



July 2019

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# The Braddock Beacon

## Best of Braddock Awards

Braddock residents gathered on July 10 in Braddock Hall to honor their neighbors who have shown remarkable community spirit. Each year, the Braddock District Council and the Braddock District Supervisor's office join efforts to recognize those in the Braddock District who make our community a better place to live and work, while also sharing a meal provided by the BDC. Please see the next page for a list of the award winners.



Those recognized at Best of Braddock this year include:

**Young Persons of the Year – Students from the North Springfield Community**

Because the students nominated by the North Springfield Civic Association were of different ages and had different interests, it was the decision of the committee that they should all be recognized for their accomplishments and activities. The following 8 students were recognized: Elizabeth Porter, Anna Balbuena, Ella McGinty, Eryn Vanbrunt, Megan Brown, Liam McGinty, Katie Pope, and James Kendall

**Organization Making a Difference in the Braddock District**

The Shepherd’s Center of Fairfax-Burke

**Neighborhood Enhancement or Beautification – Individual**

John “Craig” Willet, Burke Centre Conservancy

**Neighborhood Enhancement or Beautification – Community Association**

Melissa and Jarrett Stark, Hickory Farms Community Association

**Outstanding Individuals**

Steven Shapiro, Burke Centre Conservancy  
John Firsching, Olde Forge/Surrey Square Civic Association  
Todd Skipper, Little Run Citizens’ Association  
Michael O’Dell

**Braddock District Citizen of the Year**

Joan Bishop, Olde Forge/Surrey Square Civic Association

This month in the Braddock Beacon...

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# Cook in the Community



**Truro Task Force Community Meeting with FCDOT:** Supervisor Cook attended the Truro Task Force Community Meeting with FCDOT on June 18.

**Disability Inclusion Conference:** Supervisor Cook spoke at the opening of the Disability Inclusion Conference on June 29.

**July 4 Parade:** Supervisor Cook appeared in the annual City of Fairfax Fourth of July Parade.



**Braddock Nights:** Supervisor Cook attended the first round of Braddock Nights concerts at Lake Accotink and Royal Lake Parks on July 5. The concerts are on Fridays starting at 7:30 p.m. July 5 through August 23.

**One University Community Meeting:** Supervisor Cook hosted another One University Community Meeting on July 8 at Fairfax Villa Elementary.



## 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 will focus on the County's Diversion First program. The episode will feature interviews with Lisa Potter, the County's Diversion First Manager; Gary Ambrose, the past Chairman of the Diversion First Stakeholders Group; and Judge Penny Azcarate of the Fairfax County Circuit Court.

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

### **VDOT and FCDOT Find Funding for Two Braddock District Projects**

With the increase in traffic throughout the Braddock District, two particular locations have been identified to be in need of modifications in order to increase safety and to allow for smoother traffic flow. According to officials from FCDOT and VDOT, funding sources have been found for a traffic signal at the intersection of Roberts Road and Shenandoah Lane, a location that has long been in need of a signal to improve safety conditions for vehicles, bicycles and pedestrians trying to cross Roberts Road or leave the George Mason University campus at Shenandoah Lane. Installation of the signal should be done by the end of 2019. The second location which is in need of improvement is the intersection of Guinea Road and Little River Turnpike. The need for a continual free-right turn lane from Guinea to Little River became very clear when a study was done for cut-through mitigation in the adjacent neighborhood to the east. Funding that will be available in the last half of FY 2020 has been found in order to begin intersection improvements after July of 2020.

**Supervisor Cook is very happy that these projects will be funded and more information will be shared as it becomes available.**

### **2019 SHREDDING DATES**

June 15, 2019	Sully Government Center	4900 Stonecroft Boulevard, Chantilly 20151 (Sully)
June 29, 2019	Kilmer Middle School	8100 Wolftrap Road, Vienna 22182 (Providence)
July 13, 2019	Mason District Government Center	6507 Columbia Pike, Annandale 22003 Mason
August 10, 2019	Langley High School	6520 Georgetown Pike, McLean 22101 Dranesville
September 14, 2019	Fairfax County Government Center	12000 Government Center Parkway, Fairfax 22035 Braddock

### *Accepted Items*

- Residential material of a sensitive nature such as tax documents, financial records, etc. (Please recycle junk mail and magazines through your normal collection service.)
- Up to four medium-sized packing boxes per vehicle.

### *Prohibited Items*

- BINDERS of any type (3-ring, plastic, spiral, metal)
- Plastic document covers
- Wet or moist paper
- Hanging file folders with metal support bars
- Metal binder clips
- Electronic media including computer disks and diskettes or CDs
- Books, either hardback or paperback
- Credit cards
- Magazines, catalogs and newspapers (unless just the page with the address)
- Film or photographs

Fairfax County will not shred documents for businesses – even if documents are delivered by an employee who is a county resident. These events are only for residents to destroy sensitive material they have from their home. If you require written certification of document destruction, it is recommended that you contract individually with a shredding service provider.

### *Procedures For The Event*

Please Note: Shredding events start at 7 a.m. and conclude at 11 a.m. All cars must be in line by 11 a.m. These are drive-through events and residents will be asked to remain in their vehicles. For everyone's safety, you will not be able to stand by and watch your paper being shredded.

- County staff remove boxes from cars and trucks and empty paper into rolling carts.
- Once full, the carts are taken to the shredding truck where they are emptied into a shredder.
- All documents are cross-cut shred on-site, by a private contractor, on the day of the event.
- Following the event, all paper is delivered to a local recycling facility for processing.
- Written certification of shredding will not be provided.

For additional information, please contact us at 703-324-5230, TTY 711.

## Human Services Corner

### **Disabled American Veterans Info Session for DAV National Service Officers**

The Disabled American Veterans (DAV) will hold an information seminar featuring DAV National Service Officers (NSO) where they will discuss facts which will strengthen knowledge and understanding regarding VA benefits and VA services. The seminar will take place Saturday, July 27 from 9:30 a.m. – 11:00 a.m. at the Fairfax County Government Center Board Auditorium, 12000 Government Center Parkway. In conjunction with the seminar, between the hours of 11:30 a.m. and 3:00 p.m., NSOs will be providing claims assistance. The event is free.

### **Safe Computing: “How to Increase the Safe & Secure Use of Computers & Mobile Devices on the Internet”**

Sponsored by the Braddock District Council Aging in Place Committee

Wednesday, July 17 at 1:00 p.m., Kings Park Library Meeting Room, 9002 Burke Lake Road. Join speaker Joseph Walker, Professor at Northern Virginia Community College.

### **Volunteers needed for CCFP Selection Advisory Committee**

Fairfax County is seeking volunteers to participate on the Selection Advisory Committee (SAC) for the next funding cycle of the Consolidated Community Funding Pool (CCFP), a competitive countywide grant program that provides limited funding for programs and services that fill critical human services needs among the most vulnerable populations. SAC members will review and evaluate proposals and make recommendations for funding to eligible program applicants. Get more information or download the application form. Applications due July 31; review period is January through March 2020.

### **Encore Creativity for Older Adults: Sentimental Journey Singers Open House**

Encore Creativity for Older Adults, a group that sponsors 21 chorales for adults 55 and up, is introducing a chorale for adults with early to moderate memory impairment, according to the July issue of the Golden Gazette. The chorale is a partnership between Encore and Insight Memory care, a non-profit adult day health center that provides care for individuals with dementia as well as caregiver support and community education. It is located in Fairfax, VA. The Sentimental Journey Singers are having an open house on Monday, July 15 from 9:30 – 11:00 a.m. at the Insight Memory Care Center, 3953 Pender Drive, Suite 100, Fairfax. For more information and to register, call Encore at 301-261-5747. The program's first meeting will take place Monday, September 9 from 9:30 a.m. – 11:00 a.m. and will include 15 weeks of rehearsals.

### **Balance and Beyond**

July 9 – August 27, 1:30 – 2:25 p.m. at the Audrey Moore RECenter, 8100 Braddock Road, Annandale. The cost is \$91 for adults \$55 years & up. To register, call (703) 222-4664.

### **Lunch N' Life—New Program**

Are You 50 or Better? The next Lunch N' Life sponsored by the Shepherd's Center of Fairfax-Burke will be on Thursday, July 18, 12:00 p.m.-2:00 p.m., at Saint Mary of Sorrows Catholic Church, 5222 Sideburn Rd., Fairfax. The new speaker is Paul Severance, historian who will speak on The Lincoln Assassination Trial. For reservations, call Bea Stephenson at 703-273-5730 by July 12. The cost is \$10.00; checks payable to SCFB. If transportation is needed, call the SCFB office (703) 323-4788.

[https://s3.amazonaws.com/storage.nm-storage.com/scfbva/files/lnl\\_july\\_2019\\_flyer\\_2.pdf](https://s3.amazonaws.com/storage.nm-storage.com/scfbva/files/lnl_july_2019_flyer_2.pdf)

## Citizen of the Month



The Braddock District Citizen of the Month is Jill Ellis, the head coach of the World Cup winning U.S. Women's National Soccer Team. Born in England, Ellis moved to the Braddock District in 1981 when her father founded a soccer academy in Manassas. She played for the Robinson Rams in her high school years and finished with a State Championship as the team captain. That same year Ellis won the under-19 national title while playing for the Braddock Road Blue Bells. She went on to play at William and Mary College. On July 7, 2019, Ellis and her team won the FIFA Women's World Cup Championship in a game against the Dutch National Team.

# Land Use

## UPCOMING BRADDOCK DISTRICT LAND USE MEETINGS

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

Tuesday, July 16 at 7:30 p.m. – Braddock Hall

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## UPCOMING PLANNING COMMISSION & BOARD OF SUPERVISORS HEARINGS

### **Board of Supervisors – Rezoning Application for Erickson Living Site**

Tuesday, July 16 at 3:30 p.m. – Government Center Auditorium

### **Planning Commission – Rezoning Application for Roberts Road Site**

Wednesday, July 17 at 7:30 p.m. – Government Center Auditorium

### **Planning Commission – Rezoning Application for One University Site**

Thursday, July 25 at 7:30 p.m. – Government Center Auditorium

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

Tuesday, July 30 at 4:30 p.m. – 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 Scheduled for Board of Supervisors Hearing on July 16**

On June 26, the Planning Commission recommended approval of 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 Board of Supervisors will hold a hearing on this rezoning application on Tuesday, July 16, at 3:30 p.m. in the Government Center Auditorium. This is the final step in 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 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 will be launching 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 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.

If you wish to testify on this application at the hearing before the Board of Supervisors, sign up in advance at: <https://www.fairfaxcounty.gov/bosclerk/speakers-form>.

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 past community 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.

### **Roberts Road Rezoning Application to go before Planning Commission on July 17, Board of Supervisors on July 30**

Roberts Road Investment LC has submitted a proposal 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. The average lot size is proposed to be 4,000 square feet. Vehicular access would be from a single entrance on Roberts Road onto a 26- to 31-foot-wide private street. The development would have two community green areas in the southern portion of the layout and an additional green area on top of the underground stormwater management facility in the northeast corner of the site. Tree preservation areas are proposed along the eastern and southern property lines. A shared use trail is proposed along Braddock Road (with final design to be made at time of site plan) and a 5-foot-wide sidewalk would be built along Roberts Road within the public right-of-way. The applicant has proposed to meet the parking requirement with two-car garages and driveways that would accommodate an additional two cars at each house, plus 19 on-street parking spaces. The applicant's traffic engineer has stated that the development would create a one percent increase in traffic during both the AM and PM rush hours.

The Planning Commission has scheduled a public hearing on this rezoning application for July 17. To testify, please register in advance at: <https://www.fairfaxcounty.gov/planningcommission/speaker>. The proposal is expected to go before the Board of Supervisors on July 30. To testify before the Board of Supervisors, go to: <https://www.fairfaxcounty.gov/bosclerk/speakers-form>.

## **Community Meeting Held on One University Rezoning Application; Planning Commission Hearing Scheduled for July 25**

Supervisor Cook held a community meeting on July 8 to discuss the rezoning proposal for the 10.8-acre One University site, located at the northwest corner of Ox Road and University Drive. This property is currently developed with Robinson Square, which consists of 46 affordable townhouses, and Fairfax County Redevelopment and Housing Authority (FCRHA) office space. The applicants presented their plans to expand the affordable housing from 46 units to 240 units on the site and build 340 units intended to serve the student population of George Mason University, located across the street, as well as provide replacement public meeting space for the FCRHA.

This project helps 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 number of questions have been raised concerning traffic and pedestrian safety. The applicants have proposed removing 400 feet of on-street parking from the south side of University Drive to allow the addition of a dedicated right-turn lane to eliminate stacking and pedestrian conflicts on University Drive. Additional pedestrian improvements have also been proposed. The applicants will be providing more details and illustrations, which will be posted on Supervisor Cook's website as soon as they are available.

The Planning Commission will hold a hearing on the rezoning application for the One University site on Thursday, July 26, at 7:30 p.m. in the Government Center Auditorium. To testify, please register in advance at: <https://www.fairfaxcounty.gov/planningcommission/speaker>. The application will go to the Board of Supervisors on September 24.

## **Classic Cottages 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, 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, July 16, at 7:30 p.m. in Braddock Hall**. The Committee will consider the staff reports and make its recommendations on the Roberts Road and One University rezoning applications. Braddock District Land Use and Environment Committee meetings are open to the public.

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### **PUBLIC FACILITIES APPLICATIONS**

#### **Proposed Repurposing of Fairfax County's Boys Probation House on Shirley Gate Road for Crisis Care Program**

Fairfax County's Boys Probation House Program, currently 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 the existing 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 site leased from INOVA, which has outlived its useful life and does not properly accommodate the operations for the Crisis Care Program.

Crisis Care program is a program 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. Individuals stay in the program up to 21 days and are offered group and 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 Crisis Care to ensure they can be safe within the program. If taken into the community, they are 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 mission of Crisis Care is to instill recovery and hope for the most vulnerable residents of Northern Virginia so they may achieve personal growth and wellness.

The proposed project includes reconfiguring and renovating the interior space to accommodate Crisis Care programming and will also include minor modifications to the exterior, such as installation of new property fencing and restriping of the parking lot. There will be no expansion of the existing facility, although 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 moving forward 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 completion in fall 2020. If you have any questions or comments, please contact our office.

## **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.

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

The applicant requested approval to add an accessory dwelling unit. This application was approved by the BZA on June 12. Information, including a map of the site and staff report, may be found here: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.aspx?cde=SP&seq=4230441>.

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

The applicant is seeking 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 is also seeking a 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 is scheduled to go before the BZA on July 17. Information, including a map of the site and staff report, may be found here: <http://ldsnet.fairfaxcounty.gov/ldsnet/ZAPSMMain.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 child care 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/ZAPSMMain.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/ZAPSMMain.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>.

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.



