Planning Communicator

A Publication of the Fairfax County Planning Commission Office
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Inside this issue:

Planning Commission Bids Farewell to Lee District's Rodney Lusk

Rodney L. Lusk, who represented the Lee District for six-and-a-half years, resigned from the Planning Commission effective June 30, 2010. He was initially appointed by Supervisor Dana Kauffman in 2004 and reappointed in 2008 by Supervisor Jeff McKay.

Lusk was promoted to Director of National Marketing at the Fairfax County Economic Development Authority (FCEDA) on December 7, 2009. He began his career at FCEDA in 1998 working in the E-Commerce/Internet section for two years before serving as the Capital Attraction Program Manager. According to Lusk, his new position has greater responsibility and is more time consuming than his previous position. His main role is to assist companies in both expanding and locating their businesses in Fairfax County and provide outreach to companies in the county's primary markets of Boston, New York, Silicon Valley, Denver, Dallas, Austin and San Diego. He also identifies available commercial office space for potential clients and helps them connect with brokers to start the negotiations process.

After realizing that he no longer had enough time to adequately serve the Lee District, Lusk decided to resign from the Commission. His family also played a role in his decision. His oldest daughter, Sheridan, nine years old, often asked, "Daddy, do you really have to go to that meeting?" Lusk also has a four-year-old daughter, Addison. He noted that it became difficult to spend time with his daughters, especially while attending the Commission's Tysons Corner Committee meetings, which started at 7 p.m. He said he would try to spend 20-30 minutes with them before he had to rush to the meetings, which made it difficult for him to arrive on time. Lusk often returned home after 9 p.m. when his daughters were already in bed. "So, my daughters definitely made me remember the importance of family, and I think that's a challenge for anyone who serves on this body, who has young kids," he conveyed. However, he noted that it is important for Commission members to come from a wide range of age groups to provide a "diversity of ideas, concerns and opinions."

Lusk believes it is important that people give back in some way in service to their community, as evidenced by his very active community service for the past 21 years. He has served as President of the Business Alliance of George Mason University, At-large representative on the Fairfax County Park Authority (FCPA), Chairman of the Leadership Fairfax Board of Directors and Chairman of its Alumni Outreach and Support Committee, to name a few. Lusk currently serves on the Governing Board of the Fairfax-Falls Church Partnership to Prevent and End Homelessness in Ten Years. For the last three years, he has run in the annual Army Ten-Miler, contributing his

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New Lee Appointee to Planning Commission

James T. Migliaccio was appointed on June 22, 2010 by the Board of Supervisors, on a motion by Supervisor Jeff McKay, to complete the remaining term of former Lee District Commissioner Rodney Lusk (who resigned effective June 30th to concentrate on his promotion as Director of National Marketing at the Fairfax County Economic Development Authority). Commissioner Migliaccio was officially sworn in by Clerk of the Circuit Court John Frey on July 14th, and his term will expire on December 31, 2011.

Migliaccio currently owns and operates Migliaccio Solutions, which provides effective and creative public relations campaigns and grassroots outreach consulting services for companies and organizations to achieve their goals. From 2004-2007, he worked as Division Manager at TSGC, Inc., a national management consulting firm specializing in land use development issues. Other employment has included serving as Chief of Staff for Mason District Supervisor Penny Gross from 2001-2002 and as Deputy Chief of Staff for Virginia’s former U.S. Senator Charles S. Robb from 1999-2001.

Migliaccio was born in Fauquier County and currently resides in the Springfield area of Lee District. He has one son. He received a B.S. in Political Science from James Madison University and earned certificate programs from the Legislative Studies Institute, Harvard-MIT and the Meany Center for Labor Studies.

Planning Commission Roundtable Update

The Planning Commission Roundtable, a 30-minute panel discussion on Cox Cable Channel 16, is broadcast every Thursday at 6:30 p.m. and Wednesday at 10:30 p.m. (if the Commission is not in session or the meeting has finished) and features various “experts” on land use-related issues of interest to Fairfax County residents. The PC Roundtable has covered more than 60 topics since its inception in 2003. A summary of each broadcast is included on the Planning Commission Web site. All former broadcasts can be viewed at the Planning Commission Office, Suite 330, 12000 Government Center Parkway, Fairfax, VA 22035. For summary information about previous PC Roundtable programs, visit www.fairfaxcounty.gov/planning/roundtable.pdf.

The three programs described below were broadcast from May 2010 – August 2010, with the most recent edition available via live video streaming during the scheduled Channel 16 broadcast times. The July/August telecast is also available anytime via Video on Demand on the county’s Web site at: www.fairfaxcounty.gov/cable/channel16/pc_roundtable.htm. Beginning with the July/August 2009 broadcast, DVD copies can also be borrowed from the Commission Office’s “video lending library.” If interested, call the Commission Office at 703-324-2865.

Tysons Transportation Needs – Broadcast in July/August 2010

This latest edition of the PC Roundtable focuses on transportation needs in the planned redevelopment of the Tysons Corner area. Joining Planning Commission Chairman Pete Murphy are At-Large Planning Commissioner Walter Alcorn, Vice Chairman of the Commission and Chairman of the Tysons Corner Committee; Daniel Rathbone, Chief of the Department of Transportation’s (DOT) Transportation Planning Division; and Leonard Wolfenstein, Chief of DOT’s Transportation Planning Section. The panel provides an overview of the transportation needs for the planned redevelopment of the Tysons area and discusses overall transportation strategy, including a multi-modal transportation system as well as a grid of streets to meet the needs of those who live and work in that area.

Implementing the Tysons Adopted Comprehensive Plan – Broadcast in June 2010

This edition focused on the proposed redevelopment of the Tysons area, and methods that could be utilized by an Implementation entity to guide the adopted Comprehensive Plan for that area of the county. Joining Planning Commission Chairman Pete Murphy were At-Large Planning Commissioner Walter Alcorn, Vice Chairman of the Commission and Chairman of the Tysons Corner Committee; John Harrison, Vice President of Development, The Macerich Company; and Barbara Byron, Director of the Office of Community Revitalization and Reinvestment. The panel discussed opportunities and challenges that the county faces in Tysons' redevelopment future.

South County Area Plan Review – Broadcast in May 2010

This edition of the Planning Commission Roundtable highlighted the 2009-2010 South County Area Plan Review (APR) for the southern portion of Fairfax County (Briarcliff, Lee, Mason, Mount Vernon and Springfield Districts). Joining Planning Commission Chairman Pete Murphy were Marianne Gardner, Chief of the Policy and Plans Branch of the Planning Division and Clara Quintero Johnson, Senior Planner with the Planning Division, both with the Department of Planning and Zoning. In addition to discussing the South County APR process, the panel also commented on APR Task Forces and scheduled public hearings before the Planning Commission and Board of Supervisors.
Farewell to Rodney Lusk

sponsored donations to the construction of an accessible treehouse in the Family Recreation Area at the Lee District Park. Lusk was honored as the Greater Springfield Chamber of Commerce’s 2009 “Citizen of the Year” for his commitment to improving the lives of Fairfax County residents.

When asked about his service on the Planning Commission, Lusk responded, “It has been a great opportunity for me to serve my community. The experience here has been amazing. I have truly enjoyed working with each member of this Commission. I’ve enjoyed working with Jeff McKay and before him Dana Kaufman.” He added, “I feel real guilty not being able to fulfill my term, but I’ve gone as far as I can, based on my current work demands and also my family demands.” However, Lusk promised that he does not “intend to disappear.” “I hope that if there’s ever a need, the Planning Commission and others can certainly feel free to contact me. I am committed to Fairfax County, and I will continue to serve Fairfax County in a different way,” he explained.

When people asked him how he can sit and listen through so many meetings, Lusk simply responded that “each case is unique, different and interesting and you really don’t know what's going to happen.” He observed that some cases he thought would be easy turned out to be the most complicated, while the cases he thought would be hard turned out to be the easiest. He also noted that as a Planning Commissioner, he was able "to affect change in a way that helps the community develop," such as the placement of sidewalks, construction of parks and “timing of office construction and other amenities that the community ultimately use.”

Lusk considers his work on the Springfield Mall redevelopment as a highlight of his tenure on the Commission. "It's a great plan for the future, not just for the Lee District, but for the county as a whole once that asset is fully completed and built," he noted. He also cited the planned Wegmans grocery store at the Hilltop Village Center in Alexandria as memorable, especially given the fact that his wife, Jacquelyn, and daughters are looking forward to its opening scheduled for 2012. The store will be located approximately half a mile from where they live so they plan to walk to it. Lusk finds it "very unique and interesting that his daughters and wife pay attention to those cases that have impact to them." His wife is also "very attuned and interested in seeing the redevelopment of Springfield Mall as a town center and ultimately she’d like to see a better mix of tenants and a more exciting, dynamic and walkable environment.” Lusk said that knowing about upcoming retail, office and other types of development was an added benefit of serving on the Planning Commission.

Lusk has closely followed office development in Lee District, such as the Metro Park complex in east Springfield, in which "the Commission has been active in helping facilitate the build-out of that very important asset." "It's just unbelievable to see that Metro Park has become the best performing office park, not only in the Lee District, but also in the county," he noted. Metro Park's tenants now include DCS Corporation, SAIC and Calibre. VSE Corporation plans to locate at the corner entrance to Metro Park and the Fairfax County Parkway.

Lusk said it's "refreshing" that the focus of office development is shifting to Springfield, which has become "a viable and growing office market," thanks in part to the Base Realignment and Closure (BRAC). Lusk spent about two years meeting with a joint task force, which included Commission members Pete Murphy, Earl Flanagan and Tim Sargeant, reviewing all the BRAC Area Plans Review (APR) nominations and considering where office development could occur to support the BRAC uses. Lusk said the task force "planned additional office development in places that made sense." For example, Boston Properties was permitted to develop "a significant amount of new office space" at the Franconia-Springfield Metro Station. In addition, Opus East Development Corp was allowed to build approximately 500,000 square feet of uses on the former Pallone site located adjacent to the National Geospatial-Intelligence Agency (NGA).

Lusk explained that this was important because the NGA is expected to become one of the largest employers in Lee District. Once BRAC is instituted, 8,500 NGA employees will be working at the Engineer Proving Ground (EPG) facility, which is scheduled for full build-out in September 2011. It is expected that at least 8,000 to 16,000 contracting jobs will locate to this area so they are closer to the NGA campus at EPG. "This is great news for the Lee District and specifically for Springfield," Lusk said.

Lusk believes that the most challenging aspect of serving has been the time commitment. "Being a Planning Commissioner requires a true dedication and stamina while attending and participating in meetings," he said. In addition to attending the Commission meetings, which are usually held twice a week except during August, he made it a part of his responsibility to attend all of the Lee District Land Use Committee meetings. He noted that this committee is composed of members who add significant value to discussions, some of which are not "intend to disappear." “I hope that if there's ever a need, the Planning Commission and others can certainly feel free to contact me. I am committed to Fairfax County, and I will continue to serve Fairfax County in a different way,” he explained.

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whom have served for 20-plus years, including two former Planning Commissioners. Lusk also met with Supervisor McKay and his Chief of Staff and the Chairman of the Lee District Land Use Committee once a week to discuss development cases and APR items.

Lusk served on a number of Commission committees as well. His two-year service on the Tysons Committee proved both a challenge and a reward. "Tysons is an area that is very close and dear to me personally," he conveyed. As an administrative aide for then Providence District Supervisor Gerry Connolly, he handled that district's planning, zoning and development-related issues. He worked on significant projects in Tysons Corner, Merrifield and Vienna and was the lead contact for Tysons. Thus, Lusk indicated, he has "sort of a soft spot for Tysons." "Obviously in my current role at the FCEDA, we promote all of Fairfax County, but Tysons is our number one business center, so it has a unique place from that vantage point as well," he noted. Lusk appreciated having the opportunity to work on the Tysons Plan and make some small contributions, noting, "I know at times I might have been the contrarian on the committee, but I think ultimately the approved Plan is one that is really going to help reshape and change the future of that very important asset in Fairfax County." Lusk also commended Alcorn for being an exceptional Chairman of that committee. "I think his ability to be inclusive of all parties, his ability to moderate both softly and also forcefully, when necessary, showed his true capabilities and really allowed the Planning Commission to be able to bring this recommendation forward to the Board," he explained.

Since 2005, Lusk served as Chairman of the Commission's Capital Improvement Program (CIP) Committee. "Every year it was a pleasure to help work through that process of determining future development projects and funding for those projects over 5, 10 and 15 year horizons," he explained. Commission Chairman Murphy commended Lusk for his work on this committee, noting that "he streamlined the CIP process and built upon an already good process and made it even better.... It's a very, very significant part of what we do because the CIP is intricately tied into the Planning Commission effort to make the best Comprehensive Plan we have."

Lusk also served, which he said was also very dear to him, as Chairman of the Commission's Redevelopment and Housing Committee since 2004, where he had the "opportunity to help shepherd through some changes to the county's Workforce Housing and High-Rise Affordability policies, in close coordination with the Department of Housing and Community Development, which are now in place." Lusk noted that it has been rewarding to see developments that are providing workforce housing as a result of this effort.

Lusk considers his collaboration with other members of the Planning Commission as another rewarding experience. "I've really enjoyed having the opportunity to get to know each of the Planning Commissioners. I will confess that I have a soft spot for a number of them," he conveyed. Walter Alcorn, At-Large member, and Lusk have known each other since they were teenagers. Lusk is older than Alcorn by three years, participated in each other's weddings and watched the births of their children. Lusk noted that it was "very special" for him to see one of his best friends at the Commission meetings. On occasion, they would "take a couple of minutes at the end of the meeting just to catch up and spend a little time together," which he found "quite refreshing." "Walter is like a brother to me, and he is one of the reasons why I sit on this body, and he is remarkable. And I want to publicly thank him for his contributions and for his helping me make some decisions which resulted in my service on this body," Lusk said.

At Lusk's final Planning Commission meeting on June 30, 2010, Alcorn expressed his appreciation to Lusk:

"One thing that is very, very remarkable and I think we've all in our lives known a small number of folks like this, but there's a constant about Rodney, and that constant is integrity. And he is a guy who always gives it the straight shot, and he always listens, and he always uses his judgment in a way that's remarkable. And you immediately know that. It doesn't take long after meeting Rodney to understand that. And that's something I know we value here on the Commission. I know Rodney's family values it and as do all of his friends, me included. And we thank you for your service, Mr. Lusk."

Lusk also recognized Chairman Murphy for being "an exceptional person to work with." He said he values Murphy's humor and his contributions to the Commission and to the county as a whole. "He is a delight and a very special person, and I would not have gotten to know him as well had I not obviously served on this body," Lusk noted. "There were times when the meetings got long, discussions got heated, but there was always a point, and I think the Chairman always knew when that point was, and he would add levity and humor, and he would make some unbearable things bearable."

Lusk also commended Ken Lawrence, Providence District member, on the way he handles the large workload in his district. "It has been a nice treat to watch [Lawrence] shepherd through the projects, and I value and truly appreciate his contributions as well on behalf of the Providence District and also the county," Lusk conveyed.

At the June 30th Planning Commission

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Farewell to Rodney Lusk

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meeting, Chairman Murphy also had kind words to say about Lusk: "We on the Planning Commission are really going to miss a great man, a great individual, a great human being who has really served not only the Commission, but the citizens of the Lee District and the citizens of Fairfax County, for the last six-and-a-half years." Murphy recalled when Lusk was sworn in on January 14, 2004, he was accompanied by his daughter, Sheridan, who was two years old at the time. Sheridan raised her right hand along with her father during the entire oath and put it down after the oath was completed. Murphy said this moment was significant to him "because it brought home the fact that we really can't do this kind of thing unless we have the support of our family," which Lusk's family has given him.

Murphy recognized Lusk for performing "an outstanding job" in supporting redevelopment and revitalization efforts within the Lee District. He added that in July 2006, Lusk "had the audacity to climb Mount Kilimanjaro." "Now that in and of itself speaks of the well-rounded guy he is," Murphy conveyed. Murphy said that although he and the other members on the Commission would miss Lusk very much, they were not going to say goodbye and asked that he stay with them in spirit because he will always be in their hearts.

The most important thing Lusk said he learned from his time on the Commission was how to be a more active listener. "That's a very important skill. I think I was pretty good at it before I came here, but I really had to fine tune it," he said. Lusk explained that while he thought he had the answer when he arrived at a meeting, listening to the dialogues between the public and his fellow Commissioners "can be extremely insightful in coming up with the ultimate answer to a particular question with a project." He also noted the importance of not being hasty and judgmental until he had clearly listened to and understood what others were saying because they helped him in solving and coming up with solutions. "In many cases, the things that we think are the best solutions may not be, and the beauty is being able to synthesize that and then come to a resolution," Lusk said. When asked if he had been able to apply his refined listening skills at home, he replied, "I wouldn't say that those skills work at home as well. I am the only male in my house. I have a wife, two daughters and a female dog, so I'm outnumbered on just about anything that I can imagine. So, I have learned to compromise very strongly. I'm not going to get my way on many things and I just have to accept that."

Lusk said the one thing he will miss the most is the interaction with the community, especially the Lee District Land Use Committee, the staff and his fellow Commissioners. "I have developed very strong relationships with members of the Planning staff and even within the Planning Commission. And in some respects, they're not just employees, I see them as friends." He noted that he will also miss not being "as actively involved in development cases" because he has enjoyed being aware of projects early as a result of being on the Commission.

Lusk said he might miss some of the Commission meetings as well. He explained that when he had completed work on a large case, it was an "extremely rewarding, indescribable" feeling. When he first began his tenure on the Commission, Lusk recalled working on the redevelopment of the Mount Vernon Plaza Shopping Center, and addressing disagreements with staff regarding landscaping and buffering. He said this site now encompasses "a very high quality development that is worth 50 to 60 million dollars." He also noted that he continues to be pleased whenever he sees this development and thinks, "I had a little hand in that. I didn't build it, but I helped shape the way it was ultimately designed and approved."

Lusk recalled his first case on the Commission: the future Kingstowne Regional Library site at the intersection of Beulah Street and Manchester Boulevard. This case sought the construction of athletic fields as an interim use until the library was constructed in about five to eight years. The county established a public-private partnership with Clark Ventures to build workforce and affordable housing, the library and a community space, which could include an office for the Lee District Supervisor. Lusk said he is "certainly looking forward to seeing this project built."

Lusk gave the following advice to his successor, James Migliaccio: "It might seem very overwhelming in the beginning...so, take it one step at a time, one case at a time, and again, be active in your listening. When you have questions or need help, don't be bashful. There are lots of people who can assist, whether it is members of the staff or even your colleagues on the Planning Commission. Also, remember that you have other parts of your life and providing yourself with some personal time when you're doing this. Look at it as an opportunity to improve the place in which you live, and if you keep that in mind, it's not hard, it's actually fun."

Lusk will be honored by the Commission at a banquet to be scheduled sometime in early 2011.
The Planning Commission held a total of 19 meetings during the second quarter of 2010 (13 regular meetings and 6 committee meetings). As documented in the table below, the number of land use actions taken during April through June increased in 2010 over that of the previous year. The number of speakers at public hearings during the second quarter increased from 71 in 2009 to 85 in 2010.

<table>
<thead>
<tr>
<th>District Breakdown</th>
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<td>As illustrated below, the highest number of land use actions taken by the Planning Commission in the second quarter of 2010 was on items in the Lee, Mason and Mount Vernon Districts. The least active districts during that same period were Braddock and Springfield, along with countywide items. The figure below depicts second quarter activity for each district.</td>
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<th>Types of Applications</th>
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<tr>
<td>Of the 118 land use actions taken during the second quarter of 2010, the most prevalent were &quot;feature shown&quot; applications (items determined by the Commission to be a &quot;feature shown&quot; of the Comprehensive Plan). Below, in ascending order, is a list of the number of actions (by application type) taken by the Planning Commission during the months of April through June, 2010.</td>
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<th>2010 Second Quarter Land Use Actions by District</th>
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Administrative actions .................................................. 2
Code Amendments ................................................................. 3
Proffered Condition Amendments ........................................... 5
Public Facility (2232) applications & amendments .................. 6
Development plans, amendments & signage plans ....................... 7
Rezoning, PRC applications, and A&F applications ...................... 7
Special Exception applications & amendments ........................... 12
Comprehensive Plan & APR Amendments .................................... 26
"Feature shown" applications & amendments ............................. 50
Background

As explained in the 2009-2010 South County Area Plans Review Guide, the Area Plans Review (APR) process provides the public the opportunity to propose site specific changes to the land use recommendations found in the Area Plan volumes of the Comprehensive Plan and on the Comprehensive Plan Map. The Comprehensive Plan is a guide used by the Planning Commission and the Board of Supervisors when making land use decisions. As illustrated in the map to the right, the five Supervisor Districts included in the South County APR process are: Braddock, Lee, Mason, Mount Vernon and Springfield.

Summary information for all the nominations submitted as part of the South County APR process is available by clicking on the map for a hyperlink to the submitted nominations, staff reports and task force recommendations. Additional information on the APR process is available by placing your cursor on the Guide to the left and clicking the hyperlink.

Planning Commission public hearings on nominations not subject to review by the Virginia Department of Transportation (VDOT) were held on June 16 and July 14, 2010. Markup sessions were held on June 30 and July 28, 2010.

After holding public hearings on July 27, 2010, the Board of Supervisors, following recommendations from the Planning Commission, approved language on the following submitted nominations:

<table>
<thead>
<tr>
<th>Lee District</th>
<th>Mason District</th>
<th>Lee/Mount Vernon Combined</th>
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<tbody>
<tr>
<td>APR 09-IV-3FS</td>
<td>APR 09-IV-1A</td>
<td>APR 09-IV-1FS</td>
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<tr>
<td>APR 09-IV-20MV</td>
<td>APR 09-IV-1B</td>
<td>APR 09-IV-7MV</td>
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<td>APR 09-IV-3B</td>
<td>APR 09-IV-11MV</td>
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<td>APR 09-IV-12MV</td>
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<td>APR 09-IV-14MV</td>
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The following nominations, approved either as nominated or as revised by the staff and/or Task Force, will be the subject of public hearings by the Board of Supervisors on September 28, 2010:

<table>
<thead>
<tr>
<th>Lee:</th>
<th>09-IV-2FS</th>
<th>09-IV-21MV</th>
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<tr>
<td>Mount Vernon:</td>
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<tr>
<td>09-IV-5P</td>
<td>09-IV-2LP</td>
<td>09-IV-5LP</td>
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<td>09-IV-8LP</td>
<td>09-IV-9LP</td>
<td>S10-IV-LP1</td>
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<tr>
<td>09-IV-6MV</td>
<td>09-IV-9MV</td>
<td>09-IV-13MV</td>
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<td>09-IV-10MV</td>
<td>09-IV-19MV</td>
<td>S09-IV-MV2</td>
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<td>09-IV-26MV</td>
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For additional information about any of these nominations, link to http://www.fairfaxcounty.gov/dpz/apr/southcounty09.htm.

Planning Commission public hearing and markup dates have not yet been determined for those South County APR nominations subject to review of a traffic impact analysis by VDOT.
**“Green Lights” for Tysons, Baileys & Annandale Plans**

**Tysons Corner Plan and Zoning Ordinance Amendment**
Anticipating development of a "new downtown" for Fairfax County, a major leap forward was taken toward the transformation of the Tysons Corner area as amendments to the Comprehensive Plan and Zoning Ordinance were adopted by the Board of Supervisors on June 22, 2010. Following recommendations that were forwarded from the Planning Commission at the end of May, the approved language calls for future growth to be oriented into eight separate districts around four rail stations on Metro’s new Silver line. For full text of the approved Tysons Plan and Zoning Ordinance Amendment, refer to the following Web pages:

With an initial planning horizon of 20 years, the Plan language supports this "new downtown" where future growth can be accommodated in a denser, transit-oriented and more compact development pattern. Parks, public spaces, public art and vibrant residential mixed-use elements are also anticipated with the new Plan.

The new Plan language also will expand county efforts to foster the development of affordable and workforce housing by setting aside 20 percent of new residential units as workforce or affordable housing. This requirement surpasses the current countywide policy of 12 percent. Also included in the Plan is an historic provision that will generate a $3.00 per square foot up-front contribution for affordable/workforce housing from non-residential developments. The Board also directed staff to provide a proposal to modify the countywide Workforce Housing Policy to encourage monetary contributions to affordable/workforce housing from future mixed-use development.

Adoption of the revised Plan marks the end of a unique collaborative planning process that has taken place over the past five years. The 36-member Tysons Task Force, chaired by Clark Tyler, worked for four-and-a-half years (beginning in the summer of 2005) to produce a Vision for the Transformation of Tysons in anticipation of the new Metro stations. This Task Force is composed of representatives from throughout the county, which include landowners, major employers and community organizations. Following the Task Force presentation of its Vision to the Board of Supervisors in September 2008, the Board accepted the report and voted unanimously to refer it to the Planning Commission and staff for development of detailed Comprehensive Plan text.

The Planning Commission established a five-member Tysons Committee, chaired by At-Large Commissioner Walter Alcorn, which worked collaboratively with members of the Tysons Task Force, developers, county staff and the community to develop the final product. Following 39 formal Committee meetings and numerous informal ones, recommendations were produced through an open process, which was hailed by many for its inclusiveness, transparency and creativity. The full Commission adopted the Committee recommendations, after its own public process, and forwarded Plan and Zoning Ordinance language, along with 20 "follow-on" recommendations, for formal action by the Board of Supervisors.

While adoption of the Tysons Plan marks the culmination of a long effort, it also initiates the beginning of an exciting time. Fairfax County will now move forward on a long-term strategy to accommodate future growth through a "Smart Growth" pattern of development that is transit-oriented, walkable and environmentally sensitive. The Plan and Zoning Ordinance language for Tysons has not ended this process; rather it has established a new beginning for changes that will evolve over many years to come.

With a series of initial rezoning proposals for the Transit Station Areas anticipated to be filed with the county over the next several months, implementation will begin as a major challenge to the county as it seeks to guide the Tysons vision. To assist with this implementation, the Tysons Partnership has been established to facilitate the vision, serve as the central coordinating body for project development and function as a transportation management association. Its governance structure will consist of collaboration among the county staff, landowners, businesses and residents of Tysons and include a development advisory council appointed by the Tysons Partnership Board. The Partnership will also work to develop specific plans for financing needed infrastructure.

**Annandale and Baileys Revitalization Plans**
Revitalization plans in the Mason District also came to fruition following several years of community review and study. By unanimous votes on July 13, 2010, the Board of Supervisors adopted amendments to the county’s Comprehensive Plan for both Bailey’s Crossroads and downtown Annandale. As designated revitalization districts, both share common characteristics of vibrant and diverse commercial and retail businesses located along major roadways and surrounded by residential developments of single-family detached homes, townhouses and multi-family

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“Green Lights” for Tysons, Baileys and Annandale Plans

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The Bailey’s Crossroads Comprehensive Plan Amendment, encompassing approximately 530 acres, is designed to stimulate revitalization in the Central Business Center, located east of the Route 7/Columbia Pike interchange. The Plan Amendment also takes advantage of the proposed Pike Transit streetcar route between Skyline and Pentagon City. The planned features include more mixed-use development; easier pedestrian, bicycle and transit-rider access; increased open space; and a possible performing arts center. To be compatible with existing stable neighborhoods, the densest development will be focused near the future streetcar stop area along South Jefferson Street on the north side of Leesburg Pike. This urban-style downtown will incorporate mixed-use buildings with ground-floor retail, a tree-lined grid of streets and a greenway to connect the north and south sides of Leesburg Pike.

For the 200-acre Annandale Community Business Center (CBC), the Plan moves away from traditional planning techniques in favor of a form-based approach new to Fairfax County. The Annandale CBC Plan emphasizes the form and function of future development, while providing flexibility with respect to specific land uses and intensities. (Arlington County already uses form-based approaches in redeveloping older areas nearby, with recognized success.) The Annandale plan maintains the overall 7.11 million square-foot development potential under the existing Comprehensive Plan language. Little River Turnpike would become a boulevard under the revised Plan, utilizing the current service drive rights-of-way to provide for transportation improvements and amenities. A tree-lined boulevard would continue to carry vehicular traffic, while providing safe passage for pedestrians and bicyclists.

Both plans were the subject of much community discussion. The Bailey’s Crossroads Plan was an outgrowth of an Urban Land Institute study done in late 2006; the Annandale Plan began in similar fashion. The approved Plan language for both areas was crafted after multiple meetings with citizen advisory groups and revitalization committees and well-attended public open houses during a two-year period. The development horizon for both areas runs to future decades. Many current business leases still have several years to run, allowing property owners plenty of time to prepare for redevelopment opportunities and how to finance them.

Revitalization Conference Planned

The Fairfax County and the Office of Community Revitalization and Reinvestment (OCRR) is holding the second annual Revitalization Conference on Monday, September 13, 2010, from 8:00 a.m. to 12:00 p.m., in the Fairfax County Government Center Board Auditorium and Atrium, 12000 Government Center Parkway, Fairfax, Virginia 22035. This year’s conference will focus on how residents, businesses, designers, developers and the public sector work together to make places that revitalize our commercial centers.

The conference will feature the following guest speakers: Peggy Gaynor, member of the American Society of Landscape Architects (ASLA) and President of Gaynor, Inc.; Jair Lynch, President and CEO of JAIR LYNCH Development Partners; and Cecilia Cassidy, Executive Director of Rosslyn BID and Rosslyn Renaissance. The event is free of charge and a continental breakfast will be served. To RSVP to this event, please email Revitalization@fairfaxcounty.gov.

Affidavits Now Posted Online

The latest approved affidavits for land use applications scheduled before the Planning Commission and Board of Supervisors are now available online on the Staff Reports page of the Department of Planning and Zoning Web site at http://www.fairfaxcounty.gov/dpz/staffreports.

The link also provides access to maps and staff reports listed by application number for scheduled cases as well as the final actions taken on recent land use applications.
Committee Updates

**Tysons Corner Committee**

Members: Walter Alcorn, Frank de la Fe, Jay Donahue, Ken Lawrence, Rodney Lusk

The Tysons Corner Committee held two meetings (May 6 and May 12) to complete its recommendations on the proposed Plan language and Zoning Ordinance changes. The May 6th meeting focused on proposed revisions and additions to the Comprehensive Plan text, covering areas such as stormwater management and design, green buildings and workforce housing.

The Committee supported the concept of Leadership in Energy and Environmental Design (LEED) certification in residential development and LEED Silver as the benchmark for non-residential development, with a bonus being granted if either Gold or Platinum certification was implemented. Commissioner Lawrence remained skeptical about granting bonuses for green building when the market was already trending in that direction. Commissioner Lusk added that tenants might react negatively to paying higher amounts for green buildings and that other alternatives such as tax abatements or tax credits should be considered.

With regard to workforce housing, James Zook, Director, Department of Planning and Zoning (DPZ), answered questions regarding housing unit sizes and tax issues. He explained that the overall unit size and number of bedrooms per unit were meant to accommodate families and not house a "worker per bedroom." At the suggestion of Commissioner Lawrence, the Committee agreed to recommend that the Planning Commission endorse a countywide non-residential development contribution for workforce housing.

At the May 12th meeting, the Committee discussed both workforce housing and transportation projects. John Payne, Housing and Community Development (HCD), commented on availability of workforce housing and residential floor space needed to achieve objectives. Mr. Payne voiced concern about non-residential contributions being affected by non-profit partnerships. Mr. Zook noted that the idea to use number of bedrooms and not units to determine workforce requirements had arisen late in the process and was modeled by Arlington County’s policy. Donna Pesto, DPZ, told the Committee that the square footage for three and four bedroom units could be included in the workforce housing policy for Tysons. Mr. Payne pointed out that HCD was not opposed to three and four bedroom units for workforce housing, but did not want to risk reducing the overall number of units.

Committee recommendations were submitted to the full Commission for its May 27th markup action, with subsequent action by the Board of Supervisors on June 22nd. To view the Adopted Tysons Plan and Zoning Ordinance text changes, visit: [http://www.fairfaxcounty.gov/dpz/comprehensiveplan/adoptedtext/2007-23.pdf](http://www.fairfaxcounty.gov/dpz/comprehensiveplan/adoptedtext/2007-23.pdf).

**Environment Committee**

Members: James Hart, Earl Flanagan, Tim Sargeant, Jay Donahue, Ken Lawrence
Alternates: Walter Alcorn, Frank de la Fe

The Environment Committee met on April 29th to discuss stormwater management facilities. At the request of Commissioner Lawrence, Paul Johnson, PE, of Charles P. Johnson and Associates, Inc., gave a presentation on the facilities associated with Elm Street Communities (RZ/FDP 2009-PR-021). He pointed out that onsite stormwater management was counterproductive since most of the upland areas had no stormwater management.

Commissioner Lawrence told the Committee that because Fairfax County was largely developed prior to the adoption of stormwater regulations, little could be done to improve the quality of previously-damaged streams.

Maya Dhavale and Noel Kaplan, both with the Environment and Development Review Branch, DPZ, discussed research and staff recommendations on Green Building Policy Review issues during the Committee’s June 24th and July 22nd meetings. The Committee covered LEED building performance and standards along with tree preservation.

The Committee scheduled subsequent meetings on September 30th to continue discussions on Green Building Policy issues and October 6th to receive a briefing from the Department of Public Works and Environmental Services staff on stormwater management.
On Friday, July 23, 2010, a Team Excellence Award was presented to County employees noted below for work performed on the Tysons Corner Urban Center Plan and Zoning Ordinance Amendment. Helping to cheer on the “team” that morning were Commission Chairman Pete Murphy, Tysons Committee Chair Walter Alcorn, and Committee member Ken Lawrence, pictured below, along with three of the awardees: DPZ Director Jim Zook, PC Executive Director, Barbara Lippa, and Clerk to the Commission, Linda Rodeffer.

Department of Planning & Zoning
Regina Coyle Maya Dhavale
Linda Hollis Leslie Johnson
Noel Kaplan Matt Ladd
Cathy Lewis Eileen McLane
Donna Pesto Harry Rado
Fred Selden Tracy Strunk
Sterling Wheeler
Michelle O’Hare
Jim Zook

Department of Public Works and Environmental Services
Randy Bartlett
Catherine Morin
Andrea Dorlester
Sandra Stallman

County Attorney’s Office
Elizabeth Tear

Office of Community Revitalization and Reinvestment
Barbara Byron
Elizabeth Hagg
Lucia Hall
Scott Sizer

Planning Commission Office
Barbara Lippa
Linda Rodeffer

(From left: Commissioners Ken Lawrence (Providence) and Walter Alcorn (At-Large), Barbara Lippa, Linda Rodeffer, Jim Zook (DPZ), and Commissioner Pete Murphy (Springfield)

Congratulations to Walter Alcorn on his new position as Vice President of Environmental Affairs and Industry Sustainability at the Consumer Electronics Association (CEA). A nationally recognized environmental consultant specializing in electronics recycling systems, Alcorn co-founded the National Center for Electronics Recycling (NCER) in 2005 and led the development of the National Electronics Recycling Infrastructure Clearinghouse (NERIC), a joint effort between NCER and CEA. In his new position, Alcorn leads CEA’s environmental policy and electronics recycling efforts along with other priority issues, including legislative initiatives impacting electronic product design, eco-labeling and hazardous materials restrictions.

CEA is the preeminent trade association promoting growth in the $165 billion U.S. consumer electronics industry. More than 2,000 companies are included in this Association. For more information about CEA, visit www.CE.org.