



May 2019

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# The Braddock Beacon

## Meeting on June 3 to Examine Traffic Impacts of Land Use Projects Under Consideration

On Monday, June 3, I will hold a community meeting to discuss the cumulative transportation impacts of the three major land use cases currently under consideration in the Braddock District. We will also take a final look at the Erickson Living and Roberts Road rezoning proposals. The meeting will be held at Oak View Elementary School, 5004 Sideburn Road, Fairfax, at 7:30 p.m.

As you know, we currently have three significant land use cases under consideration: Erickson Living's proposal to put a Continuing Care Facility, affordable senior housing, and an all-abilities recreation center on the former Northern Virginia Training Center (NVTC) site; a proposal to put 44 houses at the northeast corner of Braddock Road and Roberts Road; and One University, a redevelopment proposal for student housing, affordable family housing, and affordable senior housing at the northeast corner of Ox Road and University Drive. You can read more about each of these projects in this newsletter. Transportation studies for each project have been completed and shared with the community at previous meetings. A slightly revised Operational Analysis for the Erickson Living site was submitted in March to reflect minor modifications in the project. An Operational Analysis for the Roberts Road site is currently under review.



Supervisor Cook Received the Fairfax County Special Education PTA Community Champion Award on May 4.

Because these sites are relatively near each other, any changes in traffic patterns could impact the same portion of Braddock Road. For that reason, I have asked Fairfax County Department of Transportation staff to review the individual traffic studies, look at expected trip distribution, and analyze the cumulative effect of these projects on Braddock Road traffic. Specifically, I've asked them to look at the updated trip generation for each site, the peak morning and evening trip distribution, and provide a summary. Based on these numbers, they will look at the level of service for key intersections on this segment of Braddock Road so we can get an idea of how traffic could be affected.

There will be traffic impacts. The NVTC site has been vacant for the past several years and not generating any trips. The homes on the Roberts Road site are currently vacant. And a more dense use has been proposed for

the One University property than what currently exists. But the projects also have mitigation measures and other features to reduce the impact. This analysis will provide an overview of the combined impact of these proposed projects.

The meeting will also serve as a wrap-up for the Erickson Living and Roberts Road rezoning proposals. I have asked the developers to spend a few minutes briefly summarizing changes that have been made since our last community meetings on these projects in early February. After the presentations, there will be an opportunity for the audience to ask questions and make comments. I hope that you will attend this important community meeting.

## Cook in the Community

**One University Comprehensive Plan Community Meeting:** Supervisor Cook hosted a community meeting on One University's Comprehensive Plan with County Staff at Fairfax Villa Elementary on April 8.

**Volunteer Service Awards:** Supervisor Cook attended the Annual Volunteer Service Awards hosted by Volunteer Fairfax on April 24. You can read more about the awards and our Braddock District Community Champion below.

**Lunch N' Life:** Supervisor Cook was the guest speaker for the Shepherd Center of Fairfax-Burke's Lunch N' Life program on April 25.

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**Braddock Glen Community Meeting:** Supervisor Cook spoke to the residents of Braddock Glen on May 2 about a proposed wellness center on the site.

**Little Run Citizen's Association (LRCA) Annual Meeting:** Supervisor Cook attended and spoke at the Little Run Citizen's Association (LRCA) Annual Meeting on May 3.

**2019 Fairfax County SEPTA Awards:** Supervisor Cook attended the 2019 Fairfax County Special Education PTA awards where he received the Community Champion award.

# Braddock Neighborhood News

Supervisor Cook hosts a monthly television show, Braddock Neighborhood News, on Fairfax County Channel 16, which is available on most cable networks. Supervisor Cook invites special guests to cover important topics on important matters that affect the Braddock District. This month Supervisor Cook interviews Pete Earley, a former Washington Post reporter and mental health advocate. Tune in to hear how Earley became involved in advocacy and his thoughts on Diversion First. Episodes air on Sundays at 5 p.m., Wednesdays at 7 p.m. and Fridays at 5 p.m. You may also watch the episodes online.



# Community News

## Supervisor Cook Names Allan Robertson Braddock District Community Champion



Allan Robertson, President of Ravensworth Farm Civic Association and [Save Lake Accotink](#) was named the 2019 Braddock District Community Champion. Allan was one of the founding members of the local environmental group Save Lake Accotink, which has grown into a major grass-roots organization.

The group formed when residents heard that the lake was in danger of disappearing due to sediment build up and expensive dredging costs. Under Allan's leadership, the group installed hundreds of yard signs around the County showing their support for conserving the lake. The group also collected thousands of petition signatures to add a bond question on the 2019 ballot to fund a full dredging of the lake and forebay construction. The petition was presented to the Park Authority and Supervisor Cook entered it into the record of the

Board of Supervisors in June 2018. This week the Board voted to include funding for Lake Accotink's preservation in the FY2021 Capital Improvement Plan (CIP) and the Board's Budget Guidance.

Allan's activism and leadership has inspired his neighbors and Braddock residents to get involved in their community. His outstanding contributions and dedication to the Braddock District are what makes him a true Community Champion.

### **Braddock District Council Supervisor Candidate Forum**

Wednesday, May 8 at 7:30 p.m. at Braddock Hall 9002 Burke Lake Road, Burke, VA.

Come meet and ask questions to the candidates running for Braddock Supervisor.

#### Agenda

- 7:30 Best of Braddock Awards Committee Selected  
BDC Officers Nominating Committee Selected
- 7:40 Approve April Meeting Minutes
- 7:45 Braddock Supervisor Candidates Forum
- 9:00 Meeting Adjourns

### **Best of Braddock Awards - Send Nominations by May 31, 2019**

The Best of Braddock Awards is a joint Braddock District Council of Community Associations and Braddock District Supervisor program to recognize citizens, organizations and businesses of the Braddock District whose excellent performance or contributions to the welfare, beauty, or strength of Braddock District deserve special recognition. Categories include:

- Citizen of the Year
- Young Person of the Year
- Neighborhood Enhancement or Beautification
- Commercial Beautification or Improvement
- Most "Can-Do" Public Employee
- Most Outstanding Business Person
- Club or Organization Making a Difference

Nomination forms are available at [bdcfx.org](http://bdcfx.org) in Word and PDF.

Please attach the nomination form with any documentation, letters of endorsement, pictures, or related materials that support your nomination. Send the complete nomination package prior to May 31, 2019 and deliver or send by mail or email to:

#### Best of Braddock Awards

c/o Supervisor John C. Cook & Braddock District Council  
9002 Burke Lake Road, Burke, VA 22015  
Attn: Ann Sharp

E-mail: [ann.sharp@fairfaxcounty.gov](mailto:ann.sharp@fairfaxcounty.gov).

Best of Braddock Awards will be presented at the Braddock District Council's Annual Picnic on Wednesday, July 10, 2019.

If you have questions or need additional information, please contact Ann Sharp at the e-mail address above, or call 703-425-9300.

## **National Bike to Work Day**

Thousands of National Capital area residents will take part in the 19th annual National Bike to Work Day celebration on Friday, May 17, 2019. The event promotes the bicycle as a healthy, economical and fun commuting option. Commuters can choose to bike to work or transit, and stop by one of the 115 Bike to Work Day pit stops across the region to enjoy cheers, refreshments and giveaways. Online registration is open for this year's event, with a new option for Fairfax County commuters to participate on alternate dates or without the need to stop by a physical pit stop.

For more information on Bike to Work Day in Fairfax County, visit

<https://www.fairfaxcounty.gov/transportation/bike-walk/bike-events/biketoworkday2019/>. Please contact [bikefairfax@fairfaxcounty.gov](mailto:bikefairfax@fairfaxcounty.gov) or call 703-877-5600.

## **Lightning Alert System Installed at GMU on West Campus, Testing May 23 - LISTEN FOR SIRENS**

A new lightning alert system has been installed on George Mason University's West Campus (Fairfax) to provide weather warnings to students, employees, and visitors who are outdoors on recreation fields, athletic fields, or attending outdoor sporting events. When lightning is detected within 10 miles of campus, a loud 15-second siren will sound. Thirty-minutes after the last lightning strike within a 10-mile radius of campus, three five-second siren bursts will sound to signal that it is safe to resume activities outdoors. Although this system is installed on the West Campus, the siren will be heard throughout the Fairfax Campus and surrounding area. This system is currently scheduled to be operation from 9:00 a.m. to 11:00 p.m. daily. For an overview of the system please see the following link: <https://www.youtube.com/watch?v=zJe7u90SzOo>.

A test of the system will occur on May 23rd at noon. During the test, both the 15-second siren and the three five-second siren blasts will be sounded. After 12:30 on May 23rd the system will be fully operational. When you hear the siren, for your safety seek shelter in a building or vehicle.

For additional information about emergency preparedness at George Mason University, please visit <http://ready.gmu.edu> or contact the Environmental Health and Safety Office at 703-993-8448, or [safety@gmu.edu](mailto:safety@gmu.edu).

# Citizen of the Month

## **Carolyn LaRosa**

Most people struggle completing their to-do list in their daily budget of 24 hours. Then there are people like Carolyn LaRosa, the May 2019 Citizen of the Month. Carolyn has been a Braddock District resident for about 30 years and has a long track record of giving back to her community. She is a 25-year member of St. Mary of Sorrows' Parish Social Ministry and currently helps organize food pantry distribution. Through the Parish's Gabriel Project Carolyn collects and donates excess baby items and clothing from thrift stores to help single mothers in need. At the Lamb Center Carolyn provides lunch for 60 people in need. Then there are the Lunch N' Learn programs for senior citizens at the Shepherd Center of Fairfax-Burke. She also finds time to help families in need by bringing them extra food donated by Wildflower Catering.

In addition to charity, Carolyn serves on the board of the Kings Park West Homeowners Association after serving 25 years on the community's Civic Association board. Carolyn's work has touched many lives of Braddock District residents and serves as a great example of just how much one can give back to their community.

# Human Resources

## **Aging in Place: Nutrition and Brain Health**

Braddock District Council's Aging in Place Committee presents Nutrition & Brain Health on Wednesday, May 15 at 1 p.m. in the Kings Park Library Meeting room. This seminar will focus on nutrition's role for brain health & how to add brain food to your diet. Cathy Turner, Virginia Hospital Center will be the speaker.

## **Medicare 101 - Registration required - Please register by calling 703-324-5851, TTY 711.**

May 13, 1:00 p.m. - 2:30 p.m. at Woodrow Wilson Library, 6101 Knollwood Drive, Falls Church.

Learn the facts about health insurance for older adults. Registration required. Please register by calling 703-324-5851, TTY 711. For county services for older adults and caregivers, go to [www.fairfaxcounty.gov/OlderAdults](http://www.fairfaxcounty.gov/OlderAdults).

## **Telephone Caregiver Support Group**

May 14, 7:00 p.m. – 8:00 p.m. You must register in advance to receive the access telephone number for the group call. To register, go to [www.fairfaxcounty.gov/familyservices/Older-Adults](http://www.fairfaxcounty.gov/familyservices/Older-Adults), scroll to Hot Topics, click on Caregiver Support Group, and link to the webinar registration page.

## **AARP Smart Driver Class**

May 28 & 29 (two-day class), 10:00 a.m. – 3:00 p.m. at Vinson Hall (Community Residence), 6251 Old Dominion Dr., McLean. This class covers safe driving practices, skills and strategies you can use on the road every day. \$15 AARP Members/\$20 non-members. To register, call 703-538-3061. (Contributed by the Golden Gazette)

## **African Drumming Funfare!**

May 30, 12:00 p.m. Wakefield Senior Center at the Audrey Moore RECenter, 8100 Braddock Road Annandale, VA. Join Kofi Dennis in making steady-beat and rhythmic patterns with the African djembe drums and shekeres. There will be lots of movement, singing and chanting! Limited seating. Please RSVP by calling 703-321-3000.

# Land Use

## **Upcoming Braddock District Land Use Meetings**

### **Braddock District Land Use and Environment Committee Meeting**

Tuesday, May 21 at 7:30 p.m. – Braddock Hall

### **Community Meeting on Traffic Impacts of Braddock District Projects & Update on Erickson Living and Roberts Road Rezoning Proposals**

Monday, June 3 at 7:30 p.m. – Oak View Elementary School, 5004 Sideburn Road, Fairfax

*NOTE: Community Meetings will be live-streamed on Facebook Live. The videos will also be available for viewing following the meetings. Please visit Supervisor Cook's Facebook page. Meeting materials will also be posted on Supervisor Cook's website.*

## **Upcoming Planning Commission & Board of Supervisors Hearings**

### **Planning Commission – Decision Only on Comprehensive Plan Amendment for One University Site**

Wednesday, May 8 at 7:30 p.m. – Government Center Auditorium

*Note: This is for decision only; no public testimony will be heard*

### **Board of Supervisors Hearing on Comprehensive Plan Amendment for One University Site**

Tuesday, May 21 at 4:00 p.m. – Government Center Auditorium

## **Zoning Ordinance Updates**

### **New Fairfax County Sign Ordinance**

Did you know that Fairfax County recently adopted a new Sign Ordinance? On March 19th, the Board of Supervisors approved the new regulations, which were made effective the following day. The Sign Ordinance regulates all types of signs on private property within the County. For this reason, the Ordinance is of interest to both homeowners and business owners.

For homeowners, the new regulations establish “yard signs,” allowing homeowners to display small signs on their lots for a variety of purposes. Each lot developed with a residential use is allowed to display up to 12 square feet of signs. However, no single sign can be more than 4 square feet in size, and the height of any freestanding sign is limited to 4 feet.

For businesses and other non-residential uses, the new regulations allow for certain types and sizes of permanent signs, as well as a number of different “minor sign” types (formerly referred to as “temporary signs”). The minor signs that are allowed include square footage for signs such as banners, as well as A-frame signs and window displays. Depending on the road class that the property is located along, 24 to 32 square feet of signs is allowed per lot. However, only two freestanding signs are allowed at one time, with a maximum height of 4 feet.

Prohibited signs include moving or windblown signs, such as inflatable characters, balloons, or feather flags; any sign that displays flashing or animated lights; signs placed on the roof of a building, and off-premise commercial signs, except that commercial signs can be placed on a residential lot as a yard sign when displayed from noon Friday until noon Monday (real estate open house signs, for example); and signs that impair traffic.

For more information, visit the Department of Planning & Zoning website at <https://www.fairfaxcounty.gov/planning-zoning/zoning/sign-ordinance>. For concerns or complaints regarding signs, please contact the Department of Code Compliance at <https://www.fairfaxcounty.gov/code/> or call 703-324-1300.

### **Fairfax County Zoning Ordinance Modernization Project**

Fairfax County is modernizing its 40-year-old Zoning Ordinance through the Zoning Ordinance Modernization Project, or zMOD. The goals of the project are to improve the format and structure, better categorize land uses, remove inconsistencies, and make the Ordinance more readable. The Consolidated Draft was developed in four parts over the past 16 months through the combined work of Fairfax County zMOD staff and an outside consultant, and with input from public outreach and engagement, as follows:

- Industrial uses
- Public, institutional and community uses
- Agricultural and commercial uses

- Residential, accessory and temporary uses

The proposed land use regulations include:

- Tables showing where each use is allowed as a permitted, special exception (SE), or special permit (SP) use in each zoning district
- A reorganized list of general standards, as well as use-specific standards for the individual uses or categories of uses; and
- A definition for each individual land use, as well as definitions for each broader category into which the uses are categorized.

A public meeting will be held on Tuesday, May 14, at 7 p.m. at the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, in Conference Rooms 4 and 5. The meeting can also be viewed live on the Fairfax County Zoning Facebook page, <https://www.facebook.com/fairfaxcountyzoning/>. For more information, visit the zMOD webpages to view both current and previous presentations and documents for the project and to provide comment: [www.fairfaxcounty.gov/planning-zoning/zmod](http://www.fairfaxcounty.gov/planning-zoning/zmod).

## **Comprehensive Plan Amendments & Rezoning Proposals**

### **Comprehensive Plan Amendment for One University Site**

On April 24, the Planning Commission held a hearing on the proposed Comprehensive Plan Amendment for the One University site. Twenty-one speakers testified on a variety of issues, including density; size and scope of the proposed project; character and intensity; traffic, particularly pedestrian traffic; the loss of mature trees buffering the neighborhoods to the north; environmental concerns; noise from both residents and utilities, including HVAC systems and trash pick-up; and impact on schools. Several speakers also highlighted the severe need for affordable housing, which this proposal would provide. Because of the late hour at which the public testimony was completed, the final decision was deferred for two weeks to give Planning Commissioners an opportunity to review the testimony and consider the proposal. The Planning Commission is scheduled to vote on the Comprehensive Plan Amendment on Wednesday, May 8, at 7:30 p.m.

A Comprehensive Plan Amendment is being considered because of a proposal submitted by One University Development Partners, LLC, to redevelop 10.84 acres at the northwest corner of the intersection of University Drive and Ox Road with 100 affordable senior housing units, 140 affordable multi-family housing units, and 340 student housing units with approximately 800 beds. This site is currently developed with office space for the Fairfax County Redevelopment and Housing Authority (FCRHA) and 46 affordable townhouses. The existing Comprehensive Plan recommends this area be used for Public Facilities, Institutional and Governmental Use. The smaller mostly treed parcel just to the north of the FCRHA building is planned for residential use at 3-4 dwelling units per acre.

County Planning staff has recommended that the Comprehensive Plan be modified to allow a redevelopment option for higher-density residential development at this site as a transitional use between the George Mason University campus and the lower-density residential uses to the north. The option they recommended would allow up to 240 multi-family housing units, affordable to households earning 60 percent or less of the Area Median Income, and up to 340 multi-family units envisioned to serve the GMU student population. A limited amount of public meeting space to accommodate continued use by the Fairfax County Redevelopment and Housing Authority would also be allowed. The staff recommendation states that redevelopment should demonstrate compatibility with neighboring residential uses and the character of the Route 123/Ox Road corridor through satisfaction of several conditions:

- A continuous landscaped buffer should be provided along the northern boundary of the site, with a 90-foot-wide buffer along the northern boundary of Parcel 2B, adjacent to Royal Legacy Estates, and a minimum 50-foot-wide buffer along the remaining northern boundary of Parcel 11A.
- A minimum 25-foot-wide landscaped buffer should be maintained along the Ox Road frontage, in addition to the existing 15-foot power line easement.
- Existing healthy mature trees located within buffer areas should be preserved, to the extent feasible, and supplemented with evergreen and understory vegetation to provide a year-round visual buffer to neighboring residences.
- High-quality architecture should be provided that is residential in character and includes architectural treatment of all building facades that is compatible with and complements other uses in the area. Façade treatments should extend onto any exposed parking levels along University Drive and internal roadways, to the extent practical.
- Vehicle trips generated by the development should be reduced by providing safe, attractive, and secure pedestrian and bicycle facilities that improve access to GMU, bus stops, and other local services.
- Streetscape areas along Ox Road and University Drive should include features such as street trees, landscaped areas, wide sidewalks, pedestrian-scaled lighting, and other amenities, as well as high-quality crossings to the university, as appropriate.
- The Resource Protection Area and Environmental Quality Corridor along the western boundary of the site should be identified and protected. Previously-developed portions of those areas should be restored and revegetated, including removal of existing structures, and there should be no new development within those areas.

The Braddock District Land Use and Environment Committee voted to recommend against approval of the Comprehensive Plan Amendment by a vote of 8 to 3, with one abstention. The Committee noted in their resolution that they recognize the need for affordable housing for families and seniors and for housing for university students close to the GMU campus. However, they expressed concern about compatibility with neighboring residential uses, noting that the proposed building mass and height would overwhelm protections the tree buffer and vegetation might provide. The Committee also cited concern about light pollution, visual impact, and noise.

The Comprehensive Plan Amendment will be considered by the Board of Supervisors at 4:00 p.m. on Tuesday, May 21 in the Government Center Auditorium. If you are interested in providing testimony, it is recommended that you sign up in advance to make sure you are on the speakers list. You may also submit written comments in advance of the hearings. To testify before the Board of Supervisors, you can sign up and see a video on how to testify at: <https://www.fairfaxcounty.gov/bosclerk/speakers-form>.

The staff report on the proposed Comprehensive Plan Amendment for the One University site is available at: <https://www.fairfaxcounty.gov/planning-zoning/sites/planning-zoning/files/assets/documents/compplanamend/oneuniversity/2018-ii-f2.pdf>.

Past presentations from community meetings are available on Supervisor Cook's website at: <https://www.fairfaxcounty.gov/braddock/land-use-and-zoning>. The summary and full text of the Traffic Impact Study are also on the website at: <https://www.fairfaxcounty.gov/braddock/one-university-community-transportation-meeting>.

Please note that the Planning Commission decision and Board of Supervisors hearing are on the Comprehensive Plan Amendment for the One University site, not on the specifics of the proposal by One University Development Partners. Those details will be considered as part of the rezoning process, which will go before the Planning Commission and Board of Supervisors in July. A community meeting will be scheduled to discuss the rezoning proposal in June.

## **Erickson Living Proposal for a Continuing Care Facility, Affordable Senior Housing, and an All-Abilities Community Recreation Facility**

Erickson Living is proposing a Continuing Care Facility (CCF), a public indoor all-abilities recreation facility with an outdoor recreation area, and age-restricted affordable dwelling units on the site of the former Northern Virginia Training Center on Braddock Road. The proposed CCF would consist of 1,050 independent living units and 175 assisted living and skilled nursing units. It would include 12 buildings connected by an internal network of sidewalks, trails, and overhead pedestrian bridges between buildings. Each of the buildings is proposed to be five stories located over one level of underground parking. The buildings would be located within the existing loop road and pavilion/open field area. The overall development would total approximately two million square feet of gross floor area. A total of 1,781 parking spaces would be provided, or 1.45 per unit, with surface parking areas to serve staff and visitors and parking garages underneath the buildings to serve residents. The primary access point would be the existing signalized intersection at Braddock Road and Burke Station Road. An entry drive would lead to a gatehouse providing secure access to the CCF site.

In order to address the affordability component, the applicant has proposed to set aside land for an age-restricted affordable housing building on the northwest corner of the property, the site of the two former group homes. The building would provide approximately 80 units of much-needed affordable senior housing. The applicant has proposed partnering with a private affordable housing developer for this building, which would not be part of the proposed CCF. Access would be at the existing entrance across from Red Spruce Road.

The applicant has also proposed to dedicate land to the Fairfax County Park Authority for an approximately 35,000-square foot public indoor all-abilities recreation facility on the eastern side of the property. The facility would be sized for two full basketball-sized multi-purpose courts which could be used for a variety of activities, including wheelchair basketball, pickleball, volleyball, and more. The building would also contain flexible space which could be used for a mixture of fitness programs and community events, with a particular focus on those serving individuals of differing abilities. A garden area, picnic area, playground, or outdoor recreation area could be located adjacent to the facility. Because there is no funding budgeted for this project, Supervisor Cook plans to launch an effort to privately raise funds for this innovative, forward-looking project. Access would be provided at the existing entrance across from Fairfax Memorial Park. The applicant has also proposed to build a short connecting road to provide access to the signalized intersection at Burke Station Road.

County staff, including reviewers from Planning and Zoning, Transportation, Urban Forestry, Stormwater, the Water Authority, and the Park Authority, are continuing to examine the proposal and meet with the applicant to work out details. Erickson Living will be submitting a slightly modified plan later this month which is expected to reflect minor changes requested by county staff.

Supervisor Cook will be holding a community meeting on June 3 for county staff to present information on the cumulative traffic impacts of the Erickson Living and other nearby land use projects under consideration. The developer will also summarize any changes to the Erickson Living proposal and respond to any outstanding questions at this meeting. Please see Page 1 for more details.

The developer's presentations on this project are available on Supervisor Cook's website at: <https://www.fairfaxcounty.gov/braddock/training-center-and-state-police-site>. The full traffic Operational Analysis and information from previous meetings are also available for your review. If you would like to view the meetings, they are available on Supervisor Cook's Facebook page. Click on [www.facebook.com/SupervisorCook](http://www.facebook.com/SupervisorCook), scroll down to "videos," and select the one you wish to view.

The Planning Commission has scheduled a public hearing on this rezoning application for June 19. It is scheduled to go before the Board of Supervisors on July 16.

## **Redevelopment Proposal for Northeast Corner of Braddock Road and Roberts Road**

Roberts Road Investment LC has submitted a proposal to put 44 single-family detached homes on the 9.94-acre site at the northeast corner of Braddock Road and Roberts Road. The houses are proposed to be a maximum of 60 feet in height. The site plan would allow preservation of the sizeable Southern magnolia tree in front of one of the existing houses. In response to comments from the community and staff, slightly more tree save would be provided along the eastern property line with University Park as well as a larger tree buffer along Braddock Road. Vehicular access would be from a single entrance on Roberts Road. The proposed layout would provide 28 on-street parking spaces in addition to parking in the driveways of homes. The applicant's traffic engineer has stated that there would be a one percent increase in traffic during both the AM and PM rush hours. VDOT is currently reviewing the Operational Analysis for this site.

Supervisor Cook will be holding a community meeting on June 3 for county staff to present information on the cumulative traffic impacts of the Roberts Road proposal and other nearby land use projects under consideration. The developer will also summarize any changes to the Roberts Road proposal and respond to any outstanding questions at this meeting. Please see Page 1 for more details. The developer is still making adjustments to its proposal. Those should be available prior to the June 3 meeting.

The Planning Commission has scheduled a public hearing on this rezoning application for June 26. It is expected to go before the Board of Supervisors on July 30.

### **Braddock District Land Use & Environment Committee**

The Braddock District Land Use and Environment Committee will meet on **Tuesday, May 21, at 7:30 p.m. in Braddock Hall**. The Committee will receive an update on the Erickson Living proposal. Braddock District Land Use and Environment Committee meetings are open to the public.

### **Cases Filed with the Board of Zoning Appeals**

The Fairfax County Board of Zoning Appeals (BZA) hears and makes decisions on requests for variances (relief from specific zoning regulations such as lot width, building height, or minimum yard requirements) and Special Use Permits. It meets on Wednesdays beginning at 9:00 a.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax. BZA meetings are also aired live on the county government's cable TV Channel 16. Residents who have concerns about an application are encouraged to submit a letter for the record or testify at the hearing on the case. You may register to testify at <https://www.fairfaxcounty.gov/dpz/bza/bzaspeaker.htm>. These matters will not come before the Board of Supervisors, but will be decided by the BZA. Staff reports are normally available two weeks before the scheduled hearing.

### **Holy Spirit Catholic Church – 5101 Woodland Way & 8800 Braddock Road, Annandale SPA 85-A-007-04**

On April 24, the BZA approved by a vote of 5 to 0 an application to replace and improve the existing narthex. The addition will include a covered porch area in front of the sanctuary and other improvements to the drop-off and pick-up area, particularly for those with limited mobility. The applicant does not propose to modify the number of seats in the sanctuary or any of the other buildings, including the school, administrative offices, or rectory. Information, including a map of the site and staff report, may be found here: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SPA&seq=4257374>.

### **Jonathan Brent Sisco, Jo Hee Sisco, and Gay Hee Lee – 10708 Stanhope Place, Fairfax SP 2019-BR-022**

The applicant is seeking to add an accessory dwelling unit. This application is scheduled to go before the BZA on June 12. Information, including a map of the site and staff report, when available, may be found here: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=SP&seq=4230441>.

If you have any further questions regarding any of these land use cases or any other issues of concern to you, please email my office at [braddock@fairfaxcounty.gov](mailto:braddock@fairfaxcounty.gov) or call us at 703-425-9300.



FREE!  
 FAIRFAX COUNTY PARK AUTHORITY  
**Summer Entertainment Series**  
**Braddock Nights** 2019  
 Friday Evenings • 7:30-8:30 p.m.

Welcome to our summer 2019 season! This series of free musical performances presents a wide array of performances from classical to bluegrass and everything in between. It's an informal atmosphere and you're encouraged to bring a picnic dinner, blankets and lawn chairs. Come relax with friends and family and celebrate the end of the workweek! Volunteers are always welcome! For more information, please contact my office at (703) 425-9300 or braddock@fairfaxcounty.gov. I look forward to seeing you this summer.

Sincerely,  
 John C. Cook, Braddock District Supervisor



**Lake Accotink Park**  
 7500 Accotink Park Road, Springfield

**JULY**

- 5 City of Falls Church Concert Band (Concert Band)
- 12 Karl Stoll & The Danger Zone (Rock, Blues)
- 19 Natty Beaux (Swing)
- 26 Alt Washingtonla Schuhplattler Verein (Alpine Dance/Music)

**AUGUST**

- 2 The United States Army Blues (Jazz)
- 9 Karen Collins & The Backroads Band (Honky Tonk)
- 16 City of Fairfax Band - Alte Kameraden German Band (Music of Germany)
- 23 Big Howdy Band (Bluegrass)

**Royal Lake Park**  
 5344 Gainsborough Drive, Fairfax

**JULY**

- 5 Rhodes Tavern Troubadours (Roots Rock)
- 12 Brass 5 (Light Classical, Jazz)
- 19 King Teddy (Swing)
- 26 Patty Reese Band (Blues, Roots Rock)

**AUGUST**

- 2 The Groove Factor (80's Funk, R/B)
- 9 Cool McFlinn (Irish Folk)
- 16 Wayne Henderson and Helen White (Traditional Appalachian)
- 23 The Pietasters (Ska)

Braddock Nights is presented in partnership with the supporters of Braddock Nights and generous contributions from the following sponsors:



The Summer Entertainment Series is made possible through corporate and private donations. To donate, visit [fairfaxparkfoundation.org/projects](http://fairfaxparkfoundation.org/projects)



[www.fairfaxcounty.gov/parks/performances](http://www.fairfaxcounty.gov/parks/performances)

Concerts are canceled due to inclement weather.

Call (703) 324-SHOW (7469) one hour prior to the showtime for updates.



