



August 2019

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# The Braddock Beacon

## National Night Out

Supervisor Cook toured the Braddock District with Fairfax County Police Lieutenant Wilson Lee for National Night Out on August 6. They visited nine neighborhoods in total and enjoyed great food and company the entire time.

National Night Out is an annual event where police departments and communities come together for bar-b-ques, block parties, and other get togethers. It helps strengthen the bond of trust between police and the communities they serve while providing a casual and fun environment.



# 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 affecting the Braddock District. This month Supervisor Cook will focus on local non-profit foundations. The episode will feature interviews with Bobbi Longworth, the Executive Director of the Fairfax County Park Foundation; Linda Sullivan, the President and CEO for ArtsFairfax; and Brian Engler, the Former Chairman of the Fairfax Library Foundation and the current Braddock District Representative to the Fairfax County Library Board.

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

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the Braddock Beacon...

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## Community News

### Political (Minor) Signage

As we enter the upcoming political season, political signs will begin to be seen on private properties and along public rights-of-way, and Department of Code Compliance (DCC) will be receiving complaints for them. Under the new Sign Ordinance, there is no longer a ‘political sign’ as it is now classified as a “minor sign” that is defined as:

MINOR SIGN: Any sign that is (1) designed to be easily moved, (2) typically not permanently attached to a structure or the ground, and (3) is not illuminated. Such signs include, but are not limited to, A-frame signs, banners, posters, window signs, yard signs or other moveable signs.

For purposes of this Article, flags and vehicle signs are not minor signs.

### Signs on Private Property

Par. 4 and Par. 5 of 12-105 regulates these signs:

4. Yard signs on any lot developed with a residential use cannot exceed 12 square feet in total area, with no single sign exceeding 4 square feet in area and a height of 4 feet. *(On a residential lot, there could be one (1) 3' x 4' tall sign, two (2) 3' x 2' signs, three (3) 2' x 2' signs, or any combination of signs to meet the 12 square feet requirement)*

5. For non-residential uses, minor signs are permitted as follows:

A. For non-residential uses located on a lot with frontage on a major thoroughfare, building-

mounted and freestanding minor signs are allowed, not to exceed 32 square feet in total sign area per lot. If freestanding, no more than 2 such signs are allowed per lot with a maximum height of 4 feet. *(On a non-residential lot, there could be one (1) 4' x 8' sign or two (2) 4' x 4' signs.)*

B. For all other non-residential uses, building-mounted and freestanding minor signs are allowed, not to exceed 24 square feet in total area per lot. If freestanding, no more than 2 such signs are allowed per lot with a maximum height of 4 feet. *(On other non-residential lots, there could be one (1) 6' x 4' tall sign or two (2) 3' x 4' signs.)*

### Signs in the Right-of-Way

Generally, no signage can be placed in the public right-of-way; however, DCC levies fines for signs in some locations.

### **Backlick Road and Leesville Boulevard Intersection Improvements Fairfax County**

Find out about planned intersection improvements at Backlick Road (Route 617) and Leesville Boulevard, including new flashing yellow arrows for both directions of Backlick Road, three new signalized pedestrian crosswalks, and Americans with Disabilities Act (ADA) complaint curb ramp upgrades.

Review project information at [www.virginiadot.org/projects](http://www.virginiadot.org/projects), or at VDOT's Northern Virginia District Office at 4975 Alliance Drive, Fairfax, Virginia 22030. Please call ahead at 703-259-2752 or TTY/TDD 711 to ensure appropriate personnel are available to answer your questions.

If your concerns cannot be satisfied, VDOT is willing to hold a public hearing. You may request that a public hearing be held by sending a written request to Ms. Tien-Jung Ho, P.E., Virginia Department of Transportation, 4975 Alliance Drive, Fairfax, VA 22030 on or prior to August 19, 2019. If upon receiving public comments it is deemed necessary to hold a public hearing, notice of date, time and place of the hearing will be posted.

VDOT ensures nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964. If you need more information or special assistance for persons with disabilities or limited English proficiency, contact VDOT Civil Rights at 703-259-1775.

### **Burke Lake Road and Shiplett Boulevard Intersection Improvements Fairfax County**

Find out about planned intersection improvements at Burke Lake Road (Route 645) and Shiplett Boulevard, including new flashing yellow arrows for both directions of Burke Lake Road, four new signalized pedestrian crosswalks, and Americans with Disabilities Act (ADA) compliant curb ramp upgrades.

Review project information at [www.virginiadot.org/projects](http://www.virginiadot.org/projects), or at VDOT's Northern Virginia District Office at 4975 Alliance Drive, Fairfax, Virginia 22030. Please call ahead at 703-259-2752 or TTY/TDD 711 to ensure appropriate personnel are available to answer your questions.

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### **Made in Fairfax Network**

Are you a local maker looking to build your business and promote your product? Fairfax County is launching the “Made in Fairfax” Network for Small-Scale Producers- from textiles, hardware, woodworking, and metalworking to breweries and local food production. Goals of the network include: helping to build connections between peer makers; creating events to promote local businesses & products; educational opportunities for makers to grow their businesses; providing input to the County on ways to support business growth; establishing a logo & branding campaign for products Made in Fairfax; and creating a directory to promote these products. There is no cost to participate in this group. Interested? Fill out the registration form at <https://bit.ly/2XkGwgc> or email [MadeinFairfax@fairfaxcounty.gov](mailto:MadeinFairfax@fairfaxcounty.gov).

### **Election Officers Needed!**

The Office of Elections is currently recruiting voters to serve as Election Officers a few days a year, including the upcoming [2019 elections](#). Election Officers are needed at each of the 243 precincts in Fairfax County to run the polls and assist the voters. [Training](#) begins in September.

There is a particular need for language officers in certain areas of the County who speak Korean or Vietnamese.

- View the [“Being an Election Officer” Video](#), [Korean Video](#) and [Vietnamese Video](#) on Youtube
- Listen to the Podcast [“Need for Election Officers”](#)

To apply, fill and submit the online form located at <http://www.vote4fairfax.com/apply>.

For more information, you can call the office at (703) 324-4735 or visit the Office of Elections [website](#) or call the office at 703-324-4735.

In order to be an Election Officer, you must:

- Be fluent in English
- Be a registered voter in the Commonwealth of Virginia
- Be able to fulfill the Federal I-9 employment eligibility requirements
- Attend a 3-hour training class
- Arrive at the polling place at 5:00 am and remain until all work has been completed after the polls close at 7pm
- Have basic computer skills

The Election Officer’s main priority is to ensure the accuracy and integrity of the election process. A typical Election Day consists of:

- arriving one hour before polls open to set up voting equipment
- hanging up pertinent signage
- preparing the polling room for voting
- processing voters throughout the day
- assisting with operating voting equipment
- securing voting equipment and closing down the polling place at the end of the day

Election Officers are offered a stipend of \$175 for serving a full day. We especially encourage bilingual citizens to serve as we need language assistance in many precincts. Residency in Fairfax County is not required.

It is a wonderful opportunity for those interested in the election process or public service, and we need civic-minded individuals to help make Election Day a success!

## Human Services Corner

### **Decluttering & Downsizing: You Can't Take it With You,**

Sponsored by the Braddock District Council Aging in Place Committee, Wednesday, August 21 at 1:00 p.m., Kings Park Library Meeting Room, 9002 Burke Lake Road. Join speaker Dolores Cole, of AARP discuss "too much stuff; practical, easy to follow tips, and learn how to get started!"

### **Disabled American Veterans**

Attention military veterans, the Disabled American Veterans meet most third Saturdays of the month at 10:00 a.m. at the American Legion Post 177, 3939 Oak Street, Fairfax, VA. Advisors are available to assist with your claims after the general membership meeting. Please check their website to make sure they are meeting <https://www.davchapter10va.org>, or call 571-354-0363.

### **Care Wise: A Community Resource Conference**

Presented in cooperation with the Fairfax Area Long Term Care Coordinating Council (LTCCC)

Thursday, September 12, 2019; 8:00 a.m. – 3:30 p.m.

Recommended for care professionals, case managers, social workers, clinicians, residential staff, students and other community advocates

Presentations, Panel Discussions and Exhibitor Topics designed to enhance awareness of:

- Resources for Older Adults, Individuals with Disabilities and Veterans
- Mental Health Connections
- Continuum of Care Information
- Aging in Place Strategies

Fairfax County Government Center 12000 Government Center Parkway Fairfax, VA 22035

No charge for attendance; complimentary lunch provided Space is limited. Register at <https://www.surveymonkey.com/r/CarewiseConf2019> by September 5, 2019

### **Back in the Groove: Tools for a Smooth Reentry to a New School Year**

With Kelly Henderson, Ph.D. Executive Director, Formed Families Forward

Thursday, August 22, 2019 from 6:30 p.m.-8:00 p.m.

Offices of Formed Families Forward

4031 University Drive, Ste. 100

Fairfax, VA

Kick off new school year preparation with Formed Families Forward. Enjoy a relaxed evening with other parents and caregivers as we get creative with tools for laying the groundwork for a successful start to the

school year. Families will create an “All about Me” one-page document to share key, sensitive information about their student and family with school staff. We will also review some strength-based planning and self-determination tools. Hard copies of materials will be provided to create the information sheets, but feel free to bring laptops and/or electronic versions of your student’s photos and key documents. Older teens are welcome to participate in the session, childcare for younger children is NOT available. Light refreshments served. Session is FREE; please register at <https://reentrytools.eventbrite.com> or by visiting our website at [www.FormedFamiliesForward.org](http://www.FormedFamiliesForward.org). Open to all parents, caregivers, and professionals, though content will address issues of particular relevance to foster, adoptive and kinship families. We offer training and support to foster, adoptive and kinship families raising children and youth with special needs. Older teens and young adults are welcome to attend. Please note childcare for younger children is not available.

<https://www.formedfamiliesforward.org/wp-content/uploads/2019/05/flyer-FFF-Back-to-School-Reentry-session-Aug-2019.pdf>

### **Shepherd Center of Fairfax-Burke Upcoming Events**

- If you no longer drive and need transportation to a medical appointment (Mon – Fri) or an accompanied shopping drive (offered Tues p.m. and Fri a.m.), contact the SCFB transportation phone number 703-323-4788 at least five days in advance to make arrangements for your driver.
- Shepherd's Center of Fairfax-Burke serves those 50+ who no longer drive through its transportation support programs. Volunteer Drivers are needed for trips to medical appointments (Monday - Friday) and companion shopping (Tuesday, Friday) within the Fairfax-Burke area and to medical appointments (Monday- Friday) in the South County area. Office volunteers are also needed to schedule rides. Bilingual volunteers (English and Spanish) are especially needed as drivers and office volunteers. If you can volunteer your time, please email Jean Browne at [recruiter@scfbva.org](mailto:recruiter@scfbva.org) or call the office at 703 323-4788.
- Join the Shepherd’s Center of Fairfax every Monday for 6 weeks Oct. 7th – Nov. 11th (9:15 AM – 3:00 PM) start with gentle exercise, followed by speakers on topics such as health, history, community, personal development, finance, and more. Afternoon breakouts are book club, and bridge or, canasta. *Bring a brown bag lunch.* Lord of Life Lutheran Church, 5114 Twinbrook Rd. Fairfax, VA 22032 is providing space and hosting this series of classes. The cost is \$30 for 6 weeks (Mondays). To register, please call the office at 703-426-2824, or go to our website and print the registration form and class schedule: [www.scfbva.org](http://www.scfbva.org)

# Citizen of the Month



*Each year the Braddock District Supervisor's Office hosts a local high school student as an intern. The students come from a highly regarded and competitive program called the Fairfax County Youth Leadership Program (FCLYP). This year's intern was Sophia Celentano from Robinson Secondary School. For all her hard work during her internship Supervisor Cook chose to honor her as the citizen of the month. Below is her personal account of her experience as an intern and a member of the FCLYP.*

I am honored to be recognized as the citizen of the month for the Braddock District, because of my participation in the Fairfax County Youth Leadership

Program (FCYLP). In gratitude to everyone involved in my FCYLP experience, I would like to tell you more about the program and how much it meant to me.

After applying to and being accepted to the FCYLP, I was given the incredible opportunity to witness the important role that the local government plays in our everyday lives. I have to admit that when I applied to the program, I wasn't sure what to expect. I thought that perhaps it was essentially an award, similar to the school award I was honored to receive for being a "change-maker" in my school (the William & Mary Leadership Award). But once my internship started, I realized that it was indeed an award, and also something more. It was an experience -- one that has given me a real-world glimpse into the professional world and inspired me to expand my view of how I can be a better leader.

Participating in the FCLYP has asked a lot of me, but I have enjoyed every bit of it. I participated in monthly meetings which helped me to learn more about the many offices across the county, and I completed a three-week summer internship at Supervisor Cook's office. There I saw first-hand the different tasks and challenges that are faced by the Supervisor's office, and how hard each office member works to ensure that the lives of Braddock District citizens are enjoyable. I truly don't think they are thanked enough for all that they do.

In addition to teaching me more about the complexity of day-day government operations, I also visited many Fairfax County facilities. I would like to say a special note of appreciation to Linda Bufano, Senior Legislative Assistant at Supervisor Cook's office, for all of the organization and planning it took to allow me to go on these visits. What was so amazing about these visits was that Linda ensured that they were centered around things I was interested in. Since I am very interested in mental health and public health, I was able to sit in on a Mental Health Docket at the County Courthouse, attend a Domestic Violence Policy Prevention Coordinating Council meeting, go to a Behavioral Health Meeting, and also tour the Health Department.

I also visited many other facilities in the County Government that fell within different categories, so that my experience was well-rounded. These visits included a Police ride along, touring of the Public Safety and Transportation Operating Center, a ride along with a Code Compliance investigator, a tour of the animal shelter, and visits to the Community Services Board and I-66 Transfer Center. With each visit, I was given a better picture of what local government does for us, and a deeper appreciation for all the people who work to make our county run well.

All these experiences inspired me to continue my personal commitment to leadership in my school and to think about ways that I can serve our community too. Although I have held, and currently hold, school leadership positions, this internship expanded my view of what I can really do as a leader starting in the Fall.

I am starting with a focus on something that I am passionate about, mental health, and exploring ways that I can lead efforts to promote it in my school and in our community. Within my school, I have created a Yoga Club to help students cope with high-performance stress. I spent the last year getting certified as a Health Coach and Yoga Teacher so I could lead this class and give students the opportunity to release physical and mental tension while feeling supported outside of class or sports. I am also currently serving as a youth advisor to develop a community program that helps kids handle difficult situations, through yoga, peer discussions, and expressive arts.

What has always interested me about leadership is the power it gives you to make a positive impact for others -- it is a gift to help people through leadership. Inspired by this experience, I will continue to search for ways that I can serve my school and community. I would like to thank the staff of Supervisor Cook's office for allowing me to work with them these past three weeks and for all of the work that they do for Braddock District citizens. I was able to learn so much from them in so little time, and I am truly grateful.

Please join me in thanking our county leaders and workers -- we are truly lucky to live in Fairfax County.

## Environmental News



### Fairfax County Tree Basics



For information about the benefits of trees; how to select, plant, and maintain trees, and additional information from the Fairfax County Tree Commission, you may download the recently updated [Fairfax County Tree Basics](#) booklet.

To request this information in an alternate format, call the Urban Forest Management Division | 703-324-1770, TTY 711, [www.fairfaxcounty.gov/publicworks/trees](http://www.fairfaxcounty.gov/publicworks/trees)

## Land Use

### UPCOMING BRADDOCK DISTRICT LAND USE MEETINGS

**Braddock District Land Use and Environment Committee Meeting**  
Tuesday, August 27 at 7:30 p.m. – Kings Park Library Meeting Room

### UPCOMING PLANNING COMMISSION & BOARD OF SUPERVISORS HEARINGS

**Planning Commission – Decision on Rezoning Application for One University Site**  
Thursday, July 25 at 7:30 p.m. – Government Center Auditorium



**Planning Commission – Special Exception Application for Classic Cottages, LLC at 4037, 4107, and 4111 Maple Avenue**

Wednesday, September 18 at 7:30 p.m. – Government Center Auditorium

**Board of Supervisors – Rezoning Application for Roberts Road Site**

Tuesday, September 24 – Government Center Auditorium

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**COMPREHENSIVE PLAN AMENDMENTS & REZONING PROPOSALS**

**Erickson Living Proposal for a Continuing Care Facility, Affordable Senior Housing, and an All-Abilities Community Recreation Facility Approved by Board of Supervisors**

The Board of Supervisors on July 16 unanimously approved Erickson Living’s proposal to rezone the site of the former Northern Virginia Training Center on Braddock Road to construct a Continuing Care Facility (CCF), a public indoor all-abilities recreation facility with an outdoor recreation area, and a building with age-restricted affordable dwelling units. The approval was the culmination of a process involving the community, county staff, and the applicants that began nearly two years ago when the Commonwealth of Virginia announced that they would be selling the land to Erickson Living. The proposal not only has broad support, but truly meets the needs of the community.

When completed, the proposed CCF will consist of 1,050 independent living units and 175 assisted living and skilled nursing units. It will 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 will be located within the existing loop road and pavilion/open field area. The overall development totals approximately two million square feet of gross floor area. A total of 1,781 parking spaces will 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 is the existing signalized intersection at Braddock Road and Burke Station Road. An entry drive will lead to a gatehouse providing secure access to the CCF site.

In order to address the affordability component, the applicant is setting 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 will 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 is not be part of the proposed CCF. Access will be at the existing entrance across from Red Spruce Road.

The applicant is also dedicating 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 will be the first all-abilities recreation center in the county and will accommodate 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 will 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, next year, Supervisor Cook will launch an effort to privately raise funds for this innovative, forward-looking project. The specifics of the facility, including design, programming, and scheduling, will be developed by the Park Authority in coordination with the Braddock District Supervisor’s office and community. Access will be provided at the existing entrance across from Fairfax Memorial Park.

The applicant will also build a short connecting road to provide access to the signalized intersection at Burke Station Road.

The Erickson Living application was remarkable for several reasons. At 78.87 acres, it represented the largest land use case in the Braddock District since Burke Centre was built in the 1970s. This project was also the first to be considered under the new Planned Continuing Care District, a new zoning district adopted by the Board of Supervisors in December. A great many people devoted an enormous amount of time to making sure the project is planned responsibly and fulfills the needs of the community and county. Particular thanks go to members of the Training Center Task Force, who met several times a month for five months as they worked on a Comprehensive Plan outlining how this parcel of land should be developed and identifying the highest priority needs that should be met on the site. The Braddock District Land Use and Environment Committee picked up the baton from the Task Force and worked very closely with Erickson Living in developing this proposal. Planning Commissioner Nell Hurley was vital as the details were worked out, and county staff played a key role in making sure all issues were resolved and everything came together. Most importantly, hundreds of community members attended meetings, responded to an online survey, submitted questions and comments, and truly helped shape the final product. Site planning will take another year, with several more for construction, but when it is completed, this entire development, including the CCF, age-restricted affordable housing, and all-abilities recreation center, will be something of which the Braddock District can be very proud.

### **Roberts Road Rezoning Application Approved by Board of Supervisors**

On July 30, the Board of Supervisors approved an application from Roberts Road Investment LC to rezone 9.57 acres at the northeast corner of Braddock Road and Roberts Road from the R-1 District to the PDH-5 district to build 43 single-family detached dwellings. Vehicular access will be from a single entrance on Roberts Road. The development will be served by a private street which terminates in two separate hammer heads to the north and south portions of the site.

The proposal includes 35 percent open space. Two community green areas are proposed for the southern portion of the site, one including community gardens and a large southern magnolia tree which will be preserved, and a second including a formalized neighborhood entrance feature with seating areas, trails, and a small recreation area near the intersection of Roberts Road and Braddock Road. A third community green area will be located on top of the underground stormwater management facility at the northeast corner of the site and will include a putting green, bocce court, or similar amenity. Tree preservation areas are provided along the eastern and southern property lines. A shared use trail is will be constructed along Braddock Road (with final design to be made at time of site plan). Five-foot-wide sidewalks will be included along Roberts Road and on each side of the internal private streets.

County staff found the application to be in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions and recommended approval. The Board of Supervisors agreed. This application changed a good deal from the original proposal, which showed 49 houses and had far less tree save and open space. Many thanks to the Braddock District Land Use and Environment Committee for their work on this application, to Planning Commissioner Nell Hurley, and to county staff who worked through the details. The changes made were in direct response to the comments from community members who attended the community meetings and contacted our office on this application.

### **Planning Commission Decision on One University Rezoning Application Scheduled for September 12**

The Planning Commission held a hearing on the rezoning application for the 10.8-acre One University site, located at the northwest corner of Ox Road and University Drive, on July 25. In order to provide time to

consider the remarks of the speakers and get responses to several questions raised by Commissioners during the hearing, the Planning Commission deferred its decision until September 12. They do not meet during August.

This property is currently developed with Robinson Square, which consists of 46 affordable townhouses, and office space. The proposal would redevelop the One University site with 120 multifamily affordable units, 120 age-restricted affordable units for adults age 62 and older, and 340 units with 815 beds targeted to serve the student population of George Mason University. A small amount of replacement public meeting space for the Fairfax County Redevelopment and Housing Authority (FCRHA) would also be included.

This project would help the county meet important goals. Providing affordable housing for the residents of Fairfax County is a priority of the Board of Supervisors. The 120 multifamily affordable units would serve a variety of tenants and families, while the 120 age-restricted affordable units would target adults age 62 and older, one of the most vulnerable populations. Both would be available to households earning 60 percent AMI or less. George Mason University continues to grow, and there is a well-documented need for off-campus student housing. This property is immediately adjacent to GMU and students could easily access campus. If housing is not built here, the students will continue to seek locations within the broader community and drive to campus, potentially creating conflicts between students and families in residential areas and putting even more of a transportation impact on our roads.

In order to minimize impacts on the nearby community, the applicants have proposed a 50-foot buffer of mature vegetation along the northern boundary of the site, expanding to 90 feet along the northern boundary adjacent to the proposed student housing building. This buffer would be supplemented with new plantings to the extent possible. A 40-foot setback is proposed along Ox Road, including a 25-foot landscaped buffer. The Resource Protection area along the western boundary would be restored and revegetated. The proposed development would include a variety of amenities for residents.

A primary focus at the Planning Commission hearing was traffic and pedestrian safety at the intersection of Ox Road and University Drive. The applicants have proposed a number of improvements to improve visibility of pedestrians, provide shorter walking distances across lanes, improve markings, signage, and lighting, and incorporate new technology putting a focus on pedestrian movements. These improvements include: Curb extensions and tightened curb radii; creating a new curb area at the southeast corner of the intersection, where there is no curb and gutter now; high visibility crosswalks; a pedestrian lead phase before vehicles move; signage prohibiting a northbound U-turn on Ox Road at this intersection; high-visibility pedestrian crossing signage and lighting; and an audio pedestrian signal. A mid-block crosswalk has also been proposed on University Drive to provide a more visible crossing from the new development to the George Mason fieldhouse. The applicants are taking advantage of the deferral period to determine whether VDOT will accept these modifications to the intersection and to discuss any further improvements.

The Planning Commission will make its recommendation on the rezoning application for the One University site on Thursday, September 12, at 7:30 p.m. in the Government Center Auditorium. Because the hearing has been completed, no additional verbal testimony will be accepted. However, written comments may be submitted to [plancom@fairfaxcounty.gov](mailto:plancom@fairfaxcounty.gov). The rezoning application will go to the Board of Supervisors on September 24. If you wish to testify, please sign up in advance at: <https://www.fairfaxcounty.gov/bosclerk/speakers-form>. The developer's presentations on this project and full Traffic Operational Analysis are available at: <https://www.fairfaxcounty.gov/braddock/land-use-and-zoning>.

### **Classic Cottages, LLC Proposal for Cluster Development on Maple Avenue**

Classic Cottages, LLC has submitted a Special Exception application for a site located on the east side of Maple Avenue, approximately 1,200 feet north of its intersection with Laurel Street and 500 feet south of the City of

Fairfax corporate line. This property consists of three lots—4037, 4107, and 4111 Maple Avenue—each developed with a single-family detached dwelling. The applicant has proposed consolidating the lots and developing them with seven single-family detached homes. This could be done by right, but the applicant is proposing a cluster subdivision in order to preserve and protect existing environmentally sensitive Resource Protection Areas and Environmental Quality Corridor Areas on the eastern side of the property. The plan would also provide for more tree preservation than if the area were developed with conventional lots.

This application is scheduled to be considered by the Planning Commission on September 18. A hearing before the Board of Supervisors is expected in October.

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### **BRADDOCK DISTRICT LAND USE & ENVIRONMENT COMMITTEE**

The Braddock District Land Use and Environment Committee will meet on **Tuesday, August 27, at 7:30 p.m. in the Kings Park Library Meeting Room.** Braddock District Land Use and Environment Committee meetings are open to the public.

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### **PUBLIC FACILITIES APPLICATIONS**

#### **Proposed Repurposing of County Property on Shirley Gate Road**

The Fairfax County Boys Probation House Program, formerly located at 4410 Shirley Gate Road in Fairfax, has relocated to available space at the county's Juvenile Detention Center. This change has given the county the opportunity to repurpose this facility. A study determined that the county's Crisis Care Program could be accommodated on the property with minor interior alterations. This would be a more cost effective, efficient, and permanent solution than renovating or building a new facility at the existing Woodburn Road site leased from INOVA, which has outlived its useful life and does not properly accommodate the operations for the Crisis Care Program.

The mission of the Crisis Care Program is to instill recovery and hope for the most vulnerable residents of Northern Virginia so they may achieve personal growth and wellness. The program is operated by the Fairfax County Community Services Board for individuals struggling with mental illness or substance abuse issues who are in need of a short-term supportive environment. The program is staffed with behavioral health specialists, medical professionals, peers who are in recovery themselves, chefs, and security officers and is designed to offer an alternative to psychiatric hospitalization for those persons who do not require a hospital level of care. Individuals generally stay in the program for 10 to 21 days and are offered group therapy, individual therapy, medical evaluations, and treatment with the goal of stabilizing the concerns that brought them into the program. Individuals are carefully screened for admission to the program to ensure they are safe to be in the community, and if taken off the premises they will be accompanied by a staff member. Resources and support systems are identified and engaged within the individual's own community to allow a safe transition at discharge.

The proposed project includes reconfiguration and renovation of the interior space to accommodate the program and will also include minor modifications to the exterior, such as installation of new property fencing and parking lot restriping. No expansion of the existing facility is anticipated, but a slight increase in traffic is expected. Funding for the design and construction for this project was approved as part of the county's Fiscal Years 2020-2024 Capital Improvement Program.

The project design is progressing and will be submitted for review and approval by the Department of Planning and Development this summer. Upon approval of the zoning and building permits, construction for the project is anticipated to begin in early 2020 with projected completion in fall 2020. The project must also be approved by the Planning Commission before it can move forward. The Planning Commission is expected to hold a public hearing in late September. If you have any questions or comments, please contact our office.

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### **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.

**Richard A. Dorchak, Jr. – 4917 King Solomon Drive, Annandale  
SP 2019-BR-039**

The applicant sought to reduce certain yard requirements to permit construction of an addition 5 feet from one side lot line to expand the current one-car garage to a two-car garage. The applicant also sought reduction to the minimum yard requirements to permit an accessory structure (swing set) to remain 5 feet from one side lot line and another accessory structure (elevated play deck) to remain 12.9 feet from the rear lot line. This application was approved by the BZA on July 17. Information, including a map of the site and staff report, may be found here: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=SP&seq=4261711>.

**Jeewani Muditha Kurukulasuriya D/B/A Stepping Stones Montessori – 4636 Guinea Road, Fairfax  
SP 2019-BR-047**

The applicant is seeking to expand a home childcare facility to serve up to 12 children. This application is scheduled to go before the BZA on September 11. 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=4261520>.

**Karen L. Drumond and Ricardo Drumond – 9375 Tartan View Drive, Fairfax  
SP 2019-BR-061**

The applicants are seeking a reduction of certain yard requirements to permit construction of an addition 22.3 feet from the rear lot line and a reduction in minimum yard requirements based on error in building location to permit an addition (deck with pergola and trellis) to remain 6.2 feet from a side lot line. This application is scheduled to go before the BZA on September 25. 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=4261162>.

**Nataly L. Rocha De Alcocer – 5303 Moultrie Road, Springfield  
SP 2019-BR-066**

The applicant is seeking a reduction in minimum yard requirements based on error in building location to permit an addition to remain 17.7 feet from the rear lot line and an accessory storage structure to remain 1.9 feet

from the rear lot line and 2.5 feet from a side lot line. This application is scheduled to go before the BZA on October 2. 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=4259432>.

**Ana Vargas – 7803 Harwood Place, Springfield  
SPA 2014-BR-111**

The applicant is seeking to amend the previous approval for a home child care facility to permit modifications to the development conditions. This application is scheduled to go before the BZA on November 6. Information, including a map of the site and staff report, when available, may be found here: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMain.aspx?cde=SPA&seq=4259545>.

**Chae M. Ko – 4903 King Richard Drive, Annandale  
SP 2019-BR-075**

The applicant is seeking to add an accessory dwelling unit and is also seeking a reduction to minimum yard requirements based on error in building location to permit an accessory storage structure to remain 4.1 feet from the rear lot line and 3.3 feet from a side lot line. This application is scheduled to go before the BZA on November 6. 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=4263408>.

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.