



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2018-CW-2CP
April 8, 2020

GENERAL LOCATION: Countywide

SUPERVISOR DISTRICT: All

PLANNING AREA: All

PLANNING DISTRICT: All

SUB-DISTRICT DESIGNATION: All

PARCEL LOCATION: All

Natural Landscaping at County Facilities

For additional information about this amendment call (703) 324-1380.

PLANNING COMMISSION PUBLIC HEARING:
Thursday, May 14, 2020 @ 7:30 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, June 9, 2020 @ 4:00 PM

**PLANNING STAFF DOES RECOMMEND
THIS ITEM FOR PLAN AMENDMENT**



Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

MAP NOT APPLICABLE

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STAFF REPORT FOR POLICY PLAN AMENDMENT 2018-CW-2CP

BACKGROUND

On November 20, 2018, the Board of Supervisors (Board) authorized consideration of a plan amendment to incorporate support for natural landscaping at county facilities within the Policy Plan volume of the Comprehensive Plan. The proposed amendment (Plan Amendment (PA) 2018-CW-2CP) would place natural landscaping within a broader context of environmentally sensitive techniques for the planning of public facilities and sites, to include low impact development (LID) practices, natural landscaping methods, and green building practices.

The potential plan amendment was discussed and endorsed at the October 2, 2018, Board of Supervisors' Environmental Committee meeting following an overview by staff of natural landscaping on county properties.

The proposed amendment would add an objective and related policies to the Public Facilities element of the Policy Plan so that, as a matter of policy, public facilities and sites would be designed, retrofitted, and maintained in an environmentally sensitive manner with a focus on natural landscaping. Additionally, a definition for Natural Landscaping would be added to the Glossary of the Comprehensive Plan, which would define Natural Landscaping, in part, as “[a] landscaping approach through which the aesthetic and ecological functions of landscapes installed in the built environment are improved, and through which natural areas are restored by preserving and recreating land and water features and native plant communities.”

Early Board Directives

Fairfax County began to focus on the benefits of natural landscaping during the Board's Environmental Committee discussion of the county's air quality implementation plan, including elements related to emissions from lawn maintenance equipment, in June 2004. The committee recommended the “*aggressive and widespread use of natural landscaping*,” as an implementation step for the county's air quality protection strategy to not only improve air quality but also to reduce the need for, and the expense of, mowing, pruning, edging, and the use of fertilizers, pesticides, and herbicides.

Subsequently, the Board of Supervisors directed staff to identify all county properties where natural landscaping could be used; where lawns could be reduced; to work with Fairfax County Public Schools' staff to do the same; and to report back to the Board with a county-wide implementation plan.

In response to the Board's direction, staff from the Department of Public Works and Environmental Services (DPWES), the Facilities Management Department (FMD), the Fairfax County Park Authority (FCPA), the Department of Planning and Zoning (now the Department of Planning and Development (DPD)), and Fairfax County Public Schools (FCPS) formed a Natural Landscaping (NL) Committee. The NL Committee prepared a report, which was submitted to the Board of Supervisors on June 22, 2005. The report included various recommendations within several funding categories.

(<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/naturallandscaping/weblink-01-nl-report-06-22-2005.pdf>).

On July 11, 2005, the Board of Supervisors' Environmental Committee discussed the natural landscaping of county facilities. The committee recommended that the Board charter an interagency group comprised of representatives from agencies already represented on the NL Committee, in addition to representatives from other natural resource management organizations and to charge the group with a number of activities. Later that day, the Board chartered an interagency staff group to work on the natural landscaping of county facilities.

On October 15, 2007, the Interagency Natural Landscaping Committee presented a natural landscaping manual (<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/CompPlanAmend/naturallandscaping/WEBLINK-02-Landscaping-Manual-10-15-2007.pdf>) and implementation plan (<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/naturallandscaping/weblink-03-implementation-plan-10-15-2007.pdf>) to the Board of Supervisors. The Board subsequently endorsed the manual. Among other things, the manual stated that *"it is the policy of Fairfax County to apply natural landscaping concepts and techniques in the landscape design, implementation, and maintenance of County-owned properties and facilities."*

These early Board directives laid the foundation for the natural landscaping practices currently followed by the County and many of natural landscaping projects completed or in process. Over the past decade, natural landscaping has been incorporated into many county projects and work continues to implement the practice more fully. The proposed amendment would formalize the expectations of natural landscaping for public projects through the legislative process. Listed below are some significant local efforts related to natural landscaping.

- **Stream Restorations**
Natural landscaping continues to be incorporated into county stormwater projects. In Fiscal Year 2019, the county completed seven stream restoration and 10 outfall stabilization projects. These projects restored nearly three miles of stream channel using natural channel design principles. For fiscal years 2010-2018, the county completed 34 stream restorations; 51 pond retrofits; 14 infiltration swales/trenches; nine dry swales; and 27 bioretention (rain garden) projects. Each project uses natural landscaping, as applicable. (See Appendix 2 for a list of natural landscaping projects.)
- **FCCA Natural Resource Management Plan**
The Fairfax County Park Authority's (FCCA's) Natural Resource Management Plan (NRMP) was adopted in 2014 to clarify and update the Park Authority's natural resource management philosophy, vision, and direction and to promote the stewardship of natural capital. The NRMP is structured around four management themes, including: (i) inventory and planning; (ii) protecting natural capital; (iii) managing wild populations and restoring ecosystems; and (iv) fostering stewardship and expanding natural capital.

- Environmental Improvement Program

The county's Environmental Improvement Program (EIP) continues to provide funding for an array of environmental projects and programs throughout the county, including natural landscaping conversions. Awards have been used for tree plantings, the conversion of lawns to meadows, and the control of invasive species on county properties.

- Tree Action Plan 2019

On February 25, 2020, the Board of Supervisors approved the Tree Action Plan 2019 (TAP 2019). TAP 2019 updates the original Tree Action Plan adopted by the Board in 2006. TAP 2019 expands and improves the framework to guide and educate residents and county staff for the awareness, protection, and improvement of Fairfax County's urban forest. The plan recognizes that the continued deliverance of ecosystem services and the benefits that the urban forest provides will continue to be important to county residents and visitors for generations to come. The county urban forest includes the trees, people, air, water, minerals, soils, and built environment found in the county; the ecosystems they form; and the services they provide. In this context, the urban forest is natural capital, a durable resource providing benefits to residents and the environment. The five framework goals of TAP 2019 include: (i) Know What We Have; (ii) Protect and Improve What We Have; (iii) Expand What We Have; (iv) Improve Urban Forestry Policies and Processes; and (v) Communicate and Build Partnerships.

ANALYSIS

Typical landscaping practices have evolved to include aesthetics as an overarching concern. Exotic plants are common in typical landscapes, including the extensive use of mowed grass. Exotic plants are defined as plant species introduced to an area from outside their native ranges, often from other continents. Exotic plants are characterized as invasive when they begin to spread and sustain themselves outside of cultivation. Resources used to maintain these landscapes, when used, typically include synthetic fertilizers and potable water. Maintenance is geared toward mowing, edging, and leaf-blowing, which have attendant negative impacts to air quality and the generation of noise pollution. On-site resources, such as rainwater, grass clippings, leaves, and branches, are often collected and removed from the site with a gradual impoverishment of the soil food web, resulting in detrimental impacts to plant health.

Conversely, natural landscaping strives to improve the aesthetics and ecological functionality of landscapes, in which the conservation, restoration, and enhancement of on-site resources and processes guide decisions regarding site design and maintenance. Ecosystem services are considered, including habitat creation, the retention of rainwater on-site, reduced energy use, waste reduction, erosion and sediment control, a reduction in heat island effects, improved air quality, and the promotion of human health and well-being. A diverse palette of locally native plants, appropriate for the site conditions, is used for enhanced wildlife habitat and biological diversity, with consideration of leaves, pollen, and nectar. Plants are selected for a succession of blooms and fruits throughout the seasons, as applicable. Healthy soils are promoted through the retention of on-site resources, including grass clippings, rainwater, leaves, and branches; aeration; and protection from compaction. Invasives are managed to ensure the continued ecological functionality of the site. Material inputs, such as water and fertilizers, are reduced, and

the decomposition of organic matter is promoted to increase soil health. Additionally, natural landscapes have the potential to be designed and used as extensions of buildings, in which people are encouraged into landscapes through the use of paths, shade, and seating and in which human health and well-being are considered in site design decisions.

The language prepared for the Board's authorization of this Plan amendment (i) focused on environmentally-sensitive public facility design, retrofits, and maintenance; (ii) added a definition of "natural landscaping" to the Comprehensive Plan glossary; and (iii) removed language that is more programmatic than policy-oriented. In its authorization of this amendment the Board referenced this draft text as an opportunity to guide discussion of the plan amendment, but not to limit it.

Agency Stakeholder Outreach

Stakeholders were brought together to solicit input regarding the plan amendment and to identify opportunities for interagency collaboration. Participating groups included:

- Department of Public Works and Environmental Services - Stormwater Planning Division (DPWES-SWPD);
- Urban Forest Management Division (UFMD);
- Building Design and Construction Division (BDCD);
- Fairfax County Public Library (FCPL);
- Department of Housing and Community Development (HCD);
- Department of Planning and Development (DPD);
- Fairfax County Police Department (FCPD);
- Facilities Management Department (FMD);
- Neighborhood and Community Services (NCS);
- Fairfax County Department of Transportation (FCDOT);
- Fire and Rescue Department (FRD);
- Fairfax County Park Authority (FCPA);
- Northern Virginia Soil and Water Conservation District (NVSWCD); and
- Fairfax Water.

Major themes identified included design, implementation, maintenance, and public outreach. The committee recommended a holistic interagency design process, feedback loops, and a recognition that design decisions should be made with full consideration of project implementation and maintenance. More specifically, it was recommended that planting plans be designed for ease of maintenance; incorporate diverse, regionally appropriate, and dense plantings of perennial species with a history and connection to a site; and consider cultural requirements, heights, habits, and bloom sequencing.

Implementation was stressed as a key factor in the success of a landscape design. Adequate preparation of soils was an important consideration. Stakeholders emphasized that plantings should occur only during the appropriate seasons with a recognition that landscape failure is often caused by installation at inappropriate times of the year. Additionally, it was recommended that contract specifications be developed so that the county achieves the desired design objectives. Proper care is critical during the establishment phase, which may last several years. For certain sites, county experts or hired landscape specialists may be needed during the

implementation phase to manage projects and inspect all landscape materials, particularly horticulturists with specialized education to oversee implementation.

One of the most critical factors in fully implementing natural landscaping is maintenance, both during the establishment phase and over the long-term. This includes the management of invasives and weeds over the life of a project and the management of salt used in preparing roads for winter conditions to protect plantings and soils. To ensure adequate maintenance of sites, development of training and informational materials for all maintenance personnel and partnering with local volunteer organizations, such as Audubon at Home, Plant NOVA Natives, Master Gardeners, and Master Naturalists, to adopt and maintain landscape areas was recommended. Also recommended was the tracking of the costs and benefits of natural landscaping compared to traditional practices over time. The use of county sites to highlight natural landscaping features and to provide inspiration to the private sector was proposed, as was the concept that awareness of natural landscaping could be improved through the use of interpretive signs, placards, and other means. (A summary of stakeholder comments can be found at:

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/naturallandscaping/weblink-04-stakeholder-comments-2019.pdf>).

Community Stakeholder Outreach

Community stakeholders were invited to review the draft plan amendment and provide input. Participating stakeholders represented the Environmental Quality Advisory Council (EQAC), the Northern Virginia Soil and Water Conservation District Board of Directors, the Fairfax County Tree Commission, the Audubon Society of Northern Virginia, Fairfax Master Naturalists, the Virginia Native Plant Society, the Tree Commission, Friends of Dyke Marsh, Audubon at Home, and Plant NOVA Natives. Stakeholders recommended that natural landscaping be applied for all design, retrofitting, and maintenance of public facilities and sites to promote sustainability and resiliency. They noted that the benefits of natural landscaping include increased biodiversity; the reduction of heat around buildings; long-lived plant communities; improved aesthetics; improved watershed health; and, improved air quality. Stakeholders also recommended that natural landscaping be linked to the objectives of the Chesapeake Bay Ordinance and that the County consider how other jurisdictions, such as Arlington County and Montgomery County, have addressed natural landscaping. Additionally, stakeholders recommended that natural landscaping be measured to evaluate its success and that the county consider linking natural landscaping to existing green building standards. (A summary of stakeholder comments can be found at:

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/naturallandscaping/weblink-04-stakeholder-comments-2019.pdf>).

Surrounding Jurisdictions

Several surrounding jurisdictions have adopted policies, regulations, and guidelines regarding natural landscaping, applicable to both public and private sites. These include:

Arlington County, Virginia

Arlington County provides guidance regarding:

- Planting on private property – All plants permitted under the Chesapeake Bay

Preservation Ordinance must be either native or non-invasive:

<https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/38/2016/09/DES-Stormwater-Appendix-E-Tree-Canopy-Requirements.pdf>.

- Landscape standards on large special exception projects – These are governed by the Landscape Standards, which prohibit invasive plants and encourage native plants: <https://arlingtonva.s3.dualstack.us-east-1.amazonaws.com/wp-content/uploads/sites/38/2017/10/Landscape-Standards-OCT-2017.pdf>.

The City of Alexandria, Virginia

Landscape guidelines for the City of Alexandria include expected percentages of native species for trees, shrubs, groundcovers, perennials, ferns, ornamental grasses, and vines:

<https://www.alexandriava.gov/uploadedFiles/recreation/ParkPlanning/LandscapeGuidelinesFinalv2Final.pdf>.

Washington, District of Columbia (DC)

Washington, DC produced a Cooperative Plant Management Task Force Report, which makes recommendations on standards for identifying, planting, and cultivating native plants on District government properties, as well as ways to educate the public about the benefits of native plants and the problems associated with invasive plant species, ensure long-term maintenance of areas planted with native species, and manage invasive plants:

<http://www.sustainabledc.org/wp-content/uploads/2014/12/11-Coop-Plant-Management.pdf>.

DC also produced a stormwater guidebook, which suggests the use of native plants.

Planning Commission Review

The Planning Commission's Environment Committee met several times to review the proposed amendment. Discussion topics included the importance of soil preparation, the removal of invasives, rainwater management, maintenance, public outreach, salt management, aesthetics, and funding. Committee members also noted that the proposed language was sufficiently broad so that it could be applied on a site-by-site basis; that it would allow the incorporation of natural landscaping into both new projects and the retrofit of existing facilities; the importance of the plan amendment from both environmental and aesthetic perspectives; and the range of environmental benefits that could be expected through the incorporation of natural landscaping across the county.

In order to assess the application of natural landscaping across the county, the Planning Commission, along with several community stakeholders, toured three county facilities (<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/naturallandscaping/weblink-05-county-tours-06-22-2019.pdf>). Sites included the Merrifield Center (Fairfax-Falls Church Community Services Board); Oakton Community Library; and the Public Safety Headquarters Building.

On October 10, 2019, the Planning Commission approved the transmittal of the proposed plan amendment language to the Board of Supervisors (see Appendix 1).

CONCLUSION

The proposed amendment would formalize the expectations of natural landscaping for public facilities in Fairfax County. Such an approach would consider the aesthetic and ecological functions of landscapes within both the built environment and natural areas with a focus on the preservation, restoration, and recreation of land and water features and native plant communities. Natural landscaping is expected to minimize resource consumption, reduce stormwater runoff, decrease life-cycle maintenance requirements, increase the habitat value of each site, and increase soil and plant health.

RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined. No text is proposed to be deleted.

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, as amended through 4-9-2019, new Objective 6, Page 4:

“COUNTYWIDE OBJECTIVES AND POLICIES

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

Policy a. Site facilities appropriately to the area they are intended to serve.

Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.

Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Policy a. Program the establishment of facilities through the county's Capital Improvement Program. Projects programmed for construction in the CIP

should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County Executive's recommendation as evidenced by CIP inclusion.

Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c. Ensure adequate maintenance of existing facilities.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.

Policy c. Assess the adequacy and need for public facilities in the rezoning process.

Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.

Policy e. Designate and reserve future public facility sites that will be required by future growth and development.

Policy f. Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.

Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.

- Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.
- Policy c. Design facilities to promote and enhance the community identity of existing character.
- Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.
- Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

- Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.
- Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.
- Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.
- Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.
- Policy e. Locate, as possible, facilities on sites with public water and sewer.
- Policy f. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.
- Policy g. Use the 2232 review process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.”

“Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.”

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing the habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses).

Policy b. Where opportunities arise in consideration of the factors identified in Policy a above, retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices.

Policy c. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time.

Policy d. Apply green building practices within the design of public facilities.”

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Glossary, as amended through 10-30-2018, new definition, Page 12:

“**NATURAL LANDSCAPING:** A landscaping approach through which the aesthetic and ecological functions of landscapes installed in the built environment are improved, and through which natural areas are restored by preserving and recreating land and water features and native plant communities. Sustainable landscapes are formed by protecting and restoring natural ecosystem components; maximizing the use of native plants; controlling invasive plant species; reducing areas of unnecessary mowing; reducing or eliminating synthetic fertilizers; protecting, creating, and maintaining healthy soils; and retaining rainwater on-site through low impact development practices. In natural areas, only locally native plant species are used to provide the greatest possible ecological benefits. In built landscapes, most of the plant cover is composed of native plant species that support wildlife and improve environmental conditions, although non-invasive non-native plants may be selectively used where appropriate.”

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.

**County of Fairfax, Virginia
Planning Commission Meeting
October 10, 2019
Verbatim Excerpt**

*RECOMMEND APPROVAL OF PROPOSED ZONING ORDINANCE AMENDMENT –
NATURAL LANDSCAPING AT COUNTY FACILITIES LANGUAGE*

During Commission Matters

Commissioner Hart: I have a motion from the Environment Committee. After several meetings with staff, the Committee has reached a consensus on proposed language to be advertised for the Natural Landscaping at County Facilities Amendment to the Comprehensive Plan. Mr. Chairman, I MOVE THAT THE COMMISSION APPROVE THE TRANSMITTAL OF THE PROPOSED REVISION TO THE BOARD OF SUPERVISORS, AS CONTAINED IN THE HANDOUT FROM MR. GORNEY NOW DATED SEPTEMBER 26, 2019, AND THAT THE COMMISSION RECOMMEND THAT THE AMENDMENT CONTAINED THEREIN BE CONSIDERED THE COMMISSION'S RECOMMENDATION FOR ADVERTISING IN RESPONSE TO THE BOARD'S AUTHORIZATION OF CONSIDERATION OF A PLAN AMENDMENT ON NOVEMBER 20, 2018.

Commissioner Sargeant: Second.

Secretary Migliaccio: Seconded by Commissioner Sargeant. Any discussion on this motion? Commissioner Ulfelder.

Commissioner Ulfelder: I think this is a very good amendment. It's – it's part of the public facilities element of the Comprehensive Plan, so it's specific to County facilities and I think it's a good step forward on incorporating natural landscaping in County facilities and even talks about retrofitting some of the County facilities when the opportunities arise. And I – I think it's important, both from an environmental point of view and, as well as from an aesthetic point of view. And we spent a lot of time discussing this. We've spent time in the field seeing some various projects that the County has already been implementing at some locations. And I think this is a very positive and important step. And we'll see where we go from here.

Secretary Migliaccio: Thank you. Any other? Okay. All in favor of the motion, as articulated by Commissioner Hart, please say aye.

Commissioners: Aye.

Secretary Migliaccio: All opposed? The ayes have it. Thank you.

The motion carried by a vote of 10-0. Commissioners Murphy and Tanner were absent from the meeting.

JLC

Natural Landscaping at County Facilities
PA 2018-CW-2CP
Proposed Language
Planning Commission Environment Committee
September 26, 2019

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended Through 4-9-2019, Pages 2-4.

“COUNTYWIDE OBJECTIVES AND POLICIES

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

- Policy a. Site facilities appropriately to the area they are intended to serve.
- Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.
- Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.
- Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

- Policy a. Program the establishment of facilities through the county's Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County Executive's recommendation as evidenced by CIP inclusion.

Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c. Ensure adequate maintenance of existing facilities.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.

Policy c. Assess the adequacy and need for public facilities in the rezoning process.

Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.

Policy e. Designate and reserve future public facility sites that will be required by future growth and development.

Policy f. Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.

Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.

Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.

Policy c. Design facilities to promote and enhance the community identity of existing character.

Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.

Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.

Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.

Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.

Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.

Policy e. Locate, as possible, facilities on sites with public water and sewer.

Policy f. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.

Policy g. Use the 2232 review process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.”

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, as amended through April 9, 2019, Page 4.

“Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.”

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing the habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses).

Policy b. Where opportunities arise in consideration of the factors identified in Policy a above, retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices.

Policy c. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time.

Policy d. Apply green building practices within the design of public facilities.”

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Glossary, as amended through October 30, 2018, Page 12:

“NATURAL LANDSCAPING: A landscaping approach through which the aesthetic and ecological functions of landscapes installed in the built environment are improved, and through which natural areas are restored by preserving and recreating land and water features and native plant communities. Sustainable landscapes are formed by protecting and restoring natural ecosystem components; maximizing the use of native plants; controlling invasive plant species; reducing areas of unnecessary mowing; reducing or eliminating synthetic fertilizers; protecting, creating, and maintaining healthy soils; and retaining rainwater on-site through low impact development practices. In natural areas, only locally native plant species are used to provide the greatest possible ecological benefits. In built landscapes, most of the plant cover is composed of native plant species that support wildlife and improve environmental conditions, although non-invasive non-native plants may be selectively used where appropriate.”

APPENDIX 2

**PROJECTS INCORPORATING NATURAL LANDSCAPING PRACTICES
STORMWATER PROJECTS:**

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
Annandale HS	BMP/LID	MASON	
Annandale Terrace ES	BMP/LID	MASON	
Armstrong ES Retrofit	BMP/LID	HUNTER MILL	8/31/2010
Armstrong ES	BMP/LID	HUNTER MILL	8/31/2010
Arrowhead Synthetic Field	BMP/LID	SULLY	
Baileys Community Center	BMP/LID	MASON	
Baileys Crossroads Fire Station	BMP/LID	MASON	8/10/2014
Bradley Acres Swale Improvement	BMP/LID	HUNTER MILL	3/16/2015
Broyhill McLean Estates BMP/LID (DE9132)	BMP/LID	DRANESVILLE	8/16/2016
Bucknell Manor Park	BMP/LID	MOUNT VERNON	3/11/2009
Burke Lake Golf Course	BMP/LID	SPRINGFIELD	
Burke Lake Park	BMP/LID	SPRINGFIELD	
Carl Sandburg MS (LH9111D)	BMP/LID	MOUNT VERNON	9/1/2010
Center Lane	BMP/LID	MASON	5/21/2009
Centreville ES	BMP/LID	SULLY	
Centreville HS	BMP/LID	SPRINGFIELD	
Cherry Run ES Bioretention Subproject A	BMP/LID	SPRINGFIELD	
Cherry Run ES Bioretention Subproject B	BMP/LID	SPRINGFIELD	
Cherry Run ES (PC9517)	BMP/LID	SPRINGFIELD	
Clemyjontri Park (TR9812)	BMP/LID	DRANESVILLE	
Clermont ES (CA9821)	BMP/LID	LEE	9/2/2010
Cliveden Street Basketball Court (SU87-0001)	BMP/LID	DRANESVILLE	
Collingwood Park Retrofit	BMP/LID	MOUNT VERNON	5/11/2009
Dolley Madison Library	BMP/LID	DRANESVILLE	5/18/2011
Dolly Madison Library Porous Pavement	BMP/LID	DRANESVILLE	3/24/2017
E.C. Lawrence Synthetic Field	BMP/LID	SULLY	
Edsall Rd Fire Station #26	BMP/LID	MASON	5/23/2017
Fire and Rescue Academy II	BMP/LID	SPRINGFIELD	9/27/2014
Fire Station 26	BMP/LID	MASON	8/25/2008
Fort Hunt ES	BMP/LID	MOUNT VERNON	10/28/2008
Franklin MS	BMP/LID	SULLY	9/14/2009
Franklin Park and Chesterbrook PM9978	BMP/LID	DRANESVILLE	12/22/2016
Freds Oak Bioretention (PC9535)	BMP/LID	BRADDOCK	12/16/2013
George Marshal High School (PM9155)	BMP/LID	PROVIDENCE	9/15/2014
Golden Woods (PN9104/0649DP)	BMP/LID	DRANESVILLE	7/29/2016
Grist Mill Park	BMP/LID	MOUNT VERNON	
Groveton ES	BMP/LID	LEE	
Hayfield HS	BMP/LID	LEE	9/5/2015
Hybla Valley ES	BMP/LID	LEE	12/15/2008

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
Jefferson Fire Station (CA87-0004)	BMP/LID	MASON	
Keene Mill ES (AC87-0001)	BMP/LID	SPRINGFIELD	8/15/2016
Kendale Woods Park (CA87-0006)	BMP/LID	MASON	
Kings Park West Swim Club (PC8138)	BMP/LID	BRADDOCK	4/11/2013
Lake Accotink Park	BMP/LID	BRADDOCK	
Langley HS (TR9807)	BMP/LID	DRANESVILLE	
Laurel Hill- Equestrian/Nike Stormwater Enhancements	BMP/LID	MOUNT VERNON	4/1/2014
Lees Corner ES	BMP/LID	SULLY	
Lewinsville Park Fields 2 and 3	BMP/LID	DRANESVILLE	11/6/2013
Lewinsville Retirement Residence	BMP/LID	DRANESVILLE	
Luther Jackson I.S. (AC9179A)	BMP/LID		
Luther Jackson I.S. (AC9179B)	BMP/LID		
Luther Jackson I.S. (AC9179C)	BMP/LID		
Luther Jackson I.S. (AC9179D)	BMP/LID		
Mantua Elementary School BMP/LID	BMP/LID		
Mantua Elementary School BMP/LID	BMP/LID		
Mantua Elementary School BMP/LID	BMP/LID		
Mantua ES	BMP/LID	PROVIDENCE	
McLean Community Center & Central Park			
McLean Police Station	BMP/LID	DRANESVILLE	
McNaughton Fields	BMP/LID	MOUNT VERNON	11/1/2016
Merrifield Human Services Center - Mid County (AC87-0005)	BMP/LID	PROVIDENCE	12/21/2014
Mount Vernon High School BMP/LID	BMP/LID	MOUNT VERNON	9/3/2014
Mount Vernon High School BMP/LID	BMP/LID	MOUNT VERNON	9/3/2014
Mount Vernon High School BMP/LID	BMP/LID	MOUNT VERNON	9/3/2014
Mount Vernon HS	BMP/LID	MOUNT VERNON	9/3/2014
Newington DVS Stormwater Enhancements	BMP/LID	MOUNT VERNON	1/31/2014
Newington Forest ES (PC9508A)	BMP/LID	MOUNT VERNON	
Newington Forest ES (PC9508B)	BMP/LID	MOUNT VERNON	
Newington Solid Waste-Huntington Operating Fac-STW Partnership	BMP/LID	MOUNT VERNON	
Noman M Cole	BMP/LID	MOUNT VERNON	6/21/2013
Nottoway Park Phase 2 (AC9555)	BMP/LID	PROVIDENCE	
Oak Marr Rec Center Stormwater Enhancements	BMP/LID	PROVIDENCE	8/1/2014
Oakton Library	BMP/LID	PROVIDENCE	9/15/2014
Oakton Swim and Racquet Club (DF9045A6)	BMP/LID	SULLY	6/30/2014
Pinecrest Golf Course	BMP/LID	MASON	2/23/2009
Potomac Meadows (PN9117/0303DP)	BMP/LID	DRANESVILLE	3/18/2016
Public Safety Headquarters	BMP/LID	SPRINGFIELD	
Public Safety Headquarters Bldg Stormwater	BMP/LID	BRADDOCK	

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
Enhancements (DF87-0007)			
Ravensworth ES	BMP/LID	BRADDOCK	1/29/2016
Reston Police Station Stormwater Enhancements	BMP/LID	HUNTER MILL	
Shrevewood ES - Phase I & II SW Retrofit (CA9953A)	BMP/LID	PROVIDENCE	5/9/2009
Shrevewood ES - Phase III & IV SW Retrofit (CA9953B)	BMP/LID	PROVIDENCE	8/15/2011
Shrevewood ES - SW Retrofits (CA9953)	BMP/LID	PROVIDENCE	8/18/2011
Silverbrook ES Bioretention	BMP/LID	SPRINGFIELD	
South Run Rec. Center Bioretention Subproject A	BMP/LID	SPRINGFIELD	11/15/2015
Spring Hill Recreation Center	BMP/LID	DRANESVILLE	7/15/2011
Spring Hill Recreation Center II (BN9105/DP0396)	BMP/LID	DRANESVILLE	7/15/2011
Stratton Woods Park Stormwater Enhancements	BMP/LID	HUNTER MILL	2/6/2015
Stringfellow Road Commuter Lot	BMP/LID	SULLY	
Stuart Road Park	BMP/LID	HUNTER MILL	1/13/2014
Sully Woodlands Education Center	BMP/LID	SULLY	
Sunrise Valley ES	BMP/LID	HUNTER MILL	9/1/2015
Terraset ES	BMP/LID	HUNTER MILL	12/15/2015
Thomas Edison HS	BMP/LID	LEE	
Turkey Run @ Langley HS (TR9308)	BMP/LID	DRANESVILLE	
Twin Lakes GC	BMP/LID	SPRINGFIELD	
University Square (PH9890)	BMP/LID	BRADDOCK	12/22/2010
University Square Subdivision	BMP/LID	BRADDOCK	12/22/2010
University Square Subdivision	BMP/LID	BRADDOCK	12/22/2010
Walt Whitman MS (LH9111B)	BMP/LID	MOUNT VERNON	10/6/2008
Waples Mill ES	BMP/LID	PROVIDENCE	8/8/2012
Waples Mill ES	BMP/LID	PROVIDENCE	8/8/2012
Waples Mill ES - Phase I (DF87-0004A)	BMP/LID	PROVIDENCE	5/1/2009
Wastewater Collection- Freds Oak Facility	BMP/LID	BRADDOCK	10/30/2013
Water Quality Improvement - Vactor Truck Dump Pit	BMP/LID	SPRINGFIELD	6/21/2012
Waynewood ES	BMP/LID	MOUNT VERNON	
West Drive Maintenance Facility	BMP/LID		
West Ox Parking Lot Improvement	BMP/LID	SPRINGFIELD	
West Springfield HS	BMP/LID	SPRINGFIELD	
West Springfield HS (PC9529)	BMP/LID	SPRINGFIELD	
Whitman Middle School	BMP/LID	MOUNT VERNON	10/6/2008
Woodrow Wilson Library	BMP/LID	MASON	6/7/2013
Woodrow Wilson Library	BMP/LID	MASON	1/13/2015
Colchester Hills Pond Retrofit 1 (O219DP)	Dam Safety	SPRINGFIELD	2/24/2009
Dearborn Drive, 6613	Flood Mitigation	MASON	3/31/2012
Dearborn Drive, 6615	Flood Mitigation	MASON	11/25/2015
Luton Place, 7624 and 7626	Flood Mitigation	LEE	4/30/2013
Potomac Meadows (PN9117)	New Stormwater Pond	DRANESVILLE	3/18/2016
Village Road And Baron Cameron Avenue	New Stormwater	HUNTER MILL	

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
	Pond		
West Ox Fire Training Academy Drainage Improvements	Other	SPRINGFIELD	11/9/2016
American Park Meadow Restoration (AC89-0007)	Other - Nonstructural	BRADDOCK	4/30/2015
Reforest for WQ @ FCPA (DF89-0009/Multiple)	Other - Nonstructural	PROVIDENCE	
Cardinal Glen Sec 2 - Phase I (PC88-0008/0212DP)	Other - Structural	SPRINGFIELD	8/15/2008
5216 Inverchapel Rd	Outfall Improvement	BRADDOCK	12/21/2015
Bush Hill @ STMN0821505445 (CA83-0001)	Outfall Improvement	LEE	11/10/2016
Collingwood Road	Outfall Improvement	MOUNT VERNON	5/10/2009
Crestleigh Way Outfall Restoration (AC83-0007)	Outfall Improvement	LEE	9/14/2016
Green Hollow Court Outfall Restoration (PC83-0004)	Outfall Improvement	SPRINGFIELD	8/28/2015
Lenox Drive Outfall Restoration (AC83-0006)	Outfall Improvement	BRADDOCK	10/30/2015
Loftridge (CA9818)	Outfall Improvement	LEE	8/1/2013
Miller Heights Outfall Rehabilitation	Outfall Improvement	PROVIDENCE	8/7/2014
Nottoway Park Phase I (AC83-0005)	Outfall Improvement	PROVIDENCE	
Rainbow Bridge Lane Outfall Restoration (PC83-0003)	Outfall Improvement	MOUNT VERNON	12/15/2015
Red Fox Drive Outfall	Outfall Improvement	BRADDOCK	8/12/2012
Robinson, PCL 19 Outfall Improvement @ Pond 0723DP (DF82-0003)	Outfall Improvement	DRANESVILLE	
Regional Pond R-17	Regional Pond	SPRINGFIELD	6/26/2007
Bradley Acres Section 2A (HC9129/0568DP)	Stormwater Pond Retrofit	HUNTER MILL	3/16/2015
Brentwood West (PH9180/0150DP)	Stormwater Pond Retrofit	BRADDOCK	6/19/2016
Brookfield Pond (WP0014)	Stormwater Pond Retrofit	SULLY	11/14/2014
Cardinal Glen Sec 2 - Phase II (PC81-0004/0212DP)	Stormwater Pond Retrofit	SPRINGFIELD	5/8/2009
Centreville Green PD 2 (LR81-0002/0739DP)	Stormwater Pond Retrofit	SULLY	
Cinnamon Oaks (1072DP)	Stormwater Pond Retrofit	SULLY	4/14/2010

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
Clifton Road Pond Retrofit (1426DP)	Stormwater Pond Retrofit	SPRINGFIELD	
Colony Park Drive (Woodlyne) SW Pond Retrofit (0175DP/0390DP)	Stormwater Pond Retrofit	BRADDOCK	5/22/2016
Crosspointe (0775DP/MB9122)	Stormwater Pond Retrofit	SPRINGFIELD	8/23/2014
Englewood Mews (CU9125/0786DP)	Stormwater Pond Retrofit	SULLY	9/4/2009
Fair Ridge Pond A (1070Dp)	Stormwater Pond Retrofit	SPRINGFIELD	12/15/2009
Fair Ridge Richmond American Pond (0794DP)	Stormwater Pond Retrofit	SPRINGFIELD	12/15/2009
Fox Mill Estates Dry Basin Improvement & Wetland (0176DP)			
Foxfield Pond D, Sec 13 (0697DP)	Stormwater Pond Retrofit	SULLY	12/15/2009
Franklin MS (1625WP)	Stormwater Pond Retrofit	SULLY	9/14/2009
Freds Oak Pond Retrofit (PC9129)	Stormwater Pond Retrofit	BRADDOCK	6/11/2011
Glenbrooke Woods Wetlands Improvement (0011DP)			
Golden Woods Dry Basin Improvement And BMP/LID	Stormwater Pond Retrofit	DRANESVILLE	8/9/2016
Government Center Pond (DF81-0012/0596DP)	Stormwater Pond Retrofit	BRADDOCK	
Gunston Corner @ Laurel Prop Div PCL D (MB89-0002/FM0506)	Stormwater Pond Retrofit	MOUNT VERNON	
Herndon/Monroe Pond (0330DP)	Stormwater Pond Retrofit	HUNTER MILL	
Herrity Stormwater Pond Retrofit (DF9143H51/1030WP)	Stormwater Pond Retrofit	BRADDOCK	
Lakepointe Sec 7, 1st Add (PC9132/0316DP)	Stormwater Pond Retrofit	BRADDOCK	
Langley Oaks Sec. 1 Pd 2, 0066DP	Stormwater Pond Retrofit	DRANESVILLE	12/29/2010
Laurel Hill Park Ponds	Stormwater Pond Retrofit	MOUNT VERNON	
Leigh & Towlston (Mult/0584DP/0103DP)	Stormwater Pond Retrofit	DRANESVILLE	
London Towne West Sec 2 (CU9151/0326DP)	Stormwater Pond Retrofit	SULLY	
Lorton Athl Fields @ Lower Potomac Ballpark (PC9100/1549DP)	Stormwater Pond Retrofit	MOUNT VERNON	
Marymeade Section 1 & 2 (PH9190/0268DP)	Stormwater Pond Retrofit	BRADDOCK	12/14/2012

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
Mason Neck West Park (MB9104/DP0259)	Stormwater Pond Retrofit	MOUNT VERNON	5/1/2015
Mclean Community Center Stormwater Retrofit	Stormwater Pond Retrofit	DRANESVILLE	12/1/2009
Mount Vernon Unitarian	Stormwater Pond Retrofit	MOUNT VERNON	7/10/2007
Popes Head Creek Tributary @ Havenner Rd (PH9204/PH82-0001)			
Potomac Meadows (PN9117/0303DP)	Stormwater Pond Retrofit	DRANESVILLE	3/18/2016
Regional Pond D-31 (DF9031A/0168DP)	Stormwater Pond Retrofit	PROVIDENCE	6/24/2013
Reston Sec 41 Blks 4, 5, 7:PD 1 (0333DP)	Stormwater Pond Retrofit	HUNTER MILL	6/19/2012
Reston Sec 45 (0334DP)	Stormwater Pond Retrofit	HUNTER MILL	
Sangster ES	Stormwater Pond Retrofit	SPRINGFIELD	
Sequoia Park (CA81-0001/0705DP)	Stormwater Pond Retrofit	MASON	6/23/2014
Sheffield Hunt Stormwater Outfall	Stormwater Pond Retrofit	MOUNT VERNON	6/29/2012
Silverbrook ES (MB9125/MB9510)	Stormwater Pond Retrofit	SPRINGFIELD	
Southern Cross Lane Stormwater Pond Retrofit	Stormwater Pond Retrofit	SPRINGFIELD	
Spring Lake/Floris Downs Dry Basins Improvement (0803DP)	Stormwater Pond Retrofit	HUNTER MILL	
Sully Station II PCL C PD A (CU81-0004/1481DP)	Stormwater Pond Retrofit	SULLY	
Sully Station Ph 2 PD 7 (CU9152/0964DP)	Stormwater Pond Retrofit	SULLY	
Summertown Way Pond Retrofit (1115DP)	Stormwater Pond Retrofit	LEE	5/23/2014
Sycamore Ridge Section 1 (0919DP)	Stormwater Pond Retrofit	HUNTER MILL	6/30/2010
Towlston Meadow Sec 3 Pd 1 (0371DP)	Stormwater Pond Retrofit	DRANESVILLE	4/4/2014
Tyson's Pimmit Library	Stormwater Pond Retrofit	DRANESVILLE	6/13/2013
University Square (0177DP)	Stormwater Pond Retrofit	BRADDOCK	11/30/2010
Village Park, The Sec 2B, 3 (0090DP)	Stormwater Pond Retrofit	BRADDOCK	11/17/2014
Vine Street, Phase I	Stormwater Pond	LEE	12/31/2009

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
	Retrofit		
West Potomac HS (BE9100)	Stormwater Pond Retrofit	MOUNT VERNON	10/5/2017
White Oaks ES	Stormwater Pond Retrofit	SPRINGFIELD	
Willoughby's Ridge (0944DP)	Stormwater Pond Retrofit	SULLY	9/4/2009
Wolftrap Meadows Sec 3 (0897DP)	Stormwater Pond Retrofit	HUNTER MILL	10/1/2011
Wolftrap Reg BMP (0003DP)	Stormwater Pond Retrofit	PROVIDENCE	
Woodgate Basins (CU9114/0950DP)	Stormwater Pond Retrofit	SULLY	10/3/2014
Woodstream Sec 1A (0122DP)	Stormwater Pond Retrofit	MOUNT VERNON	8/25/2010
Accotink Tributary @ Danbury Forest (AC82-0003)	Stream Restoration	BRADDOCK	
Accotink Tributary @ Daventry	Stream Restoration	SPRINGFIELD	3/1/2014
Accotink Tributary @ Oakford Drive	Stream Restoration	SPRINGFIELD	4/1/2018
Accotink Tributary @ Wakefield Park (AC9210)	Stream Restoration	BRADDOCK	8/17/2016
Accotink Tributary @ Wakefield Park (AC9232)	Stream Restoration	BRADDOCK	10/6/2016
Accotink Tributary @ Wakefield Park (AC9233)	Stream Restoration	BRADDOCK	3/25/2014
Backlick Run @ Bren Mar Dr - Seg 2 (CA9205A)	Stream Restoration	MASON	
Banks Property (DC9218)	Stream Restoration	LEE	11/7/2014
Beach Mill Road	Stream Restoration	DRANESVILLE	4/4/2008
Big Rocky Run II (CU9207)	Stream Restoration	SULLY	6/25/2014
Big Rocky Run Phase I (CU9210)	Stream Restoration	SULLY	6/1/2010
Big Rocky Run Tributary (CU9206/CUBR028)	Stream Restoration	SULLY	5/26/2010
Bridle Path Lane Stream Restoration	Stream Restoration	DRANESVILLE	1/11/2011
Bull Neck Run (Springhill Rec Center (BN92023)	Stream Restoration	DRANESVILLE	
Bull Neck Run @ Spring Hill Rec Center (BN82-0001)	Stream Restoration	DRANESVILLE	

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
Cain Branch Phase 1 (CU9220)	Stream Restoration	SULLY	
Centreville Green PD 1 (LR81-0001/0738DP)	Stream Restoration	SULLY	
Churchill Road	Stream Restoration	DRANESVILLE	3/1/2011
Clarke's Landing	Stream Restoration	SULLY	12/17/2007
Clermont/Loftridge BMP Retrofit/Stream Restoration	Stream Restoration	LEE	8/1/2013
Clifton Creek #2	Stream Restoration		
Colvin Run Phase I @ Lake Fairfax Park (DF82-0008)	Stream Restoration	HUNTER MILL	8/9/2017
Coon Branch @ Annandale Park (AC82-0002)	Stream Restoration	MASON	
Crook Branch @ Mantua Hills & Ridgelea (AC9220/AC9221)	Stream Restoration	MASON	
Crook Run Stream Restoration	Stream Restoration	PROVIDENCE	
Dead Run Stream Restoration Seg 1	Stream Restoration	DRANESVILLE	6/27/2017
Dead Run Stream Restoration Seg 2/3	Stream Restoration	DRANESVILLE	
Difficult Run Trib @ Brittenford Drive (DF82-0007)	Stream Restoration	HUNTER MILL	
Difficult Run Tributary at Oakton Estates	Stream Restoration	SULLY	6/26/2015
Dogue Creek Tributary @ Greendale GC (DC9214)	Stream Restoration	LEE	
Dolly Madison Library Stream Restoration (DE9244F2)			
English Hills	Stream Restoration	SPRINGFIELD	8/1/2006
Flag Run @ Elgar St (AC9229A)	Stream Restoration	BRADDOCK	
Flatlick Branch Confluence (CU9211A/CUFL00)	Stream Restoration	SULLY	5/18/2011
Flatlick Branch, Phase I	Stream Restoration	SULLY	6/1/2016
Flatlick Branch, Phase II	Stream Restoration	SULLY	4/15/2018
Flatlick Branch, Phase III	Stream Restoration	SULLY	
Flatlick Confluence Stream Restoration Project	Stream Restoration	SULLY	5/18/2011

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
Government Center Stream Restoration	Stream Restoration	BRADDOCK	6/29/2012
Governors Run Impr	Stream Restoration	SULLY	6/30/2007
Hollington Place	Stream Restoration	SPRINGFIELD	4/14/2008
Hollington Place, Phase II	Stream Restoration	SPRINGFIELD	
Hollingwood Place	Stream Restoration	SPRINGFIELD	4/14/2008
Holmes Run Park Overlook	Stream Restoration	MASON	
Holmes Run Phase II	Stream Restoration	MASON	9/1/2003
Hunters Branch Retrofit	Stream Restoration	PROVIDENCE	6/13/2011
Hunting Creek @ Fairchild (BE82-0002/BE9202)	Stream Restoration	MOUNT VERNON	
Indian Run @ Columbia Road (CA9240)	Stream Restoration	MASON	
Indian Run @ Indian Run Court Stream Restoration	Stream Restoration	MASON	
Indian Run @ Randolph Court	Stream Restoration	MASON	
Indian Run Ph IV	Stream Restoration	MASON	1/1/2004
Indian Run Stream Restoration (CA9205/7202788)	Stream Restoration	MASON	9/26/2014
Lake Martin Trib @ Foxwood HOA	Stream Restoration	SULLY	
Leigh Meadows Pd Retrofit & Stream Restoration (0584DP)	Stream Restoration	DRANESVILLE	
Little Pimmit Run Sream Restoration & Sanitary Sewer Stabilization	Stream Restoration	DRANESVILLE	11/1/2011
Long Branch	Stream Restoration	MASON	6/1/2005
Long Branch Tributary @ Long Branch Falls Park (AC9208)	Stream Restoration	BRADDOCK	
Newington Forest ES (PC9508)	Stream Restoration	MOUNT VERNON	
Old Courthouse Spring Branch - Phase I @ Gosnell Road (DF82-0005)	Stream Restoration	HUNTER MILL	
Old Meadow Road (1761)	Stream Restoration	PROVIDENCE	12/1/2006
Paul Spring Branch - Seg I @ Hollin Hills (LH82-0001)	Stream	MOUNT VERNON	

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
	Restoration		
Paul Spring Branch - Seg II @ Hollin Hills (LH82-0002)			
Paul Spring Branch Tributary @ Gilbert McCutcheon Park	Stream Restoration	MOUNT VERNON	12/2/2016
Peyton Run @ Longwood Knolls (PC82-0006)	Stream Restoration	SPRINGFIELD	
Pike Branch Trib @ Ridgeview Park (CA9230)	Stream Restoration	LEE	
Pike Branch Trib @ Wilton Road	Stream Restoration	LEE	
Piney Branch Tributary @ 600 Mill St NE Vienna (DF82-0019)			
Piney Run @ Lake Werowance (DF82-0017/FM0030)	Stream Restoration	DRANESVILLE	
Pleasant Ridge	Stream Restoration		
Pohick Creek @ Queen Victoria Court	Stream Restoration	BRADDOCK	
Pohick Creek Trib @ Greentree Court Stream Restoration	Stream Restoration	SPRINGFIELD	
Pohick Creek Tributary (PC9257) (Lake Braddock)	Stream Restoration	BRADDOCK	5/22/2014
Popes Head Creek Tributary @ Havenner Rd (PH9204C)			
Poplar Spring	Stream Restoration	SPRINGFIELD	4/30/2009
Quander Rd @ Mount Vernon District Park	Stream Restoration	MOUNT VERNON	2/23/2017
Rabbit Branch Tributary	Stream Restoration	BRADDOCK	4/24/2014
Sandy Run Stream Restoration (SA9211)	Stream Restoration	SPRINGFIELD	12/18/2013
Schneider Branch Stream Restoration Project	Stream Restoration	SULLY	5/31/2011
Schneider Branch(CU9218/CUSB001)	Stream Restoration	SULLY	5/31/2011
Scotts Run @ Arbor Row Hanover Parcel (SC82-0003)	Stream Restoration	PROVIDENCE	6/6/2014
Scotts Run @ Capital One via proffered condition (SC82-000C2)			
Scotts Run @ Old Meadow Road (SC82-0002)	Stream Restoration	PROVIDENCE	
Scotts Run @ Scotts Run Station South (SC82-000C2)			
Scotts Run Tributary @Arbor Row Hanover Parcel	Stream Restoration	PROVIDENCE	

PROJECT NAME	PROJECT TYPE	SUPERVISOR DISTRICT	COMPLETION DATE
Sheffield Hunt Stream Restoration and Pond Retrofit	Stream Restoration	MOUNT VERNON	6/30/2012
Snakeden Branch Trib @ Lake Audubon (DF82-0004)	Stream Restoration	HUNTER MILL	
South Lakes HS (DF82-0001)	Stream Restoration	HUNTER MILL	8/27/2014
Trippls Run, Phase I	Stream Restoration	PROVIDENCE	3/1/2013
Turkey Run @ Truro Subdivision (AC9212/AC9213)	Stream Restoration	BRADDOCK	10/19/2017
Turkeycock Creek Tributary @ Pinecrest Golf Course (CA9236)	Stream Restoration	MASON	
Turkeycock Run @ Mason District Park(CA9216)	Stream Restoration	MASON	
Wolftrap Creek Stream Restoration	Stream Restoration	HUNTER MILL	11/15/2013

Capital Facilities Projects:

The DPWES Building Design and Construction Division began incorporating natural landscaping principals at the time of the policy adoption and have continued these practices in the years since adoption. Examples include:

- Katherine K. Hanley Family Shelter – Green Globe, 1 Globe, 2007
- Girls Probation House, Green Globe, 2 Globes, 2008
- Fairfax Center Fire Station, LEED Certified Certification 2008
- West Ox Bus Operation Center – Green Roof 2008
- Oakton Library, LEED Silver Certification 2009
- Crosspointe Fire Station, LEED Gold Certification 2009
- Burke Community Library, LEED Silver Certification 2009
- Richard Byrd Library, LEED Gold Certification 2010
- Martha Washington Library, LEED Gold Certification 2011
- Thomas Jefferson Library, LEED Silver Certification 2011
- Mt. Vernon Mental Health Center, LEED Gold Certification 2011
- Health Department Lab, LEED Gold Certification 2011
- Less Secure Shelter II, LEED Silver Certification 2011
- Dolley Madison Library, LEED Gold Certification 2012
- VDOT Administration Building, LEED Gold Certification 2012
- Great Falls Fire Station, LEED Gold Certification 2012
- Wolf Trap Fire Station, LEED Silver Certification 2013
- 1-66 Employees’ Facility, LEED Gold Certification 2013
- Bailey’s Crossroads Volunteer Fire Station, LEED Silver Certification 2014
- Katherine Hanley Family Shelter, ENERGY STAR Rating 2015
- Newington DVS Maintenance Facility, LEED Silver Certification 2015

- Merrifield Human Services Center (Core & Shell), LEED Silver Certification 2015
- Merrifield Human Services Center (Commercial Interiors), LEED Silver Certification 2015
- Woodrow Wilson Library, LEED Gold Certification 2015
- Providence Community Center, LEED Gold Certification 2015
- Fair Oaks Police Station, LEED Silver Certification 2015
- Mclean Police Station, LEED Silver Certification 2016
- Reston Police Station, LEED Silver Certification 2016
- Fire and Rescue Training Center, LEED Silver Certification 2016
- West Ox Animal Shelter, LEED Silver Certification 2016
- Stringfellow Park & Ride, LEED Silver Certification 2016
- Pohick Library, LEED Gold Certification 2017
- Herndon Fire Station, LEED Gold Certification 2017
- Tysons Pimmit Library, LEED Silver Certification 2017
- Public Safety Headquarters, LEED Gold Certification 2018

The following projects are under construction and scheduled to achieve LEED Certification in 2018/2019/2020:

- Lorton Volunteer Fire Station
- Lewinsville Redevelopment
- John Marshall Library
- Jefferson Fire Station
- Herndon Bos Operations Facility
- Bailey's Community Shelter
- West Ox Road Bus Ops Ph II

The following projects are under design and scheduled to achieve LEED Certification in 2021 or beyond:

- South County Police Station and Animal Shelter
- Reston Fire Station
- Heliport
- Sully community Center
- EVOG
- Operational Support Bureau
- Mt Vernon ReCenter
- Lorton Community enter
- Merrifield Fire Station
- Woodlawn Fire Station
- Franconia Police Station
- Penn Daw Fire Station
- Edsall Road Fire Station

The following projects are currently in design or under construction and are examples of the implementation of natural landscaping design through both LEED and Envision* standards:

- Huntington Levee, Envision
- Stormwater and Wastewater Facility, LEED and tracking Envision standards.

FAIRFAX COUNTY PARK AUTHORITY PROJECTS (AS OF OCTOBER 2018)

PROJECT NAME	DISTRICT	COMPLETION DATE
Americana Park - meadow planting	BRADDOCK	Apr 2015
Arrowbrook Wetland Park - enhance SWM pond	DRANESVILLE	Nov 2011
Boyd A. & Charlotte M. Hogge Park - community garden plot	MASON	In Process
Burke Lake Golf Clubhouse & Driving Range - replant sewer line w/ native species	SPRINGFIELD	Apr 2017
Clemyjontri - remove non-native bamboo & install landscape screening	DRANESVILLE	Ongoing
Colvin Run Stream Restoration - native plants	DRANESVILLE	Nov 2017
E.C. Lawrence Park - LID improvements; silt capture; subsurface energy dissipation	SULLY	Jul 2012
Great Falls Nike Park - Field #4 - restore native species	DRANESVILLE	Nov 2012
Hidden Oaks Nature Center - rain gardens	MASON	Oct 2007
Huntley Meadows - wetland	COUNTYWIDE (LEE)	Dec 2013
Hutchison Elementary School – STF – bioretention	DRANESVILLE	Jul 2008
Lake Accotink Park - CCT included; invasive plant treatment	BRADDOCK	May 2010
Lake Fairfax Core Area Phase 2 - rain gardens	HUNTER MILL	Dec 2008
Lake Fairfax Water Mine Expansion - bioretention	HUNTER MILL	Jul 2015
Laurel Hill - Equestrian Center - dry pond; etc.	MOUNT VERNON	Apr 2014
Lenclair Park - install landscape screening	LEE	Oct 2015
Lewinsville Park STF - bioswale	DRANESVILLE	Oct 2013
Lorton Road-Widening - FDOT/VDOT - rain gardens	MOUNT VERNON	Mar 2017
Martin Park - return to its natural state	MASON	Dec 2012
Mason West Park – demolition/abatement of Tolson House; site restoration	COUNTYWIDE (MOUNT VERNON)	Sep 2015
McNaughton Fields Park Renovation – bioretention	MOUNT VERNON	Nov 2016
Oak Marr REC Reno - bioswales	PROVIDENCE	Aug 2014
Olander & Margaret Banks Community Park - demolition of pool, etc; restore areas	LEE	Jul 2012
Ossian Hall Park - rain gardens & bioretention	BRADDOCK	Nov 2010
Patriot Park - rain gardens	SPRINGFIELD	Jun 2008
Pinecrest Stream Restoration - restore stream with native plants	MASON	Dec 2013
Rabbit Branch SV Park - removal of impervious surfaces, etc; restore w/ native species	BRADDOCK	May 2013
Riverbend Park - demolition of Key House; site restoration	DRANESVILLE	May 2015
Rolling Valley West STF #2 - bioswale	SULLY	May 2015

PROJECT NAME	DISTRICT	COMPLETION DATE
Ruckstuhl Property – demolition; replant site with native grasses	PROVIDENCE	Nov 2012
Ruckstuhl Property - return to its natural state by demolition of home, etc	PROVIDENCE	Nov 2012
South Railroad Street Park - soil stabilization; new plants installation	DRANESVILLE	Apr 2008
South Run REC - parking lot; bio swales; etc.	SPRINGFIELD	Dec 2013
Spring Hill Parking Lot Expansion – wet pond; etc.	DRANESVILLE	Jul 2011
Sully Historic Site - native landscaping	SULLY	Jun 2014
Turner Farm Park – transitional screening w/ plants between road & equestrian	DRANESVILLE	Sep 2011