

**FAIRFAX COUNTY PLANNING COMMISSION  
ENVIRONMENT COMMITTEE  
THURSDAY, MAY 20, 2021**

PRESENT: Mary D. Cortina, Braddock District, Chairman  
John A. Carter, Hunter Mill District  
Walter C. Clarke, Mount Vernon District  
Daniel G. Lagana, Lee District  
Julie M. Strandlie, Mason District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Andres Jimenez, Commissioner At-Large, Vice Chairman  
John C. Ulfelder, Dranesville District

OTHERS: Phillip Niedzielski-Eichner, Providence District  
Corrine Bebek, Department of Planning and Development  
Joseph Gorney, Department of Planning and Development  
Kelly Atkinson, Department of Planning and Development  
William Marsh, Land Development Services  
Leanna O'Donnell, Land Development Services  
Keisha Strand, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

A. Green Building PowerPoint Presentation

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The Planning Commission Environment Committee conducted a wholly electronic meeting using Fairfax County's videoconferencing system because the COVID-19 pandemic made it unsafe to physically assemble a quorum in one location or to have the public present. The meeting was accessible to the public via Channel 16, live online video stream, and live audio over the phone.

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The meeting was called to order at 7:30 p.m., by Secretary Timothy J. Sargeant.

The attending Commissioners attended the meeting from the following locations:

- Mary D. Cortina participated from the Braddock District office, 9002 Burke Lake Road Burke, VA 22015;
- John A. Carter participated from the Hunter Mill District office, 1801 Cameron Glen Drive, Reston, VA 20190;
- Walter C. Clarke participated from his home residence in the Mount Vernon District;

- Daniel G. Lagana participated from his home residence in the Lee District;
- Julie M. Strandlie participated from her home residence in the Mason District;
- Timothy J. Sargeant participated from the Mount Vernon District office, 2511 Parkers Lane, Mt. Vernon, VA 22306; and
- Phillip A. Niedzielski-Eichner participated from the Providence District office, 3001 Vaden Drive, 2<sup>nd</sup> Floor, Fairfax, VA 22031;

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Secretary Sargeant relinquished duties of the virtual Chair and the virtual gavel to Parliamentarian Strandlie.

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Secretary Sargeant MOVED THAT EACH MEMBER’S VOICE MAY BE ADEQUATELY HEARD BY EACH OTHER MEMBER OF THIS COMMISSION.

Commissioners Carter and Cortina seconded the motion, which carried by a vote of 5-0. Commissioners Jimenez and Ulfelder were absent from the meeting; therefore, Commissioners Sargeant and Strandlie were voting as alternate members in their absence. Commissioner Lagana was absent from the vote.

Secretary Sargeant MOVED THAT THE PLANNING COMMISSION ENVIRONMENT COMMITTEE CERTIFY THAT THE STATE OF EMERGENCY CAUSED BY THE COVID 19 PANDEMIC MAKES IT UNSAFE FOR THE PLANNING COMMISSION ENVIRONMENT COMMITTEE TO PHYSICALLY ASSEMBLE AND UNSAFE FOR APPLICANTS, STAFF, AND THE PUBLIC TO PHYSICALLY ATTEND ANY SUCH MEETING IN PERSON, AND THAT AS SUCH, AN IN-PERSON MEETING CANNOT BE IMPLEMENTED SAFELY OR PRACTICALLY. I FURTHER MOVE THAT THE PLANNING COMMISSION ENVIRONMENT COMMITTEE CONDUCT THIS MEETING ELECTRONICALLY THROUGH THE COUNTY’S VIDEO CONFERENCING SYSTEM AND THAT THE PUBLIC MAY ACCESS THIS MEETING BY WATCHING CHANNEL 16 OR ITS LIVE STREAM; OR MAY LISTEN TO LIVE AUDIO OF THIS MEETING AT 703-324-5300.

Commissioner Carter seconded the motion, which carried by a vote of 6-0. Commissioners Jimenez and Ulfelder were absent from the meeting; therefore, Commissioners Sargeant and Strandlie were voting as alternate members in their absence.

Secretary Sargeant MOVED THAT THE PLANNING COMMISSION ENVIRONMENT COMMITTEE CERTIFY THAT ALL OF THE MATTERS ADDRESSED ON TODAY’S AGENDA CONCERN THE EMERGENCY ITSELF; ARE NECESSARY FOR CONTINUITY IN FAIRFAX COUNTY GOVERNMENT UNDER THE ORDINANCE ADOPTED BY THE



BOARD OF SUPERVISORS ON MAY 12, 2020; AND/OR ARE WITHIN THE PURVIEW OF AMENDMENT 28 TO HOUSE BILL 29, AS APPROVED BY THE GOVERNOR ON APRIL 24, 2020.

Commissioner Carter seconded the motion, which carried by a vote of 6-0. Commissioners Jimenez and Ulfelder were absent from the meeting; therefore, Commissioners Sargeant and Strandlie were voting as alternate members in their absence.

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Secretary Sargeant indicated that the first order of business was to constitute the Environment Committee for 2021 and elect officers; therefore, he MOVED TO NOMINATE MARY D. CORTINA AS CHAIRMAN OF THE 2021 ENVIRONMENT COMMITTEE.

Secretary Sargeant FURTHER MOVED TO NOMINATE ANDRES JIMENEZ AS VICE CHAIRMAN OF THE 2021 ENVIRONMENT COMMITTEE.

Commissioner Lagana seconded the motion, which carried by a vote of 6-0. Commissioners Jimenez and Ulfelder were absent from the meeting; therefore, Commissioners Sargeant and Strandlie were voting as alternate members in their absence.

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Chairman Cortina MOVED TO APPROVE THE FOLLOWING ENVIRONMENT COMMITTEE MEETING MINUTES:

- SEPTEMBER 26, 2019
- OCTOBER 15, 2020

Commissioner Sargeant seconded the motion which carried by a vote of 6-0. Commissioners Jimenez and Ulfelder were absent from the meeting; therefore, Commissioners Sargeant and Strandlie were voting as alternate members in their absence.

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Corinne Bebek, Department of Planning and Development, gave a PowerPoint presentation on Green Building, a copy of which is included in Attachment A, which covered the following topics:

- The history of the Fairfax County Green Building Policy;
- An overview of the current Green Building Policy;
- The components of the policy's implementation;
- An overview of the Green Building Program commitments for residential and nonresidential projects; and
- The Green Building proffer and condition verification process.

There was a discussion between Ms. Bebek; Kelly Atkinson, Department of Planning and Development; William Marsh, Department of Land Development Services; and multiple Committee members on the following issues:

- The appropriateness of soft commitments versus strict development standards;
- The process through which the developer's commitments and LEED program provisions were utilized in single family and high density units;
- How to address the green practices that were implemented through proffers for public buildings and roads;
- The impact of the area plan review process on the Policy Plan;
- The possibility of creating neighborhoods that utilized green building measures in which exempt residences were subsequently rebuilt as green homes;
- The idea of utilizing biophilic designs preserved natural landscaping within developments;
- The impact of zMOD on the Comprehensive Plan;
- The possible elements, provisions, character, and designs of Green LEED neighborhoods;
- The incentive structure for encouraging the development of Green LEED neighborhoods
- Clarification of the meaning and implementation of Policy H;
- The process and timeline involved in finalizing commitments to Green Building Policy provisions for an application;
- The implementation of Policy G and how electric vehicle charging stations were incorporated within that process; and
- The need to evaluate various urban design guidelines from a LEED perspective.

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At the conclusion of the meeting, Chairman Cortina announced that the next meeting would be held on June 24, 2021 at 7:30 p.m.

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The meeting was adjourned at 8:29 p.m.  
Mary D. Cortina, Chairman

An audio recording of this meeting is available in the Planning Commission Office,  
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Keisha Strand

Approved: June 24, 2021

*Jacob Caporaletti*

Jacob Caporaletti, Clerk  
Fairfax County Planning Commission

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 29 day of March 2022, by  
Jacob Caporaletti.

*Douglas M. Steele*

Signature of Notary

Notary registration number: 2114113

Commission expiration: January 31, 2024

