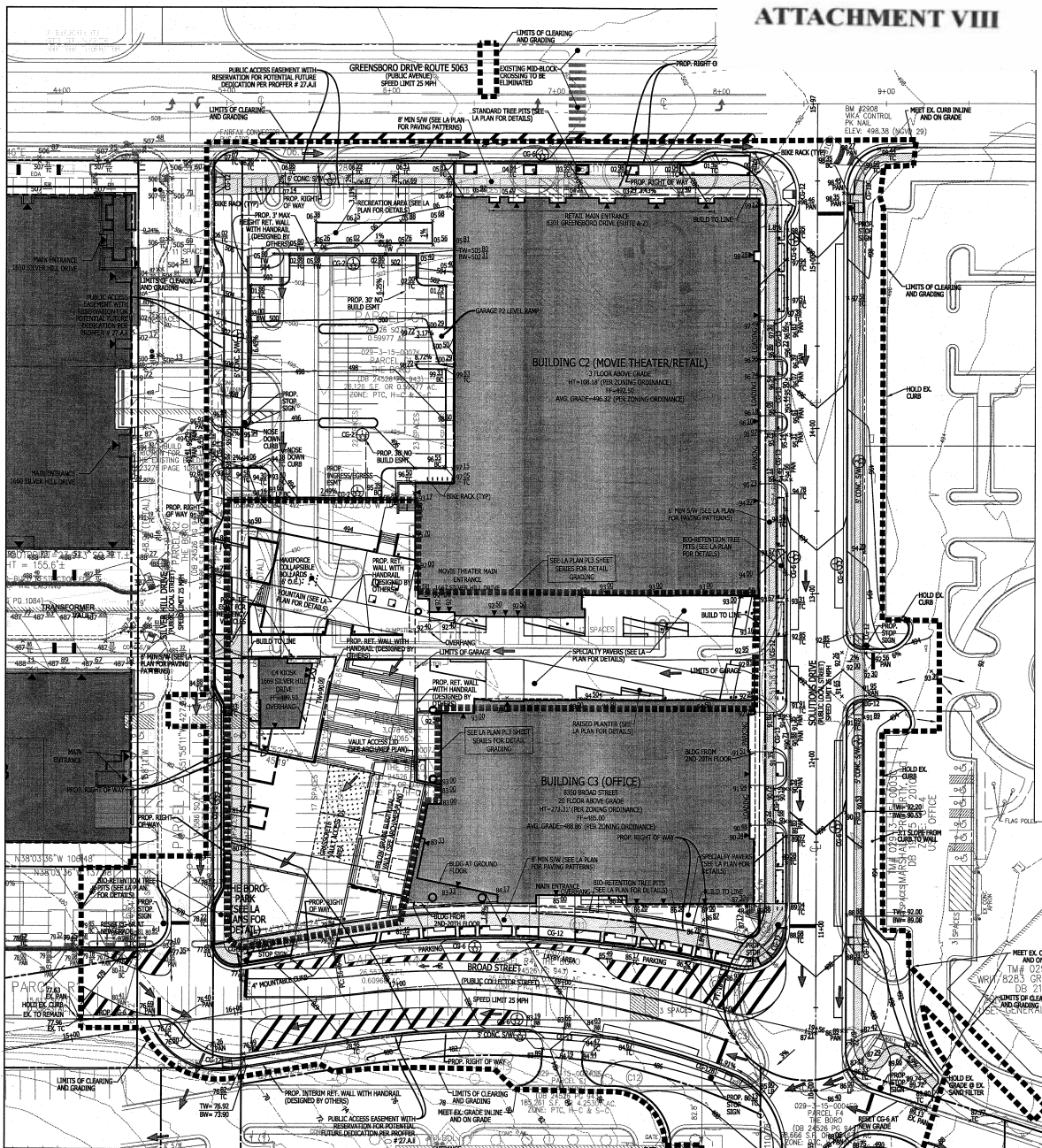
SITE PLAN

VIKA REVISIONS

NO.	DATE	DESCRIPTION
1	04/11/2017	INSERTS 04/11/2017
2	02/06/2017	INSERTS 02/06/2017
3	12/29/2016	2ND SUB 12/29/2016
4	10/06/2016	06.14.2016 IAWA GPS
5	03/20/2016	Issue for Permit
6	04/26/2016	Finalization and Fixing Permit
7	01/29/2015	1ST SUB 01/29/2015
8	JANUARY, 2016	DATE:
9	DWN.	DES.:
10		SCALE: 1" = 30'
11		PROJECT/FILE NO. VW001_3
12		SHEET NO. 6.1

FILE: P:\projects\60251_03\ADO\ENGINEERING\CONSTRUCTION DRAWINGS\6.1 SITE PLAN.dwg USER: E.Nihal DATE: March 22, 2017 TIME: 11:11:11 AM

ATTACHMENT VIII



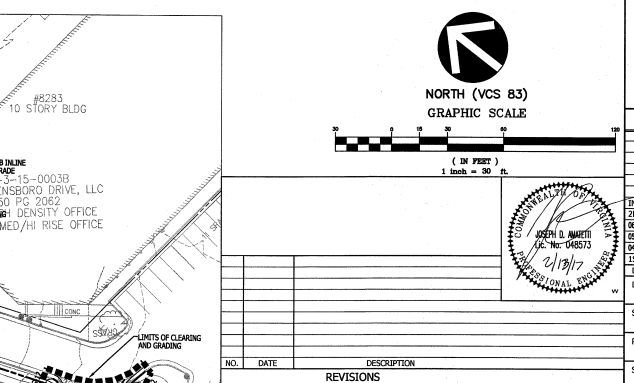
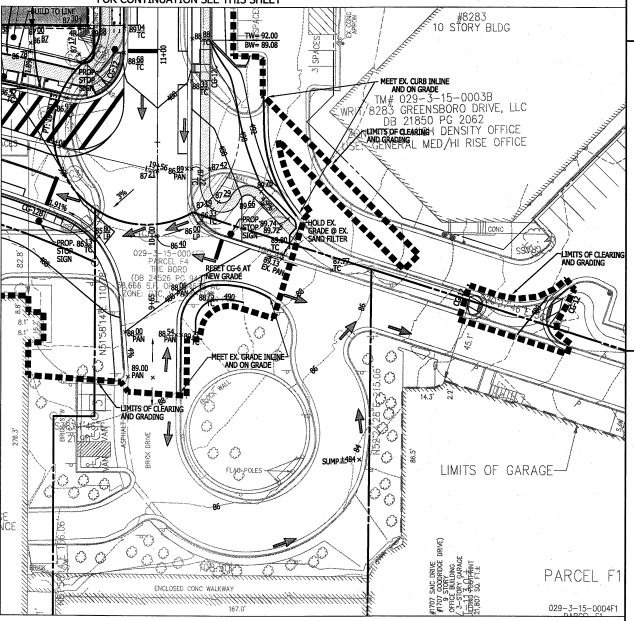
FOR CONTINUATION SEE THIS SHEET

LEGEND
 MAJOR ACCESSIBLE ROUTE

OVERLAND RELIEF NARRATIVE
 THERE ARE MULTIPLE RELIEF POINTS THAT SERVE THIS SITE, THE FIRST ADJUT. IN THE SOUTHWEST CORNER OF THE SITE AND DISCHARGE IN TO EXISTING PARKING LOT TO THE SOUTH OF THE B3 BUILDING AT WHICH POINT WATER WILL RISE TO AN ELEVATION OF 494.10 AND JUMP THE CURB AND RUN THROUGH THE VACANT PAVED LOT TOWARD SITE AND ULTIMATELY DRAIN INTO ROUTE 7. THE REMAINDER OF THE SITE HAS RELIEF VIA SOLUTIONS DRIVE WHICH ALLOWS THE RUNOFF TO DRAIN INTO EXISTING SUE DRIVE AND ULTIMATELY INTO ROUTE 7.

THIS SITE HAS BEEN DESIGNED SUCH THAT IN THE EVENT OF THE 100 YEAR STORM OCCURRING AT A TIME WHEN THE STORM DRAIN INLET SYSTEM WAS IMPERFECT, NO HARMFUL STRUCTURE WOULD BE FLOODED, AND NO IMPACT ON ADJOINING PROPERTIES WOULD OCCUR. ALL AREAS OF THE SITE HAVE POSITIVE DRAINAGE AWAY FROM THE HARMFUL STRUCTURES TO THE ADJACENT ROADWAYS. IN THE EVENT OF THE 100 YEAR STORM, OVERLAND FLOW WILL FOLLOW THE ROADWAYS AND FLOW SOUTHERLY TOWARD THE EXISTING ROUTE 7. WATER WILL RISE IN THE LOCATION OF SUMP STRUCTURE 024 UNTIL IT REACHES A CURB ELEVATION OF 494.10, AT WHICH POINT IT WILL SPILL OVER THE CURB AND FLOW TOWARDS BROAD STREET. AT ELEVATION 494.10 THERE IS 1.34 FEET OF FREEBOARD BETWEEN THE LOWEST STRUCTURE ELEVATION AND THE WATER SURFACE ELEVATION, A LOW POINT IS LOCATED AT THE INTERSECTION OF SOLUTIONS DRIVE AND BROAD STREET AT ELEVATION 366.00, FROM HERE WATER WILL FLOW TO ELEVATION 364.40 AT WHICH POINT IT WILL FLOW DOWN BROAD STREET TOWARD BLOCK A03 WHERE IT WILL DRAIN AS DESCRIBED ABOVE. THEREFORE, IT IS THE OPINION OF THE SIGNING ENGINEER THAT NO FLOODING OF HARMFUL STRUCTURES OR ADVERSE IMPACT ON ADJOINING PROPERTIES WILL OCCUR IN THE EVENT OF THE 100 YEAR STORM.

→ OVERLAND RELIEF POINTS



VKA
 ENGINEERS & ARCHITECTS
 1810 GREENSBORO DRIVE, SUITE 200 • FAYETTEVILLE, VIRGINIA 22024
 (703) 442-7000 • FAX: (703) 791-2797
 WWW.VKA.COM

THE BORO
BUILDING C2 & C3 SITE PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

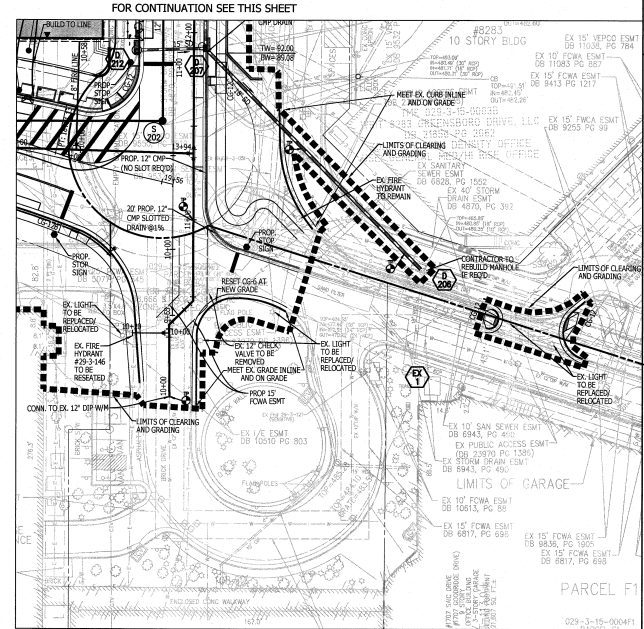
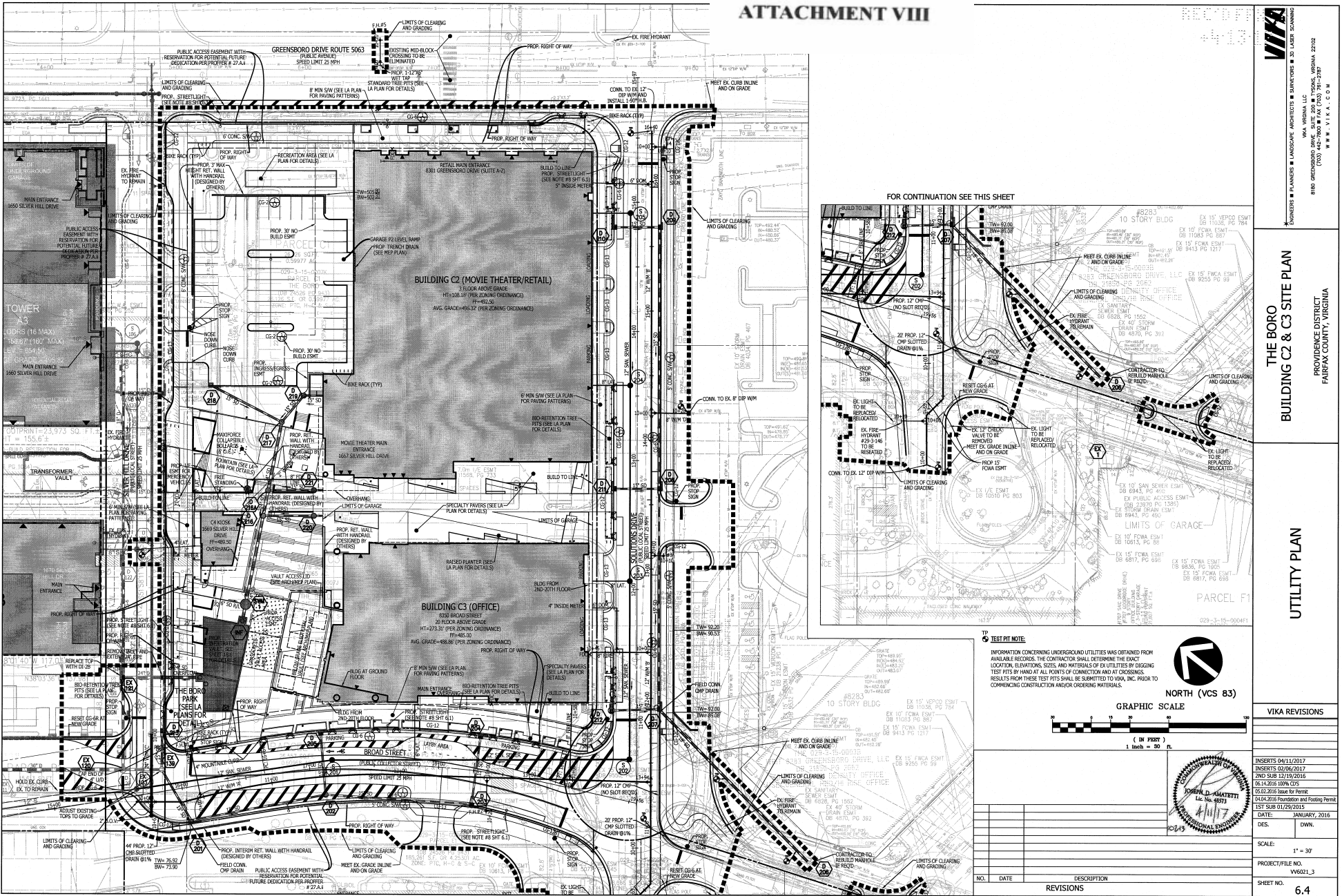
GRADING PLAN

VKA REVISIONS

NO.	DATE	DESCRIPTION

INSERTS 02/06/2017
 2ND SUB 12/19/2016
 06/16/2016 07/19/2016
 05/01/2016 Issue for Permit
 04/04/2016 Foundation and Footing Permit
 1ST SUB 01/29/2015
 DATE: JANUARY, 2016
 DES: DWN
 SCALE: 1" = 30'
 PROJECT/FILE NO: V4602L3
 SHEET NO: 6.2

ATTACHMENT VIII



TP TEST PIT NOTE

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, DEPTHS, SIZES, AND MATERIALS OF EX UTILITIES BY CROSSING TEST PITS BY HAND AT ALL POINTS OF CONNECTION AND AT CROSSINGS. RESULTS FROM THESE TEST PITS SHALL BE SUBMITTED TO VPA, INC. PRIOR TO COMMENCING CONSTRUCTION AND/OR GRADING MATERIALS.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

NORTH (VCS 83)

VKA REVISIONS

NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

INSERTS

NO.	DATE	DESCRIPTION

PROJECT INFORMATION

DATE: JANUARY 2016
 DWN.
 SCALE: 1" = 30'
 PROJECT/FILE NO: V60621_3
 SHEET NO: 6.4

VPA
 VISIONARY PLANNING ARCHITECTS SURVEYORS & 3D LASER SCANNING
 8140 GREENSBORO DRIVE, SUITE 200 • FARMINGTON, VIRGINIA, 22026
 (703) 442-7900 • FAX (703) 791-2787
 WWW.VPA.COM

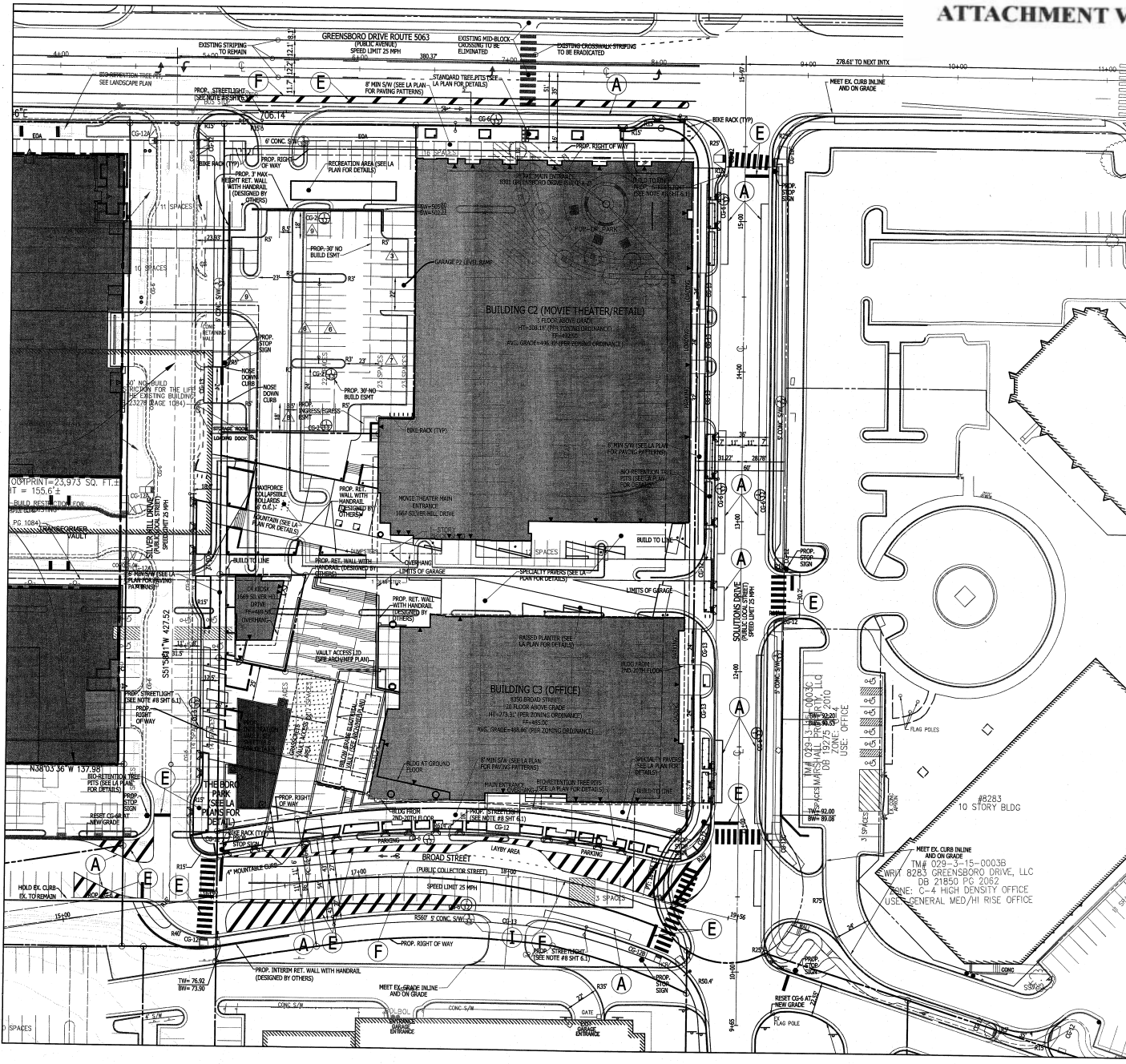
THE BORO BUILDING C2 & C3 SITE PLAN

PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

UTILITY PLAN

USER: E:\Nahal DATE: March 21, 2017 TIME: 11:12:38 AM

ATTACHMENT VIII



- REMARKS:**
1. SIGNAGE AND STRIPING SHOWN IS FOR IMPROVEMENT WITHIN VOTV R-O-W. ADDITIONAL SIGNAGE AND STRIPING MAY BE REQUIRED PER VOTV TRAFFIC ENGINEERING AND VOTV INSPECTORS. STRIPING AND SIGNAGE ON PRIVATE PROPERTY IS NOT INCLUDED ON THESE PLANS.
 2. THE REMOVAL OR MODIFICATION OF EXISTING SIGN PANELS, STRUCTURES, OR FOUNDATIONS SHALL CONFORM TO THE SPECIFICATIONS.
 3. NEW MATERIALS AND ITEMS REQUIRED TO COMPLETE THE REMOVAL OR MODIFICATION OF EXISTING ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL IN ACCORDANCE WITH THE SPECIFICATIONS. ALL EXISTING AND PROPOSED SIGN LOCATIONS ARE APPROXIMATE AND SHALL.
 4. BE FIELD IDENTIFIED BY THE CONTRACTOR. ALL PROPOSED SIGN LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
 5. ALL STRIPING, WHERE MATCHING TO EXISTING, SHALL BE DONE IN A MANNER APPROVED BY THE ENGINEER.
 6. EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH THE PROPOSED MARKINGS SHOWN HEREIN SHALL BE ERADICATED.
 7. INTERSECTION STRIPING SHALL BE COORDINATED WITH THE TRAFFIC SIGNAL INSTALLATIONS.
 8. STOP LINES SHALL BE 2' IN WIDTH AND SHALL BE LOCATED AS SHOWN ON THE PLANS.
 9. THE CONTRACTOR SHALL STAKE ALL PROPOSED SIGN RELOCATIONS FOR REVIEW AND APPROVAL BY THE VOTV TRAFFIC ENGINEER PRIOR TO ANY INSTALLATION OR RELOCATION.
 10. LIMITS SHOWN OF PROPOSED PAVEMENT MARKINGS ARE APPROXIMATE AND SHALL BE MODIFIED INT THE FIELD TO ENSURE THAT PROPOSED PAVEMENT MARKINGS CONTINUE UNTIL EXISTING PAVEMENT MARKINGS CAN BE MATCHED.

- STANDARD PAVEMENT MARKING LEGEND:**
- TYPE B CLASS 1 WHITE 4" WIDTH
 - TYPE B CLASS 1 WHITE 4" WIDTH, 10' LONG, 30" SPACING
 - TYPE B CLASS 1 WHITE 4" WIDTH, 2' LONG, 4" SPACING
 - TYPE B CLASS 1 WHITE 4" WIDTH, 10" LONG, 30" SPACING
 - TYPE B CLASS 1 WHITE 4" WIDTH, 2' LONG, 4" SPACING
 - TYPE B CLASS 1 WHITE 6" WIDTH
 - TYPE B CLASS 1 YELLOW 4" WIDTH, 10' LONG, 30" SPACING
 - TYPE B CLASS 1 YELLOW 4" WIDTH
 - TYPE B CLASS 1 YELLOW 4" WIDTH, DOUBLE LINE, 4" SPACING
 - TYPE B CLASS 1 WHITE 4" WIDTH 30" SPACING 645 DEGREE
 - TYPE B CLASS 1 WHITE SINGLE ARROW
 - TYPE B CLASS 1 WHITE COMBINATION ARROW
 - TYPE B CLASS 1 WHITE 4" LETTERS
 - TYPE B CLASS 1 WHITE 6" WIDTH, 2' LONG, 10" SPACING
 - TYPE B CLASS 1 WHITE 12" WIDTH, 30" SPACING 645 DEGREE
 - TYPE B CLASS 1 YELLOW 12" WIDTH, 30" SPACING 645 DEGREE



NO.	DATE	DESCRIPTION
REVISIONS		

THE BORO
BUILDING C2 & C3 SITE PLAN

PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

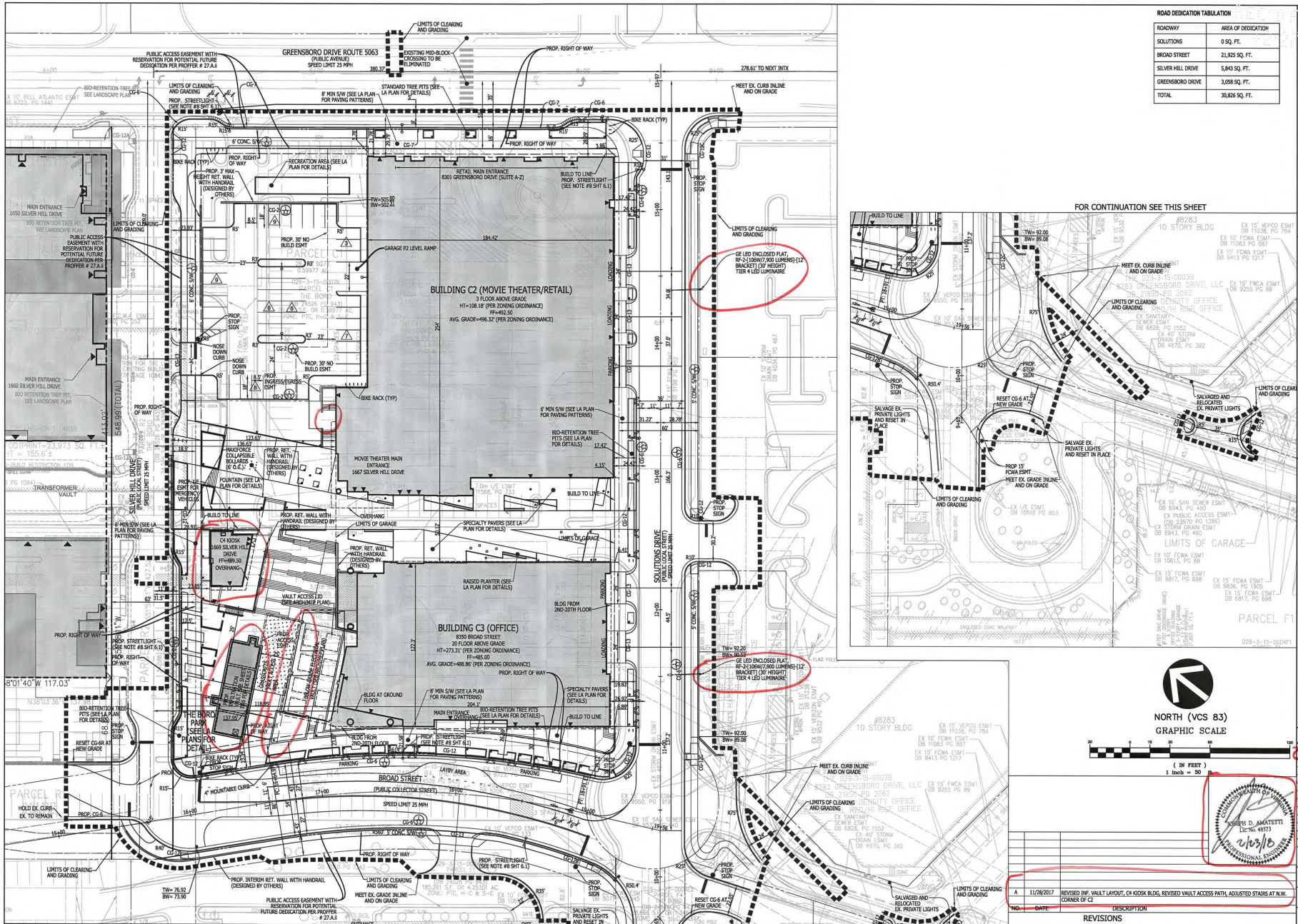
SIGNAGE AND MARKING PLAN

VKA REVISIONS

NO.	DATE	DESCRIPTION
2ND SUB	12/19/2016	
05.01.2016	10/26/2016	
04.04.2016	01/29/2016	
1ST SUB	01/29/2016	
DATE:	JANUARY, 2016	
DES:	DWN	
SCALE:	1" = 30'	
PROJECT/FILE NO.:	V46021_3	
SHEET NO.:	6.5	

REGISTERED PROFESSIONAL ENGINEER
 VIKI A. SCANNING
 17/20/16

VKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ D. USER SCANNING
 VVA, VIRGINIA, LLC
 8180 GREENBORO DRIVE, SUITE 200, GREENBORO, VIRGINIA, 22102
 (703) 835-1100
 WWW.VIKI.A.COM



ROAD DEDICATION TABULATION

ROADWAY	AREA OF DEDICATION
SOLUTIONS	0.50 SQ. FT.
BROAD STREET	21,825 SQ. FT.
SILVER HILL DRIVE	5,843 SQ. FT.
GREENSBORO DRIVE	3,098 SQ. FT.
TOTAL	30,826 SQ. FT.

VKA REVISIONS

11/28/2017 REV W 1ST SUB
 10/31/2017 BULLETIN #4
 06/09/2017 ISSUES FOR CONSTRUCTION
 INSERTS 04/11/2017
 INSERTS 02/06/2017
 2ND SUB 12/29/2016
 05.14.2016 100% OPS
 05.02.2016 Issue for Permit
 04/04/2016 Foundation and Footing Permit
 1ST SUB 01/04/2015

DATE: JANUARY, 2016
 DES. DWN.
 SCALE: 1" = 30'
 PROJECT/FILE NO. V6021_3
 SHEET NO. 6.3

THE BORO BUILDING C2 & C3 SITE PLAN

PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

GEOMETRIC PLAN

VKA REVISIONS

11/28/2017 REV W 2ND SUB
 11/28/2017 REV W 1ST SUB
 10/31/2017 BULLETIN #4
 06/09/2017 ISSUES FOR CONSTRUCTION
 INSERTS 04/11/2017
 INSERTS 02/06/2017
 2ND SUB 12/29/2016
 05.14.2016 100% OPS
 05.02.2016 Issue for Permit
 04/04/2016 Foundation and Footing Permit
 1ST SUB 01/04/2015

DATE: JANUARY, 2016
 DES. DWN.
 SCALE: 1" = 30'
 PROJECT/FILE NO. V6021_3
 SHEET NO. 6.3

REVISIONS

NO.	DATE	DESCRIPTION
A	11/28/2017	REVISED THE VAULT LAYOUT, C4 KIOSK BLDG, REVISED VAULT ACCESS PATH, ADJUSTED STAIRS AT N.W. CORNER OF C2

FOR CONTINUATION SEE THIS SHEET

ATTACHMENT VIII

Board Agenda Item
February 9, 2021

ADMINISTRATIVE - 8

Authorization to Schedule and Advertise a Public Hearing on the Proposed Five-Year Consolidated Plan for FY 2022 – FY 2026 and One-Year Action Plan for FY 2022

ISSUE:

Board of Supervisors (Board) authorization is requested to schedule and advertise a public hearing on the proposed Five-Year Consolidated Plan for FY 2022 – FY 2026 and One-Year Action Plan for FY 2022 (FY 2022-FY 2026 Consolidated and FY 2022 Action Plans), as forwarded by the Consolidated Community Funding Advisory Committee (CCFAC).

RECOMMENDATION:

The County Executive recommends that the Board authorize the advertisement of a public hearing on the proposed FY 2022-FY 2026 Consolidated and FY 2022 Action Plans (Attachment 1) to be held at a time to be determined by the Clerk for the Board on March 23, 2021. The public will have an opportunity to comment on housing and community development goals and priorities in the FY 2022-2026 Consolidated Plan and the proposed use of funds as described in the FY 2022 Action Plan in accordance with U.S. Department of Housing and Urban Development (HUD) regulations and guidelines. Residents may also comment on housing and community development needs in Fairfax County as well as provide information concerning changes in housing and community development trends since the last public hearing on the One-Year Action Plan for FY 2021 held by the Board on March 24, 2020.

TIMING:

Board action is requested on February 9, 2021, to schedule and advertise the public hearing to comply with the HUD-mandated public participation process and to maintain the FY 2022-FY 2026 Consolidated and FY 2022 Action Plans' schedule.

BACKGROUND:

The FY 2022-FY 2026 Consolidated and FY 2022 Action Plans comply with HUD regulations that require Fairfax County to prepare a multi-year consolidated plan to disclose to county residents the County's housing and community development goals and the intended uses of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships Program (HOME) funds (collectively, the Federal Funds) to achieve the identified goals during the five-year period. The FY 2022-FY 2026 Consolidated and FY 2022 Action Plans identify a wide

Board Agenda Item
February 9, 2021

range of needs, current programs and strategies, and gaps and priorities for housing, community service, homeless, community development, neighborhood preservation and revitalization, employment and economic opportunity programs and services in the County. The proposed FY 2022 Action Plan also complies with HUD regulations that require the County to file a 1-year action plan for each year covered by the consolidated plan to disclose the County's intended use of the Federal Funds expected to be available and the consolidated plan goals that are expected to be achieved in that year.

The Board has a Fairfax County Citizen Participation Plan – first adopted in 1997; most recently amended last year - to provide a guide for public input and participation in the consolidated plan and 1-year action plan processes, as well as to comply with HUD regulations. As part of the Citizen Participation Plan, the CCFAC was charged with advising the Board on the development of the consolidated plans and 1-year action plans. The Citizen Participation Plan requires that prior to submission of each consolidated plan and action plan to HUD, each proposed plan is made available for public comment for at least 30 calendar days (Public Comment Period) and two public hearings be held. The CCFAC held the first public hearing on October 13, 2020 and all public comments provided have been considered and, as applicable, incorporated into the proposed FY 2022-FY 2026 Consolidated and FY 2022 Action Plans. If the Board approves this item, the second public hearing will be scheduled for March 23, 2021, at a time to be determined by the Clerk for the Board (Board's public hearing).

On January 12, 2021, CCFAC authorized the release of the proposed FY 2022-FY 2026 Consolidated and FY 2022 Action Plans for a Public Comment Period. Upon approval by the Board to schedule and advertise the Board's public hearing, staff will make copies of the proposed FY 2022-FY 2026 Consolidated and FY 2022 Action Plans available to the public and begin the Public Comment Period. The Public Comment Period will end at the conclusion of the Board's public hearing on March 23, 2021. CCFAC will consider and, as applicable, incorporate all public comments received and any revisions suggested by the Board prior to forwarding the final FY 2022-FY 2026 Consolidated and FY 2022 Plans for approval by the Board on May 4, 2021.

The proposed FY 2022 Action Plan identifies the amount of Federal Funds expected to be available in FY 2022, proposed uses of the available Federal Funds, FY 2022 – FY 2026 Consolidated Plan goals that are expected to be achieved in FY 2022, and further opportunities provided for citizen input. The funding estimates used in the proposed FY 2022 Action Plan are based on the levels received from HUD for FY 2021. These estimates are used to allow citizen participation in the preparation of the FY 2022 Action Plan pending receipt of HUD notification of the actual funding awards. The proposed FY 2022 Action Plan also includes a contingency plan for how allocations of the estimated Federal Funds are to be adjusted after HUD notice of the actual awards for FY 2022 has been received.

Board Agenda Item
February 9, 2021

The funding allocations and contingency plan in the proposed FY 2022 Action Plan were adopted by the CCFAC on January 12, 2021, based on recommendations by the CCFAC - Fairfax County Redevelopment and Housing Authority (FCRHA) Working Advisory Group (WAG). The WAG is a joint committee established to strengthen coordination between the CCFAC and the FCRHA for the development of the proposed uses of Federal Funds.

The proposed FY 2022 Action Plan includes a total \$8,595,533 estimated allocation of Federal Funds to the County for FY 2022, as follows:

- \$5,960,799 in CDBG
- \$2,141,854 in HOME
- \$492,880 in ESG.

The FY 2022 Action Plan further includes a total \$509,137 in estimated funding, as follows:

- \$82,000 in CDBG carryover
- \$427,137 in appropriated program income, which includes:
 - \$380,137 in CDBG
 - \$47,000 in HOME

STAFF IMPACT:

None. No positions will be added as a result of this action.

FISCAL IMPACT:

Funds identified in the proposed FY 2022 Action Plan include CDBG (\$5,960,799), HOME (\$2,141,854), and ESG (\$492,880). A total of \$82,000 in CDBG funds is recommended to be carried forward from FY 2021 for use in FY 2022, as allocated. In addition, an as yet undetermined amount of previously programmed funds is expected to be carried forward as previously allocated. Total estimated program income of \$427,137, including CDBG program income of \$380,137 and HOME program income of \$47,000, also will be programmed for use in FY 2022 through this action.

ENCLOSED DOCUMENTS:

Attachment 1: The proposed Five-Year Consolidated Plan for FY 2022 – FY 2026 and One-Year Action Plan for FY 2022 is available online as a single file at:

<https://www.fairfaxcounty.gov/housing/data/consolidated-plan>.

Board Agenda Item
February 9, 2021

STAFF:

Christopher Leonard, Deputy County Executive

Thomas Fleetwood, Director, HCD

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

Laura O. Lazo, Associate Director, Grants Management (GM), HCD

Beverly A. Moses, Senior Program Manager, GM, HCD

Board Agenda Item
February 9, 2021

ACTION - 1

Adoption of Updated and Modernized Rules of Procedure for the Board of Supervisors

ISSUE:

Board adoption of updated and modernized Rules of Procedure for the Board of Supervisors.

RECOMMENDATION:

The County Executive recommends that the Board adopt the updated Rules of Procedure.

TIMING:

Board action is requested on February 9, 2021. Before adopting the updated and modernized Rules of Procedure, the text of the proposed document must be presented at one prior Board meeting. The proposed updated Rules of Procedure was presented to the Board at the January 26, 2021 Board meeting.

BACKGROUND:

The Board of Supervisors' Rules of Procedure serve as the Board's own internal administrative policy for official meetings of the Board of Supervisors. The Rules of Procedure were last amended in September 2009. Prior to September 2009, the last amendment to the Rules of Procedures was documented in January 1986.

The Rules of Procedure have been comprehensively reviewed and revised to modernize and update them. A proposed copy of the new Rules of Procedure can be found as Attachment 1.

Before adopting the updated and modernized Rules of Procedure, the text of the proposed document must be presented at one prior Board meeting. Thus, Attachment 1 was presented at the January 26, 2021 Board meeting. The draft Rules of Procedure may be further amended at the meeting at which the vote is taken.

FISCAL IMPACT:

None.

Board Agenda Item
February 9, 2021

ENCLOSED DOCUMENTS:

Attachment 1: Proposed Rules of Procedure

STAFF:

Jill G. Cooper, Clerk for the Board of Supervisors

ASSIGNED COUNSEL:

Joanna L. Faust, Assistant County Attorney

Fairfax County Board of Supervisors
RULES OF PROCEDURE
Presented on January 26, 2021
Proposed Adoption on February 9, 2021

1. MEETINGS

1.1 REGULAR MEETINGS. The Board of Supervisors will hold regular meetings on such days as prescribed by resolution at the first regular session in January of each year or as prescribed in any subsequent resolution adopted by the Board.

1.2 SPECIAL MEETINGS. A special meeting may be called at the request of the Chairman or, alternatively, at the request of two or more members. Any such request will be in writing addressed to the Clerk of the Board, specifying the time and place of the proposed special meeting and the matters to be considered. Upon receipt of the request, the Clerk will immediately notify each member of the Board, the County Executive, and the County Attorney, in writing, to attend the special meeting at the given time and place and for the given purpose.

1.3 ELECTRONIC MEETINGS. If so allowed by law, an electronic meeting may be called at the request of the Chairman or, alternatively, the Board may also vote to conduct a meeting electronically. Electronic meetings will be conducted through a dedicated video conference line or such equivalent technology as allowed by law. Members of the public may access the electronic meeting through a simultaneous telecast, video streaming, or by telephone.

1.4 ADJOURNED MEETINGS. Any regular, special, or electronic meeting may be adjourned to a date and time certain prior to the next regular meeting.

1.5 PLACE OF MEETING. All regular or special meetings will be held in the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia, unless a different meeting place has been established and notice published as is required by general law. Electronic meetings will be held over a dedicated video conference line or such equivalent technology as allowed by law with each member participating from a location where the member's voice may be adequately heard by every other member.

1.6 OPEN MEETINGS. All meetings will be open to the public, except as provided by law. The Board may, for the purposes provided for in the Virginia Freedom of Information Act or otherwise allowed by law, meet in closed session, which shall be closed to all persons except for the County Executive, the County Attorney, and those persons designated by the Chairman or the County Attorney.

2. PRESIDING OFFICER

2.1 CHAIRMAN. The Chairman will be the County Chairman whose election is provided for by general law. The Chairman will preside over all meetings and has the right to vote on all matters.

2.2 VICE-CHAIRMAN. The Vice-Chairman will be elected annually by the Board in January from among its members and will preside in the absence of the Chairman. The Vice-Chairman will retain the right to vote while acting as the presiding officer.

2.3 CHAIRMAN PRO TEM. A Chairman pro tem will be appointed by the Chairman or Vice-Chairman before leaving the room if leaving would result in neither the Chairman nor Vice-Chairman being present. In the event no Chairman pro tem has been appointed, one will be selected by the members remaining. The Chairman pro tem will preside in the absence of the Chairman or Vice-Chairman and will retain the right to vote.

3. QUORUM AND ACTIONS

3.1 QUORUM. A majority of all the members of the Board will constitute a quorum. The Chairman will be included and counted in determining the presence or absence of a quorum. If a member disqualifies themselves from hearing a particular matter, that member will remain at the meeting if the member's absence would break the quorum.

3.2 REQUIRED ABSENCE. No action will be taken by the Board unless at least a quorum is present. The temporary absence from the meeting room or electronic videoconference (in the event of an electronic meeting) of members sufficient to constitute a quorum will not prevent the hearing of presentations, testimony, or the discussion of matters submitted to the Board. The Clerk, the County Executive, the County Attorney, or any member will announce the absence of a quorum prior to the taking of any action by the Board. Failure of the Clerk, the County Executive, the County Attorney, or any member to announce the absence of a quorum does not alter the requirement for a quorum as a prerequisite to any action.

3.3 VOTING. All matters submitted to the Board for decision will be determined by oral vote. Votes will be taken only upon motions made and seconded. The presiding officer may conduct a roll call vote in the presiding officer's discretion. At the request of any member, when such request is made before any other business is taken up or upon the final vote of any ordinance or resolution, the presiding officer will conduct a roll call vote.

3.4 FRIENDLY AMENDMENTS. When formal action of the Board has been requested upon motion, duly seconded, and another member requests an amendment to the original motion, the presiding officer will ask the member who made the original motion if the original member agrees to the amendment. If the original member and the seconder agree to the amendment, the presiding officer will declare the amendment to the original motion adopted.

4. ORDER OF BUSINESS

4.1 COMMENCEMENT OF MEETING. At the posted start time for each meeting, the presiding officer will call the meeting to order. No quorum will be required to commence the meeting at the appointed hour.

4.2 AGENDA. The Chairman, with the County Executive, will prepare an agenda for each regular meeting. The order of the agenda will be established by the Chairman in consultation with the County Executive.

4.2.1 Presentations. In each agenda, the Chairman may provide a period for presentations that a member has requested by a Board Matter or that are otherwise appropriate to be scheduled, as determined in the Chairman's discretion.

4.2.2 Special Reports. In each agenda, the Chairman may provide a period for special reports by the County's boards, authorities, or commissions or by staff.

4.2.3 Matters presented by the County Executive. In each agenda, the Chairman will provide a period for matters presented by the County Executive or staff for administration, action, consideration, or information.

4.2.4 Board Matters. In each agenda, the Chairman will provide a period during which each member will be entitled to time to speak for such purposes as to such member may seem appropriate. At the end of each such period, the presiding officer will call the Board to order. Any continuation of the matter then under discussion will go over to the end of the agenda, or to a subsequent meeting, as the Board may determine.

4.2.5 Public Hearings. Matters that have been set for public hearing will be placed on the agenda at designated times certain.

4.2.6 Public Comment. A time for public comment may be placed on the agenda at a designated time certain. A maximum of 10 speakers will be heard and speakers may address the Board only once during a six-month period. The Board will hear public comment on any issue except issues under litigation; issues that have been scheduled for public hearing before the Board; and personnel matters or comments regarding individuals.

4.2.7 Closed Session. If it is necessary for the Board to hold a closed meeting for one of the purposes provided for in the Virginia Freedom of Information Act or otherwise allowed by law, the Chairman will provide a period for Closed Session. The final order and content of the Closed Session agenda will be approved by the Chairman in consultation with the County Attorney.

4.3 SUMMARIES OF BOARD MEETINGS. The Clerk will keep minutes of the meetings of the Board, as required by law. The County will also maintain electronic recordings of the meetings of the Board, except for closed sessions.

5. CONDUCT OF BUSINESS

5.1 TIME LIMITS. Speakers will limit their presentations to the time allotted, unless the Board by unanimous consent extends such time. Speakers will be allotted the following time to speak:

(a) Public Hearings:

Persons speaking for themselves as individuals — three (3) minutes.

One authorized representative of a formally organized or recognized group, association, company, or organization — five (5) minutes.

A person may yield and transfer any portion of his or her remaining time to another speaker; however, no speaker will be allotted more than ten (10) minutes to speak, regardless of how much time has been transferred to him or her, unless the Board by unanimous consent extends such time.

A person speaking as an individual may not also appear as the single authorized representative of a group or organization.

For all meetings, speakers may participate in public hearings by appearing in person (unless the meeting is an electronic meeting) or by telephone, video submissions, or written testimony.

Speakers who wish to submit videos or written testimony must send those submissions to the Clerk's Office by 9:00 a.m. on the day before the meeting in order for the submissions to be included.

(b) Public Comment:

All persons — three (3) minutes.

Speakers must contact the Clerk's Office by noon on the day of the meeting to ensure a place on the speakers' list.

Speakers may participate in public comment by appearing in person (unless the meeting is an electronic meeting) or by telephone, video submissions, or written testimony. Speakers who wish to submit videos or written testimony must send those submissions to the Clerk's Office by 9:00 a.m. on the day before the meeting in order for the submissions to be included.

5.2 RECOGNITION. No person will address the Board without having first been recognized by the presiding officer. When all testimony has concluded, and the Board is considering and discussing the matter, no person will thereafter be recognized to address the Board.

5.3 DECORUM.

5.3.1 Members. Members will not speak to an item until recognized by the presiding officer.

5.3.2 Non-Members. Persons addressing the Board will limit their remarks to those relevant to the pending items and to answering questions. They will address the Board as a whole, unless answering an individual member's questions.

The presiding officer will call the speaker or any audience member who has not been recognized to order; if out-of-order remarks or other inappropriate conduct persists, the presiding officer will order the speaker or audience member from the lectern or meeting, alternatively, the presiding officer may adjourn the meeting until order is restored.

5.4 FACILITY USE REGULATIONS. Any person entering the Board Auditorium for a Board meeting will abide by all applicable facility regulations.

6. MISCELLANEOUS

6.1 ROBERT'S RULES OF ORDER. All meetings of the Board will be governed by Robert's Rules of Order, to the extent that they are not inconsistent with these Rules of Procedure.

6.2 AMENDMENT OF THESE RULES. The Rules of Procedure may be amended by majority vote of the members, provided that such amendment may not be voted upon at any meeting unless the text of the proposed amendment has been presented at least one previous meeting prior to the proposed vote. Any proposed amendment will be subject to further amendment at the meeting at which the vote is taken.

6.3 SUSPENSION OF RULES. These Rules of Procedure may be suspended if at least two-thirds of the members adopt such a motion to suspend. In such event, these Rules of Procedure will be deemed suspended only with respect to the specific matter or question not then in accord with the rules.

6.4 RESERVED AREA. Only members, the County Executive, the County Attorney, administrative staff, and other persons expressly invited will be entitled to enter the reserved area behind the Board Auditorium.

Board Agenda Item
February 9, 2021

ACTION - 2

Designation of the Braddock Senior Housing Property as a Revitalization Area
(Braddock District)

ISSUE:

The Board is requested to designate the Braddock Senior Housing Property as a Revitalization Area pursuant to Virginia Code § 36-55-30:2.

RECOMMENDATION:

The County Executive recommends that the Board designate the Braddock Senior Housing Property as a Revitalization Area, for the purpose of facilitating Low Income Housing Tax Credits (LIHTC).

TIMING:

Immediate. Board revitalization area designation is requested for the developer to meet the March 2021 deadline for submitting a LIHTC application to Virginia Housing (VH), formerly known as the Virginia Housing Development Authority.

BACKGROUND:

A portion of the former Northern Virginia Training Center (NVTC) site (78.8 acres) was sold by the Commonwealth of Virginia to Erickson Living in November 2017. As part of the site proffers, Erickson Living will donate a portion of the property for the development of affordable senior housing. The site will be subdivided and the approximately 4.3 acre portion of the site identified in Attachment 3 will be donated by Erickson Living to Arlington Partnership for Affordable Housing (APAH) for development of the senior housing.

As depicted on Attachment 3, the Subject Property is approximately 4.3 acres out of the overall approximately 78.8 acres site located on the south side of Braddock Road at its intersection with Burke Station Road. Located in the Braddock Magisterial District, the Subject Property is zoned to the PCC District. The existing group homes are being demolished to construct the proposed affordable senior housing. The NVTC, which was originally established in the 1970s, was owned and operated for over forty years by the Commonwealth of Virginia as an institutional use serving individuals with intellectual and physical disabilities. The NVTC consisted of eleven (11) buildings located within an internal circular access road, as well as two buildings that served as group homes in the

Board Agenda Item
February 9, 2021

northwest corner of the Subject Property. The NVTC provided housing, recreation, training, and counseling services to numerous individuals. The institution closed in 2015, and the existing buildings were vacated at that time.

The Subject Property will be developed into a 100 percent independent senior living facility with 80 units: 72 one-bedrooms and 8 two-bedrooms. All the units will meet the Universal Design requirements, with a minimum of eight units that comply with the Uniform Federal Accessibility Standards (UFAS) for accessibility and two units that comply with the requirements for vision and hearing impairment (VHI). Community amenity areas will include a community room, multipurpose room, leasing office, Resident Services Office, and fitness room.

Affordability Restrictions:

The units in the proposed developments will be affordable to seniors with income between 30-60 percent Area Median Income as published by the U.S. Department of Housing and Urban Development.

Revitalization Area Designation and Tax Credit Application:

Applying for Low Income Housing Tax Credits, which is a critical source of project funding, is a highly competitive process, with points awarded by VH to projects that meet specific criteria. A project is eligible for 15 additional points if the site is designated as a Revitalization Area as described in the Virginia Code § 36-55.30:2 (VH Revitalization Statute). If the Braddock Senior Housing Site is designated by the Board as a "Revitalization Area", the designation will be used solely for the purpose of receiving additional points for the nine percent tax credit application. The designation will in no manner affect any areas in Fairfax County that have, or in the future may be, determined by the Board to be a Revitalization Area or Revitalization District pursuant to Board actions on the County Comprehensive Plan that are separate and distinct from those set forth in the VH Revitalization Statute.

Staff has determined that the Braddock Senior Housing Site meets the above-referenced code definition because the (i) the industrial, commercial or other economic development of such area will benefit Fairfax County but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

Board Agenda Item
February 9, 2021

For the application to receive the 15 points, a County Board resolution is needed to designate the development site as a Revitalization Area pursuant to the Revitalization Statute criteria (Attachment 1).

ENCLOSED DOCUMENTS:

Attachment 1 – Virginia Housing Revitalization Statute Criteria

Attachment 2 – Resolution - Braddock Senior Housing Property

Attachment 3 – Location Map, Description, Exhibit - Braddock Senior Housing Property

STAFF:

Chris Leonard, Deputy County Executive

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

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

Judith Cabelli, Division Director, Affordable Housing Development, HCD

ASSIGNED COUNSEL:

Cynthia A. Bailey, Deputy County Attorney

Alan Weiss, Assistant County Attorney



Revitalization Area

General Instructions

Revitalization areas are defined in Virginia Code §36-55.30:2.A.

Designation

To qualify for revitalization area points, select one of the following (and provide adequate documentation):

1. The development is located in a Qualified Census Tract, as defined by HUD.
2. The development is located in a census tract wherein 70% or more of the families have incomes which are ≤ 80% statewide median income. **NOTE:** these census tracts are included in the definition of targeted area for single-family lending purpose, but do not include ACEDS.
3. The development is located in an already established redevelopment area, conservation area or rehabilitation district created by a city or county, pursuant to §36-1 et seq. Documentation must show area boundaries and support that the development lies within those boundaries.
4. The development is located in a Housing Rehabilitation Zone established through an ordinance created by a city, county or town pursuant to §36-55.64. Documentation must include a copy of the ordinance with support that the development lies within the Rehabilitation Zone.
5. The development is located in a defined revitalization area. Documentation must include a resolution from the locality supporting the development's location within the revitalization area. See language below.

*The above-referenced development is located in a Revitalization Area in the Town/City/County of _____, Virginia. The revitalization area is (i) **either** (1) blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions- dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition, **or** (2) the industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; **and** (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.*

Delete the language that does not apply, (i)(1) or (i)(2) above.

RESOLUTION OF BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
DESIGNATING BRADDOCK SENIOR HOUSING PROPERTY AS A
REVITALIZATION AREA PURSUANT TO VIRGINIA CODE § 36-55.30:2

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic), on Tuesday, February 9, 2021, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, Arlington Partnership for Affordable Housing (APAH) (the “Developer”) has proposed to build approximately 80 affordable senior housing units (the “Development”) on an approximately 4.3 acre portion of property identified as Fairfax County Tax Map 69-1 ((1)) 34 in the Braddock District as described on Attachment 3 (the “Development Site”), which will be donated by Erickson Living to APAH to satisfy proffers associated with RZ 2018-BR-026.

WHEREAS, the Developer’s financing plan for the Development includes, among other things, an application to Virginia Housing for competitive nine percent tax credits pertaining to a portion of the proposed Development.

WHEREAS, the Virginia Housing tax credit evaluation process provides that 15 additional points may be awarded to projects that meet the definition of a revitalization area pursuant to Virginia Code § 36-55-30:2 (“Revitalization Area”) and have been so designated by resolution of the governing body in which the Revitalization Area is located.

WHEREAS, the definition of a Revitalization Area used in Virginia Code § 36-55-30:2 is separate and distinct from terms “Revitalization Area” and “Revitalization District” as used in the various comprehensive plans for Fairfax County, Virginia. Any designation of the Development Site as a Revitalization Area does not in any manner affect any areas of the County that have been, or in the future may be, determined by the Board to be Revitalization Areas or Revitalization Districts.

WHEREAS, the Development Site meets the standards for a Revitalization Area as described in Virginia Code § 36-55-30:2, namely that (i) the development of the Development Site will benefit Fairfax County, but that such area lacks the housing needed to induce, among other things, the commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings, to locate or remain in such area, and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

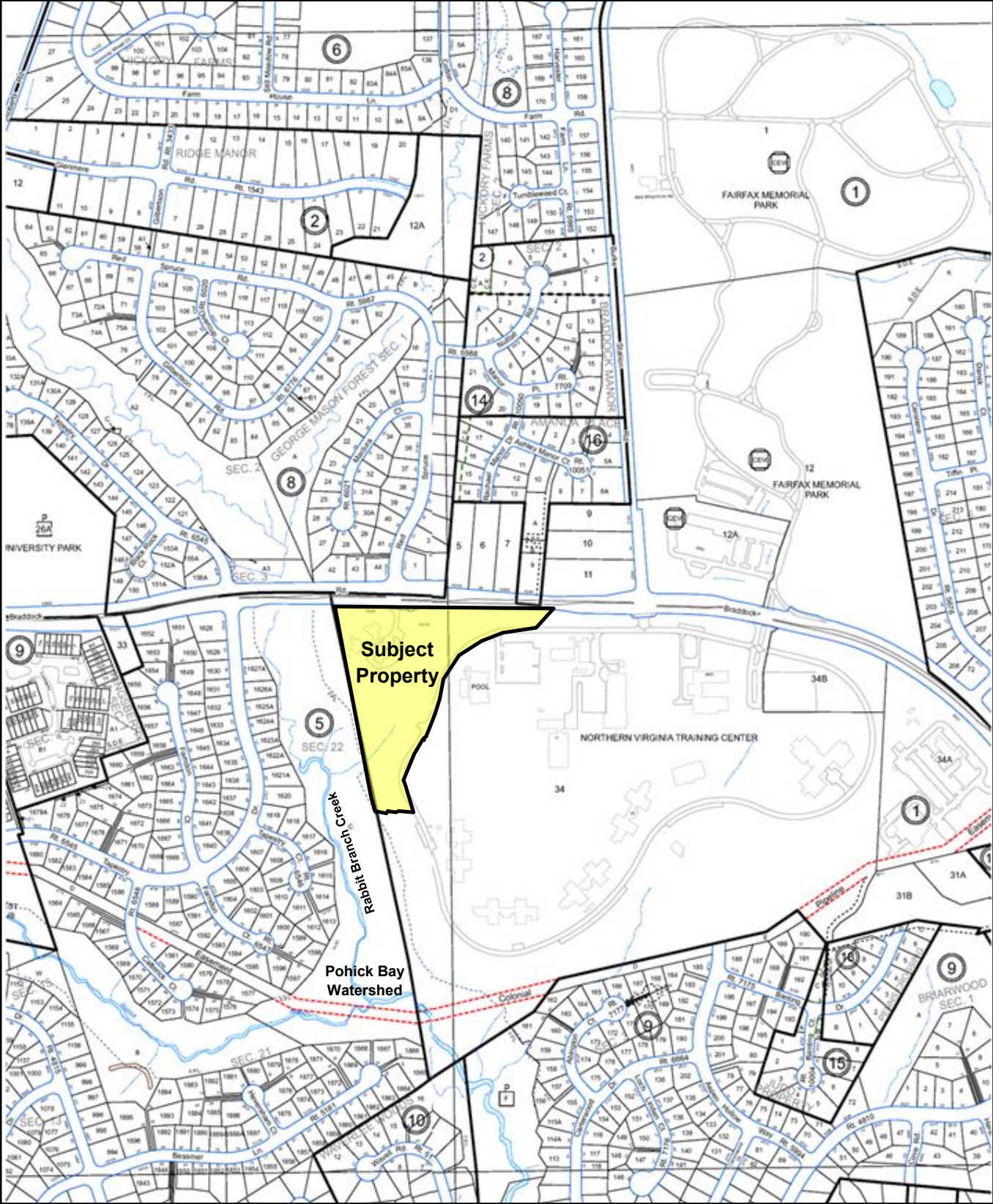
NOW, THEREFORE, THE BOARD HEREBY DETERMINES as follows:

The above-referenced Development is located in an area that is hereby designated a Revitalization Area in Fairfax County, Virginia in accordance with Virginia Code § 36.55.30:2. The Board has determined that: (i) the industrial, commercial or other economic development of the Revitalization Area will benefit Fairfax County, but that such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

ADOPTED this day 9th day of February, 2021.

A Copy – Teste:

Jill G. Cooper
Clerk for the Board of Supervisors



Source: County of Fairfax, Department of Information Technology

**DESCRIPTION OF
PROPOSED PARCEL C
PART OF THE PROPERTY OF
WOODLEIGH CHASE, LLC
(FORMERLY ERICKSON LIVING AT BRADDOCK ROAD, LLC D.B. 25249 PG. 1740)**

**BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point on the easterly line of Parcel C, Section 22, Kings Park West as recorded in Deed Book 4873 at page 211; said point being S12°25'54"E, 3.72 feet from the northeasterly corner of said Parcel C; thence departing the easterly line of Parcel C and through the property of Woodleigh Chase, LLC the following courses:

S88°57'54"E, 2.42 feet;

with a curve to the right with a radius of 12.00 feet and whose chord is S77°43'57"E, 4.67 feet, an arc distance of 4.71 feet;

S66°30'01"E, 25.35 feet;

with a curve to the left with a radius of 103.00 feet and whose chord is S77°38'59"E, 39.83 feet, an arc distance of 40.09 feet;

S88°47'58"E, 240.52 feet;

N46°35'12"E, 5.67 feet;

S85°38'31"E, 30.55 feet;

to a point on the southerly right of way line of Braddock Road (Rt. 620); thence with the southerly right of way line of Braddock Road S88°51'01"E, 17.00 feet; thence departing the existing southerly right of way line of Braddock Road and through the property of Woodleigh Chase, LLC the following courses:

S83°17'49"E, 15.45 feet

S88°39'34"E, 53.73 feet

S01°20'26"W, 6.00 feet;

S88°39'34"E, 19.00 feet;

N01°20'26"E, 6.00 feet;

S88°39'34"E, 49.46 feet;

with a curve to the left with a radius of 33.00 feet and whose chord is N70°42'45"E, 23.25 feet, an arc distance of 23.76 feet;

N50°05'04"E, 5.56 feet;

with a curve to the right with a radius of 7.00 feet and whose chord is
N70°35'37"E, 4.91 feet, an arc distance of 5.01 feet;

S88°53'50"E, 243.57 feet;

S01°12'44"W, 52.28 feet;

S70°22'35"W, 47.06 feet;

S00°17'45"E, 24.32 feet;

with a curve to the left with a radius of 355.00 feet and whose chord is
S50°03'24"W, 255.17 feet, an arc distance of 261.01 feet;

N89°42'42"W, 104.79 feet;

S52°50'11"W, 35.48 feet;

N89°45'07"W, 237.03 feet;

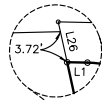
S14°31'46"E, 116.66 feet;

S44°46'11"E, 29.84 feet;

S00°52'37"E, 70.49 feet;

N74°50'20"W, 113.53 feet;

to a point on the easterly line of aforementioned Parcel C; thence with the easterly line
of Parcel C N12°25'54"W, 482.25 feet to the point of beginning, containing 186,821
square feet or 4.28883 acres, more or less.



BRADDOCK ROAD RT. 620
VARIABLE WIDTH R/W

PROPOSED STREET DEDICATION

PROPOSED STREET DEDICATION

PROPOSED
PARCEL C
186,821 SQ. FT. OR 4.28883 AC.

PARCEL C
SECTION 22
KINGS PARK WEST
D.B. 4873 PG. 211

WOODLEIGH CHASE, LLC
D.B. 25249 PG. 1740

LINE TABLE
(PROPOSED PARCEL C)

LINE	BEARING	DISTANCE
L1	S88°57'54"E	2.42'
L2	S66°30'01"E	25.35'
L3	S88°47'58"E	240.52'
L4	N46°35'12"E	5.67'
L5	S85°38'31"E	30.55'
L6	S88°51'01"E	17.00'
L7	S83°17'49"E	15.45'
L8	S88°39'34"E	53.73'
L9	S01°20'26"W	6.00'
L10	S88°39'34"E	19.00'
L11	N01°20'26"E	6.00'
L12	S88°39'34"E	49.46'
L13	N50°05'04"E	5.56'
L14	S88°53'50"E	243.57'
L15	S01°12'44"W	52.28'
L16	S70°22'35"W	47.06'
L17	S00°17'45"E	24.32'
L18	N89°42'42"W	104.79'
L19	S52°50'11"W	35.48'
L20	N89°45'07"W	237.03'
L21	S14°31'46"E	116.66'
L22	S44°46'11"E	29.84'
L23	S00°52'37"E	70.49'
L24	N74°50'20"W	113.53'
L25	N12°25'54"W	482.25'

LINE TABLE
(EXISTING BRADDOCK ROAD RIGHT OF WAY LINE)

LINE	BEARING	DISTANCE
L26	N12°25'54"W	4.92'
L27	S88°51'01"E	238.78'
L28	S88°51'01"E	33.46'
L29	S01°08'59"W	7.00'
L30	N01°08'59"E	7.00'
L31	S88°51'01"E	615.46'

CURVE TABLE
(PROPOSED PARCEL C)

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
1	12.00'	22°27'54"	4.71'	2.38'	4.67'	S77°43'57"E
2	103.00'	22°17'57"	40.09'	20.30'	39.83'	S77°38'59"E
3	33.00'	41°15'22"	23.76'	12.42'	23.25'	N70°42'45"E
4	7.00'	41°01'06"	5.01'	2.62'	4.91'	N70°35'37"E
5	355.00'	42°07'34"	261.01'	136.72'	255.17'	S50°03'24"W

CURVE TABLE
(EXISTING BRADDOCK ROAD RIGHT OF WAY LINE)

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
6	88.00'	21°34'06"	33.13'	16.76'	32.93'	S78°04'09"E
7	112.00'	21°33'42"	42.15'	21.33'	41.90'	S78°03'57"E
8	62.00'	30°41'06"	33.20'	17.01'	32.81'	N75°48'32"E
9	38.00'	30°40'54"	20.35'	10.42'	20.11'	N75°48'26"E

EXHIBIT SHOWING PROPOSED
PARCEL C
WOODLEIGH CHASE, LLC

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40'
OCTOBER 28, 2020



Dewberry Engineers Inc.
13675 HEATHCOTE BLVD., SUITE 130
GAINESVILLE, VA 20155
PHONE: 703.468.2239
FAX: 703.468.2212



F:\PROJECT\50082195_NOVA Training Center\CAD\SURVEY\PLATS\RECORD\PARCEL_C_EXHIBIT.dwg

Board Agenda Item
February 9, 2021

ACTION - 3

Approval of a Resolution to the Virginia Department of Corrections, Board of Local and Regional Jails, for (1) Approval of the Planning Study, (2) Request for Reimbursement of Up to 25 Percent of Eligible Renovation Costs, (3) Waiver of the Value Management Assessment, and (4) Reimbursement by Phase of Completion for the Adult Detention Center Renovation Project

ISSUE:

Board approval of a Resolution (Attachment 1).

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors approve the Resolution (Attachment 1).

TIMING:

Board of Supervisors' approval is requested on February 9, 2021, to meet the Virginia Department of Corrections' (VADOC) submission deadline for the VADOC, Board of Local and Regional Jails' meeting to be held in March 2021.

BACKGROUND:

Virginia Code § 53.1-80 provides that the Commonwealth will reimburse up to one-fourth of the capital costs of a jail construction, enlargement, or renovation. Renovation of the Fairfax County Adult Detention Center includes, but is not limited to, the following upgrades to the facility:

- New and relocated Central Control Room
- Replacement and upgrade of the security and video surveillance systems (cameras, intercoms, services, and other related items)
- Replacement of security door hardware and operators
- Replacement of hot water systems production plants in the North and West buildings
- Replacement of HVAC air handler units in the North and West buildings
- Upgrades to Digital Control Systems, smoke control and electrical systems

The project is planned to be completed in three phases. The first phase, the West Hot Water Plant, is out for bid, and the second phase, the Electronic Security, is approximately 80 percent through design. The third phase, the Capital Renewal design,

Board Agenda Item
February 9, 2021

will commence in early 2021, and construction is scheduled to be completed by the end of 2025.

The Adult Detention Center – 2018 Project budget has been established at \$62 million. The Board of Supervisors approved funding of \$45 million as part of the 2018 Public Safety Bond Referendum, and \$17 million is anticipated from the General Fund, which will be allocated at future budget cycles. The Adult Detention Center Project is included in the FY 2021 – FY 2025 Adopted Capital Improvement Program (With Future Fiscal Years to 2030). The submission will request 25 percent reimbursement of eligible costs for an approximate reimbursement of \$10–15 million, assuming the Board of Local and Regional Jails approves the entire request.

The Resolution includes a request for approval of the Planning Study, reimbursement of all eligible costs, a request for waiver of Value Management Analysis, and a request for payment on a phase of completion basis rather than lump sum at the end of completion of the full project. Although Fairfax County is asking for a waiver on the VADOC Value Management Analysis requirement to minimize VADOC involvement with the project, a Value Engineering session will be performed in keeping with the Board of Supervisor’s policy.

FISCAL IMPACT:

If the county is awarded reimbursement, staff will advise the Department of Management and Budget of the amount approved and associated timing of reimbursement. The exact amount of reimbursement is unknown, but if approved by VADOC, could be approximately \$10-15 million, subject to appropriation by the Commonwealth.

ENCLOSED DOCUMENTS:

Attachment 1 – Proposed Resolution

STAFF:

Rachel Flynn, Deputy County Executive
Dave Rohrer, Deputy County Executive
Joseph M. Mondoro, Chief Financial Officer
Lt. Col. Mark Sites, Sheriff’s Office
Randolph W. Bartlett, Director, Department of Public Works and Environmental Services (DPWES)
Ronald N. Kirkpatrick, Deputy Director, DPWES, Capital Facilities
Carey F. Needham, Director, DPWES, Building Design and Construction Division

**RESOLUTION
ADULT DETENTION CENTER PROJECT**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic), on Tuesday, February 9, 2021, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, the Fairfax County Adult Detention Center is a Virginia Department of Corrections (VDOC) regional facility serving the jurisdictions of Fairfax County; Fairfax City; the Town of Vienna; the Town of Herndon; and the City of Falls Church. It is rated for 1,260 beds. The facility contains approximately 508,000 GSF contained in three buildings constructed at different times over the past approximately 35 years; and

WHEREAS, the East Building is a three-story 106,000 square foot building, constructed in the mid-1970's, renovated in 1982, and renovated and expanded in the mid-1990s; the North Building is a six-story 93,000 square foot building, constructed in the mid-1980's; and the West Building is an eight-story 309,400 square foot building, constructed in the late-1990's, and opened in the Fall of 2000; and

WHEREAS, the Virginia Administrative Code § 6 VAC15-81-90 requires that the Fairfax County Board of Supervisors (the Board) submit a resolution to the Board of Local and Regional Jails requesting approval of the Planning Study, and the reimbursement for eligible construction expenses; and

WHEREAS, Virginia Administrative Code § 6 VAC15-81-390 requires the performance of Value Management Analysis (VMA) for all projects costing ten million or more dollars, but that such VMA is not necessary in this instance because there are limited opportunities to alter the costs based on the nature of the proposed upgrades, and that as such, a waiver of the VMA requirement is appropriate; and

WHEREAS, the budget for the project has been established at sixty-two million dollars; funding of forty-five million dollars is from the 2018 Public Safety Bond Referendum, which has been fully allocated to the project and seventeen million dollars will be from the General Fund, which will be allocated at future budget cycles; and

WHEREAS, the Adult Detention Center Project is included in the FY 2021 – FY 2025 Adopted Capital Improvement Program (With Future Fiscal Years to FY 2030); and

WHEREAS, Fairfax County is eligible for reimbursement of the project's eligible construction costs pursuant to Section 53.1-80 of the Code of Virginia (1950) as amended; and

WHEREAS, since the project will not be completed until the end of 2025, the Board requests that the method for reimbursement of eligible construction costs be payments over a specified period of time (completion by phase) as specified in 6 VAC15-81-460; and

NOW THEREFORE, BE IT RESOLVED, on this 9th day of February 2021, that the Fairfax County Board of Supervisors requests that the Virginia Board of Local and Regional Jails approve the Planning Study, approve reimbursement of all eligible costs for the renovation of the Fairfax County Adult Detention Center, grant a waiver of the requirement for the Value Management Assessment, and approve that reimbursement be paid by completion of phase.

Adopted this _____ day of _____, 2021

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

Board Agenda Item
February 9, 2021

3:30 p.m.

Public Hearing on SEA 78-D-098-04 (Jill's House) to Amend SE 78-D-098, Previously Approved for a Medical Care Facility, to Permit Modifications to Development Conditions, Located on Approximately 4.89 Acres of Land Zoned R-2 (Dranesville District)

This property is located at 9011 Leesburg Pike, Vienna, 22182. Tax Map 28-2 ((1)) 9A.

PLANNING COMMISSION RECOMMENDATION:

On January 27, 2021, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of SEA 78-D-098-04, subject to the proposed development conditions dated January 13, 2021.

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)

Joseph Onyebuchi, Planner, DPD

3:30 p.m.

CLOSED SESSION:

- (a) Discussion or consideration of personnel matters pursuant to Virginia Code § 2.2-3711(A) (1).
- (b) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A) (3).
- (c) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, and consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel pursuant to Virginia Code § 2.2-3711(A) (7).
 - 1. *Anthry Raul Milla v. PFC McComas and PFC D. Brown*, Case No. 1:20-cv-694 (E.D. Va.)
 - 2. *Federal Realty Partners LP v. Fairfax County of Virginia, et al.*, Case No. CL-2020-0020522 (Fx. Co. Cir. Ct.) (Lee District)
 - 3. *Leslie B. Johnson, Fairfax County Zoning Administrator v. N Edgewood, LLC*, Case No. CL-2019-0017069 (Fx. Co. Cir. Ct.) (Dranesville District)
 - 4. *NS Reston, LLC v. Board of Supervisors of Fairfax County, Virginia, and Fairfax County Planning Commission*, Case No. CL-2019-0015831 (Hunter Mill District)
 - 5. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Norman J. Fry and Laura A. Fry*, Case No. CL-2020-0011752 (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. *Leslie B. Johnson, Fairfax County Zoning Administrator, and Elizabeth Perry, Property Maintenance Code Official for Fairfax County, Virginia v. Keun Hoon Lee and Yong Ja Lee*, Case No. CL-2019-0000700 (Fx. Co. Cir. Ct.) (Lee District)

8. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Phuoc V. Nguyen and Diana Thao Nguyen*, Case No. CL-2021-0000353 (Fx. Co. Cir. Ct.) (Mason District)
9. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Hyun B. Lee, Sook J. Lee, and Seung Han Lee*, Case No. CL-2020-0015797 (Fx. Co. Cir. Ct.) (Springfield District)
10. *Michael R. Congleton, Property Maintenance Code Official for Fairfax County, Virginia v. Donald M. Douglas and Louise L. Douglas*, Case No. CL-2013-0003838 (Fx. Co. Cir. Ct.) (Springfield District)
11. *Board of Supervisors of Fairfax County v. Mason District Little League, Inc.*, Case No. GV20-015639 (Fx. Co. Gen. Dist. Ct.) (Mason District)