

**FAIRFAX COUNTY PLANNING COMMISSION
ENVIRONMENT COMMITTEE
THURSDAY, JANUARY 24, 2019**

PRESENT: James R. Hart, Commissioner At-Large, Chairman
Timothy J. Sargeant, Commissioner At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
Mary Cortina, Commissioner At-Large

ABSENT: None

OTHERS: John Carter, Hunter Mill District
James T. Migliaccio, Lee District
Walter C. Clarke, Mount Vernon District
Phillip Niedzielski-Eichner, Providence District
Peter F. Murphy, Springfield District
Noel Kaplan, Planning Division (PD), Department of Planning and Zoning (DPZ)
Maya Dhavale, PD, DPZ
Michelle Stahlhut, PD, DPZ
Denise James, PD, DPZ
Erin Haley, PD, DPZ
Joe Gorney, PD, DPZ
Kiel Stone, County Executive Office
Dakota Lawson, Boy Scouts of America
Ann Bennett, Sierra Club
Hugh Whitehead, Urban Forester, Urban Forest Management Department
Teresa Wang, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

- A. Green Building – Energy Policy Plan Update, dated January 24, 2019.
- B. Board Matter – Authorization of Natural Landscaping, dated November 20, 2018
- C. Natural Landscaping Plan Amendment, dated November 20, 2018

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Chairman James R. Hart called the meeting to order at 7:08 p.m. in the Board Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia, 22035.

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Maya Dhavale, Planning Division (PD), Department of Planning and Zoning (DPZ), reviewed the comments submitted by stakeholders and Planning Commissioners for the Green Building Energy Policy Plan Amendment, Policy b draft, which is included in Attachment A, wherein a discussion ensued among staff and multiple Committee members regarding the following issues:

- The types of participants included in the stakeholder's group;
- The benefit of including subject matter experts in the distribution group;

- The various levels of LEED certifications; and
- The purpose of the broad draft language regarding green building certification.

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ENDORSEMENT OF APPROVAL OF THE GREEN BUILDING – ENERGY POLICY PLAN
SUB PARAGRAPH, POLICY B, LANGUAGE UPDATE (2017-CW-2CP)

Commissioner Ulfelder: Well, I am saying THE ENVIRONMENT COMMITTEE ENDORSES THE JANUARY 24TH REVISED VERSION OF SUB PARAGRAPH, POLICY B...

Chairman Hart: And recommend to the full Commission...

Commissioner Ulfelder: AND RECOMMEND TO THE FULL COMMISSION THE LANGUAGE THAT IS PRESENTED IN THE JANUARY 24TH REVISION OF POLICY B.

Chairman Hart: Motion – motion made by Commissioner Ulfelder. Is there a second? Chair will second this. Discussion on the motion?

Chairman Hart: Seeing no further discussion, all in favor, please say aye.

Commissioners: Aye.

Chairman Hart: Opposed? Motion carries.

The motion carried by a vote of 5-0.

After the motion was made, there was a discussion between staff and multiple Commissioners regarding the following issues:

- The Board of Supervisor's directive regarding the scope of the revised policy language was clarified;
- The purpose of added language that emphasized energy and conservation; and
- The variety of building and environmental constraints within the County.

The discussion resulted in no changes to the adopted motion.

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Noel Kaplan, PD, DPZ, and Hugh Whitehead, Urban Forester, Urban Forest Management Department, provided an overview of the Board of Supervisor's authorization for a Policy Plan amendment that would establish Comprehensive Plan support for natural landscaping at County facilities, which is included in Attachment B, with comments from multiple Committee members wherein the following topics were discussed:

- The recommended development plan and guidelines for use of natural landscaping on county properties presented in 2007 to the Board of Supervisor's Environmental Committee;
- The differences between the 2007 recommendations and the proposed amendment draft;
- Examples of county facilities that had incorporated elements of natural landscaping;
- The inclusion of language within the policy that highlighted teaching opportunities;
- Development of language that would discourage the usage of nuisance plants;
- The recommendation for stronger language that addressed retrofitting of existing facilities; and
- The benefits of natural landscaping.

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Noel Kaplan announced the next Environment Committee Meeting would be held on February 21, 2019 and would include a presentation by the Virginia Department of Environmental Quality on the development of a salt management strategy.

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Chairman Hart scheduled a committee meeting for March 21, 2019, at 8:30 p.m.

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The meeting was adjourned at 8:33 p.m.
James R. Hart, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Teresa Wang

Approved: April 25, 2019



Teresa Marie Wang

Jacob Caporaletti

Jacob Caporaletti, Clerk to the
Fairfax County Planning Commission

Planning Commission Environment Committee Meeting, January 24, 2019
Green Building – Energy Policy Plan Update (2017-CW-2CP)

Recommendation to reword policy b:

Text that has been added is noted with underlining. Text that has been removed is noted with ~~strike through~~.

Policy b. Within the Tysons Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.
- Ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, where applicable, and
- Emphasizing energy efficiency and conservation.

~~where these zoning proposals seek at least one of the following:~~

- ~~— Development in accordance with Comprehensive Plan Options;~~
- ~~— Development involving a change in use from what would be allowed as a permitted use under existing zoning;~~
- ~~— Development at the Overlay Level; or~~
- ~~— Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.~~

Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity), ensure that higher than basic levels of green building certification are attained.

It has been determined that VDGIF is empowered to enact regulations restricting hunting and restricting the issuance of duck blind licenses. There are at least two examples of similar regulations applicable in the County: 4VAC15-260-110, applicable to Mason Neck State Park, and 4VAC15-260-150, applicable to Great Hunting Creek and Dyke Marsh.

Therefore, Supervisor Storck moved that the Board authorize that the County Executive to petition the State Board of Game and Inland Fisheries to adopt a similar regulation forbidding the placement of blinds, whether stationary or floating, within Little Hunting Creek and forbidding hunting migratory waterfowl within Little Hunting Creek. Chairman Bulova seconded the motion and it carried by unanimous vote.

DET:det

29. **NO BOARD MATTERS FOR SUPERVISOR COOK (BRADDOCK DISTRICT)** (1:01 p.m.)

Supervisor Cook announced that he had no Board Matters to present today.

30. **AUTHORIZATION OF A POLICY PLAN AMENDMENT TO SUPPORT NATURAL LANDSCAPING AT COUNTY FACILITIES** (1:01 p.m.)

Supervisor Gross announced that, at the October 2 Environmental Committee meeting, staff provided an overview of natural landscaping on County property. One of the recommended "next steps" from that presentation was the Board's authorization of an amendment to the Policy Plan volume of the Comprehensive Plan in support of natural landscaping at County facilities. The Committee endorsed this action.

Within the material provided for that briefing was a handout identifying draft Plan language that was developed during a review of natural landscaping issues in 2007 as well as alternative Plan text that was developed more recently by County staff. The Environmental Committee focused its review on the more recent staff alternative and requested that a number of changes be made to this alternative. The Committee endorsed Board authorization of a Comprehensive Plan amendment consistent with the alternative as revised. The handout dated November 20 includes the alternative text as revised per the Environmental Committee's discussion. This language places natural landscaping within a broader context of environmentally-sensitive techniques for public facilities and sites.

Therefore, Supervisor Gross moved that the Board authorize consideration of a Plan amendment to incorporate support within the Policy Plan for natural landscaping at County facilities with the related handout from November 20 to guide, but not necessarily limit, this consideration. This may include the incorporation of the natural landscaping concept within the broader context of

environmentally-sensitive public facilities and sites. This motion, the second to which was inaudible, carried by unanimous vote.

31. **REQUEST FOR EXPEDITIOUS AND CONCURRENT PROCESSING FOR LB FRANKLIN FARMS, LLC (SULLY DISTRICT)** (1:04 p.m.)

Supervisor K. Smith stated that the applicant, LB Franklin Farms, LLC, submitted applications Final Development Plan Amendment Application FDPA 78-C-11821 and Special Exception SE 2018-SU-016 (the application") for a Starbucks, located at 13360 Franklin Farm Road, northwest of the intersection of the County Parkway and Franklin Farm Road. The application is filed on approximately 18.58 acres and identified as Tax Map parcels 35-1 ((4)) (21) 1, 2B, 3, 4, and 5. The subject property is zoned to the PDH-2 District and located within the Water Supply Overlay District. The purpose of the application is to permit the conversion of an existing financial institution building with a drive-through to a restaurant with a drive-through.

The applicant has a public hearing scheduled before the Planning Commission on February 20, 2019, and has requested authorization to process concurrent site and building plans/permits for the project in advance of that hearing and has asked for a date certain for a hearing before the Board.

Therefore, Supervisor K. Smith move that the Board:

- Direct the Director of the Department of Land Development Services to accept for concurrent and simultaneous review a site plan, architectural drawings, building permits, and/or other plans and permits as may be necessary to implement the improvements contemplated by the applicant with these applications
- Direct staff to schedule this application for a public hearing to be held before the Board on March 5, 2019

The applicant is aware that this motion should not be considered as a favorable recommendation by the Board on the proposed application and does not relieve the applicant from compliance with the provisions of all applicable ordinances, regulations, and/or adopted standards, nor does it prejudice in any way the Board's consideration of this pending application. Supervisor Gross seconded the motion and it carried by unanimous vote.

AGENDA ITEMS

32. **RECESS/CLOSED SESSION** (1:06 p.m.)

Supervisor Gross moved that the Board recess and go into closed session for discussion and consideration of matters enumerated in Virginia Code Section (§) 2.2-3711 and listed in the agenda for this meeting as follows:

Handout considered by BOS during November 20, 2018 Board Matter for authorization—includes DRAFT amendment text

Draft Policy Plan Amendment Text—Natural Landscaping—Public Facilities
November 20, 2018

Introduction

A group of county staff members, led by the Urban Forest Management Division, developed recommendations in 2007 for a number of efforts to implement natural landscaping at county facilities (both for new projects and existing facilities), including the addition of a new Policy Plan objective (and related policies) to address natural landscaping for county facilities. At the Board of Supervisors Environmental Committee meeting on October 2, 2018, an alternative approach was presented by staff. The Environmental Committee focused its review on the more recent staff alternative and requested that a number of changes be made to this alternative. The draft text provided below presents the recent staff alternative as revised per the Environmental Committee review.

The draft amendment would add a new Objective 6 and related policies to the Public Facilities section of the Policy Plan, within the countywide objectives and policies, as the concept is broadly applicable to all public facilities and not limited to any particular category of facility. The objective statement would focus broadly and succinctly on environmentally-sensitive public facility design, retrofits and maintenance, recognizing within a supporting policy that natural landscaping would be one component of such an approach (along with green building design and low impact development practices). There would also be the addition of a definition of “natural landscaping.” It is noted that there are already Policy Plan definitions for green building and low impact development. Finally, because Policy Plan text is intended to inform land use decisions about the built and natural environment and the extent to which the location, character and extent of a proposed public facility would be substantially in accord with the comprehensive plan, policies supporting programmatic efforts relating to education and outreach are not suggested (such suggestions had been made in the draft text presented in 2007).

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, as amended through July 25, 2017, page 4:

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

- Policy a. Apply, within the design of public facilities and their associated sites, and in consideration of the broader context of facility and site needs (e.g., recreational uses), low impact development (LID) practices and natural landscaping methods where feasible to minimize resource consumption, reduce stormwater runoff and decrease life-cycle maintenance requirements.
- Policy b. Consider retrofitting and maintaining existing facilities and sites with natural landscaping and LID methods/practices.

Handout considered by BOS during November 20, 2018 Board Matter for authorization—includes DRAFT amendment text

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, Policy Plan, Glossary, as amended through March 20, 2018, page 11:

NATURAL LANDSCAPING: A landscaping approach through which the aesthetic and ecological functions of landscapes installed in the built environment can be improved, and through which natural areas can be restored, by preserving and recreating land and water features and native plant communities. Sustainable landscapes are formed which protect and restore natural ecosystem components, maximize the use of native plants, remove invasive plant species, reduce turf grass and chemical inputs, improve soils and retain stormwater on-site. 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 should be composed of native plant species that support wildlife and improve environmental conditions, although non-invasive non-native exotic plants may be used where appropriate.