

Sull-E Newsletter



A message from Kathy Smith

Below you will find information from the Board of Supervisors' meeting that took place on Tuesday, December 3, 2019. The full [meeting agenda and board package](#) are available online. You can also watch a [video](#) of the meeting online on the county's website.

Sincerely,

Kathy

Presentations



The Board of Supervisors recognized the **Park Authority for receiving the 2019 Gold Medal Award for Excellence in Park and Recreation Management**. Requested by Chairman Bulova.

Presentation of the Environmental Quality Advisory Council (EQAC) Annual Report

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Background:

Each year, [EQAC](#) prepares an Annual Report on the Environment that summarizes environmental concerns, trends, programs, legislation, and issues in Fairfax County and presents to the Board EQAC's recommendations on a variety of environmental issues. As the report is prepared entirely by members of EQAC, the Annual Report reflects the views of EQAC. The 2019 Annual Report on the Environment is available to view [online](#).

Board Adoption of the 2020 Legislative Program

Board Adoption of the 2020 Legislative Program for the Virginia General Assembly, Approval of the County's 116th Congress Federal Legislative Strategy and Principles

Supervisor McKay made a motion to adopt the 2020 Legislative Program for the Virginia General Assembly. The motion was seconded by Chairman Bulova. The motion carried by a vote of nine to one with Supervisor Herrity voting "NAY".

Supervisor McKay made a motion to approve the federal legislative strategy and principles for the 116th Congress. The motion was seconded by Chairman Bulova. The motion carried by unanimous vote.

Background:

The 2020 Legislative Program will be presented at the Board's work session with the members of the Fairfax County Delegation to the Virginia General Assembly on December 10, 2019. The General Assembly will convene January 8, 2020, and is scheduled to adjourn on March 7, 2020.

The [draft state legislative program](#) has been developed over the past several months by the Legislative Committee of the Board. The program contains the Committee's recommended legislative positions for the County at the 2020 Session of the Virginia General Assembly; an [issue paper on human service needs](#) is included as an addendum to this program. After adoption by the Board, final versions of these documents will be available under "Board Reports" at <https://www.fairfaxcounty.gov/boardofsupervisors/>.

Administrative Items

Supervisor Gross made a motion to approve Administrative Items 1 through 8. The motion was seconded by Supervisor Hudgins. The motion carried by unanimous vote.

ADMINISTRATIVE - 4

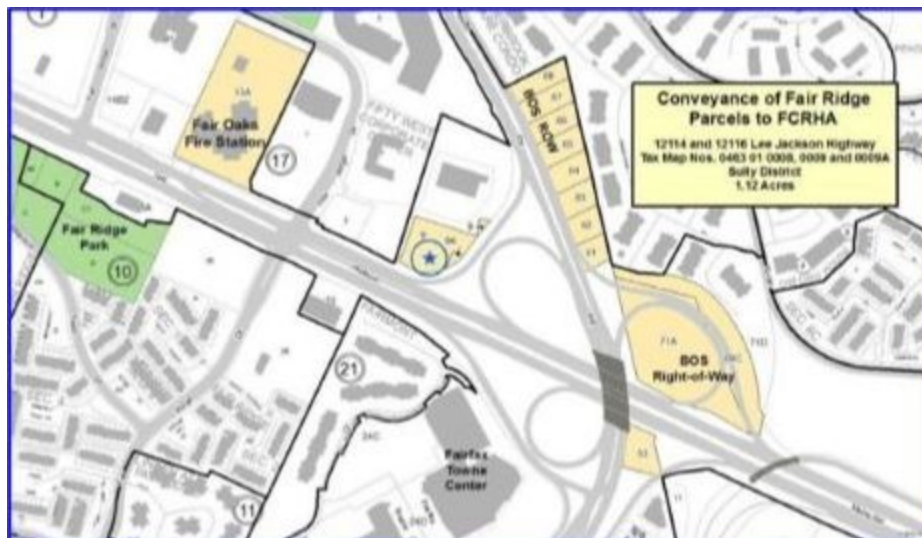
Authorization to Advertise a Public Hearing to Convey Board-Owned Properties on Fair Ridge Drive to the Fairfax County Redevelopment and Housing Authority (Sully District)

The Board authorized the advertisement of a public hearing regarding the conveyance of Board-owned properties located on Fair Ridge Drive to the Fairfax County Redevelopment and Housing Authority (FCRHA). The proposed public hearing will take place on January 14, 2020 at 4:00 p.m.

Background:

The Board of Supervisors is the owner of three parcels located near the intersection of Lee-Jackson Memorial Highway (Route 50) and Fair Ridge Drive and identified by Tax Map Parcel Nos. 0463 01 0008, 0009, and 0009A (Fair Ridge Properties). The vacant parcels, totaling approximately one acre, are the residue of the land incorporated into the West Ox Road/Route 50 Interchange.

The FCRHA is evaluating the possibility of partnering with a private developer pursuant to the terms of the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA), or through other development means, to construct affordable housing units on the Property. The creation of a new housing development for individuals with low to moderate incomes (the Project) anticipates a rezoning approval. The rezoning applications would be reviewed at public hearings by both the Planning Commission and the Board. The public will be afforded several opportunities to comment on the design of the Project and its possible impacts on the surrounding communities. Initial public outreach efforts are expected to begin as soon as the developer selection process is completed.



Action Items

ACTION - 7

Approval of an FY 2020 - 2025 Transportation Priorities Plan

Supervisor Foust made a motion to approve the FY 2020 - 2025 Transportation Priorities Plan (TPP) outlined in Attachment 1. The motion was seconded by jointly by Supervisor Kathy Smith and Supervisor McKay. The motion carried by unanimous vote.

Background:

On January 28, 2014, the Board approved over \$1.4 billion in funding for the FY 2015 - 2020 TPP. This plan, which established transportation priorities for six years, was the product of a dialogue that began at the Board's retreat in February 2012. Since that Board's adoption of the TPP on January 28, 2014, 71 projects have been completed.

Projects in the Sully District and Countywide:

Project Name	District	6-Year Funding Recomm. (\$M)	Remarks
Route 28 Widening (PWC to Route 29)	Sully/Springfield	\$88.35	Fully funded.
Route 29 Widening Phase II	Sully/Springfield	\$85.92	Fully funded.
I-66 Median Widening (Route 29 to Route 28)	Sully	\$57.50	Fully funded partially with I-66 Concession Fee Funds.
Poplar Tree Road Bridge	Sully	\$2.60	Fully funded with I-66 Concession Fee Funds.
Stringfellow Road Widening - 2007	Sully/Springfield	\$0.72	Project complete. Reserve for final billings.
Stringfellow Road Park and Ride Expansion	Sully/Springfield	\$0.50	Project complete. Reserve for final billings.
2014 Bond Spot Program Management	Countywide	\$0.10	2014 general obligation bond funded Spot Program/Project management.
Spot Planning & Coordination	Countywide	\$0.10	General Spot Program/Project management.
Traffic Signal Program	Countywide	\$1.20	Priority signal projects throughout the County.
Bus Stop Program Projects	Countywide	\$7.64	Funding through FY 25.
Countywide Transit Stores	Countywide	\$3.23	Funding through FY 25.
Fairfax Connector Operating Subsidies	Countywide	\$234.68	Partial funding through FY 25.
Metro Capital	Countywide	\$84.00	Funding through FY 25.
Transit Projects (2007 Bond Funded)	Countywide	\$1.30	Transit projects approves in the 2007 General Obligation Bond referendum.
Traffic Calming Program	Countywide	\$0.48	Funding set-aside for Countywide traffic calming needs.
BOS Discretionary Transportation Projects	Countywide	\$1.00	Funding for qualified district specific needs.
Studies/Planning	Countywide	\$7.30	Funding for studies identified over the six-year TPP.
Consultant Project Support/Staff/Lease/Software	Countywide	\$68.33	Funding for general transportation project/program support.
Reserve/Contingency	Countywide	\$14.80	Capital reserve to address overruns, cost increases, unforeseen needs.

Public Hearings

Public Hearing on Proposed Amendments to Chapter 112 (Zoning Ordinance) of the Code of the County of Fairfax, Virginia (County Code) Re: Article 11 - Regional Mall Parking Rates

Supervisor Kathy Smith made a motion to:

- Approve the proposed amendment as set forth in the Staff Report dated October 15, 2019, and
- Adopt a rate of 2.5 spaces per 1,000 square feet of gross floor area for shopping centers of 800,000 square feet of gross floor area or more

The motion was seconded jointly by Supervisor McKay and Supervisor Herrity. The motion carried by unanimous vote.

Background:

The proposed parking rate change is in response to a request by the Board for staff to review the current parking requirement for large regional shopping centers/malls in excess of 800,000 square feet of gross floor area (gfa). Fairfax County has four such regional malls - Fair Oaks, Tysons Corner Center, Springfield Town Center, and the Tysons Galleria. The proposed amendment was added to the 2019 Priority 1 List of the Zoning Ordinance Amendment Work Program. To expedite the review and analysis of the parking rates, staff engaged Nelson/Nygaard, part of the Clarion team assisting the County with the zMOD initiative, to conduct an independent review and analysis of parking rates and parking demand at large regional shopping centers/malls. This analysis is detailed in the [Staff Report](#). In summary, the consultant found that less than 65 percent of the available spaces on each of the analyzed mall sites were occupied during peak occupancy, which typically occurs during the holiday season. The analysis by Nelson/Nygaard recommended that a range between 2.5 and 3.0 parking spaces per 1,000 square feet of gfa for a regional mall with 800,000 square feet or more of gfa be considered. This is a more realistic parking requirement and, if implemented, would continue to provide an oversupply of parking at peak demand on weekdays and weekends during all times of the year. The Planning Commission recommends approval of the proposed amendments. The Planning Commission verbatim is available [online](#).

Public Hearing on Proposed Plan Amendment 2017-CW-2CP, Green Building - Energy Policy Plan Update

Supervisor Gross made a motion to adopt the staff recommendation for Plan Amendment 2017-CW-2CP, as contained in the staff report dated October 16, 2019. The motion was seconded by Supervisor McKay. The motion carried by unanimous vote.

Background:

On June 20, 2017 the Board of Supervisors authorized the consideration of a Policy Plan amendment for an increased emphasis on energy efficiency and conservation efforts as applied to green building certification for nonresidential and multifamily residential proposals.

The Policy Plan does not currently provide an increased emphasis on any particular green building evaluation category.

The development and consideration of a Policy Plan amendment for an increased emphasis on energy efficiency was based on a recommendation from the Planning Commission to the Board of Supervisors as a follow-up to the Planning Commission's review and recommendations of a report from the MITRE Corporation entitled "Building energy technology recommendations to Fairfax County" (dated March 15, 2013). The Planning Commission recommends approval of the proposed plan amendment. The Planning Commission verbatim excerpt is available [online](#). County planning staff does recommend this item for plan amendment. The Staff Report is available [online](#).
