FAIRFAX COUNTY
BOARD OF SUPERVISORS
February 18, 2025

AGENDA

9:30	Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups
9:30	Report on General Assembly Activities
9:30	County Executive's Presentation of the Proposed FY 2026 and FY 2027 Multi-Year Budget Plan
10:00	Matters Presented by Board Members
10:00	Items Presented by the County Executive

ADMINISTRATIVE ITEMS

1	Approval of Traffic Calming Measures as Part of the Residential Traffic Administration Program – Southrun Road Between Silverdale Road and Rippled Creek Court (Mount Vernon District)
2	Authorization to Advertise a Public Hearing to Expand Parking Restrictions on Boone Boulevard (Providence District)
3	Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates
4	Authorization to Advertise a Public Hearing on Proposed Amendments to Fairfax County Code Chapter 12, Tenant-Landlord Relations
5	Authorization for the Juvenile and Domestic Relations District Court to Apply for and Accept Grant Funding from the United States Department of Justice, Office on Violence Against Women

ACTION ITEMS

1	Approval of Memorandum of Understanding Between the Fairfax County Board of Supervisors and Clean Air Partners for the Electric Lawn Tools Promotion and Gas Lawn Tools Exchange Program

FAIRFAX COUNTY
BOARD OF SUPERVISORS
February 18, 2025

ACTION ITEMS
(continued)

2	Resolution to Support the Abandonment and Addition of Portions of Waples Mill Road (Springfield District)
3	Resolution to Support the Abandonment of Dunn Loring School Route 9133 (Providence District)
4	Authorization to Make Loans to Affiliates of Wellington Development Partners of up to $9,400,000 to Finance the Development of Agape Chantilly House Phase One (Sully District)

CLOSED SESSION

Closed Session

PUBLIC HEARINGS

3:30	Public Hearing on RZ 2020-PR-015 Concurrent with PCA 78-P-137-05 (A&A Flint Hill Four LLC and A&A Flint Hill One LLC) (Providence District)
3:30	Public Hearing on RZ 2023-PR-00010 Concurrent with PCA 81-P-069-03 (RZPA 2023-PR-00039) (Redwood Propco LLC.) (Providence District)
4:00	Public Hearing to Consider Adopting Chapter 82 (Motor Vehicles and Traffic), Article 4A (Residential Cut-Through Permit Zones) to The Code of the County of Fairfax, Virginia to Establish the Residential Cut-Through Permit Program
4:00	Public Hearing on the Acquisition of Certain Land Rights Necessary for the Construction of Project WW-000034-004, Gravity Sewer Capacity Improvements - Tysons West (Hunter Mill District)
4:00	Public Comment

Board Agenda Item
February 18, 2025

9:30 a.m.

Board Appointments to Citizen Boards, Authorities, Commissions, and Advisory Groups

ENCLOSED DOCUMENTS:
Attachment 1: Appointments to be heard February 18, 2025

STAFF:
Jill G. Cooper, Clerk for the Board of Supervisors

NOTE: This document is current as of February 10, 2025. The final document – as approved by the Board of Supervisors - will be included in the final board package that is posted to the website the day following the meeting.

APPOINTMENTS TO BE HEARD FEBUARY 18, 2025
(ENCOMPASSING VACANCIES PROJECTED THROUGH FEBRUARY 28, 2025)
(Unless otherwise noted, members are eligible for reappointment)

A. HEATH ONTHANK MEMORIAL AWARD SELECTION COMMITTEE (1-year term)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Clifford L. Fields; appointed 2/09-1/20 by Bulova) Term exp. 1/21 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
Jane Gwinn (Appointed 1/24 by Walkinshaw) Term exp. 1/25	Braddock District Representative		Walkinshaw	Braddock
Kerrie Wilson (Appointed 2/24 by Bierman) Term exp. 1/25	Dranesville District Representative		Bierman	Dranesville
Renko Hardison (Appointed 1/24 by Lusk) Term exp. 1/25	Franconia District Representative	**Renko Hardison**	Lusk	Franconia

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A. HEATH ONTHANK MEMORIAL AWARD SELECTION COMMITTEE (1-year term)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
Suzanne Holland; (Appointed 1/23 by Gross) Term exp. 1/24	Mason District Representative		Jimenez	Mason

ADVISORY SOCIAL SERVICES BOARD
(4-year terms – limited to 2 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Noah Abraham; appointed 5/23-11/24 by McKay) Term exp. 9/28 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
VACANT (Formerly held by Ben Zuhl; appointed 12/21 by Foust) Term exp. 9/25 *Resigned*	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Latriece Prince-Wheeler; appointed 9/23 by Lusk) Term exp. 9/24 *Resigned*	Franconia District Representative		Lusk	Franconia

AFFORDABLE DWELLING UNIT ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Richard N. Rose (Appointed 7/97-4/01 by Hanley; 9/05-5/09 by Connolly; 6/13-6/17 by Bulova) Term exp. 5/21	Builder (Multi-Family) Representative		By Any Supervisor	At-Large
James H. Scanlon (Appointed 6/93-5/17 by Bulova) Term exp. 5/21	Engineer/Architect/ Planner #1 Representative		By Any Supervisor	At-Large
Mark Drake (Appointed 2/09-5/12 by McKay) Term exp. 5/16	Engineer/Architect/ Planner #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by James Francis Carey; appointed 5/06 by Connolly) Term exp. 5/10 *Resigned*	Lending Institution Representative		By Any Supervisor	At-Large
Francis C. Steinbauer (Appointed 8/02-5/18 by Hudgins) Term exp. 5/22	Non-Profit Housing Representative		By Any Supervisor	At-Large

AIRPORTS ADVISORY COMMITTEE (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Ken Platek; appointed 6/21 by McKay) Term exp. 1/24 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
Eliot Brenner (Appointed 1/22 by Walkinshaw) Term exp. 1/25	Braddock District Representative		Walkinshaw	Braddock
VACANT (Formerly held by Robert K. Ackerman: appointed 1/08-1/20 by Foust) Term exp. 1/23 *Resigned*	Dranesville District Business Representative		Bierman	Dranesville
James Phelps (Appointed 1/22 by Foust) Term exp. 1/25	Dranesville District Representative		Bierman	Dranesville
Renko Hardison (Appointed 1/22 by Lusk) Term exp. 1/25	Franconia District Representative	**Renko Hardison**	Lusk	Franconia
VACANT (Formerly held by Max Johnson; appointed 7/23 by Gross) Term exp. 1/26 *Resigned*	Mason District Representative		Jimenez	Mason
Clifford Elow (Appointed 2/22 by Palchik) Term exp. 1/25	Providence District Representative		Palchik	Providence

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AIRPORTS ADVISORY COMMITTEE (3-year terms)
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Incumbent History	Requirement	Nominee	Supervisor	District
David Skiles (Appointed 1/22 by Herrity) Term exp. 1/25	Springfield District Representative		Herrity	Springfield
VACANT (Formerly held by Frank Leser: appointed 3/16-11/21 by Smith) Term exp. 1/23 *Resigned*	Sully District Representative		Smith	Sully

ALCOHOL SAFETY ACTION PROGRAM LOCAL POLICY BOARD (ASAP) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Ronald Boggio (Appointed 5/22 by McKay) Term exp. 10/23	At-Large #1 Representative		By Any Supervisor	At-Large
Grant J. Nelson (Appointed 10/95-5/01 by Hanley; 6/04-9/07 by Connolly; 6/10-9/19 by Bulova) Term exp. 6/22	At-Large #2 Representative		By Any Supervisor	At-Large
Darren Dickens (Appointed 11/96-5/01 by Hanley; 6/04-10/07 by Connolly; 6/10-9/19 by Bulova) Term exp. 6/22	At-Large #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Richard Bolger; appointed 1/21 by McKay) Term exp. 10/23 *Resigned*	At-Large #5 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Linda Perlstein; appointed 11/22 by Alcorn) Term exp. 10/25 *Resigned*	At-Large #6 Representative		By Any Supervisor	At-Large

ARCHITECTURAL REVIEW BOARD (3-year terms)

NOTE: Members shall be appointed by the Board as follows: At least two (2) members shall be certified architects; one member shall be a landscape architect authorized to practice in Virginia; one member shall be a lawyer with membership in the Virginia Bar; six (6) members shall be drawn from the ranks of related professional groups such as archaeologists, historians, lawyers, and real estate brokers.

Incumbent History	Requirement	Nominee	Supervisor	District
Kaye Orr (Appointed 6/18-9/21 by Gross) Term exp. 9/24	Related Professional Group #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Ali Akbar Sohanghpurwala; appointed 9/23 by Smith) Term exp. 9/24 *Resigned*	Related Professional Group #2 Representative		By Any Supervisor	At-Large

ATHLETIC COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Marc Fernandes; appointed 10/20-1/22 by McKay) Term exp. 12/23 *Resigned*	Diversity-At-Large Principal Representative		By Any Supervisor	At-Large
Brian Luwis (Appointed 7/19-6/21 by Foust) Term exp. 3/23	Dranesville District Alternate Representative		Bierman	Dranesville
VACANT (Formerly held by Hillary Richardson; appointed 9/20-6/22 by Alcorn) Term exp. 6/24 *Resigned*	Women's Sports Alternate Representative		By Any Supervisor	At-Large

BARBARA VARON VOLUNTEER AWARD SELECTION COMMITTEE (1-year term)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Ken Balbuena; appointed 7/20-8/22 by McKay) Term exp. 6/23 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
VACANT (Formerly held by Barbara Glakas; appointed 1/12-6/19 by Foust) Term exp. 6/21 *Resigned*	Dranesville District Representative		Bierman	Dranesville
Kuldip Goyal (Appointed 9/23 by Lusk) Term exp. 6/24	Franconia District Representative	**Brendan Crane**	Lusk	Franconia

BOARD OF BUILDING AND FIRE PREVENTION CODE APPEALS (4-year terms)
NOTE: No official, technical assistant, inspector or other employee of the Department of Public Works and Environmental Services, Department of Planning and Development, or Fire and Rescue Department shall serve as a member on this Board.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Wayne Bryan; appointed 6/13-2/17 by Bulova) Term exp. 2/21 *Resigned*	Alternate #1 Representative		By Any Supervisor	At-Large
Michael J. Grinnell (Appointed 2/21 by Herrity) Term exp. 2/25	Alternate #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Amado Fernandez; appointed 6/16-2/23 by Smith) Term exp. 2/27 *Resigned*	Alternate #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Michael Sanio; appointed 2/23 by Alcorn) Term exp. 2/27 *Resigned*	Alternate #4 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by John Bradley; appointed 7/23 by McKay) Term exp. 2/25 *Resigned*	Design Professional #1 Representative		By Any Supervisor	At-Large
Michael Sanio (Appointed 10/24 by Alcorn) Term exp. 2/25	Design Professional #3 Representative		By Any Supervisor	At-Large

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BOARD OF BUILDING AND FIRE PREVENTION CODE APPEALS (4-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Daren Shumate; appointed 2/16-7/20 by Gross) Term exp. 2/24 *Resigned*	Design Professional #5 Representative		By Any Supervisor	At-Large

BOARD OF EQUALIZATION OF REAL ESTATE ASSESSMENTS (BOE) (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Robert Mansker; appointed 9/06-10/22 by Gross) Term exp. 12/24 *Resigned*	At-Large #3 Representative		By Any Supervisor	At-Large
Andrew Gannon (Appointed 6/22 by Foust) Term exp. 12/24	Professional #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Scott Murdock; appointed 5/23 by Palchik) Term exp. 12/24 *Resigned*	Professional #4 Representative		By Any Supervisor	At-Large

CATHY HUDGINS COMMUNITY CENTER ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Lisa Hviding; appointed 9/23 by Alcorn) Term exp. 4/24 *Resigned*	Fairfax County #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Darlena Ricks; appointed 6/20-3/22 by Alcorn) Term exp. 4/24 *Resigned*	Fairfax County #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Nahom Sewenet; appointed 10/22 by Alcorn) Term exp. 4/24 *Resigned*	Fairfax County #9 (Youth) Representative		By Any Supervisor	At-Large

CELEBRATE FAIRFAX, INC. BOARD OF DIRECTORS
(2-year terms- limited to 3 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Anna Fay Dixon; appointed 12/21-9/24 by Lusk) Term exp. 9/26 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large

CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION REVIEW COMMITTEE (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Anne Kanter; appointed 9/11-10/18 by Bulova) Term exp. 9/23 *Resigned*	At-Large #1 Representative		McKay	At-Large Chairman's
VACANT (Formerly held by David W. Schnare; appointed 11/10-9/23 by Herrity) Term exp. 9/27 *Resigned*	Springfield District Representative		Herrity	Springfield

CHILD CARE ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Janet M. Reimer; appointed 2/20-2/22 by McKay) Term exp. 2/24 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
Valerie Inman (Appointed 1/18-9/22 by Foust) Term exp. 9/24	Dranesville District Representative		Bierman	Dranesville
Wynne Busman (Appointed 11/12-10/22 by Gross) Term exp. 9/24	Mason District Representative		Jimenez	Mason
Sangeeta Sarkar (Appointed 2/24 by Smith) Term exp. 2/25	Sully District Representative		Smith	Sully

CITIZEN CORPS COUNCIL, FAIRFAX COUNTY (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Zachary Smith (Appointed 3/22 by McKay) Term exp. 5/24	At-Large Chairman's Representative		McKay	At-Large Chairman's
VACANT (Formerly held by L. Eric Marx; appointed 12/20-6/22 by Foust) Term exp. 5/24 *Resigned*	Dranesville District Representative		Bierman	Dranesville
Nicholas Andersen (Appointed 3/23 by Storck) Term exp. 5/24	Mount Vernon District Representative		Storck	Mount Vernon
Sue Gainor (Appointed 3/23 by Palchik) Term exp. 5/24	Providence District Representative		Palchik	Providence
James R. Kirkpatrick (Appointed 9/08-9/22 by Herrity) Term exp. 5/24	Springfield District Representative		Herrity	Springfield

CIVIL SERVICE COMMISSION (2-year terms)
NOTE: The Commission shall include at least 3 members who are male, 3 members who are female, and 3 members who are from a minority group.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Deborah Woolen; appointed 12/20-9/23 by Lusk) Term exp. 12/24 *Resigned*	At-Large #2 Representative		By Any Supervisor	At-Large
Jason Fong (Appointed 1/20-12/21 by McKay) Term exp. 12/23	At-Large #4 Representative		By Any Supervisor	At-Large
Thomas Garnett (Appointed 1/20-3/22 by Lusk) Term exp. 12/23	At-Large #6 Representative		By Any Supervisor	At-Large
Patrick Morrison (Appointed 2/20-11/21 by McKay) Term exp. 12/23	At-Large #7 Representative		By Any Supervisor	At-Large

COMMISSION FOR WOMEN (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	Lesbian-Gay-Bisexual-Queer-Intersex-Asexual ("LGBQIA+") Representative		McKay	At-Large Chairman's
VACANT (Formerly held by Pamela Montesinos; appointed 10/22 by Smith) Term exp. 10/25 *Resigned*	Sully District Representative		Smith	Sully

COMMISSION ON AGING (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Joanne Collins; appointed 5/24 by Alcorn) Term exp. 5/26 *Resigned*	Hunter Mill District Representative		Alcorn	Hunter Mill

COMMUNITY ACTION ADVISORY BOARD (CAAB) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Matthew Bell (Appointed 2/22 by Storck) Term exp. 2/25	Mount Vernon District Representative		Storck	Mount Vernon
Caroline Hockenberry (Appointed 2/22 by Palchik) Term exp. 2/25	Providence District Representative		Palchik	Providence
Kevin Hickerson (Appointed 3/22 by Smith) Term exp. 2/25	Sully District Representative		Smith	Sully

CONSUMER PROTECTION COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Dirck A. Hargraves; appointed 10/08-2/21 by McKay) Term exp. 7/23 *Resigned*	Fairfax County Resident #5 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Triston O'Savio; appointed 8/22 by Foust) Term exp. 7/24 *Resigned*	Fairfax County Resident #6 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Harold G. Belkowitz; appointed 7/08-7/24 by Herrity) Term exp. 7/27 *Resigned*	Fairfax County Resident #8 Representative		By Any Supervisor	At-Large

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CONSUMER PROTECTION COMMISSION (3-year terms)
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Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Chester J. Freedenthal; appointed 5/22 by McKay) Term exp. 7/24 *Resigned*	Fairfax County Resident #9 Representative		By Any Supervisor	At-Large

COORDINATING COUNCIL ON AGING AND ADULTS WITH DISABILITIES (CCAAD) (2-year terms)

CONFIRMATION NEEDED:

- Ms. Sydney Palinkas as the Long Term Care Providers #26 Representative

CONTINUUM OF CARE BOARD (CoC) (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	Dranesville District Representative		Bierman	Dranesville
VACANT (Formerly held by Connie Johnson; appointed 9/23 by Lusk) Term exp. 6/25 *Resigned*	Franconia District Representative		Lusk	Franconia
NEW POSITION	City of Falls Church Representative		Confirmed by the Board	Confirmation

CONFIRMATION NEEDED:

- Ms. Norma Lopez as the Department of Neighborhood and Community Services Representative

CRIMINAL JUSTICE ADVISORY BOARD (CJAB) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Victoria Samuels; appointed 10/21 by Alcorn) Term exp. 8/24 *Resigned*	At-Large Representative		By Any Supervisor	At-Large
Herbert Kemp (Appointed 12/21 by Foust) Term exp. 11/24	Dranesville District Representative		Bierman	Dranesville
Joy Marlene Bryan (Appointed 10/21 by Lusk) Term exp. 8/24	Franconia District Representative	**Joy Marlene Bryan**	Lusk	Franconia
Ricardo E. Coleman (Appointed 9/16-3/21 by Gross) Term exp. 3/24	Mason District Representative		Jimenez	Mason

DULLES RAIL TRANSPORTATION IMPROVEMENT DISTRICT ADVISORY BOARD, PHASE I (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Michael J. Cooper; appointed 3/04-7/18 by Smyth) Term exp. 3/22 *Resigned*	At-Large #6 Representative		By Any Supervisor	At-Large

DULLES RAIL TRANSPORTATION IMPROVEMENT DISTRICT ADVISORY BOARD, PHASE II (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Richard Fernicola (Appointed 1/22 by McKay) Term exp. 1/24	BOS At-Large #6 Representative		By Any Supervisor	At-Large

ENGINEERING STANDARDS REVIEW COMMITTEE (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Maya Huber; appointed 12/09-1/14 by Confirmation; 5/18 by Bulova) Term exp. 3/21 *Resigned*	Citizen #4 Representative		By Any Supervisor	At-Large

CONFIRMATION NEEDED:

- Mr. Michael Kitchen as the National Association for Industrial and Office Parks Representative

ENVIRONMENTAL QUALITY ADVISORY COUNCIL (EQAC) (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Stella Koch; appointed 1/22 by McKay) Term exp. 1/25 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
VACANT (Formerly held by Renee Grebe; appointed 3/22 by Lusk) Term exp. 1/25 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by George Lamb; appointed 1/22 by McKay) Term exp. 1/25 *Resigned*	At-Large #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Richard Healy; appointed 1/24 by Jimenez) Term exp. 1/27 *Resigned*	Mason District Representative		Jimenez	Mazon
Larry Zaragoza (Appointed 1/22 by Storck) Term exp. 1/25	Mount Vernon District Representative		Storck	Mount Vernon
VACANT (Formerly held by Juana Elisa Meara: Appointed 5/22 by Palchik) Term exp. 1/25 *Resigned*	Providence District Representative		Palchik	Providence

FAIRFAX AREA DISABILITY SERVICES BOARD
(3-year terms - limited to 2 full terms)

NOTE: Members may be reappointed after being off the Board for three years. State Code requires that the membership in the local disabilities board include at least 30 percent representation by individuals who have physical, visual, or hearing disabilities or their family members. For this 15-member board, the minimum number for this representation would be five members.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Courtney Cezair Mayers; appointed 6/21 by Foust) Term exp. 11/24 *Resigned*	Dranesville District Representative		Bierman	Dranesville
Deborah K. Hammer (Appointed 3/16-1/20 by Storck) Term exp. 11/22 ***Not eligible for reappointment***	Mount Vernon District Representative		Storck	Mount Vernon
Michael Ritter (Appointed 6/22 by Herrity) Term exp. 11/24	Springfield District Representative		Herrity	Springfield

FAIRFAX COUNTY 250TH COMMISSION (6-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Latriece Prince-Wheeler; appointed 10/23 by Lusk) Term exp. 6/27 *Resigned*	Franconia District Representative		Lusk	Franconia
VACANT (Formerly held by Michael R. Frey; appointed 10/21 by Smith) Term exp. 6/27 *Resigned*	Sully District Representative		Smith	Sully

FAIRFAX COUNTY CONVENTION AND VISITORS CORPORATION BOARD (3-year terms - limited to 2 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Robert H. Maurer; appointed 6/20 by Palchik) Term exp. 6/23 *Resigned*	Providence District Representative		Palchik	Providence

FAIRFAX-FALLS CHURCH COMMUNITY SERVICES BOARD
(3-year terms – limited to 3 full terms)

NOTE: In accordance with *Virginia Code* Section 37.2-501, "prior to making appointments, the governing body shall disclose the names of those persons being considered for appointment." Members can be reappointed after 1 year break from initial 3 full terms, VA Code 37.2-502.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Ann Whipple; appointed 2/20-6/22 by McKay) Term exp. 6/25 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Ron Fitzsimmons; appointed 10/24 by Storck) Term exp. 6/25 *Resigned*	Mount Vernon District Representative		Storck	Mount Vernon
VACANT (Formerly held by Robert Bartolotta; appointed 7/20-6/23 by Palchik) Term exp. 6/26 *Resigned*	Providence District Representative		Palchik	Providence

HEALTH CARE ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Shuhd Sirelkhatim; appointed 10/23 by Alcorn) Term exp. 6/27 *Resigned*	Hunter Mill District Representative		Alcorn	Hunter Mill

HEALTH SYSTEMS AGENCY BOARD (3-year terms - limited to 2 full terms)
NOTE: Members may be reappointed after 1 year break

Incumbent History	Requirement	Nominee	Supervisor	District
Sally J. Patterson (Appointed 6/18-6/21 by McKay) Term exp. 6/24 ***Not eligible for reappointment***	Consumer #3 Representative		By Any Supervisor	At-Large
Lydia Lawrence (Appointed 2/22 by Foust) Term exp. 6/24	Consumer #5 Representative		By Any Supervisor	At-Large
Bridget M. Jennison (Appointed 5/22 by Walkinshaw) Term exp. 6/24	Provider #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Magalie Emile-Backer; appointed 1/19-6/21 by Storck) Term exp. 6/24 **Not eligible for reappointment** *Resigned*	Provider #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Maria Zlotnick; appointed 6/20 by Alcorn) Term exp. 6/25 *Resigned*	Provider #4 Representative		By Any Supervisor	At-Large

HISTORY COMMISSION (3-year terms)
NOTE: The Commission shall include at least one member who is a resident from each District.

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Kevin Bradley; appointed 11/22 by Alcorn) Term exp. 12/25 *Resigned*	Archaeologist Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Joseph Imamura; appointed 7/23 by McKay) Term exp. 12/24 *Resigned*	Architect Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Carmen Powell; appointed 9/23 by Foust) Term exp. 6/24 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Russell Brooks; appointed 2/23 by Lusk) Term exp. 12/25 *Resigned*	At-Large #3 Representative		By Any Supervisor	At-Large
Sallie Lyons (Appointed 12/21 by Storck) Term exp. 12/24	Citizen #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Steve Sherman; appointed 9/21 by Lusk) Term exp. 12/23 *Resigned*	Citizen #9 Representative		By Any Supervisor	At-Large

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HISTORY COMMISSION (3-year terms)
NOTE: The Commission shall include at least one member who is a resident from each District.
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Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Esther McCullough; appointed 1/22 by Bulova) Term exp. 12/24 *Resigned*	Citizen #10 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Lynne Garvey-Hodge; appointed 12/21 by Gross) Term exp. 12/24 *Resigned*	Historian #1 Representative		By Any Supervisor	At-Large

HUMAN RIGHTS COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Jimez Ashby (Appointed 5/22 by McKay) Term exp. 9/24	At-Large #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Emanuel Solon; appointed 9/95-7/01 by Connolly; 9/04-9/19 by Smyth) Term exp. 9/22 *Resigned*	At-Large #5 Representative		By Any Supervisor	At-Large
Meena Bhinge (Appointed 9/21 Walkinshaw) Term exp. 9/24	At-Large #10 Representative		By Any Supervisor	At-Large

HUMAN SERVICES COUNCIL (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Alis Wang; appointed 12/16-7/21 by Gross) Term exp. 7/25 *Resigned*	Mason District #2 Representative		Jimenez	Mason
VACANT (Formerly held by Tianja Grant; appointed 1/20-7/21 by Palchik) Term exp. 7/25 *Resigned*	Providence District #2 Representative		Palchik	Providence
William Kogler (Appointed 10/20 by Herrity) Term exp. 9/24	Springfield District #1 Representative		Herrity	Springfield
Steven Lam (Appointed 11/20 by Herrity) Term exp. 11/24	Springfield District #2 Representative		Herrity	Springfield
VACANT (Formerly held by Edward Yost appointed 3/23 by Smith) Term exp. 7/27 *Resigned*	Sully District #2 Representative		Smith	Sully

INDUSTRIAL DEVELOPMENT AUTHORITY (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Leigh Anne Arnold; appointed 10/23 by Alcorn) Term exp. 10/27 *Deceased*	At-Large #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Christopher Glaser; appointed 11/21 by Alcorn) Term exp. 10/25 *Resigned*	At-Large #4 Representative		By Any Supervisor	At-Large

JUVENILE AND DOMESTIC RELATIONS COURT CITIZENS ADVISORY COUNCIL (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Chris M. Jones; appointed 3/21 by McKay) Term exp. 1/23 *Resigned*	At-Large Chairman's Representative		McKay	At-Large Chairman's
Jennifer Healey (Appointed 9/24 by Walkinshaw) Term exp. 1/25	Braddock District Representative		Walkinshaw	Braddock
Crystopher Herrera (Appointed 2/22 by Foust) Term exp. 1/24	Dranesville District Representative		Bierman	Dranesville
Joleane Dutzman (Appointed 1/23 by Storck) Term exp. 1/25	Mount Vernon District Representative		Storck	Mount Vernon
Sean Wright (Appointed 1/20-2/22 by Palchik) Term exp. 1/24	Providence District Representative		Palchik	Providence

PLANNING COMMISSION (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Peter Murphy; appointed 12/82 by Travesky, 11/86-12/06 by McConnell; 12/10-12/22 by Herrity) Term exp. 12/26 *Resigned*	Springfield District Representative		Herrity	Springfield

POLICE CIVILIAN REVIEW PANEL (3-year terms- limited to 2 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Dirck Hargraves (Appointed 2/22 by McKay) Term exp. 2/25	Seat #6 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Celeste Peterson; appointed 2/22 by McKay) Term exp. 2/25 *Resigned*	Seat #7 Representative		By Any Supervisor	At-Large
Michael Lau (Appointed 1/23 by McKay) Term exp. 2/25	Seat #8 Representative		By Any Supervisor	At-Large

POLICE OFFICERS RETIREMENT SYSTEM BOARD OF TRUSTEES (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Brendan D. Harold (Appointed 5/05-11/14 by Hyland; 12/18 by Storck) Term exp. 12/22	Citizen At-Large #2 Representative		By Any Supervisor	At-Large

REDEVELOPMENT AND HOUSING AUTHORITY (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Latoya Isaac; appointed 5/23 by Walkinshaw) Term exp. 4/27 *Resigned*	Braddock District Representative		Walkinshaw	Braddock

RESTON TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD (4-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Angela E. Roberts; appointed 9/21 by Alcorn) Term exp. 9/25 *Resigned*	Apartment or Rental Owner Associations Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Kelley Westenhoff; appointed 9/21 by Alcorn) Term exp. 9/25 *Resigned*	Hunter Mill District #1 Representative		Alcorn	Hunter Mill
VACANT (Formerly held by Joe Koszarek; appointed 9/21 by Alcorn) Term exp. 9/25 *Resigned*	Hunter Mill District #2 Representative		Alcorn	Hunter Mill
VACANT (Formerly held by John R. Mooney; appointed 9/21 by Alcorn Term exp. 9/25 *Resigned*	Reston Association Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Karen Mantyla; appointed 6/21 by Alcorn) *Resigned*	Residential Owners and HOA/Civic Association #2 Representative		By Any Supervisor	At-Large

SMALL BUSINESS COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Shawnequa Albert (Appointed 1/22 by McKay) Term exp. 12/23	At-Large #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Tracey Wood; appointed 12/21 by McKay) Term 12/24 *Resigned*	At-Large #3 Representative		By Any Supervisor	At-Large
Khalid Mekki (Appointed 2/24 by Jimenez) Term exp. 12/24	Mason District Representative		Jimenez	Mason

TENANT-LANDLORD COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Kenneth Reid; appointed 10/25 by Herrity) Term exp. 1/23 *Resigned*	Citizen Member #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Eric Fielding; appointed 6/15-1/19 by Bulova) Term exp. 12/21 *Resigned*	Citizen Member #3 Representative		By Any Supervisor	At-Large

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TENANT-LANDLORD COMMISSION (3-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Shahana Begum Islam; appointed 6/20 by Palchik) Term exp. 1/23 *Resigned*	Condo Owner Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Karen Geier-Smith; appointed 2/16-2/22 by McKay) Term exp. 12/24 *Resigned*	Landlord Member #1 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Christopher Kocsis; appointed 12/09-1/16 by Bulova) Term exp. 12/18 *Deceased*	Landlord Member #2 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Paula Park; appointed 2/14-1/20 by Foust) Term exp. 1/23 *Resigned*	Landlord Member #3 Representative		By Any Supervisor	At-Large
VACANT (Formerly held by Jade Harberg; appointed 1/20 by McKay) Term exp. 1/23 *Resigned*	Tenant Member #3 Representative		By Any Supervisor	At-Large

TYSONS TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD (2-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
Linda Colbert (Appointed 5/23 by McKay) Term exp. 2/25	Adjacent Community Member #1 Representative		By Any Supervisor	At-Large
Sally Horn (Appointed 2/23 by McKay) Term exp. 2/25	Adjacent Community Member #2 Representative		By Any Supervisor	At-Large
James D. Policaro (Appointed 2/23 by McKay) Term exp. 2/25	Commercial or Retail Ownership #1 Representative		By Any Supervisor	At-Large
Cory Scott (Appointed 2/23 by Palchik) Term exp. 2/25	Commercial or Retail Ownership #2 Representative		By Any Supervisor	At-Large
Jennifer Barry (Appointed 5/23 by Alcorn) Term exp. 2/25	Hunter Mill District #1 Representative		Alcorn	Hunter Mill
Raymond Baxter (Appointed 2/23 by Alcorn) Term exp. 2/25	Hunter Mill District #2 Representative		Alcorn	Hunter Mill
Christopher Auth (Appointed 2/23 by Palchik) Term exp. 2/25	Providence District #1 Representative		Palchik	Providence
Donald Garrett (Appointed 3/23 by Palchik) Term exp. 2/25	Providence District #2 Representative		Palchik	Providence

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TYSONS TRANSPORTATION SERVICE DISTRICT ADVISORY BOARD (2-year terms)
Continued from previous page

Incumbent History	Requirement	Nominee	Supervisor	District
Erika Yalowitz (Appointed 2/23 by Palchik) Term exp. 2/25	Residential Owners and HOA/Civic Association #1 Representative		Palchik	Providence
Douglas Doolittle (Appointed 2/23 by Palchik) Term exp. 2/25	Residential Owners and HOA/Civic Association #2 Representative		Palchik	Providence
Claudia Diamond (Appointed 2/23 by Alcorn) Term exp. 2/25	Residential Owners and HOA/Civic Association #3 Representative		Alcorn	Hunter Mill

WETLANDS BOARD (5-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Kimberly Larkin; appointed 12/22 by Storck) Term exp. 12/27 *Resigned*	At-Large #1 Representative		By Any Supervisor	At-Large

YOUNG ADULTS ADVISORY COMMITTEE
(2-year terms - limited to 2 full terms)

Incumbent History	Requirement	Nominee	Supervisor	District
VACANT (Formerly held by Emma Heisey; appointed 5/22 by McKay) Term exp. 1/24 *Resigned*	At-Large #2 Chairman's Representative		McKay	At-Large Chairman's
Pranav Choudhary (Appointed 6/22 by Foust) Term exp. 1/24	Dranesville District Representative		Bierman	Dranesville
Eddy Sandoval (Appointed 9/21 by Smith) Term exp. 1/24	Sully District Representative		Smith	Sully

NEW BOARD

COUNCIL FOR ECONOMIC OPPORTUNITY (CEO)
(3-year terms - limited to 2 full terms for Voting Members)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	At-Large #11 Representative		By Any Supervisor	At-Large
NEW POSITION	At-Large #12 Representative		By Any Supervisor	At-Large

VETERANS AND MILITARY FAMILIES COMMISSION (3-year terms)

Incumbent History	Requirement	Nominee	Supervisor	District
NEW POSITION	Department of Housing and Community Development Representative		Confirmed by the Board	Confirmation

Board Agenda Item
February 18, 2025

9:30 a.m.

Report on General Assembly Activities

EQUITY IMPACT:
The County's Legislative Program sets the County's state legislative priorities and positions, which connect to the Strategic Plan and the One Fairfax policy, including education, housing, the environment, health and human services, and transportation. In addition to the Legislative Program, County staff review individual bills during the General Assembly session and bring bills to the Legislative Committee of the Board of Supervisors for consideration. As part of this bill review, staff consider the equity implications, local fiscal impact, and potential impacts on local authority as a result of the proposed legislation. The Committee's positions on specific bills are outlined in the memo and tracking chart included in the Committee's report.

ENCLOSED DOCUMENTS:
Documents available online at https://www.fairfaxcounty.gov/boardofsupervisors/, under "2025 Board Legislative Reports," by February 17, 2025.

PRESENTED BY:
Supervisor James R. Walkinshaw, Chairman, Board of Supervisors' Legislative Committee
Bryan J. Hill, County Executive

Board Agenda Item
February 18, 2025

9:30 a.m.

County Executive's Presentation of the Proposed FY 2026 and FY 2027 Multi-Year Budget Plan

ENCLOSED DOCUMENTS:
Materials will be available online after 1:00 p.m. on February 18, 2025, at: https://www.fairfaxcounty.gov/budget/advertised-budget-plan.

PRESENTED BY:
Bryan J. Hill, County Executive

Board Agenda Item
February 18, 2025

10:00 a.m.

Matters Presented by Board Members

Board Agenda Item
February 18, 2025

10:00 a.m.

Items Presented by the County Executive

Board Agenda Item
February 18, 2025

ADMINISTRATIVE - 1

Approval of Traffic Calming Measures as Part of the Residential Traffic Administration Program – Southrun Road Between Silverdale Road and Rippled Creek Court (Mount Vernon District)

ISSUE:
Board endorsement of Traffic Calming measures as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:
The County Executive recommends that the Board approve a resolution (Attachment 1) endorsing a traffic calming plan for Southrun Road between Silverdale Road and Rippled Creek Court (Attachment 2) consisting of the following:

- Three Speed Humps on Southrun Road between Silverdale Road and Rippled Creek Court (Mount Vernon District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved traffic calming measure(s) as soon as possible.

TIMING:
Board action is requested on February 18, 2025, to allow the proposed measure(s) to be installed as soon as possible.

BACKGROUND:
As part of RTAP, roads are reviewed for traffic calming when requested by a Board member on behalf of a homeowners or civic association. Traffic calming employs the use of physical devices such as speed humps, speed tables, raised pedestrian crosswalks, chokers, or median islands to reduce the speed of traffic on a residential street. Staff performs engineering studies documenting the attainment of qualifying criteria. Staff works with the local Supervisor's office and community to determine the viability of the requested traffic calming measure to reduce the speed of traffic. Once the plan for the road under review is approved and adopted by staff, that plan is then submitted for approval to the residents within the ballot area in the adjacent community.

Board Agenda Item
February 18, 2025

On December 23, 2024, FCDOT received verification from the Mount Vernon District Supervisor's office confirming community support for the Southrun Road traffic calming plan between Silverdale Road and Rippled Creek Court.

EQUITY IMPACT:
None.

FISCAL IMPACT:
Funding in the amount of $56,000 is necessary to fund the traffic calming measures associated with this traffic calming project. Funds are currently available in Project 2G25-076-000, Traffic Calming Program, Fund 300-C30050, Transportation Improvements.

ENCLOSED DOCUMENTS:
Attachment 1: Traffic Calming Resolution for Southrun Road Between Silverdale Road and Rippled Creek Court.
Attachment 2: Traffic Calming Plan for Southrun Road Between Silverdale Road and Rippled Creek Court.

STAFF:
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Eric Teitelman, Chief, Active Transportation, Capital Projects and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Steven K. Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT
Nicole Machacuay, Transportation Planner, Traffic Engineering Section, FCDOT
Ryan O'Carroll, Transportation Planner, Traffic Engineering Section, FCDOT
Grace Vaughn, Planning Technician, Traffic Engineering Section, FCDOT

Attachment 1

RESOLUTION

FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION
RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM (RTAP)
TRAFFIC CALMING MEASURES
SOUTHRUN ROAD BETWEEN SILVERDALE ROAD AND RIPPLED CREEK COURT
MOUNT VERNON DISTRICT

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center in Fairfax, Virginia, on Tuesday, February 18, 2025, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, the residents in the vicinity of Southrun Road between Silverdale Road and Rippled Creek Court have requested the Mount Vernon District Supervisor's Office of Fairfax County to consider remedial measures to reduce the speed of traffic on Southrun Road between Silverdale Road and Rippled Creek Court; and

WHEREAS, an engineering study by the Fairfax County Department of Transportation (FCDOT) for Southrun Road between Silverdale Road and Rippled Creek Court indicates that all basic traffic calming criteria are met pertaining to functional classification of the roadway, identification of a significant speeding concern, and proof of community support; and

WHEREAS, the proposed Traffic Calming Plan was properly presented to the community in the affected survey area for their review and consideration; and

WHEREAS, the Traffic Calming Plan was subsequently approved by the occupied residences within the appropriate surveyed area; and

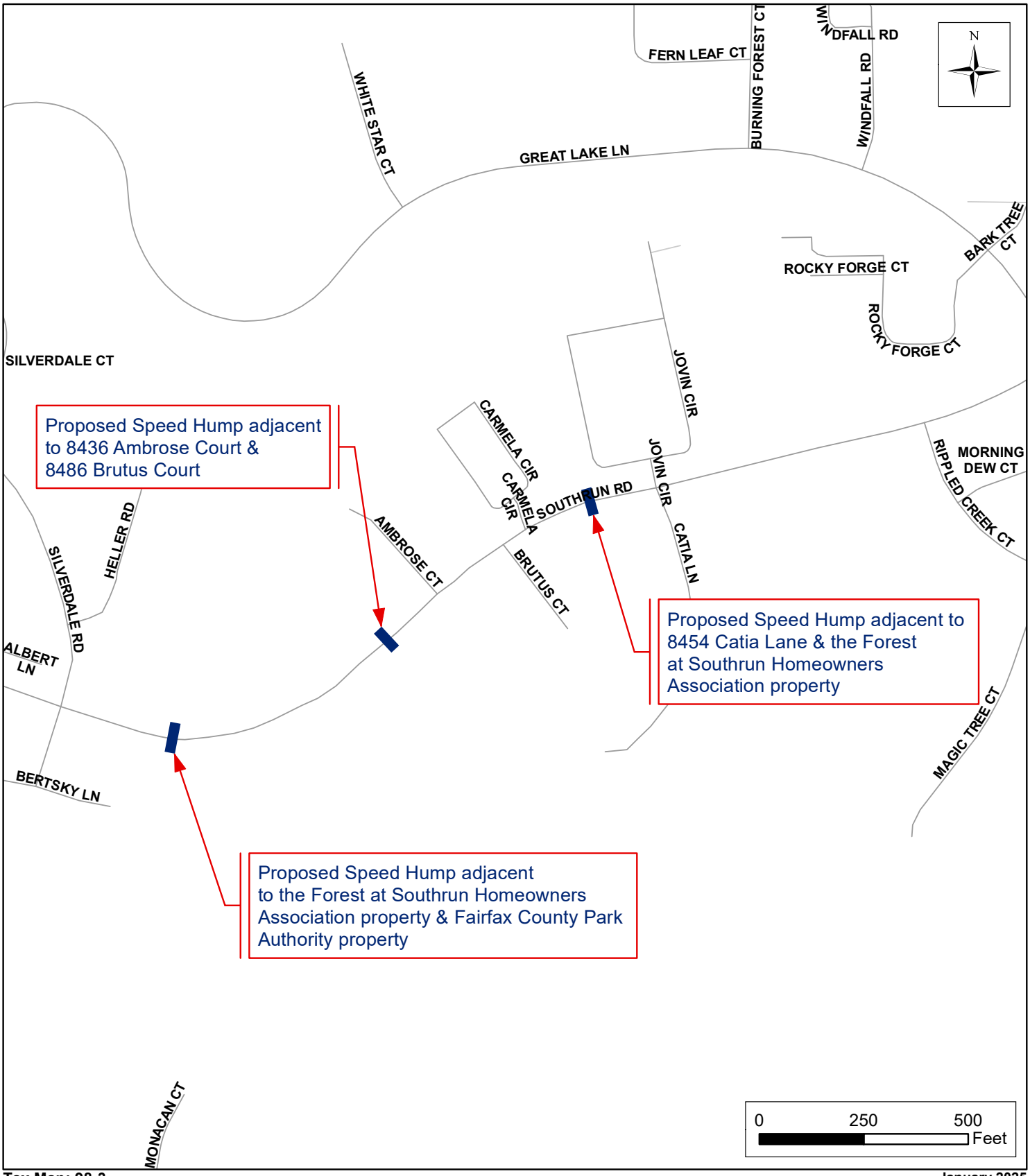
WHEREAS, the intended source of funding for the Traffic Calming Plan is Fairfax County.

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors endorses the proposed Traffic Calming Plan and requests that the Virginia Department of Transportation review and approve the feasibility of implementing traffic calming measures on Southrun Road between Silverdale Road and Rippled Creek Court as part of FCDOT's Residential Traffic Administration Program.

ADOPTED this 18th day of February, 2025.

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors



Tax Map: 98-3

January 2025

Fairfax County Department of Transportation
Residential Traffic Administration Program
Traffic Calming Plan
Southrun Road between Silverdale Road and Rippled Creek Court
Mount Vernon District

Board Agenda Item
February 18, 2025

ADMINISTRATIVE - 2

Authorization to Advertise a Public Hearing to Expand Parking Restrictions on Boone Boulevard (Providence District)

ISSUE:
Board authorization to advertise a public hearing to consider a proposed amendment to *Appendix R of The Code of the County of Fairfax, Virginia* (Fairfax County Code), to expand the area where certain parking is restricted on Boone Boulevard in the Providence District.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize advertisement of a public hearing for March 18, 2025, at 4:00 p.m., to consider an amendment to Appendix R of the Fairfax County Code (Attachment 1). This amendment will prohibit commercial vehicles, recreational vehicles (watercraft, boat trailers, motor homes, or camping trailers), and any trailer or semitrailer, as defined, respectively, in *Fairfax County Code §§ 82-5-7, 82-5B-1 and 82-1-2(a),* from parking on the south side of Boone Boulevard, from Howard Avenue to the southeastern property line of 8229 Boone Boulevard, twenty-four hours per day, seven days a week.

TIMING:
Board action is requested on February 18, 2025, to provide sufficient time to advertise a public hearing for March 18, 2025, at 4:00 p.m.

BACKGROUND:
Fairfax County Code Section 82-5-37(5) authorizes the Board of Supervisors to designate restricted parking in non-residential areas where long term parking of vehicles diminishes the capacity of on-street parking for other uses.

The owner of the commercial parcels located at 8229 and 8245 Boone Boulevard contacted the Providence District office seeking assistance to restrict commercial vehicles, recreational vehicles, and trailers from parking on the unrestricted block of Boone Boulevard along their properties.

This block of Boone Boulevard was studied multiple times over a 30-day period and staff found that long-term parking of commercial vehicles is occurring, thereby

diminishing the capacity of on-street parking for other uses. Staff recommends parking restrictions for all commercial vehicles, recreational vehicles, and trailers along the south side of Boone Boulevard, from Howard Avenue to the southeastern property line of 8229 Boone Boulevard, twenty-four hours per day, seven days a week.

A parking restriction for the north side of Boone Boulevard, from Howard Avenue to the southeastern property line of 8230 Boone Boulevard, that prohibits parking of commercial vehicles, recreational vehicles, and trailers, twenty-four hours per day, seven days a week, was approved by the Board of Supervisors on July 25, 2023. The proposed parking restriction will expand the existing restriction to include the south side of Boone Boulevard.

EQUITY IMPACT:
Generally, the establishment of restrictions to prohibit parking in commercial areas supports One Fairfax Focus Area 12, a healthy and quality environment in which to live and work that acknowledges the need to breathe clean air. The restrictions support that goal by reducing the number of vehicles traveling on the street, leading to fewer vehicle emissions in the affected environment. However, parking restrictions in one area can lead to additional parking in other areas. As such, at this time, there is insufficient information to determine an overall equity impact related to this change.

FISCAL IMPACT:
Funding in the amount of approximately $700 is required for signage and installation. Funds are currently available in Fairfax County Department of Transportation Fund 100-C10001, General Fund.

ENCLOSED DOCUMENTS:
Attachment 1: Proposed Amendment to the Fairfax County Code, Appendix R (General Parking Restrictions)
Attachment 2: Area Map of Proposed Parking Restriction

STAFF:
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Lisa Witt, Chief, Administrative Services, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects, and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Henri Stein McCartney, Sr. Transportation Planner, FCDOT

Board Agenda Item
February 18, 2025

ASSIGNED COUNSEL:
F. Hayden Codding, Assistant County Attorney

Attachment 1

PROPOSED CODE AMENDMENT

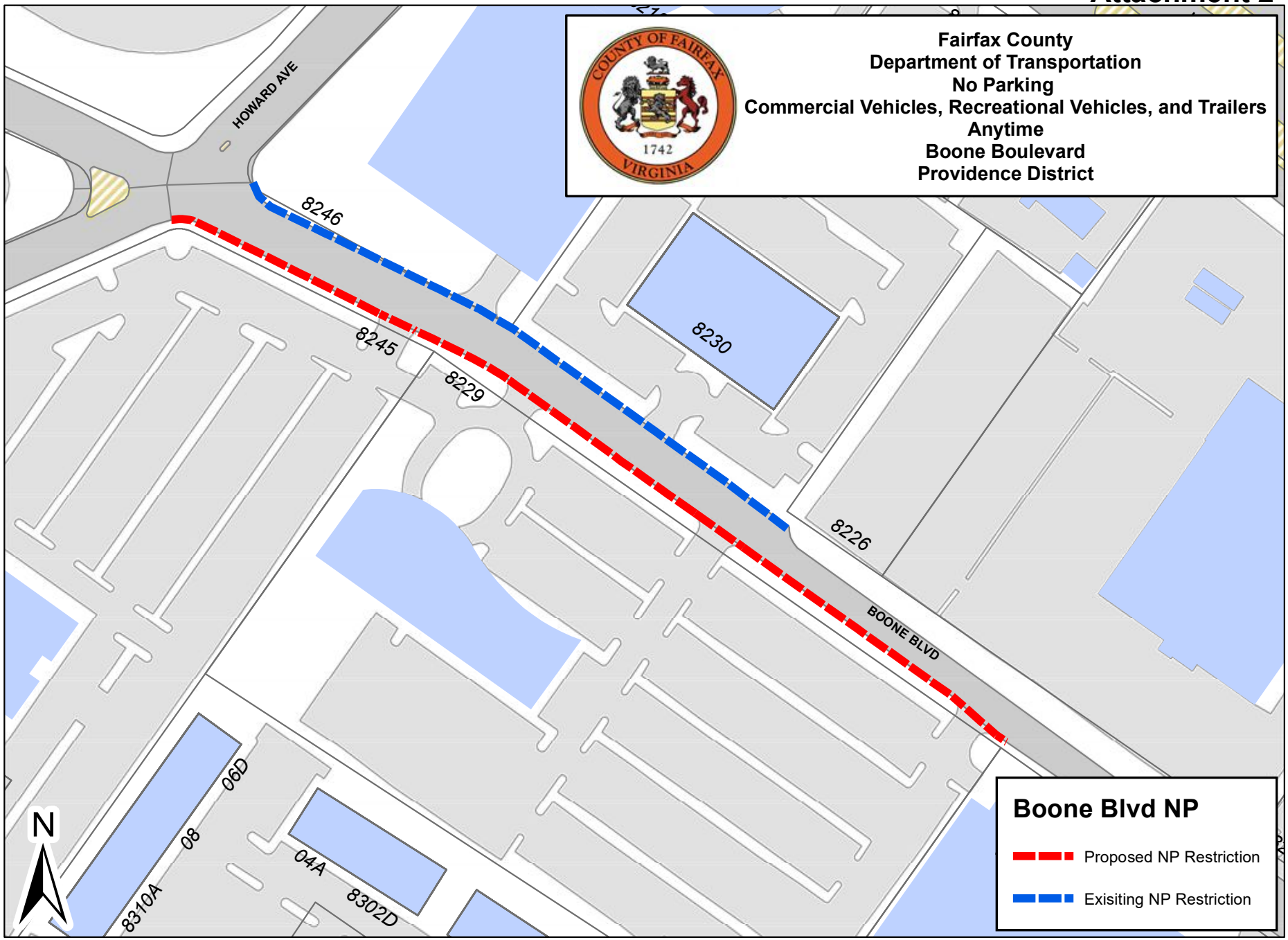
THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA
APPENDIX R

Amend *The Code of the County of Fairfax*, *Virginia,* by adding the following to Appendix R, in accordance with Section 82-5-37:

Boone Boulevard (Route 786)

Commercial vehicles, recreational vehicles (watercraft, boat trailers, motor homes, or camping trailers), and any trailer or semitrailer, as defined, respectively, in Fairfax County Code §§ 82-5-7, 82-5B-1 and 82-1-2(a), are restricted from parking on the north side of Boone Boulevard, from Howard Avenue to the southeastern property line of 8230 Boone Boulevard, and on the south side of Boone Boulevard, from Howard Avenue to the southeastern property line of 8229 Boone Boulevard, twenty-four hours per day, seven days a week.

Attachment 2



Board Agenda Item
February 18, 2025

ADMINISTRATIVE - 3

Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates

ISSUE:
The proposed amendment includes minor and editorial revisions, including updates in accordance with state law, as outlined in Topic #10 of the Zoning Ordinance Work Program (ZOWP). The proposed changes correct typographical or editorial errors, resolve inconsistencies and provide for clarification of certain provisions. In addition, the proposed amendment includes among other changes, minor revisions to production and processing and small-scale production use standards; definitions of Medical Care Facility, Golf Course or Country Club, and Commercial Recreation, Outdoor; updates to the example calculations for providing affordable dwelling units; and clarifications related to off-street loading and stacking requirements.

RECOMMENDATION:
The County Executive recommends the authorization of the proposed Zoning Ordinance amendment by adopting the Resolution set forth in Attachment 1.

TIMING:
Board action is requested on February 18, 2025, to provide sufficient time to advertise the proposed Planning Commission public hearing on March 19, 2025, at 7:30 p.m., and the proposed Board of Supervisors public hearing on April 22, 2025, at 3:00 p.m.

BACKGROUND:
The most recent round of minor and editorial amendments was adopted on March 19, 2024. Since that time, based on staff use of the Zoning Ordinance and feedback from other users, staff has compiled a list of additional changes that are needed to correct errors, resolve inconsistencies, provide clarification of certain provisions, and address changes to State Code, resulting in this proposed amendment. Additionally, staff recommends other minor revisions. Staff will continue to review the Zoning Ordinance for future updates and the ZOWP contains a standing item for State Code Updates and Minor and Editorial revisions.

In addition to editorial revisions to correct references and grammatical errors, the amendment includes, but is not limited to, the following:

- Replaces “guests” with “attendees” in the farm winery, limited brewery, or limited distillery provisions to be consistent with the terminology used in the agritourism provisions. Clarifies that employees are not considered attendees.
- Revises use-specific standards for production and processing and small-scale production uses in specific districts to allow an accessory space up to 20 percent of the gross floor area open to the public for the consumption of products produced on-site and limited pre-packaged food items. This gives uses like a coffee roastery, which would be considered production and processing, the ability to provide customers with a tasting room area to try their product on-site.
- Revises Table 4102.4 to add solid composite materials as a material option for 8-foot fences on lots along major thoroughfares. Currently the material options are solid wood or masonry only. This material requirement was originally established to address noise; however, newer materials are now available specifically to attenuate noise. This change also removes the requirement that the fences are located flush to the ground, as Land Development Services staff has indicated this may cause issues with site drainage.
- Allows cremation facilities in association with a funeral home when located in the I-4, I-5, and I-6 Districts. Standalone crematories are currently permitted by right in these districts.
- Clarifies that HVAC units that are screened and inside a separate mechanical penthouse are exempt from the height regulations, provided the penthouse and other rooftop accessory structures cumulatively do not exceed 25 percent of the roof area.
- Introduces a new example Affordable Dwelling Unit (ADU) calculation for a mixed-use development with exempt residential buildings in Section 5101; revises existing calculations to create consistency among terms used for density ranges and approval; and reformats existing calculations for improved readability.
- Removes requirement for transitional screening along a railroad, interstate highway, the Dulles International Airport Access Highway, or the combined Dulles International Airport Access Highway and Dulles Toll Road.
- Revises Section 6101, Off-Street Loading, to clarify that all structures or uses are required to provide off-street loading spaces or an adequate receiving facility, and to clarify when the Director may adjust loading spaces; and establishes that the Board may reduce the total number of stacking spaces required for a structure or use.
- Revises subsection 8100.3.D(6)(1), 8100.4.D(6)(a), and 8100.6.B(5)(a) to update the validity period (also known as the time to establish the use) for when a special exception, special permit, or variance can be deemed expired in accordance with state law.
- Revises subsection 8100.7.D(17) relating to certain features or additions that are exempt from a site plan or minor site plan to clarify that additions up to 750 square feet are allowed only if the feature or improvement provides an

accessibility improvement or other reasonable accommodation; all other additions or changes would be limited to 500 square feet.
- Adds a submission requirement to specifically require an ADU calculation to be submitted with an application for a Zoning Map Amendment (Rezoning, Final Development Plan, Development Plan and PRC Plan).
- Revises the definition of Medical Care Facility to include a freestanding emergency room, which is a new business model for establishing emergency room care in a location separate from a main hospital campus; and establishes a parking rate for this type of medical care facility.

A more detailed discussion of these and other proposed changes is contained in the Staff Report (Attachment 2).

EQUITY IMPACT:
No Impact. Minor and editorial revisions generally correct errors, resolve inconsistencies and promote clarity, or make changes required by State Code. These changes provide for better readability, understanding, and consistent application of regulations that apply countywide.

REGULATORY IMPACT:
The proposed amendment enhances existing regulations by correcting errors, resolving inconsistencies, and clarifying certain Zoning Ordinance provisions.

FISCAL IMPACT:
None. A fee table change for clarity in the fee description has been proposed; however, there is no fiscal impact as a result of this amendment.

ENCLOSED DOCUMENTS:
Attachment 1 – Resolution
Attachment 2 – Staff Report

Board Agenda Item
February 18, 2025

STAFF:
Tracy Struck, Director, Department of Planning and Development (DPD)
Leslie B. Johnson, Zoning Administrator, DPD
William Mayland, Assistant Zoning Administrator, DPD
Sara Morgan, Deputy Zoning Administrator, DPD
Austin Gastrell, Senior Planner, DPD
Chris Evans, Planner, DPD
Adam Nowaczyk, Planner, DPD
Pamela Pineros, Planner, DPD
Jenn Tran, Planner, DPD

ASSIGNED COUNSEL:
Cherie H. Mack, Assistant County Attorney

RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, on February 18, 2025, at which meeting a quorum was present, the following resolution was adopted:

WHEREAS, certain revisions are needed to correct typographical and editorial errors or inadvertent omissions and make other minor revisions; and

WHEREAS, it is desirable to clarify the intent of certain Zoning Ordinance provisions; and

WHEREAS, allowing an accessory area open to the public for the consumption and retail sales of products produced at a production or processing or small-scale production establishment in certain district provides clarity and aligns the associated use standards with that of Craft Beverage Production Establishments; and

WHEREAS, it is necessary to update the Zoning Ordinance because of recent state code changes related to the expiration of residential approvals and it is desirable to have a the same time expiration for all applications; and

WHEREAS, adding a new example calculation for Affordable Dwelling Units located in a mixed dwelling unit development with an exempt residential building; requiring an Affordable Dwelling Unit calculation, when applicable, upon submission of a Rezoning application, Conceptual Development Plan, Final Development Plan, and PRC Plan; and updating terms to be consistent with other Zoning Ordinance provisions will provide clarity and improve consistency in the application and implementation of the Affordable Dwelling Unit requirements; and

WHEREAS, revising the definition of Medical Care Facility to include a Freestanding Emergency Room recognizes this new business model of establishing full-service emergency room care on a 24-hour basis and ambulance service in a location separate from its affiliated hospital, consistent with previous zoning interpretations issued by the Zoning Administrator; and

WHEREAS, adding a parking requirement for Freestanding Emergency Rooms provides clarity and aligns parking standards with that of an urgent care facility for which parking purposes functions similarly; and

WHEREAS, correcting cross-references that were modified during the Landscaping and Screening Zoning Ordinance Amendment, replacing “guests” with “attendees” in farm winery, limited brewery, and limited distillery provisions to be consistent with terminology used in agritourism provisions, revising fence material options to reflect newer materials available for attenuating noise, and specifying the principal uses that may have a fence or wall that exceeds the maximum height limits, will provide clarity and consistency; and

WHEREAS, revising and reorganizing certain subsections in Section 6101, Off-Street Loading, is necessary to clarify that all structures or uses are required to provide off-street loading spaces or an adequate receiving facility and to clarify when the Director may adjust loading spaces; and

WHEREAS, the amendment would make other revisions as detailed in the Staff Report dated February 18, 2025; and

WHEREAS, the public necessity, convenience, and general welfare require consideration of the proposed revisions to the Zoning Ordinance.

NOW THEREFORE BE IT RESOLVED, for the foregoing reasons and as articulated in the February 18, 2025, Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates Board Item and the staff report, the Board of Supervisors hereby authorizes the advertisement of public hearings during which the Planning Commission and the Board will consider the proposed Zoning Ordinance amendment.

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors

FAIRFAX COUNTY

PROPOSED ZONING ORDINANCE AMENDMENT

STAFF REPORT

Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates

February 18, 2025

Hearing Dates
Planning Commission: March 19, 2025, at 7:30 p.m.
Board of Supervisors: April 22, 2025, at 3:00 p.m.

Staff Contact
Sara Morgan, Deputy Zoning Administrator

Americans with Disabilities Act (ADA): Reasonable Accommodation is available upon 48 hours advance notice. For additional Information on ADA call 703-324-1334 or 711 (Virginia Relay Center).

PLANNING & DEVELOPMENT

Zoning Administration Division
Government Center Parkway, Suite 807
Fairfax, Virginia 22035-5507
Phone 703-324-1314
www.fairfaxcounty.gov/planning-development

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Background

The proposed amendment includes minor and editorial revisions including updates in accordance with state law, as outlined in Topic #10 of the current Zoning Ordinance Work Program. This is an annual Work Program item that is intended to keep the Zoning Ordinance up to date by identifying revisions necessary to correct errors, resolve inconsistencies, provide clarifications and improve readability, as well as propose other changes that are limited in scope, including revisions due to change in the State Code. Many of these revisions are identified by staff as they use the Zoning Ordinance daily.

Among other revisions, the proposed changes include requiring Affordable Dwelling Unit calculations upon submission of a rezoning or development plan application; adding freestanding emergency rooms as a type of medical care facility use based on Zoning Administrator interpretation and establishing a parking rate; allowing limited accessory on-site consumption of products in conjunction with small-scale production and production or processing uses; and allowing cremation facilities in association with a funeral home in industrial districts where they are currently allowed by right.

Proposed Changes

The proposed changes are described in the table below and are similarly numbered in the Proposed Text beginning on page 9 below.

1	2105.6.C(3) – PTC Planned Tysons Corner Urban District	Corrects cross-references that were modified during the Landscaping and Screening Zoning Ordinance Amendment (ZOA).
2	4101.3 (Table 4101.1) – Use Table for Residential, Commercial, and Industrial Districts 4101.4 (Table 4101.2) – Use Table for Planned Development Districts	Adds cross-reference to the standards for Gardening and Composting.
3	4102.2.C(4) and 4102.C(6) – Use Standards for Farm Winery, Limited Brewery, or Limited Distillery	Replaces “guests” with “attendees” to be consistent with the terminology used in the agrotourism provisions. Clarifies employees are not counted as attendees which is current practice.

4	4102.4.N(1) – Funeral Home	Allows cremation facilities in association with a funeral home when located in the I-4, I-5, and I-6 Districts. Crematories are currently permitted by right in these districts.
5	4102.5.QQ(1)(c) – Vehicle Transportation Service	Removes the transitional screening exception for vehicle transportation service in the PTC District. This subsection references use groups that were removed during the Landscaping and Screening ZOA. Instead of providing transitional screening and barrier in accordance with use groups, the Landscaping and Screening amendment introduced requirements based on Use Classification. A vehicle transportation service is a Commercial Use and is required to provide transitional screening and barrier in accordance with Table 5108.2.
6	4102.6.L – Use Standards for Production or Processing 4102.6.N – Use Standards for Small-Scale Production Establishment	Adds public area for the consumption of products produced on-site. This area would be available in the I-4, I-5, and I-6 Districts for production or processing and in the I-3 District for small-scale production. Revise percentage of floor area permitted for consumption of products and retail sales for small scale production establishment. See discussion at the end of the table for additional details.
7	4102.7.A(7)(b) (Table 4102.4) – Fences and Walls	Revises Table 4102.4 to add solid composite materials as a material option for 8-foot fences on lots along major thoroughfares. Currently the material options are solid wood or masonry only. This material requirement was originally established to address noise; however, newer materials are now available that are also designed to attenuate noise. This change also removes the requirement that the fences are located flush to the ground, as Land Development Services staff has indicated this may cause issues with site drainage. Removes the requirement for the Director to approve an 8-foot fence on reverse frontage lots abutting major thoroughfares and allow by right similar to the permission for an 8-foot fence on the side or rear lot lines that abut a major thoroughfare. Sight distance regulations for corner lots will still apply. Adds new note to clarify the location regulations allowing fences to be built up to the property line, which codifies current practice. Adds a figure illustrating the transition in fence height from front yard to side yard on a residential lot under two acres.
8	4102.7.A(7)(b) – Fences and Walls	Specifies the principal uses that may have a fence or wall that exceeds the maximum height limits. The proposed change adds a reference to the required screening of equipment for a data center in accordance with the previously adopted amendment to clarify that the screening is not subject to the maximum fence or wall height of eight feet for an industrial use.

9	5100.2.C(3) – Height Regulations	Clarifies that HVAC units are exempt from the height requirements only if they are located in a penthouse or completely screened on all four sides, the penthouse or screening is designed as an integral architectural element of the building, and it does not exceed 25 percent of the roof coverage of the building inclusive of the elements listed in 5100.2.C(2). The 25-percent limitation on roof coverage has always been applicable to rooftop mechanical equipment and this revision provides additional clarification.
10	5100.2.G – Limitation on the Number of Dwelling Units on a Lot	Allows an agricultural operation or riding or boarding stable to be located on the same lot as a dwelling. This is consistent with the definition of agricultural operations which allows for farm worker housing. Additionally, it is consistent with current practice allowing for a single dwelling on lots with a riding or boarding stable.
11	5101.2.A(1) – Affordable Dwelling Unit Program	Revises the provision for ADU applicability as related to site or portion thereof to include adjacent land (not just undeveloped) which offers clarity as an adjacent lot could be developed with a single-family dwelling which is not vacant and proposed as a redevelopment.
12	5101.9, 5101.10, 5101.11 5101.12 5101.13 – Example Calculations for a Mixed Dwelling Unit Development with Exempt Residential Building	Revises existing Affordable Dwelling Unit (ADU) calculations in subsections 5101.9 through 5101.12 to create consistency among terms used for density ranges and approval; and reformat existing calculations for improved readability. Introduces a new example ADU calculation for a Mixed Dwelling Unit Development with Exempt Residential Building in subsection 5101.13, which provides guidance on how ADUs should be calculated in a scenario where one or more of the residential buildings proposed are exempt from the ADU Ordinance. With expanding types of mixed use development, this is becoming a fairly common situation.
13	5108.5.A(5) – Transitional Screening and Barriers	Clarifies that screening is not required along a railroad, interstate highway, the Dulles International Airport Access Highway, or the combined Dulles International Airport Access Highway and Dulles Toll Road. Transitional screening was previously required to be provided for uses located across the street. However, with the Landscaping and Screening ZOA, only utility facilities and industrial uses are required to provide screening across the street.
14	6100.4.D – Minimum Required Off-Street Vehicle Parking Spaces, and Stacking Spaces	Clarifies that, in conjunction with the approval of a rezoning or special exception, the Board also has the authority to adjust the total number of stacking spaces required.

15	6101.1A, 6101.2.L, 6101.2.M, 6101.3.A, and 6101.3.C(2)	Clarifies that all structures or uses are required to provide off-street loading spaces or an adequate receiving facility and clarifies when the Director may adjust loading spaces. These sections have been reorganized and revised for readability.
16	7101.3.A(5) – Sign Regulations by Use and District	Allows other drive-through uses in addition to restaurants to have multiple electronic display ordering stations and clarifies that the ordering stations are exempt from the limitation that the sign not be white, off-white, gray, or yellow background.
17	8100.3.D(6)(1), 8100.4.D(6)(a), and 8100.6.B(5)(a)	The State Code has changed to mandate a 36-month validity period for residential projects before the application can be deemed expired. To ensure consistency and recognizing that additional time requests are often requested, the expiration of a special exception, special permit, and variance is proposed to increase from 30 months to 36 months. However, the Board or BZA may require a longer time period or a shorter time period for non-residential uses. Please note that there are instances where certain types of uses such as home child care or errors in building location which are often deemed established upon approval and would not be subject to the expiration provisions.
18	8100.7.D(9) and 8100.7.D(17)(a) and (b) – Site Plans and Minor Site Plans	Adds appropriate cross-references to subsection 6100.1.D. Revises to combine (a) and (b) and clarify that the 750 square feet is for additions if there is an accessibility improvement or other reasonable accommodation.
19	8100.9 – Residential and Nonresidential Use Permits	Adds the Director of Land Development Services (Director) in addition to the Zoning Administrator as the entities approving Nonresidential Use Permits. The Nonresidential Use Permit is signed by both the Zoning Administrator for compliance with the Zoning Ordinance and by the Building Official, as the Director's designee, for compliance with the Building Code. The Nonresidential Use Permit serves as the Certificate of Occupancy under the Building Code. This change is consistent with current practice.
20	4102.8.B(4)(i), 5104.1.B(2)(c), 8100.7.E(8), 8100.7.E(9), 8100.8.B(2), 8101.4.B(29), 8101.4.B(32), and 8101.5.A(2)	Updates cross-reference. Chapters 104 (Erosion and Sedimentation Control) and 124 (Stormwater Management Ordinance) have been consolidated into Chapter 124.1.
21	8100.10.A(2) – Appeals	Clarifies that if the 30-day filing deadline for an appeal falls on a day the County is not open for business, the filing deadline is extended to the next business day. This codifies existing practice.
22	8101.2.B, 8101.2.C(2)(w), 8101.2.D(2), and 8101.2.E(9)(a)	Requires that an Affordable Dwelling Unit calculation be provided upon submission of a Rezoning application, Final Development Plan, Development Plan, and PRC Plan. See discussion at the end of the Table for additional detail.

23	8102.1 (Table 8102.1) – Fee Schedule	Revises the Special Exception description to reference the subsections for Independent Living Facilities providing 100 percent affordable units or units that provide various percentages of units for residents falling at or below 50 percent of the Area Median Income for this area. Under the heading Application Type, Applications for a Zoning Map Amendment and Related Plan Approvals, clarifies that the $4,855 fee for a pending application for a Final Development Plan or Development Plan Amendment or PRC Plan is for an *amendment* to a pending application for a Final Development Plan or Development Plan Amendment or PRC Plan.
24	Section 9103 – Medical Care Facility Section 6100.4.A (Table 6100.2) – Medical Care Facility Minimum Parking Requirement	Revises the definition of Medical Care Facility to clarify that Freestanding Emergency Rooms is considered a type of Medical Care Facility. Adds definition for Freestanding Emergency Rooms and establishes a specific parking requirement for this type of Medical Care Facility. See discussion at the end of this Table for additional detail.
25	Section 9103 – Golf Course or Country Club and Commercial Recreation, Outdoor	Revises the definition of Golf Course and Commercial Recreation, Outdoor to codify the current Zoning Administrator interpretation that commercial driving ranges are deemed outdoor commercial recreation if not accessory to a golf course.
26	Section 9103 – Restaurant	Removes the reference to Chapter 27 of the County Code as this Chapter was repealed in conjunction with County Code Amendment 05-23-27.
27	Appendix 1 – Provisions Relating to Previous Approvals	While not part of the codified Ordinance, Appendix 1 – Provisions Relating to Previous Approvals, includes provisions for specific Zoning Ordinance amendments relating to applicability and previous approvals. The revisions to Appendix 1 for amendments adopted after May 10, 2023, relating to Sign Regulations and Application Fees remove previously granted exceptions as these applications would no longer fall under the filing grace periods stated. Further, the language relating to Planned District Recreational Facilities Minimum Expenditure has been revised to reflect the applicable expenditures required on or after July 1, 2024, but prior to July 1, 2025.

Affordable Dwelling Units (ADU): New Calculation and Submission Requirements

The proposed changes to the ADU provisions include reformatting to improve readability and revise terms used in the examples to better reflect the terms used in Article 5101. A new example is provided for a Mixed Dwelling Unit Development when one or more of the residential buildings in the development is exempt from the ADU requirement. In the example a 100,000-square-foot multifamily building is not subject to ADUs because it is not Type 5 construction. The example states that the land area associated with the exempt use needs to be removed from the ADU calculation. This scenario has become more common with developments offering a mix of unit types. This type of example does not

currently exist in the Zoning Ordinance, though it is consistent with past interpretations and practice, and its addition allows for more transparency in understanding how the number of ADUs would be calculated. Staff has met and discussed this new example with industry.

Requiring the Affordable Dwelling Unit calculation to be included in the submission of a Rezoning application, Conceptual Development Plan, Final Development Plan, Development Plan, and PRC Plan will better align expectations for both applicants and staff at the start of the development review process and consistent with current practice. This approach will allow necessary design changes to be made sooner rather than later in the process.

Freestanding Emergency Rooms

Freestanding emergency rooms are a relatively new business model that regional hospital groups have proposed to provide convenient emergency room level care in a location that is separate from a main hospital campus. Freestanding emergency rooms are open 24 hours a day, seven days a week, 365 days a year; are generally designed to accept patients via ambulance and are functionally different compared to a traditional urgent care facility, which are currently considered an office use. Examples of illness, injuries, or symptoms that could be treated at a freestanding emergency rooms include bone fractures, stroke or seizure symptoms, heart attack symptoms, trouble breathing, drug or alcohol overdose, severe allergic reactions, lacerations, cold and flu symptoms, fevers, back pain, and other situations requiring emergency care. Patient at a freestanding emergency room that need a higher level of medical care are transferred from the facility by medical transport, ambulance, or personal vehicle and admitted to a regional hospital. The proposed changes related to freestanding emergency rooms codifies previous determinations that these uses are considered a medical care facility for zoning purposes and are subject to review by the Health Care Advisory Board. A minimum parking requirement of three spaces per 1,000 square feet of gross floor area (GFA) is proposed for freestanding emergency rooms. This is the same minimum parking requirement currently applied to an urgent care facility or office containing less than 50,000 square feet of GFA. Based on staff research freestanding emergency rooms generally contain less than 50,000 square feet of GFA, and for parking purposes, function similar to an urgent care facility.

Production and Processing and Small-Scale Production

This amendment revises use-specific standards for production and processing and small-scale production uses to allow an accessory space up to 20 percent (option for the Board to consider 15 to 30 percent) of the gross floor area open to the public for the consumption of products produced on-site and limited pre-packaged food items. This area would be available in the I-4, I-5, and I-6 Districts for production or processing and in the I-3 District for small-scale production. This gives uses like a coffee roastery, which would be considered production and processing, the ability to provide customers with a tasting room area to try their product on-site.

Summary

Overall, the proposed amendment corrects several typographical and editorial errors, resolves inconsistencies, and provides further clarification on use standards, definitions, and codifies current practice. Staff recommends that the amendment take effect at 12:01 a.m. on the day following adoption.

Proposed Text

In the revisions shown below, text to be deleted is identified with ~~strike-through~~ and text to be added is underlined. Options for consideration are provided (in parentheses, italics, and bold). When an option is presented as a range, the Board may approve any number within the advertised range. The proposed changes are based on provisions of the adopted Zoning Ordinance in effect as of December 4, 2024.

INSTRUCTION #1: Revise subsection 2105.6.C(3), PTC, Planned Tysons District to update subsection references.

6. PTC Planned Tysons Corner Urban District

…

C. Additional Standards

…

(3) Landscaping and Screening

The landscaping and screening requirements of Section 5108 will apply as follows:

(a) Subsections 5108.1 through 5108.~~4~~7, are applicable.

(b) Subsection 5108.~~5~~4 applies, except where streetscape standards are set forth in the Comprehensive Plan.

(c) Subsection 5108.~~6~~5 only applies at the peripheral boundary of the Tysons Urban Center, as identified in the Comprehensive Plan.

…

INSTRUCTION #2: Add cross reference to subsection 4102.7.A in Table 4101.1 and 4101.2.

3. Use Table for Residential, Commercial, and Industrial Districts

TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed
A = allowed as accessory use only; A+ = permitted as an associated service use; AP = allowed with approval of administrative permit

Use	Residential Districts														Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-I	I-2	I-3	I-4	I-5	I-6	
Accessory Uses																													
Gardening and Composting	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4102.7.A

4. Use Table for Planned Development Districts

TABLE 4101.2: Use Table for Planned Development Districts

✓ = permitted if shown on final development plan/PRC development plan and PRC plan;
✓/SE = permitted if shown on final development plan/PRC development plan and PRC plan, or as special exception if not on plan(s)
SE = special exception; SP = special permit; blank cell = not allowed
A = allowed as accessory use only; A+ = permitted as an associated service use;
AP = allowed with approval of administrative permit

Use	PDH		PRC					PDC		PRM		PTC	PCC		Use-Specific Standards NOTE: General Standards also apply
	Principal	Secondary	Residential	Neighborhood Convenience Center	Village Center	Town Center	Convention/ Conference Center	Principal	Secondary	Principal	Secondary		Principal	Secondary	
Accessory Uses															
Gardening and Composting		A	A	A	A	A			A		A	A		A	4102.7.A

INSTRUCTION #3: Revise subsection 4102.2.C(4) and (6) to replace "guests" with "attendees," and clarify that employees are not considered attendees.

C. Farm Winery, Limited Brewery, or Limited Distillery

Standards applicable to farm wineries, limited breweries, and limited distilleries in the R-C District:

…

(4) A farm winery, limited brewery, or limited distillery may be used for alcohol production, sales, and tastings. For the purpose of this subsection, the total number of attendees does not include employees working at public or private events or activities. In addition, the hosting of public or private events or activities is allowed in accordance with the following standards:

(a) At any one time, up to 200 ~~guests~~ attendees are allowed, or, if the primary access is from a principal arterial, up to 300 ~~guests~~ attendees are allowed, with no limit on the number or duration of events.

(b) The number of ~~guests~~ attendees may exceed the limit established in subsection (a) above during a maximum of 12 events or activities per calendar year. Each event must not exceed two days in duration.

…

(d) The Board may approve a special exception for the hosting of public or private events or activities that exceed the maximum number of ~~guests~~ attendees, or the number or duration of events or activities stated in subsections 4102.2.C(4)(a) and 4102.2.C(4)(b) above. The Board may impose conditions on the hosting of such events and activities, including conditions addressing the following:

1. The number of attendees;

2. The type, number, location, and duration of allowable activities;

…

Standards applicable to farm wineries, limited breweries, and limited distilleries in the R-A, R-E, and R-1 Districts:

…

(6) A farm winery, limited brewery, or limited distillery may be used for alcohol production, sales, and tastings. The hosting of public or private events or activities is allowed, as follows:

(a) At any one time, up to 200 ~~guests~~ attendees are allowed, or, if the primary access is from a principal arterial, up to 300 ~~guests~~ attendees are allowed, with no limit on the number or duration of events.

(b) The number of ~~guests~~ attendees may exceed the limit established in subsection (a) above during a maximum of 12 events or activities per calendar year. Each event must not exceed two days in duration.

…

(d) The Board may approve a special exception for the hosting of public or private events or activities that exceed the maximum number of ~~guests~~ attendees, or the number or duration of events or activities stated in subsections 4102.2.C(6)(a) and 4102.2.C(6)(b). The Board may impose conditions on the hosting of such events and activities, including conditions addressing the following:

INSTRUCTION #4: Revise subsection 4102.4.N(1) to allow cremation facilities in association with a funeral home only when located in the I-4, I-5, and I-6 Districts.

N. Funeral Home

Standards applicable to all funeral homes:

(1) A funeral home may not include facilities for cremation except in the I-4, I-5, and I-6 Districts.

…

INSTRUCTION #5: Delete subsection 4102.5.QQ(1)(c) to remove the transitional screening exception for vehicle transportation service in the PTC District.

QQ. Vehicle Transportation Service

Standards when permitted by right or by development plan or PRC plan

(1) In the C-6, C-7, C-8, PDC, PRC, PRM, and PTC Districts, a vehicle transportation service must comply with the following standards:

…

~~**(c)** Except in the PTC District, transitional screening and barriers must be provided in accordance with use group #9, not use group #15.~~

…

INSTRUCTION #6: Add subsection 4102.6.L(4) to allow a public area for the consumption of products produced on-site and limited pre-packaged food items to be permitted as an accessory use. Revise subsection 4102.6.N(3) to clarify referenced subsection and revise subsection 4102.6.N(8) to add subsections (a) to allow a public area for the consumption of products produced on-site and limited pre-packaged food items to be permitted as an accessory use.

L. Production or Processing

Standards when permitted by right:

…

(4) In the I-4, I-5, and I-6 Districts, an area open to the public, consisting of 20 ***(Option: 10-30)*** percent of the total gross floor area of the establishment, for the consumption of products produced on-site may be permitted as an accessory use. Any food or beverage served that is not produced on-site must be as an accompaniment to those products produced on-site and is limited to pre-packaged food items or food items that require limited preparation or reheating.

…

N. Small-Scale Production Establishment

Standards when permitted by right or by development plan or PRC plan:

…

(3) The maximum size established in subsection 4102.6.N(1) does not preclude the location of more than one establishment per lot.

…

(8) ~~In the I-3 District, retail sales may be permitted as an accessory use, if the associated retail sales area is limited to ten percent of the gross floor area of the establishment~~. In the I-3 District, the following additional standards apply:

(a) An area open to the public, consisting of 20 ***(Option: 10-30***) percent of the total gross floor area of the establishment, for the consumption of products produced on-site may be permitted as an accessory use. Any food or beverage served that is not produced on-site must be as an accompaniment to those products produced on-site and is limited to pre-packaged food items or food items that require limited preparation or reheating.

(b) Retail sales may be permitted as an accessory use, if the associated retail sales area is limited to ten percent of the gross floor area of the establishment.

INSTRUCTION #7: Revise Table 4102.4 to add solid composite materials as a material option for 8-foot fences on lots along major thoroughfares. Remove the column denoting material requirement for fences and walls. Delete Note 2 requiring Director approval for an 8-foot fence on a reverse frontage lot and replace it with the location regulations for fences. Add Figure 4102.6 to illustrate fence height in front and side yards.

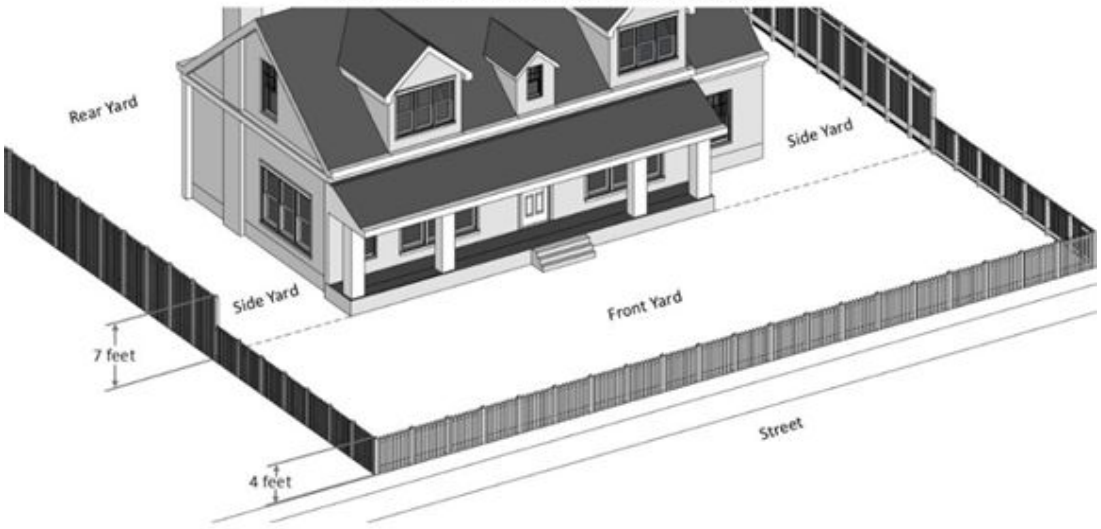
Table 4102.4: Maximum Allowed Fence or Wall Height

Yard where Fence or Wall Located	Location, Size, or Use of Lot	Material Fence or Wall Composed of	Maximum Allowed Height of Fence or Wall (ft.) [2]
Front, Side, or Rear	Lot of 2 or more acres located in R-A, R-C, R-E, or R-1 Districts	No requirement	7
	Any Industrial use	No requirement	8
Front	All uses	No requirement	4
	Residential corner lot that abuts a major thoroughfare [1]	Solid wood, ~~or~~ masonry, or other composite material ~~located flush to the ground~~	8
Side or Rear	All uses	No requirement	7
	Reverse frontage lot ~~[2]~~ or where the side or rear lot line is within 150 feet of a major thoroughfare and abuts common or dedicated open space located between the lot and the major thoroughfare	Solid wood, ~~or~~ masonry, or other composite material ~~located flush to the ground~~	8

Notes:

[2] ~~The Director may approve a privacy fence or wall if it does not obstruct the view of traffic from an intersecting street and maintains the minimum sight distance acceptable to the Virginia Department of Transportation for the permitting of entrances onto a thoroughfare of the class involved.~~ Fences or walls can be built up to the lot line at the maximum allowed height.

Fig. 4102.6: Fence Height Example - Residential Lot Less Than 2 Acres



INSTRUCTION #8: Revise subsection 4102.7.A(7)(b)5 to address fences used in the screening of data centers.

A. General Standards for Accessory Uses and Structures

(7) Fences and Walls

Fences and walls must comply with the following standards:

…

(b) Height

…

5. A fence or wall may exceed the maximum fence or wall height in Table 4102.4 above when it is an integral part of: ~~A fence or wall that is an integral part of an electric substation or a wireless facility may exceed the maximum fence or wall height in Table 4102.4 above.~~

a. An electric substation;

b. A wireless facility; or

c. Screening of equipment for a data center in accordance with subsection 4102.6.A(1).

INSTRUCTION #9: Revise subsection 5100.2.C(3) to include the elements listed in 5100.2.C(2) in the 25 percent limitation on roof coverage for HVAC units.

C. Height Regulations

…

(3) HVAC units on building roofs are subject to the height limitations unless the units are located in a penthouse or are completely screened on all four sides and the penthouse or screening is designed as an integral architectural element of the building and cumulatively does not exceed 25 percent of total roof area inclusive of any structures permitted by subsection 5100.2.C(2).

…

INSTRUCTION #10: Revise subsection 5100.2.G to add agricultural operation and riding or boarding stables to the list of exceptions to the limit on the number of dwelling units on the same lot with another principal building.

G. Limitation on the Number of Dwelling Units on a Lot

(1) A maximum of one dwelling unit on any one lot is permitted. A dwelling unit may not be located on the same lot with any other principal building. This provision does not preclude:

…

(g) Agricultural operations with associated single-family detached dwelling and farm worker housing in accordance with subsection 4102.2.A; or

(h) Riding or boarding stables with associated single-family detached dwelling in accordance with subsection 4102.2.D.

INSTRUCTION #11: Revise subsection 5101.2.A(1) to include all adjacent land in the "site or portion thereof" regardless of whether it is developed or not.

A. Site or Portion Thereof

(1) For purposes of this Ordinance, "site or portion thereof at one location" includes all adjacent ~~undeveloped~~ land of the property owner or applicant, the property lines of which are contiguous or nearly contiguous at any point, or the property lines of which are separated only by a public or private street, road, highway or utility right-of-way or other public or private right-of-way at any point, or separated only by other land of the owner or applicant, which separating land is not subject to the requirements of this section.

INSTRUCTION 12: Revise Example Calculations in Subsections 5101.9, 5101.10, 5101.11 and 5101.12 to create consistency among terms used for density ranges and approval; reformat for improved readability; and add new Example Calculation by creating subsection 5101.13.

9. Example Calculations for a FAR Based Comprehensive Plan Recommendation for Single-Family Attached or Stacked Townhouse Dwelling Unit Development

A. Assumptions

The following data points are required to calculate the ADU requirement for a new single-family attached or stacked townhouse development. ~~In accordance with subsection 5101.4.A the site is subject to a 20 percent density bonus and 12.5 percent ADU requirement. The ADU requirement is calculated in accordance with subsection 5101.4.D.~~

Total Site Area: 19.92 acres (867,571 square feet)

Total Number of Single-Family Attached or Stacked Townhouse Dwelling Units: 158 units (7.93du/ac)

Comprehensive Plan Recommendation: 0.5 FAR

Average Dwelling Unit Size: 2,300 square feet

In accordance with subsection 5101.4.A, the single-family attached or stacked townhouse development is subject to:

Density Bonus: up to 20 percent

ADU requirement: up to 12.5 percent

B. Calculation of Required Affordable Dwelling Units:

Due to the Comprehensive Plan recommendation being FAR based rather than dwelling unit per acre, the 0.5 FAR recommendation must be converted using the site area in square feet, Comprehensive Plan FAR recommendation, and the average dwelling unit size provided by the applicant.

Maximum number of Dwelling Units:	=	Comp. Plan FAR Potential / Average Dwelling Unit Size	=	(Site Area x Comp Plan FAR) / Average Dwelling Unit Size		
	=	(867,571 sf x 0.5) / 2,300 sf	=	188.6 du (prior to density bonus)		

Once the maximum number of dwelling units is calculated, the maximum number needs to be applied to the subject property to determine the Comprehensive Plan ~~upper density limit~~ high end of density range. The ~~lower~~ low end of the density range ~~limit~~ is 50 percent of the ~~upper density limit~~ high end of the density range.

~~Upper Density Limit~~ High End of Density Range:	=	Maximum Number of Dwelling Units / Land Area (Acres)	=	188.6 du / 19.92 ac	=	9.47 du/ac

~~Lower Density Limit~~ Low End of Density Range:	=	~~Upper Density Limit~~ High End of Density Range / 2	=	9.47 du / 2	=	4.74 du/ac

Before calculating the ADU percentage required for the project, the adjusted high and low end must be calculated. These data points are calculated by applying the 20 percent bonus density to the high and low end of the Comprehensive Plan recommendation range.

Adjusted High End:	9.47	x	1.2	=	11.36 du/ac

Adjusted Low End:	4.74	x	1.2	=	5.69 du/ac

The ADU percentage calculation can be performed with the use of the proposed density, low end of the Comprehensive Plan recommendation, and the adjusted ranges that were calculated above.

Calculation:		**(Proposed Density – Low End of Density Range) / (Adjusted High End – Adjusted Low End)**			**x**	**12.5**
	=	(7.93 – 4.74) / (11.36 – 5.69)	x	12.5	=	7.03% ADU requirement

Therefore, 7% of the 158 single-family or stacked townhouse dwelling units are required to be ADUs.

ADUs Required:	158 du	x	7.03%	=	11.11 ADUs

* Rounded to 11 ADUs in accordance with subsection 5101.4.C.

10. Example Calculations Dwelling Units Per Acre Based Comprehensive Plan Recommendation for a Multifamily Dwelling Unit Development

A. Assumptions

The following data points are required to calculate the ADU requirement of new non-elevator or ~~three~~3-story or less multifamily development. ~~In accordance with subsection 5101.4.A, the site is subject to a 10 percent density bonus and 6.25 percent ADU requirement. (At the applicants option a~~

~~20% density bonus and 12.5 percent ADU requirement can be applied. The formula is the same as below with the replacement of bonus density and ADU requirement percentage.)~~

Total Site Area: 10 acres (435,600 ~~sf~~ square feet)

Total Number of Multifamily Dwelling Units: ~~700~~ 660 units (~~70~~ 66 du/ac)

Comprehensive Plan Density Recommendation: 1,200 ~~dus~~ dwelling units on 20 acres

In accordance with subsection 5101.4.A, the multifamily development is subject to:

Density Bonus: up to 10 percent

ADU requirement: up to 6.25 percent

At the applicant's option, a 20 percent density bonus and 12.5 percent ADU requirement can be applied.

B. Calculation of Required Affordable Dwelling Units:

Due to the Comprehensive Plan recommendation being designated for a larger area than subject property, the recommendation must be converted into a density recommendation (du/ac) for the High End of the Comprehensive Plan.

High End Comprehensive Plan ~~Rec.~~ recommendation in du/ac	=	Planned Units / Plan Area	=	1,200 du / 20 acres	=	60 du/ac

In accordance with subsection 5101.4.D, the ~~Low End~~ low end of the density range is 50 percent of the high end of the density range. Therefore, the range for this scenario becomes 30 – 60 du/ac.

Before calculating the ADU percentage required for the project, the adjusted high and low end must be calculated. These data points are calculated by applying the 10 percent bonus density to the high and low end of the Comprehensive Plan recommendation range.

Adjusted High End:	60	x	1.1	=	66 du/ac

Adjusted Low End:	30	x	1.1	=	33 du/ac

The ADU percentage calculation can be performed with the use of the proposed density, low end of the Comprehensive Plan recommendation, and the adjusted ranges that were calculated above.

Calculation:		**(Proposed Density – Low End of Density Range) / (Adjusted High End – Adjusted Low End)**			**x**	**6.25**
	=	(~~70~~ 66 – 30) / (66 – 33)	x	6.25	=	~~7.58~~ 6.82% ADU requirement

However, per subsection 5101.4.A, the maximum percentage of ADUs that can be required is 6.25% for the 700 multifamily dwelling units.

ADUs Required:	~~700~~ 660 dus	x	6.25%	=	~~43.75~~ 41.25 ADUs

* Rounded to ~~44~~ 41 ADUs in accordance with subsection 5101.4.C.

11. Example Calculations for a Mixed Dwelling Unit Development

A. Assumptions

The following data points are required to calculate the ADU requirement for new development with single-family attached or stacked townhouse dwellings as well as a ~~and~~ non-elevator or 3-story or ~~and~~ less multifamily building. ~~In accordance with subsection 5101.4.A(4)(a)1, the single-family attached and stacked townhouse dwellings are subject to a 20% bonus density and 12.5% ADU requirement. In accordance with subsection 5101.4.A(4)(a)2, the multifamily is subject to a 10% density bonus and 6.25% ADU requirement.~~ Because the density bonus and ADU requirement is different for the proposed single-family attached or stacked townhouse dwellings ~~and~~ than for the multifamily units, ~~you calculate each out separately~~ the requirement for each unit type is calculated separately. ~~(At the developer's option, a 20 percent bonus density and 12.5 percent ADU requirement, may be applied. If they developer elects this option, there is no need to separately calculate the requirement for each unit type since they would have the same density bonus and ADU requirement.)~~

Total Site Area: 15.56 acres (677,793.6 ~~sf~~ square feet)

Single-Family Attached or Stacked Townhouse Area: 5.28 acres (229,996.8 ~~sf~~ square feet)

Multifamily Area: 10.28 acres (447,796.8 ~~sf~~ square feet)

Total Number of Dwelling Units: 170 units (10.93 du/ac)

Single-Family Attached or Stacked Townhouse Dwelling Units: 50 units (9.47 du/ac)

Multifamily Dwelling Units: 120 units (11.67 du/ac)

Comprehensive Plan Density Range: 8-12 dwelling units per acre (du/ac)

In accordance with subsection 5101.4, the single-family attached or stacked townhouse dwellings are subject to:

Density Bonus: up to 20 percent

ADU requirement: up to 12.5 percent

The multifamily dwellings are subject to:

Density Bonus: up to 10 percent

Possible ADU requirement: up to 6.25 percent

At the applicant's option, a 20 percent density bonus and 12.5 percent ADU requirement, may be applied. If the applicant elects this option, there is no need to separately calculate the requirement for each unit type since they would have the same density bonus and ADU requirement.

B. Calculation of Required Affordable Dwelling Units:

(1) Multifamily, in accordance with subsection 5101.4.A(2):

Before calculating the ADU percentage required for the project, the adjusted high and low end must be calculated. These data points are calculated by applying the 10 percent bonus density to the high and low end of the Comprehensive Plan recommendation range.

Adjusted High End:	12	x	1.1	=	13.2 du/ac

Adjusted Low End:	8	x	1.1	=	8.8 du/ac

The ADU percentage calculation can be performed with the use of the proposed density, low end of the Comprehensive Plan recommendation, and the adjusted range that was calculated above. The proposed density is based on the proposed multifamily units and land area associated with those units.

Calculation:	**(Proposed Density – Low End of Density Range)** / **(Adjusted High End – Adjusted Low End)**		**x**	**6.25**		
=	(11.67 – 8) / (13.2 – 8.8)	x	6.25	=	5.21% ADU requirement	

Therefore, 5.21% of the 120 multifamily dwelling units are required to be ADUs.

ADUs Required:	120 du	x	5.21%	=	6.25 ADUs

(2) Single-family Attached or Stacked Townhouses, in accordance with subsection 5101.4.A(1):

The proposed density is based on the proposed single-family attached or stacked townhouse units and land area associated with those units. Before calculating the ADU percentage required for the project, the adjusted high and low end must be calculated. These data points are calculated by applying the 20 percent bonus density to the high and low end of the Comprehensive Plan recommendation range.

Adjusted High End:	12	x	1.2	=	14.4 du/ac

Adjusted Low End:	8	x	1.2	=	9.6 du/ac

The ADU percentage calculation can be performed with the use of the proposed density, low end of the Comprehensive Plan recommendation, and the adjusted range that was calculated above.

Calculation:	**(Proposed Density – Low End of Density Range)** / **(Adjusted High End – Adjusted Low End)**		**x**	**12.5**		
=	(9.47 – 8) / (14.4 – 9.6)	x	12.5	=	3.83% ADU requirement	

Therefore, 3.83% of the 50 multifamily dwelling units are required to be ADUs.

ADUs Required:	50 du	x	3.83%	=	1.92 ADUs

Total ADUs required: 6.25 from multifamily + 1.92 single-family attached or stacked = 8.17 ADUs

* Rounded to 8 ADUs in accordance with subsection 5101.4.C.

12. Example Calculations for a Mixed-Use Development

A. Assumptions

The following data points are required to calculate the ADU requirement for new development ~~for a~~ in a mixed use development with a 300 unit, ~~four~~ 4-story multifamily building with an elevator and with more than 50 percent of required parking provided in above- or below-surface structures and a separate building containing commercial uses. ~~Per subsection 5101.4.E(3)(a)2, a 17 percent bonus density and 5 percent ADU requirement are applicable. (For developments with 50 percent or~~

~~less of the required parking is located in above or below parking structure a 6.25 percent ADU requirement is applied.)~~

Total Site Area: 18.16 acres (791,049.6 square feet)

Residential Acreage: 11.73 acre (510,959 square feet)

Commercial Acreage: 6.43 acres (280,000 square feet)

Note: The commercial land area must be removed from the site area before calculating the ADUs as only the residential land area is subject to the ADU requirement. At a minimum, the land area associated with commercial uses must be consistent with the recommendations of the Comprehensive Plan.

~~Comprehensive Plan Recommendation: 0.5 FAR~~

Total Gross Floor Area: 390,000 square feet

Residential Gross Floor Area: 250,000 square feet

Commercial Gross Floor Area: 140,000 square feet

Total Residential Unit Count: 220 units (18.76 du/ac)

Average Dwelling Unit Size: 1,136 square feet

Comprehensive Plan Recommendation: 0.5 FAR

In accordance with subsection 5101.4.B, the multifamily dwellings are subject to:

Density Bonus: up to 17 percent

ADU Requirement: up to 5 percent, with more than 50 percent of the required parking for multifamily dwelling units provided in above- or below-surface structures

ADU Requirement: For developments with 50 percent or less of the required parking located in above or below grade parking structure, the ADU requirement is up to 6.25 percent.

B. Calculation of Required Affordable Dwelling Units:

Due to the Comprehensive Plan recommendation being based on FAR ~~based~~ rather than dwelling unit per acre, the 0.5 FAR recommendation must be converted. ~~However, because there are residential and commercial uses in the same building, we must adjust the Comprehensive Plan FAR by applying the percentage of residential uses within the building.~~ In accordance with subsection 5101.4.D(3)(b) residential square footage of the 4-story multifamily building with an elevator is multiplied by 85 percent before to dividing by the average dwelling unit size to determine the dwelling unit-per-acre range.

~~Max.~~ Maximum number of Dwelling Units:	=	Comprehensive Plan FAR / Average Dwelling Unit Size	=	(Res. Site Area x ~~Max~~ Maximum FAR) x 85% / Average Dwelling Unit Size	
	=	(510,959 sf x 0.5) x 0.85 / 1,136 sf	=	191.16 du (prior to density bonus)	

Once the maximum number of dwelling units is calculated, the maximum number needs to be applied to the subject property to determine the density recommendation which, in accordance with

subsection 5101.4.D, becomes the ~~upper density limit~~ high end of density range and the ~~lower density limit~~ low end of density range is 50% of the ~~upper density limit~~ high end of density range.

~~Upper Density Limit~~ High End of Density Range:	=	~~Maximum Number~~ Maximum # of Dwelling Units / Res. Land Area (in acres)	=	191.16 du / 11.73 ac	=	16.3 du/ac

~~Lower Density Limit~~ Low End of Density Range:	=	~~Upper Density Limit~~ High End of Density Range / 2	=	16.3 / 2	=	8.15 du/ac

Therefore, the range for this scenario becomes 8.15 – 16.3 du/ac.

Before calculating the ADU percentage required for the project, the adjusted high and low end must be calculated. These data points are calculated by applying the 17 percent bonus density to the high and low end of the Comprehensive Plan recommendation range.

Adjusted High End:	=	16.3	x	1.17	=	19.07 du/ac

Adjusted Low End:	=	8.15	x	1.17	=	9.54 du/ac

The ADU percentage calculation can be performed with the use of the proposed density, low end of the Comprehensive Plan recommendation, and the adjusted range that was calculated above.

Calculation:		**(Proposed Density – Low End of Density Range) / (Adjusted High End – Adjusted Low End)**		**x**		**5**
~~10.1/11.3~~	=	(18.76 – 8.15) / (19.07 – 9.54)	x	5	=	5.57% ADU requirement

In accordance with subsection 5101.4.B(4) ~~Par. 5 of Sect. 2-804~~ the maximum ADU requirement is 5 percent of the 220 multifamily dwelling units.

ADUs Required:	220	x	5%	=	11 ADUs

13. Example Calculations for a Mixed Dwelling Unit Development with Exempt Residential Building

A. Assumptions

This ADU calculation is for a new development that has a mixture of single-family attached dwellings, stacked townhouses, and multifamily dwellings. The 100,000-square-foot multifamily building is not subject to ADUs because it is not Type 5 construction. The following data points are specific to the single-family attached and stacked townhouse portion of the development.

Total Site Area: 21.54 acres (938,342 square feet)

Note: In order to account for the exempt multifamily structure, use the 100,000-square-foot gross floor area to determine the site area needed to result in the Comprehensive Plan recommendation of 0.5 FAR. This results in 200,000 square feet of land area (4.59 acres) for the multifamily building. This

amount is then deducted from the overall site area to determine the applicable site area. (If the land area associated with the exempt building and required parking is larger than the land area from the above calculation, then you use the larger land area for the calculation.)

Residential Site Area: 16.95 acres (738,342 square feet) (Total land area minus land area associated with exempt use or structure)

Total Unit Count: 217 single-family attached or stacked townhouse dwelling units

Average dwelling unit size: 2,040 square feet

Proposed Density: 12.8 du/ac single-family attached or stacked townhouses

Comprehensive Plan Recommendation: 0.5 FAR

In accordance with subsection 5101.4, the single-family attached or stacked townhouse dwellings are subject to:

Density Bonus: up to 20 percent

ADU Requirement: up to 12.5 percent

B. Calculation of Required Affordable Dwelling Unit:

Due to the Comprehensive Plan recommendation being based on FAR rather than dwelling unit per acre, the 0.5 FAR recommendation must be converted using the site area in square feet, Comprehensive Plan FAR recommendation, and the average dwelling unit size provided by the applicant.

Maximum number of Dwelling Units:	=	Site Area x Max. FAR / Average Dwelling Unit Size	=	(738,342 sf x 0.5) / 2,040 sf	
			=	180.97 du	

Once the maximum number of dwelling units is calculated, the maximum number needs to be applied to the subject property to determine the Comprehensive Plan high end of the density range. The low end of the density range is 50 percent of the high end.

High End of Density Range:	=	Max. # of du / Land Area (in acres)	=	180.97 du / 16.95 ac	=	10.68 du/ac

Low End of Density Range:	=	High End of Density Range / 2	=	10.68 du/ac / 2	=	5.34 du/ac

Before calculating the ADU percentage required for the project, the adjusted high and low end must be calculated. These data points are calculated by applying the 20 percent bonus density to the high and low end of the Comprehensive Plan recommendation range.

Adjusted High End:	=	10.68	x	1.2	=	12.82 du/ac

Adjusted Low End:	=	5.34	x	1.12	=	6.41 du/ac

The ADU percentage calculation can be performed with the use of the proposed density, low end of the Comprehensive Plan recommendation as well as the adjusted range that was calculated above.

Calculation:	**(Proposed Density – Low End of Density Range) / (Adjusted High End – Adjusted Low End)**		**x**	**12.5**		
=	(12.28 – 5.34) / (12.82 – 6.41)		x	12.5	=	14.55% ADU requirement

The maximum percentage required for the single-family portion of the development is limited to 12.5%.

ADUs Required:	217 du	x	12.5%	=	27.125 ADUs

* Rounded to 27 ADUs in accordance with subsection 5101.4.C.

INSTRUCTION #13: Revise subsection 5108.5(A)(5) to address when transitional screening is not required.

5. Transitional Screening and Barriers

A. Applicability

…

(5) ~~Transitional screening and barriers are not required between different dwelling unit types within an affordable dwelling unit development.~~ Exceptions

(a) Transitional screening and barriers are not required between different dwelling unit types within an affordable dwelling unit development.

(b) Transitional screening is not required along a railroad, interstate highway, the Dulles International Airport Access Highway, or the combined Dulles International Airport Access Highway and Dulles Toll Road.

…

INSTRUCTION #14: Revise subsection 6100.4.D, to establish that the Board may reduce the total number of stacking spaces required for a structure or use.

4. Minimum Required Off-Street Vehicle Parking Spaces, and Stacking Spaces

…

D. Stacking Spaces

…

(5) In conjunction with the approval of a rezoning or special exception, the Board may adjust the number of stacking spaces required when it has been demonstrated that the site design, or location does not warrant the number of spaces required, and that the adjustment will not adversely affect pedestrian or vehicular circulation on the site or the adjacent area.

INSTRUCTION #15: Revise Section 6101, Off-Street Loading, subsections 6101.1A, 6101.2.L, 6101.2.M, 6101.3.A, and 6101.3.C(2) to clarify that all structures or uses are required to provide off-street loading spaces or an adequate receiving facility, and to clarify when the Director may adjust loading spaces.

1. Applicability

A. Applicability

All structures and uses must provide off-street loading spaces in accordance with this section. Any structure or use that does not require a loading space must provide an adequate receiving facility.

…

2. General Provisions

…

L. Calculation of required loading spaces is as follows:

(1) If the structure is under 10,000 square feet of gross floor area, no loading space is required; however, an adequate receiving facility must be provided. ~~and adequate receiving facilities are required in accordance with subsection 6101.2.M.~~

(2) If the structure is over 10,000 square feet of gross floor area, the entire square footage of the structure is used to determine the loading requirement. When the calculated number of spaces results in a number containing a fraction, the required number of spaces is rounded down when the fractional unit is less than 0.5 and is rounded up when the fractional unit is equal to or greater than 0.5. If the calculation does not require a loading space an adequate receiving facility must be provided.

M. Adequate receiving facilities are not required to meet the size restrictions for loading spaces in subsection 6101.2, if it can be demonstrated to the Director that a smaller loading space is sufficient for loading activities without encroaching into, or interfering with traffic circulation, drive aisles or other parking spaces. ~~An adequate receiving facility is required for all structures under 10,000 square feet of gross floor area that the Director determines are likely to receive or make deliveries from vehicles of a size or at a frequency that may interfere with vehicle parking or circulation on the parcel.~~

(1) Adequate receiving facilities, as determined by the Director, may include, but are not limited to:

(a) Reserved parking space sufficient for loading activities.

(b) A pull off area along the curb that does not restrict vehicular movement.

(c) An area within the structure designated for loading activities.

(d) An undeveloped area of the parcel not designated for parking or landscaping and not necessary for vehicle, pedestrian, or bicycle circulation.

~~Adequate receiving facilities are not subject to the size restrictions for loading spaces in subsection 6101.2, if it can be demonstrated to the Director that a smaller loading space is sufficient for loading activities without encroaching into, or interfering with traffic circulation, drive aisles or other parking spaces.~~

(2) An adequate receiving facility must be located near an entrance to the building.

~~Adequate receiving facilities, as determined by the Director, may include, but are not limited to, the following:~~

~~**(a)** Reserved parking space sufficient for loading activities.~~

~~**(b)** A pull off area along the curb that does not restrict vehicular movement.~~

~~**(c)** An area within the structure designated for loading activities.~~

~~**(d)** Undeveloped areas of the parcel not designated for parking or landscaping and not necessary for vehicle, pedestrian, or bicycle circulation.~~

(3) An adequate receiving facility may not block or restrict access to an accessible parking space or an accessible route. ~~An adequate receiving facility must be located near an entrance to the building.~~

(4) ~~An adequate receiving facility may not block or restrict access to an accessible space.~~

3. Minimum Required Off-Street Loading Spaces

A. Minimum off-street loading spaces accessory to the listed uses classifications as defined in Table 6101.1 must be provided in accordance with the following table~~; however, there is no loading space required for a structure with less than 10,000 square feet of gross floor area~~:

…

C. The Director, as part of a site plan, may adjust the number of loading spaces required by this section when the applicant has demonstrated to the Director's satisfaction that:

…

(2) Adequate receiving facilities as described in subsection 6101.2.M, meet the delivery needs of the use. ~~are provided in accordance with subsection 6101.2.M~~

INSTRUCTION #16: Adding subsection 7101.3.A(5) to address all uses with a drive-through and specify which electronic display sign standards are applicable to ordering signs.

3. Signs in Commercial and Industrial Districts

A. Signs Allowed in Commercial and Industrial Districts

…

(5) Signs Related to a ~~Restaurant~~ Use with a Drive-Through

…

(c) Ordering stations are not subject to the electronic display sign standards in subsection 7101.1.A(1) and 7101.1.A(3).

INSTRUCTION #17: Revise Sections 8100.3, 8100.4, and 8100.6 to increase the number of months a use approved by special exception, special permit, or variance has to establish said use from 30 months to 36 months; and restructure the provisions to be consistent with one another.

8100.3.D(6)(a):

(6) Expiration of a Special Exception

(a) ~~Unless the Board approves additional time, a~~An approved special exception use must be established or any approved construction must be commenced and diligently pursued within the time specified by the approval, or, if no time was specified, then within ~~30~~ 36 months from the approval date of the special exception. Otherwise, the special exception will automatically expire without notice, unless additional time is approved by the Board.

8100.4.D(6)(a):

(6) Expiration of a Special Permit

(a) An approved special permit use ~~approved by the BZA~~ must be established or any approved construction must be commenced and diligently pursued within the ~~specified~~ time specified by the approval, or, if no time was specified, then within ~~30~~ 36 months from the approval date of the special permit~~, unless additional time is approved by the BZA to establish the use and commence construction~~. Otherwise, the special permit will automatically expire without notice, unless ~~a request for~~ additional time is ~~filed~~ approved by the BZA.

8100.6.B(5)(a):

(5) Expiration of a Variance

(a) The activity approved by the variance must be established or any construction ~~approved~~ must be commenced and diligently pursued within the time specified by the approval ~~BZA~~, or, if no time was specified, then within ~~30~~ 36 months from the approval ~~granting~~ date of the variance.~~,~~ Otherwise, the variance will automatically expire without notice, unless additional time is approved by the BZA ~~in accordance with the provisions below~~.

INSTRUCTION #18: Revise subsection 8100.7.D(9) to include a reference to subsection 6100.1.D; Revise subsection 8100.7.D(17)(b) to combine (a) and (b) as well as clarify that an excess of 750 square feet of gross floor area is allowed if there is an ADA improvement and reletter accordingly.

7. Site Plans and Minor Site Plans

D. Uses Exempt from a Site Plan or a Minor Site Plan

(9) A change to a use with a greater parking requirement than the previous use requires submission and approval of a parking tabulation in conformance with subsection 6100.1.D, to demonstrate that the number of existing parking spaces on-site meets the minimum off-street parking requirements for all uses. Parking tabulations must be submitted on forms provided by the Director, certified by an engineer or land surveyor authorized by the State, and include the written consent of the property owner. For condominiums, written consent must be provided in accordance with Section 8105.

…

(17) Antennas and satellite earth stations; accessory outdoor storage and display; and additions and alterations to existing uses and site modifications which may include, but are not limited to, changes or additions to decks, patios, concrete slabs, vestibules, loading docks, mechanical equipment, storage structures, generators, walkways, landscaping, paving, electric vehicle charging stations, and light poles or lighting fixtures. All such uses or activities must not:

~~(a) Exceed 500 square feet of gross floor area or 2,500 square feet of disturbed land area as defined in Chapter 104 of the County Code;~~

~~(b) Exceed an addition 750 square feet of gross floor area or 2,500 square feet of disturbed land area as defined in Chapter 104 of the County Code for additions and alterations to provide an accessibility improvement or other reasonable accommodation;~~

(a) Exceed 500 square feet of gross floor area or 750 square feet of gross floor area if the addition or alteration is to provide an accessibility improvement or other reasonable accommodation or exceed 2,500 square feet of disturbed land area as defined in Chapter 124.1 of the County Code;

…

INSTRUCTION #19: Revise subsection 8100.9 to add "and Director" after Zoning Administrator.

9. Residential and Nonresidential Use Permits

A. Permit Required for Occupancy or Use

…

(2) A Residential or Nonresidential Use Permit, whichever applies, must be obtained from the Zoning Administrator and Director before any person may:

…

(4) After written application for a Residential or Nonresidential Use Permit is submitted to the Zoning Administrator and Director, the permit will be issued if it conforms with this Ordinance, including subsection 8100.9.B, all other applicable laws and ordinances, proffered conditions, and conditions of special exceptions, special permits, or variances, as certified to the Zoning Administrator and Director and by the officers, bodies, or agencies responsible for the administration of such laws and ordinances~~, and the requirements of subsection 8100.9.B~~.

…

E. Revocation of Permit

The Zoning Administrator and Director may revoke an approved Residential or Nonresidential Use Permit when the Zoning Administrator and Director determine~~s~~ that the approval was based on a false statement or misrepresentation of fact by the applicant, or as provided for in Section 8106.

INSTRUCTION #20: Revise subsections 4102.8.B(4)(i), 5104.1.B(2)(c), 8100.7.E(8), 8100.7.E(9), 8100.8.B(2), 8101.4.B(29), 8101.4.B(32), and 8101.5.A(2) to replace references to Chapter 104 and Chapter 124 with references to Chapter 124.1.

4102.8.B(4)(i):

(i) The operation of a community garden cannot create an erosive condition, as identified in Chapter ~~104~~ 124.1 of the County Code. A Conservation Plan approved by the Northern Virginia Soil and Water Conservation District is recommended for gardens of not more than 5,000 square feet in area and is required for gardens greater than 5,000 square feet in area. All activity in and around the garden must adhere to the recommendations of the Plan to preclude the development of erosive conditions.

5104.1.B(2)(c):

(c) Must include siltation and erosion control measures in accordance with Chapter ~~104~~ 124.1 of the County Code.

8100.7.E(8):

(8) An adequate drainage system for the disposition of storm and natural water must be installed in accordance with Chapter ~~124~~ 124.1 of the County Code and the Public Facilities Manual. Appeals of decisions made under Chapter ~~124~~ 124.1 of the County Code which are appealable must be processed in accordance with Article 7 of Chapter ~~124~~ 124.1.

8100.7.E(9):

(9) Adequate temporary and permanent erosion and sedimentation control measures must be installed in accordance with Chapter ~~104~~ 124.1 of the County Code and the Public Facilities Manual.

8100.8.B(2):

(2) If required by Chapter ~~104~~ 124.1 of the County Code, a building permit will not be issued for any structure until a conservation plan has been approved by the Director in accordance with Chapter ~~104~~ 124.1 and the Public Facilities Manual.

8101.4.A(10):

(10) Delineation of any Resource Protection Area and Resource Management Area, buildable areas on each lot, description of existing or proposed outfall system and how stormwater quality, quantity, and detention will be accommodated in accordance with the Public Facilities Manual, Chapter 118 and Chapter ~~124~~ 124.1 of the County Code;

8101.4.B(29):

(29) A tree conservation plan that addresses the tree conservation and vegetation preservation requirements of Chapter~~s 104 and 122~~ 124.1 of the County Code and the policies and requirements of the Public Facilities Manual;

8101.4.B(32):

(32) Provisions for the adequate disposition of natural and stormwater in accordance with Chapter ~~124~~ 124.1 of the County Code and the Public Facilities Manual, indicating the location, size, type, and grade of ditches, catch basins, and pipes and connections to existing drainage systems, existing and proposed storm drainage easements, and on-site stormwater detention and water quality control facilities where deemed appropriate and necessary by the Director;

8101.5.A(2):

(2) When the building or structure does not require site plan approval but will require approval of a site-related plan (e.g., grading plan or conservation plan) in accordance with subsections 5104.1.A and 5104.1.B, a plan, certified by a land surveyor, engineer, landscape architect, or architect authorized by the State to practice as such, must be submitted that includes siltation and erosion control measures in conformance with Chapter ~~104~~ 124.1 of the Code, and contains the information listed in subsection (3) below. The required number of copies of the form and plan will be determined by the Director; or

INSTRUCTION #21: Add clarifying language to subsection 8100.10.A(2) regarding how the filing period is handled when the filing date occurs on a day the County is closed.

10. Appeals

A. Appeal Processing

…

(2) Time Limit on Filing

…

(d) If the time limit on filing in subsection 8100.10.A(2)(a) and (b) above falls on a day the County is closed, the filing deadline is extended to the next business day.

INSTRUCTION #22: Revise subsection 8101.2.B to add a requirement for the Affordable Dwelling Unit calculation to be included on the plans submitted for a Rezoning application; revise subsection 8101.2.C(2)(w) to add a requirement for the Affordable Dwelling Unit calculation to be included on the plans submitted for a Final Development Plan; and revise subsection 8101.2.D(2) to add a requirement for the Affordable Dwelling Unit calculation to be included on the plans submitted for a PRC Development Plan.

8101.2.B:

(25) Provide statement as to whether ADUs are required or exempt in accordance with Section 5101. Provide ADU calculation if ADUs are required.

8101.2.C(2)(w):

(w) In the PDH, PDC, PRM, and PCC Districts, a table with the following data, when applicable to a given development plan:

…

8. Provide statement as to whether ADUs are required or exempt in accordance with Section 5101. Provide ADU calculation if ADUs are required.

8101.2.D(2):

(k) Provide statement as to whether ADUs are required or exempt in accordance with Section 5101. Provide ADU calculation if ADUs are required.

8101.2.E(9)(a):

6. Provide statement as to whether ADUs are required or exempt in accordance with Section 5101. Provide ADU calculation if ADUs are required.

INSTRUCTION #23: Revise the application type description contained in Table 8102.1 for Independent Living Facilities to those providing 100% ADUs or per subsection 4102.4.Q(10)(c) and revise the application type description in Table 8102.1 to clarify that it is an amendment to a Pending Application would also be subject to this fee.

TABLE 8102.1: FEE SCHEDULE This table includes standard fees related to approvals under the Zoning Ordinance. Additional fees may apply related to review or approval by other County departments or governmental or quasi-governmental agencies, or in accordance with Appendix Q of the County Code.	
APPLICATION TYPE	**FEE [1]**
SPECIAL EXCEPTIONS [2]	
~~Independent Living Facilities for Low Income Tenants per Subsection 4102.4.Q(10)(c) [3]~~ Independent Living Facilities in accordance with subsection 4102.4.Q(10)(b) or (c) [3]	$1,295
AMENDMENTS TO PENDING AND PREVIOUSLY APPROVED APPLICATIONS AND EXTENSIONS OF TIME [4][5]	
Applications for Zoning Map and Related Plan Approvals	
Amendment to a pending ~~Pending~~ Application for a Final Development Plan or Development Plan Amendment or PRC Plan	$4,855

INSTRUCTION #24: Revise the minimum parking requirement for a Medical Care Facility contained in Table 6100.2, to establish minimum required parking for a Freestanding Emergency Room. Revise the definition of Medical Care Facility in Section 9103, to clarify that Freestanding Emergency Rooms are considered a type of Medical Care Facility.

Medical Care Facility	**Hospital:** 2.9 spaces per bed licensed by the State **Freestanding Emergency Room:** 3 spaces per 1,000 square feet of gross floor area **Institution providing intensive special medical or mental care:** 1 space per 2 patients **Assisted Living or Nursing Facility:** 1 space per 3 residents

Medical Care Facility

Any institution, place, building, or agency that offers or provides health services and medical, psychiatric, or surgical care to two or more persons, primarily as inpatients, suffering from a health condition, illness, disease, injury, or other physical or mental condition, including but not limited to persons with disabilities. For the purposes of this Ordinance, this term includes a hospital, freestanding emergency room, assisted living facility, nursing facility, and other facilities that may be described as a behavioral health care facility, intermediate/extended care facility, medical school, and other similar institutions or facilities. This term does not include a congregate living facility, continuing care facility, group residential facility, independent living facility, or a medical laboratory. A physician's office, ~~first aid station~~ a medical office providing out-patient services, or an urgent care facility for emergency medical or surgical treatment, ~~medical laboratory~~ that does not operate 24 hours a day and is not designed to receive patients by ambulance, ~~or medical office providing out-patient services.~~ are considered office uses.

…

Freestanding Emergency Room

A freestanding facility, that is located off-site from a hospital campus, offers emergency medical care services under the supervision of licensed emergency medical physicians and their staff, operates 24 hours a day, 365 days a year, and is designed to receive patients by ambulance.

…

INSTRUCTION #25: Revise the definitions of Golf Course or Country Club and Commercial Recreation, Outdoor, contained within Section 9103, to include golf driving ranges.

Golf Course or Country Club

A tract of land designed with a course containing nine or more holes for playing the game of golf and improved with tees, greens, fairways and hazards, ~~or an area designed for driving golf balls into an open area for collection and reuse.~~ This use may include one or more structures containing a clubhouse, restaurant, meeting facilities, lounges, snack bars, swimming pool, tennis ~~or squash~~ courts, shelters, and maintenance facilities. This use may include accessory putting and chipping greens or driving range but may not include a miniature golf course in which only golf putters are used.

Commercial Recreation, Outdoor

A commercial facility devoted to passive or active recreation where activities predominately take place outdoors. Examples of this use include outdoor swimming pools, outdoor athletic fields or courts, outdoor shooting ranges, outdoor golf driving ranges when not associated with a golf course, and similar facilities where the predominant recreation activity takes place outside of a building. This use does not include any use meeting the definition of a golf course or country club or quasi-public parks, playgrounds, and athletic fields.

INSTRUCTION #26: Amend the definition of restaurant contained in Section 9103, to remove the reference to Chapter 27 as it was repealed.

Restaurant

An establishment whose primary business is to prepare and sell food or beverages in a ready-to-consume state for consumption on or off the premises. A restaurant with drive-through, carryout restaurant, convenience store, or craft beverage production establishment as defined herein, is not considered a restaurant.

This use does not include a snack bar or refreshment stand at a public or non-private recreational facility that is operated solely by the agency or group operating the recreational facility as an accessory use for the convenience of the patrons of the facility. Entertainment that is provided for the enjoyment of the patrons and is incidental to the principal dining function may be considered accessory to a restaurant. ~~This entertainment may include dancing by patrons, subject to the licensing requirements of Chapter 27 of the County Code.~~

INSTRUCTION #27: Remove subsection 2.B(2) from Appendix 1 as shown below and renumber accordingly. In subsection 2.B(4) of Appendix 1, delete provisions related to previous approvals for zoning application fees, revise the language relating to Planned District Recreational Minimum, and renumber/reletter as follows.

APPENDIX 1 - PROVISIONS RELATING TO PREVIOUS APPROVALS

2. Specific Provisions Regarding Previous Approvals

B. Amendments Adopted After May 10, 2023

~~**(2) Sign Regulations (ZO 112.2-2023-3)**~~

~~A comprehensive sign plan accepted for review by September 26, 2023, and approved before March 1, 2024, and any subsequent sign permit application based on the approval are entitled to continue under that approval. A comprehensive sign plan (including amendments to a previously approved comprehensive sign plan) that is accepted for review after September 26, 2023, or is not approved by March 1, 2024, is subject to the special exception provisions of Section 7102.~~

~~(4)~~ (3) ~~Zoning Application Fees and~~ Planned District Recreational Minimum Expenditure (ZO 112.2-2024-7)

~~**(a)** Any application filed before July 1, 2024, is subject to the previous applicable zoning application fee. Any application filed on or after July 1, 2024, if subject to the new application fee.~~

~~**(b)**~~ **(a)** Any rezoning application or proffered condition amendment application proposing to add dwelling units in the PDH, PDC, PRM, and PTC zoning districts that is filed before July 1, 2024, is subject to the previous $1,900 per dwelling unit minimum expenditure for recreational facilities.

(b) Any rezoning or proffered condition amendment application proposing to add dwelling units in the PDH, PDC, PRM, and PTC zoning districts that is filed on or after ~~the effective date~~ July 1, 2024, but prior to July 1, 2025, is subject to the minimum expenditure for recreational facilities of $2,150 per dwelling unit. Any rezoning or proffered condition amendment application proposing to add dwelling units in the PDH, PDC, PRM, and PTC zoning districts that is filed on or after July 1, 2025, is subject to the minimum expenditure for recreational facilities of $2,400 per dwelling unit.

Board Agenda Item
February 18, 2025

ADMINISTRATIVE - 4

Authorization to Advertise a Public Hearing on Proposed Amendments to Fairfax County Code Chapter 12, Tenant-Landlord Relations

ISSUE:
Board of Supervisors authorization to advertise a public hearing on proposed amendments *to Fairfax County Code Chapter 12, Tenant-Landlord Relations*. As a result of the proposed amendments, the Fairfax County Tenant-Landlord Commission would be dissolved. The proposed amendments also contain minor updates to *Fairfax County Code Chapter 12*.

RECOMMENDATION:
The County Executive recommends that the Board authorize advertisement of a public hearing for March 18, 2025, at 4:30 p.m. to consider the proposed amendments to Fairfax County Code Chapter 12.

TIMING:
Board action is requested on February 18, 2025, to advertise the public hearing for March 18, 2025, at 4:30 p.m. to consider the proposed amendments to Fairfax County Code Chapter 12.

BACKGROUND:
On February 24, 2024, Chairman McKay, jointly with Supervisor Smith, moved a Board Matter for a review of the over 80 Fairfax County Boards, Authorities and Commissions (BACs). The review was to include ensuring the BAC's original purpose is still relevant, the BAC is still fulfilling its purpose, and to identify any opportunities to reduce any potential redundancies in the work of BACs. The review was to conclude with recommendations to the Board of Supervisors that ensure continued contributions from the community through a well-organized and high-performing BAC system.

As a result of this review, the Fairfax County Tenant-Landlord Commission has been recommended for dissolution.

The Tenant-Landlord Commission (Commission) was established on October 27, 1971, by resolution of the Board and is currently supported by the Department of Cable and Consumer Services (Department). Provisions regarding the Commission, including its

composition and duties, were later added to the County Code and are now found in Fairfax County Code Chapter 12, Tenant-Landlord Relations.

The Commission is composed of 10 members, three of whom represent tenants; three of whom represent landlords; and four of whom represent the community at large, one of whom must be a condominium unit owner. The Commission currently has three of the 10 seats filled by two tenant members and one public member. One term expired on January 31, 2024, and the two other terms expire January 31, 2026.

As set forth in *County Code Section 12-2-2*, the duties of the Commission include:

a. Shall provide information to the public concerning the rights and responsibilities of tenants and landlords.
b. Shall forward to the Board of Supervisors, as appropriate, recommendations for changes in legislation at all levels of government.
c. Shall represent the County interests concerning tenant-landlord matters before judicial, legislative, administrative and other public or private bodies upon direction of the Board of Supervisors.
d. Shall advise the Board of Supervisors about the nature, causes and possible solutions to tenant-landlord problems.
e. May hold public hearings and report its findings to the Board of Supervisors on tenant-landlord issues that affect the public interests.
f. Shall make tenants and landlords aware of the conciliation and mediation services available through the Fairfax County Department of Consumer Affairs.
g. May arbitrate tenant-landlord complaints, upon agreement of the parties, pursuant to the Rules of Procedures adopted by the Commission.
h. Shall report periodically to the Board of Supervisors on the activities of the Commission.

The Commission has had difficulty with vacancies and quorums over the past few years. The table below shows the Commission scheduled 48 meetings over the last four years, of which only 22 meetings were held.

Year	Participation Rate	Total Meetings	Recommendations to the Board	Average Vacancy Rate
2024	80.0%	5	0	70%
2023	81.5%	8	1	67%
2022	84.6%	5	0	50%
2021	79.2%	4	0	35%

The chart set forth below illustrates the Department's planned response to address the current duties of the Commission. This plan ensures the public continues to have information on, access to, and services for tenants and landlords rights and responsibilities.

Commission Duties	Department Response
Shall provide information to the public concerning the rights and responsibilities of tenants and landlords.	The Department currently provides information to the public, conducts community outreach, and maintains online resources concerning the rights and responsibilities of tenants and landlords. *The Department will continue this if the Commission is dissolved.*
Shall forward to the Board of Supervisors, as appropriate, recommendations for changes in legislation at all levels of government.	The Department currently reviews General Assembly bills through the County's Virginia Legislation Monitor System, providing comments on the affected parties and estimated impact of proposed legislation. The Department reviewed 21 tenant-landlord related bills during the 2024 legislative session. *The Department will continue this if the Commission is dissolved.*
Shall represent the County interests concerning tenant-landlord matters before judicial, legislative, administrative and other public or private bodies upon direction of the Board of Supervisors.	The Department currently represents County interests concerning tenant-landlord matters at the direction of the Board of Supervisors. *The Department will continue this if the Commission is dissolved.*
Shall advise the Board of Supervisors about the nature, causes and possible solutions to tenant-landlord problems.	The Department currently advises the Board of Supervisors, as necessary, on tenant-landlord problems. *The Department will continue this if the Commission is dissolved.*

Commission Duties	Department Response
May hold public hearings and report its findings to the Board of Supervisors on tenant-landlord issues that affect the public interests.	If dissolved, the Commission could no longer hold public hearings and report its findings, of which there have been none held by the Commission over the last four years. *The Department will continue to advise the Board of Supervisors on tenant-landlord issues if the Commission is dissolved.*
Shall make tenants and landlords aware of the conciliation and mediation services available through the Fairfax County Department of Consumer Affairs.	Pursuant to Fairfax County Code Section 12-3-1, the Department currently receives, investigates, records, and mediates tenant-landlord complains upon mutual agreement of the parties. In FY 2024, the Department responded to 1,703 tenant-landlord inquiries such as lease agreements, security deposits, maintenance and repair, evictions, and other issues impacting rental dwellings. The Department also conducted 16 tenant-landlord outreach events throughout the County. *The Department will continue this if the Commission is dissolved.*
May arbitrate tenant-landlord complaints, upon agreement of the parties, pursuant to the Rules of Procedures adopted by the Commission.	Tenant-landlord complaints involving violations of the Virginia Consumer Protection Act would be referred to the Department's arbitration panel for a voluntary, legally binding hearing. There have been no requests for arbitration services from FY 2021-FY 2024. *The Department will provide arbitration services if the Commission is dissolved.*
Shall report periodically to the Board of Supervisors on the activities of the Commission.	The Department currently prepares and publishes the Commission's Annual Report which would no longer be required if the Commission is dissolved.

Based on the discretionary status of the Commission and Department's ability to continue to provide services to tenants and landlords, the public will not be adversely

affected by this action. The Department recommends that the Board adopt the proposed amendments to *County Code Chapter 12* and dissolve the Commission.

EQUITY IMPACT:
While this action, if approved, would dissolve the Commission, the review and action taken supports the County's Strategic Outcome Area: Effective and Efficient Government (EEG). Under the EEG Strategy of Ensure Inclusive Community Engagement, Representation and Governance, the Strategic Plan states to, "Review and improve the structure, operations and impact of county boards, authorities and commissions to better reflect the current needs and demographics of the county." This review concludes that the duties of the Commission will continue to be provided or assumed by the Department. This action will result in no loss of engagement, representation, or governance on behalf of tenants and landlords in Fairfax County.

It is also important to note that the County's Strategic Outcome Area: Housing and Neighborhood Livability has several strategies related to accessible and affordable housing which is supported by the County's BAC: Affordable Housing Advisory Council.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Proposed Amendments to Fairfax County Code Chapter 12 – Strikethrough

STAFF:
Ellicia Seard-McCormick, Deputy County Executive
Rebecca L. Makely, Director, Department of Cable and Consumer Services
Amanda K. Kastl, Division Director, Department of Cable and Consumer Services

ASSIGNED COUNSEL:
John A. Dorsey, Assistant County Attorney

AN ORDINANCE AMENDING
CHAPTER 12 OF THE FAIRFAX COUNTY CODE, RELATING TO
TENANT-LANDLORD RELATIONS

Draft of January 20, 2025

AN ORDINANCE to amend the Fairfax County Code by amending and readopting the Chapter 12 heading, Sections 12-1-1, 12-1-2, 12-1-4 and 12-3-1, and repealing Sections 12-2-1, 12-2-2 and 12-2-3, relating to Tenant-Landlord relations.

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That Sections 12-1-1, 12-1-2, 12-1-4 and 12-3-1 are amended and readopted, and Sections 12-2-1, 12-2-2 and 12-2-3 are repealed as follows:**

CHAPTER 12. Tenant—Landlord Relations. ~~[1]~~

~~Footnotes:~~
~~— (1) —~~
~~1. As to "Virginia Landlord and Tenant Act," see Va. Code Ann., § 55-248.2 thru § 55-248.40.~~

ARTICLE 1. In General.

Section 12-1-1. Definitions.

(a) For the purposes of this Chapter, the following words and phrases shall have the meanings ascribed to them by this Section:

(1) Landlord shall mean any person, firm, corporation, or other legal entity who is the owner, lessor or sublessor of the dwelling unit or building of which such dwelling unit is a part; and landlord also means a manager of the premises who fails to disclose the name of such owner, lessor, or sublessor, except as otherwise provided by the Virginia Residential Landlord and Tenant Act, ~~Code of Virginia~~ Va. Code §§ 55.1-1200 through -1262, as amended.~~, Chapter 13.2 of Title 55.~~ Landlord shall also include any owner or sublessor of a mobile home park pursuant to the Manufactured Home Lot Rental Act, ~~Virginia~~ Va. Code §§ 55.1-1300 through -1319, as amended. ~~Code of Virginia, Chapter 13.3 of Title 55.~~

(2) Tenant shall mean any person entitled under any rental agreement to occupy a dwelling unit to the exclusion of others and shall include roomer as defined in ~~Virginia~~ Va. Code § 55.1-1200, as amended. ~~Code of Virginia, Section 55-248.4(k)~~. Tenant shall also include a person entitled under a rental agreement to occupy a mobile home lot to the exclusion of all others.

(3) Director shall mean the Director of the Fairfax County Department of Cable and Consumer Services. ~~Affairs.~~

(4) Department shall mean the Fairfax County Department of Cable and Consumer Services. ~~Affairs.~~

(5) ~~The Commission shall mean the Fairfax County Tenant-Landlord Commission.~~ Reserved.

(6) Conversion condominium shall mean a condominium containing structures which, before the recording of the condominium declaration, were wholly or partially occupied by persons other than those who have contracted for the purchase of condominium units and those who occupy with the consent of such purchasers.

(7) Cooperative shall mean real estate owned by an association, each of the members of which is entitled, by virtue of his ownership interest in the association, to exclusive possession of a unit.

(8) Conversion building shall mean a building that at any time before creation of the cooperative was occupied wholly or partially by persons other than purchasers and persons who occupy with the consent of purchasers.

(9) Declarant shall mean any or all person(s) acting in concert who:

(A) Offers to dispose of his or its interest in a condominium unit not previously disposed of, in the case of a condominium, or who, in the case of a cooperative, as a part of a common promotional plan, offers to dispose of his or its cooperative interest not previously disposed of;

(B) Reserves or succeeds to any special declarant right; or

(C) Applies for registration of the condominium under the Virginia Condominium Act or applies for registration of a cooperative under the Virginia Real Estate Cooperative Act, as the case may be.

(10) Elderly shall mean a person not less than ~~sixty-two (62)~~ 62 years of age.

(11) Disabled shall mean a person suffering from a severe, chronic physical or mental impairment which results in substantial functional limitations.

Section 12-1-2. Signs in office of landlord.

Every landlord shall post, in a conspicuous place in that portion of his or her office or offices normally used for negotiating the rental of dwelling units or the rental of mobile home lots or for normal tenant contact with management personnel, a sign containing notice of the existence of the Fairfax County ~~Tenant-Landlord Commission~~ Department of Cable and Consumer Services

and the telephone number of its office. Landlords shall obtain such signs from the Fairfax County Department of Cable and Consumer ~~Affairs~~ Services.

~~**Section 12-1-4. Locks and peepholes. (Repealed, effective July 1, 1989)**~~

~~(a) This Section shall apply to multifamily rental housing constructed prior to February 7, 1976. Multifamily rental units constructed after the above date shall be governed by the requirements of Sections 612.5.6 and 612.5.7 of the Uniform Statewide Building Code.~~

~~(1) Any landlord who rents five (5) or more dwelling units in any one (1) building shall upon the written request of the tenant install a deadbolt lock with not less than five-eighths inch (⅝″) throw case-hardened steel inserts on all exterior swinging doors. The locks on these doors shall be capable of being locked or unlocked by key from the outside or public hallways and by turn-knob from the inside. Alternate devices providing equal security may be substituted with prior approval by proper County authority.~~

~~(2) In addition, at the written request of the tenant, all exterior doors shall be equipped with a visual detection device (magnifying peephole) which will allow for inspection of the exterior entryway prior to allowing entry. A visual detection device shall not be required on any exterior door having a transparent glass panel. Once installed, said deadbolt locks and peepholes shall become permanent fixtures of the dwelling unit and it shall thus be the landlord's responsibility to maintain said fixtures in good working condition.~~

~~(3) The installation of deadbolt locks and visual detection devices shall occur within sixty (60) days after receipt of the tenant's request. The actual cost of such locks and peepholes installed to bring the dwelling unit into compliance with this Section may be charged to the tenant. However, in no event shall the charges to the tenant exceed Twenty-five Dollars ($25.00) per lock and Ten Dollars ($10.00) per peephole.~~

~~(4) Within thirty (30) days following the effective date of this Ordinance all landlords who rent five (5) or more dwelling units shall notify in writing the tenants of all dwelling units which are not equipped with deadbolt locks and visual detection devices meeting the requirements of this section of the rights afforded them by this Section.~~

Section 12-1-4. Locks and peepholes. ~~(Effective July 1, 1989)~~

(a) Any landlord who rents ~~five (5)~~ 5 or more dwelling units in any one multifamily building shall install:

(1) Deadbolt locks ~~which~~ that meet the requirements of the Uniform Statewide Building Code, ~~Virginia~~ Va. Code §§ 36-97 through -119.1, as amended, for new multifamily construction and peepholes in any exterior swing entrance door to any such unit; however, any door having a glass panel shall not require a peephole.

(2) Manufacturer's locks ~~which~~ that meet the requirements of the Uniform Statewide Building Code and removable metal pins or charlie bars in accordance with the Uniform Statewide Building Code, ~~Virginia~~ Va. Code §§ 36-97 through -119.1, as amended, on exterior sliding glass doors located in a building.

(3) Locking devices ~~which~~ that meet the requirements of the Uniform Statewide Building Code, ~~Virginia~~ Va. Code §§ 36-97 through -119.1, as amended, on all exterior windows.

ARTICLE 2. ~~Tenant-Landlord Commission.~~ - Reserved.

~~Section 12-2-1. Created; members; staff; meetings.~~

~~(a) There is hereby created a Tenant-Landlord Commission. The Commission shall be composed of ten (10) members, three (3) of whom shall represent tenants (hereinafter called "tenant members"), three (3) of whom shall represent landlords (hereinafter called "landlord members"), and four (4) of whom shall represent the community at large (hereinafter called "public members," one (1) of whom shall be a condominium unit owner). All members shall be residents of Fairfax County, Virginia. Members of the Commission shall be appointed by the Board of Supervisors for terms of three (3) years each. The terms shall be staggered with no more than four (4) and no less than three (3) terms to commence in any one (1) year. Vacancies shall be filled by the Board of Supervisors as they arise. A Chairperson shall be elected by the Commission from among the public members of the Commission. The Commission may adopt bylaws and rules and regulations governing the conduct of its responsibilities and duties hereinunder.~~

~~(b) For purposes of membership on the Tenant-Landlord Commission, a "tenant member" shall be defined as a person who, prior to the time of his or her appointment, and throughout his or her term, shall be the lessee of and reside in a dwelling unit in Fairfax County; a "landlord member" shall be defined as a person who owns and leases, or serves as a manager for, four (4) or more leased dwelling units in Fairfax County or is employed by a real estate management firm that manages more than four (4) rental units; and a "public member" shall be defined as anyone who is neither a lessee nor lessor of any dwelling unit in Fairfax County.~~

~~(c) When a person occupying a "tenant," a "landlord," or a "public" position on the Commission ceases to meet the qualifications for that position as defined above, he or she shall be deemed to have automatically and immediately vacated such position on the Commission.~~

~~(d) The Commission shall meet at the call of the Chairperson, or four (4) members of the Commission after notice to all members, or upon request of the Board of Supervisors. The staff of the Commission shall be supplied by the Department of Consumer Affairs. The Director of the Department of Consumer Affairs, or his designee, shall, at the pleasure of the Commission, attend all meetings of the Commission.~~

~~Section 12-2-2. Duties of the commission.~~

~~(a) The Commission shall provide information to the public concerning the rights and responsibilities of tenants and landlords.~~

~~(b) The Commission shall forward to the Board of Supervisors, as appropriate, recommendations for changes in legislation at all levels of government.~~

~~(c) The Commission, or its duly appointed representatives, shall represent the County interests concerning tenant-landlord matters before judicial, legislative, administrative and other public or private bodies upon direction of the Board of Supervisors.~~

~~(d) The Commission shall advise the Board of Supervisors about the nature, causes and possible solutions to tenant-landlord problems.~~

~~(e) The Commission may hold public hearings and report its findings to the Board of Supervisors on tenant-landlord issues that affect the public interest.~~

~~(f) The Commission shall make tenants and landlords aware of the conciliation and mediation services available through the Fairfax County Department of Consumer Affairs.~~

~~(g) The Commission may arbitrate tenant-landlord complaints, upon agreement of the parties, pursuant to the Rules of Procedures adopted by the Commission.~~

~~(h) The Commission shall report periodically to the Board of Supervisors on the activities of the Commission.~~

~~**Section 12-2-3. Powers of the Commission.**~~

~~In carrying out its duties as described in Section 12-2-2, the Commission shall have the power to make findings of facts and to make and adopt such rules of procedure, which shall be published, as may be necessary or proper for carrying out its functions under the provisions of this Chapter.~~

ARTICLE 3. Department of Cable and Consumer Services. ~~Affairs.~~

Section 12-3-1. Duties of the Department of Cable and Consumer Services. ~~Affairs.~~

(a) The Department shall receive, investigate, record, and ~~attempt to resolve~~ mediate tenant-landlord complaints upon mutual agreement of the parties.

(b) The Department shall provide information to the public concerning the rights and responsibilities of tenants and landlords. ~~forward, when appropriate, complaints that cannot be successfully mediated to the Tenant-Landlord Commission for arbitration, upon agreement of the parties, pursuant to the arbitration procedures officially adopted by the Commission.~~

(c) The Department shall refer, when appropriate, suspected violations of law to the proper enforcing agency.

(d) The Department shall maintain records of tenant-landlord complaints and their disposition.

(e) The Department shall develop programs of tenant and landlord education and information and disseminate such information.

(f) The Department may provide advice and information on tenant and landlord relations matters to judicial, legislative, administrative and other public and private bodies.

(g) The Department shall analyze the nature of tenant-landlord relations problems in Fairfax County and recommend to the Board of Supervisors legislative and administrative changes.

2. **That the Fairfax County Tenant-Landlord Commission is dissolved.**

3. **That the provisions of this ordinance are severable, and if any provision of this ordinance or any application thereof is held invalid, that invalidity shall not affect the other provisions or applications of this ordinance that can be given effect without the invalid provision or application.**

4. **That the provisions of this ordinance shall take effect upon adoption.**

GIVEN under my hand this_____ day of _____, 2025.

_____
Jill G. Cooper
Clerk for the Board of Supervisors
Department of Clerk Services

Board Agenda Item
February 18, 2025

ADMINISTRATIVE – 5

Authorization for the Juvenile and Domestic Relations District Court to Apply for and Accept Grant Funding from the United States Department of Justice, Office on Violence Against Women

ISSUE:
Board of Supervisors authorization is requested for the Juvenile and Domestic Relations District Court (JDRDC) to apply for and accept funding in the amount of $700,000, if received, from the United States Department of Justice, Office on Violence Against Women to fund domestic violence and supervised visitation services projects intended to promote safety of domestic violence survivors and their children. Funding is being requested to support the expansion of the Fairfax County Supervised Visitation and Exchange Program (SVE) and to create a Protective Order Compliance docket. Funding includes support for 1/1.0 FTE new grant position. The grant period is October 1, 2025, through September 30, 2028. No Local Cash Match is required. Board authorization is also requested for the Chairman of the Board of Supervisors, the County Executive, and/or a designee appointed by the County Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County.

RECOMMENDATION:
The County Executive recommends that the Board authorize the Juvenile and Domestic Relations District Court to apply for and accept grant funding, if received, from the United States Department of Justice, Office on Violence Against Women. Funding in the amount of $700,000 will be used to support the creation of a Protective Order Compliance Docket and support the existing Supervised Visitation and Exchange Program. It will also support 1/1.0 FTE new grant position. No Local Cash Match is required. The County Executive also recommends the Board authorize the Chairman of the Board of Supervisors, the County Executive, and/or a designee appointed by the County Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County.

TIMING:
Board approval is requested on February 18, 2025. Due to an application deadline of January 22, 2025, the application was submitted pending board approval. This Board item is being presented at the earliest subsequent Board meeting. If the Board does not

approve this request, the application will be immediately withdrawn. The Board was also notified via email of the agency's intent to apply for this award.

BACKGROUND:
The United States Department of Justice Office on Violence against Women released a Notice of Funding Opportunity (NOFO) to fund activities to improve the response of the civil and criminal justice system to families with a history of domestic violence, dating violence, sexual assault, and stalking, or in cases involving child sexual abuse. Applications must include partnerships with nonprofit domestic violence or sexual violence victim services provider and with a court. Applications requesting the full funding amount ($700,000) must also partner with a legal services organization. Proposed projects can be new initiatives or the expansion of existing initiatives, or both.

The Juvenile and Domestic Relations District Court, Court Services Unit (CSU) is well positioned to apply for funding to improve services to families impacted by domestic violence. JDRDC has a successful supervised visitation and exchange program which has been providing services to the community since 2007. The JDR court currently assists families with protective orders, but does not have a separate compliance docket to improve offender accountability and service provision.

Grant funding will expand the current visitation program by creating opportunities for families who do not have a Fairfax County court order as well as those who need services for a longer period than their Fairfax County Court order provides for. Grant funding will also assist our judiciary in developing a Protective Order Compliance docket by funding a position for a Compliance Case Manager. The Case Manager will attend protective order hearings and compliance docket hearings, meet with litigants after court, explain court orders and court processes, connect litigants to resources, and track progress completing court-ordered services. Grant funding also will support training of judges, attorneys, and court staff; advocacy services at the Women's Center; and legal services and legal education by Legal Services of Northern Virginia. The Department of Family Services Domestic and Sexual Violence Services division is also a grant partner, although no separate funding was requested for their services.

EQUITY IMPACT:
None.

FISCAL IMPACT:
Funding in the amount of $700,000 is being requested from the United States Department of Justice, Office of Violence Against Women. No Local Cash Match is

required. This grant does allow the recovery of indirect costs; however, because this funding opportunity is highly competitive, Juvenile and Domestic Relations Court has elected to omit inclusion of indirect costs to maximize the proposal's competitive position. This action does not increase the expenditure level of the Federal-State Grant Fund, as funds are held in reserve for unanticipated grant awards.

CREATION OF POSITIONS:
There will be 1/1.0 FTE new grant position created with this grant funding. When grant funding expires, the County is under no obligation to continue funding this position.

ENCLOSED DOCUMENTS:
Attachment 1 - Summary of Grant Proposal

STAFF:
Christopher Leonard, Deputy County Executive
R. Matt Thompson, Director, Juvenile and Domestic Relations Court (JDRDC)
Michael A. Becketts, Director, Department of Family Services
Tina Spurlock, Division Director, Intake Division, JDRDC

DOMESTIC VIOLENCE SERVICES
SUMMARY OF PROPOSED GRANT FUNDING

NOFO Title:	OVW FY 2025 Justice for Families Program
Funding Agency:	United States Department of Justice, Office on Violence Against Women
Applicant:	Juvenile and Domestic Relations District Court (JDRDC)
Partners:	Department of Family Services Domestic and Sexual Violence Services (DSVS) division, The Women's Center, Legal Services of Northern Virginia (LSNV)
Purpose of Grant:	To enhance service provision to survivors of domestic violence and their children.
Funding Amount:	$700,000; there is no Local Cash Match associated with this award.
Proposed Use of Funds:	To support the expansion of JDRDC's Supervised Visitation and Exchange Program (SVE) and support the development of a Protective Order Compliance Docket. Activities funded will include hiring 1/1.0 FTE grant funded Compliance Case Manager; hiring 1 part-time non-merit visitation monitor; training for judges, attorneys, and court personnel; purchasing additional security cameras for the supervised visitation center; maintaining cellular phones for the two positions; and translation services.
Target Population:	Survivors of domestic violence, perpetrators of domestic violence, children impacted by domestic violence or sexual abuse.
Performance Measures:	The success of this project will be based on: • Successful expansion of SVE to provide services for an additional 25 families per year, with 75% of clients reporting via customer surveys that they were satisfied with the services provided • Implementation of a protective order compliance docket to serve approximately 40 families per year • Four trainings per year facilitated by LSNV and DSVS provided to judges, attorneys, and court personnel • Increased advocacy services provided by The Women's Center to assist 25 survivors annually
Grant Period:	October 1, 2025, through September 30, 2028

Board Agenda Item
February 18, 2025

ACTION - 1

Approval of Memorandum of Understanding Between the Fairfax County Board of Supervisors and Clean Air Partners for the Electric Lawn Tools Promotion and Gas Lawn Tools Exchange Program

ISSUE:
The Board of Supervisors' approval of a Memorandum of Understanding (MOU) between Fairfax County, Virginia and Clean Air Partners to administer the Electric Lawn Tools Promotion and Gas Lawn Tools Exchange Program.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize the Director of the Office of Environmental and Energy Coordination to enter into an agreement substantially in the form of Attachment 1 with Clean Air Partners.

TIMING:
Board action is requested on February 18, 2025, to allow for the execution of the MOU with Clean Air Partners.

BACKGROUND:
In November 2021, the Board of Supervisors voted in favor of limiting the purchase and use of gas-powered leaf blowers on County properties, following the introduction of a joint Board Matter by Supervisor Walkinshaw, Chairman McKay and Supervisors Alcorn and Storck. This Board Matter also directed staff to increase outreach and education efforts to residents on the environmental hazards of gas-powered leaf blowers. The County has since developed educational and outreach materials, including webpages and fact sheets, informing residents of the benefits of switching to electric lawncare equipment.

In May 2024, Fairfax County helped sponsor a lawncare equipment exchange and awareness campaign hosted by Clean Air Partners, a non-profit organization administered by the Metropolitan Washington Council of Governments. As part of this campaign, residents were invited to sign up to exchange a gas-powered lawn mower, leaf blower or trimmer in exchange for an electric alternative. In addition, Clean Air Partners initiated a digital and media campaign, to raise awareness about the exchange program and the benefits of switching to electric lawncare. Fairfax County partnered

with Clean Air Partners at a local event, which included a “Backyard Bubble” to demonstrate the impact of backyard emissions on local air quality. The overall campaign, conducted across the greater Baltimore-Washington region, resulted in over 200,000 total impressions and over 13,000 total engagements. About 230 community members pledged to green their lawncare, and 150 pieces of lawncare equipment were exchanged and recycled.

To increase the local impact of the outreach and exchange program in 2025, staff is recommending the approval of an MOU with Clean Air Partners. The MOU will allow staff to develop an outreach and exchange strategy that is geared toward Fairfax County residents. County staff will collaborate with Clean Air Partners on a promotional plan and exchange event(s), to take place around Air Quality Awareness Week, observed from April 28 to May 4, 2025. Additional promotional and outreach events may be identified throughout the year.

EQUITY IMPACT:
This action supports the following One Fairfax areas of focus: a healthy and quality environment, and a quality built and natural environment.

Gas-powered lawncare equipment has negative impacts on the environment and public health. They contribute to noise pollution, greenhouse gas emissions, and impact local air quality. A gas-powered leaf blower produces exhaust containing both hydrocarbons and nitrous oxides, which are components of smog, and emits 23 times more carbon monoxide than a Ford pickup truck.

Poor air quality poses risks to public health and disproportionately impacts vulnerable populations, including the elderly, youth, those with pre-existing health conditions and those from lower socioeconomic backgrounds. Air pollution contributes to or exacerbates poor health within these populations, including respiratory and cardiovascular diseases.

By addressing emissions from gas-powered lawncare equipment, the County aims to improve local air quality, thereby reducing the associated impacts of poor air quality in vulnerable areas of the County. Staff will work with Clean Air Partners to identify and conduct its outreach and exchange program in areas of the County that identify as High or Very Highly Vulnerable, according to the One Fairfax Vulnerability Index, or as Opportunity Neighborhoods, using the Communities of Opportunity Index. Staff will look at wellbeing and other factors where the outreach and exchange program might have the biggest impact.

FISCAL IMPACT:
The MOU includes an amount not to exceed $200,000 to be provided to Clean Air Partners to administer the Electric Lawn Tools Promotion and Gas Lawn Tools Exchange Program. Funding of $200,000 has been identified in Fund 30015, Environmental and Energy Programs, Project 2G02-042-000, Climate Action Implementation to support these efforts.

ENCLOSED DOCUMENTS:
Attachment 1: Memorandum of Understanding Between Fairfax County Board of Supervisors and Clean Air Partners for the Electric Lawn Tools Promotion and Gas Lawn Tools Exchange Program
Attachment 2: Scope of Participation Options

STAFF:
John Morrill, Director, Office of Environmental and Energy Coordination (OEEC)
Matt Meyers, Division Director, OEEC
Kathleen Daley, Environmental Analyst, OEEC

ASSIGNED COUNSEL:
Joanna L. Faust, Assistant County Attorney

MEMORANDUM OF UNDERSTANDING BETWEEN FAIRFAX COUNTY BOARD OF SUPERVISORS AND CLEAN AIR PARTNERS FOR THE ELECTRIC LAWN TOOLS PROMOTION AND GAS LAWN TOOLS EXCHANGE PROGRAM

This Memorandum of Understanding ("MOU"), entered into as of the date of last execution below, is between the Board of Supervisors of Fairfax County, Virginia on behalf of Fairfax County ("the County") and the Clean Air Partners ("Clean Air Partners") (together known as the "Parties").

RECITALS

WHEREAS, the County, through its Office of Environmental and Energy Coordination (OEEC), is implementing the Community-wide Energy and Climate Action Plan (CECAP) and Resilient Fairfax, that aim to facilitate improvements in energy efficiency, increase the use of renewable energy, and improve resilience to climate impacts.

WHEREAS, Clean Air Partners is a non-profit, 501(c)(3) organization administered by the Metropolitan Washington Council of Government (MWCOG) for the purpose of educating and empowering individuals and organizations in the greater Washington D.C. region to improve air quality, reduce pollution, and protect public health;

WHEREAS, in connection with local jurisdictions and participating businesses and organizations, Clean Air Partners engages in a regional effort to promote electric lawn tools and administer the Gas Lawn Tools Exchange Program, whereby gas-powered residential lawn equipment is collected and properly recycled in exchange for product vouchers to the equipment owners for discounted replacement electric equipment;

WHEREAS, since 2023, the Gas Lawn Tools Exchange Program has promoted the use of electric lawn mowers and other lawn tools, contributed to the removal of excess air pollution emissions to increase regional air quality, and raised awareness of ozone and particle pollution and climate change;

WHEREAS, the County wishes to partner with Clean Air Partners to amplify the impact of the Gas Lawn Tools Exchange Program in Fairfax County in order to reduce greenhouse gas (GHG) emissions, to beautify and maintain Fairfax communities, to promote energy efficiency, and to educate and assist Fairfax County's residents and community by increasing renewable energy use and providing financial incentives as allowed by law; and

WHEREAS, the Board of Supervisors of Fairfax County is authorized pursuant to applicable Virginia law, including but not limited to Virginia Code §§ 15.2-940 and 15.2-953, to make contributions and partner with organizations such as Clean Air Partners.

AGREEMENT

NOW THEREFORE, in consideration of the above, both the County and Clean Air Partners agree as follows:

1. **Incorporation of Recitals**. The Recitals above are hereby incorporated into and made a part of this MOU as if set forth in their entirety herein.

2. **Scope.** The scope of potential participation options for the implementation of the Electric Lawn Tools and Gas Tools Exchange Program (Promotion and Exchange Program) in Fairfax County is attached to this MOU as Exhibit A (Scope).

3. **Clean Air Partners' Obligations**. Clean Air Partners will:

   a. Consult with the County to determine the best options to implement the Promotion and Exchange Program to directly benefit the County's residents and community;

   b. Administer the Promotion and Exchange Program in Fairfax County in substantial conformance with the Scope and in coordination with the County.

4. **The County's Obligations**. The County will:

   a. Assess the priority goals and needs of the County and its residents in order to select the best participation options from the Scope for implementation of the Promotion and Exchange Program in Fairfax County;

   b. Coordinate and assist Clean Air Partners as necessary to administer the Promotion and Exchange Program in Fairfax County;

   c. Provide funding to Clean Air Partners of not more than $200,000 to administer the Promotion and Exchange Program to benefit the County and its residents.

5. **Contributions**. The County, from time to time in its sole discretion, may make contributions to Clean Air Partners in furtherance of the purposes of this MOU. The obligation of the County to make any contribution to Clean Air Partners under this MOU or any other payment obligations is subject to appropriations by the Fairfax County Board of Supervisors during each fiscal year to satisfy payment of such obligations. If such an appropriation is not made for any fiscal year, this MOU shall terminate effective at the end of the fiscal year for which funds were appropriated and the County will not be obligated to make any contribution beyond the amount appropriated. The County will provide Clean Air Partners with written notice of non-appropriation of funds within thirty (30) calendar days after action is completed by the Board of Supervisors. However, the County's failure to provide such notice will not extend the MOU into a fiscal year in which sufficient funds have not been appropriated.

6. **Notices**. Notices pursuant to this MOU shall be given in writing as follows:

If to the County:

Director
Office of Environmental and Energy Coordination
12000 Government Center Parkway
Fairfax, Virginia 22035

If to Clean Air Partners:

Jen Desimone
Managing Director
c/o Metropolitan Washington Council of Governments
777 North Capitol St, NE
Suite 300
Washington, DC 20002

Every such notice shall be deemed to have been given on the date on which it is received or refused by the Party to whom it is sent.

7. **Additional Provisions**.

a. Clean Air Partners shall abide by any conditions imposed by the Commonwealth of Virginia or the United States of America with respect to any contribution to Clean Air Partners.

b. This MOU shall not be changed or modified without the written consent of Clean Air Partners and the County.

c. This MOU shall continue in effect until either Party gives the other Party 90-days-notice of the intention to terminate the MOU or unless otherwise terminated in accordance with this MOU. Should any funding or permitting contemplated within this MOU terminate, the Parties shall review this MOU, make any necessary revisions to it in writing, or terminate it at their discretion. In any event, the County and Clean Air Partners shall review the MOU at least as often as every five years to determine whether any changes in the Parties' MOU are desired.

d. Nothing in this MOU shall be considered as a waiver of the sovereign immunity of the County of Fairfax.

e. Nothing in this MOU shall be considered to create any personal liability on behalf of any official, employee, agent, or representative of the County or Clean Air Partners.

f. Nothing in this MOU shall create in the public, or in any person or entity other than the Parties, any right as a third-party beneficiary hereunder, or authorize any person or entity, not a party hereto, to maintain any action for personal injury, property damage, or breach of contract pursuant to the terms of this MOU or otherwise.

g. This MOU is drafted in accordance with and shall be construed under the laws of the Commonwealth of Virginia.

h. If any provision of this MOU shall be held or made invalid by a court decision, statute, rule, regulation or shall otherwise be rendered invalid, the remainder of this MOU shall not be affected thereby.

IN WITNESS WHEREOF, the Parties have caused this Memorandum of Understanding to be executed as of the date appearing by their signatures.

BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

By: _____
John Morrill
Director,
Office of Environmental and Energy Coordination

Date: _____

CLEAN AIR PARTNERS

By: _____
Clark Mercer
Executive Director
Metropolitan Washington Council of Governments (on behalf of Clean Air Partners)

Date: _____

Fairfax County and Clean Air Partners Electric Lawn Tools Promotion and Gas Lawn Tools Exchange Program

Scope of Participation Options

1. **Clean Air Partners Spring Gas Lawn Tools Regional Exchange Program**
    - This exchange will be part of the larger Clean Air Partners Spring Exchange and will run in coordination with other regional efforts, likely in partnership with Ace Hardware stores in the A Few Cool Hardware Stores network.
    - Offer Fairfax County residents product redemption through Fairfax Ace Hardware and Old Town Ace Hardware.
    - The program is aimed at residential equipment only.
    - As part of the program, all gas-powered equipment collected during the exchange will be properly recycled, further contributing to environmental sustainability efforts.
2. **Pop-Up Exchange Event(s) in Fairfax County**
    - Host exchange event(s) in Fairfax County, such as in Franconia district or western Fairfax County.
    - Explore standalone events at parking lots, recycling centers, or in partnership with existing relevant local events in May/June (e.g. Healthy Together Fairfax).
    - Handle recycling logistics and coordination of electric tool exchange or rebate.
3. **Community Awareness and Engagement Events**
    - Host Backyard Bubble Exhibit at community festivals, farmers markets, or events to raise awareness about the personal and community benefits of switching to electric lawn tools.
    - Engage with audiences with existing interest in sustainable and green lifestyles who are more open to taking immediate action.
4. **Marketing, Promotion and PR**
    - Targeted earned and/or paid communication outreach to Fairfax County audiences.
5. **Direct Communication to Low-Income Households**
    - Direct outreach (mailers, e-newsletters, etc.) to available lists of low-income Fairfax County households or through partner organizations to inform them of the exchange.
6. **Product/Voucher/Rebate Costs for Equipment Exchange**
    - Determine details for potential sliding scale exchange based on need. For example, offer free equipment exchanges to eligible low-income residents and a sliding scale rebate option for others based on income.
    - Exact amount and number of rebates, vouchers or products will depend on final manufacturer and retailer deals, product mix, and final budget available.

Board Agenda Item
February 18, 2025

ACTION - 2

Resolution to Support the Abandonment and Addition of Portions of Waples Mill Road (Springfield District)

ISSUE:
Board adoption of the attached resolution (Attachment 1) supporting abandonment of a portion of Waples Mill Road (Route 664) from the State maintenance inventory, as well as the addition of portions of Waples Mill Road (Route 664 and Route 820) to the State maintenance inventory.

RECOMMENDATION:
The County Executive recommends that the Board adopt the attached resolution (Attachment 1) supporting the abandonment and addition of portions of Waples Mill Road.

TIMING:
The Board should take action on February 18, 2025, so that the Virginia Department of Transportation (VDOT) has the support of the Board to finalize the abandonment and addition in the State maintenance inventory.

BACKGROUND:
The Fairfax County Department of Transportation (FCDOT) received a request from VDOT on the abandonment and addition of portions of Waples Mill Road.

VDOT has requested the support of the County, by a Board Resolution, to abandon a portion of Waples Mill Road (Route 664) pursuant to the process outlined in *Section 33.2-912 of the Code of Virginia*, as well as add portions of Waples Mill Road (Route 664 and Route 820) to the State maintenance inventory pursuant to the process outlined in *Section 33.2-705 of the Code of Virginia*. The subject portion of Waples Mill Road was realigned due to the improvements associated with VDOT Project# 0608-029-301, C502 for West Ox Road shown in Attachments 2 and 3. VDOT is pursuing this request to remove the old 0.15-mile portion of Waples Mill Road from the Virginia Highway System as well as add 0.06 miles of (Old) Waples Mill Road (Route 820) and 0.10 miles of realigned Waples Mill Road (Route 664) that were constructed.

Board Agenda Item
February 18, 2025

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 - Resolution
Attachment 2 - Route 664 Realignment Sketch
Attachment 3 - VDOT Project #0608-029-301, C502 Plan Sheets
Attachment 4 - Route 664 Realignment Link Sheet
Attachment 5 - Vicinity Map

STAFF:
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Jeffrey Hermann, Chief, Site Analysis & Transportation Planning Division, FCDOT
Gregory Fuller, Jr., Chief, Site Analysis Section (SAS), FCDOT
Brittany Nixon, Transportation Planner IV, SAS, FCDOT
Jeffrey Edmondson, Transportation Planner III, SAS, FCDOT
Colleen Campbell, Transportation Planner I, SAS, FCDOT

ASSIGNED COUNSEL:
Randall T. Greehan, Assistant County Attorney

Attachment 1

RESOLUTION

FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION
ABANDONMENT AND ADDITIONS
WAPLES MILL ROAD

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center in Fairfax, Virginia, on Tuesday, February 18, 2025, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, the completion of Virginia Department of Transportation Project # 0608-029-301, C502 for West Ox Road caused the removal of a portion of Waples Mill Road (Route 664) and the realignment of other portions of Waples Mill Road that are all located in the Springfield District on Tax Map 46-1; and

WHEREAS, a portion of Waples Mill Road (Route 664) no longer exists and must be removed from the Virginia Department of Transportation's System of Highways pursuant to §33.2- 912 of the Code of Virginia; and

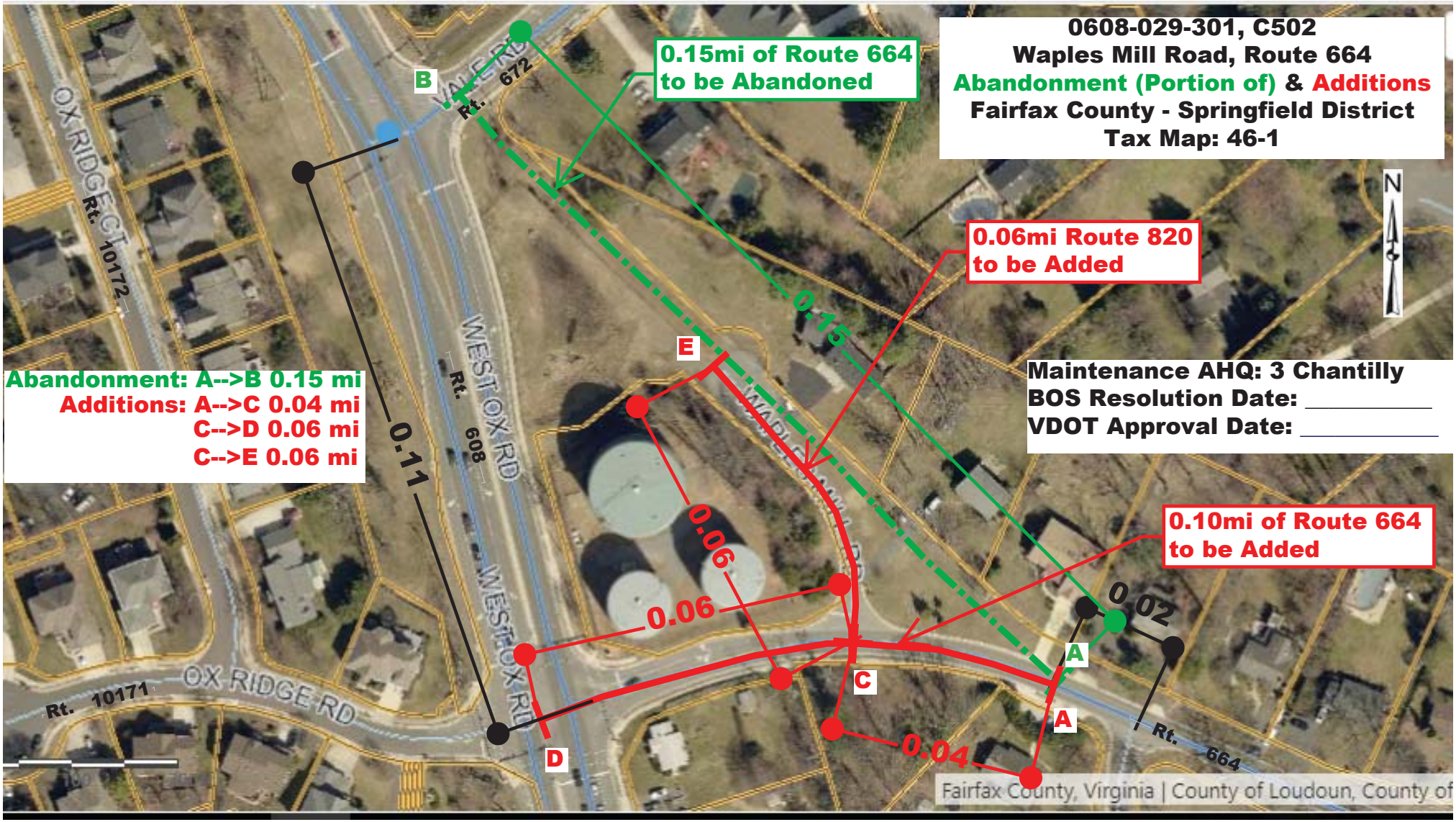
WHEREAS, portions of Waples Mill Road were relocated and realigned and must be added to the Virginia Department of Transportation's Secondary System of Highways pursuant to §33.2-705 of the Code of Virginia; and

NOW THEREFORE, BE IT RESOLVED, that this Board supports the abandonment of the 0.15-mile portion of Route 664 and requests the addition of the 0.06 and 0.10-mile realigned portions of Waples Mill Road as depicted on the Attachments to the Board Item.

ADOPTED this 18th day of February, 2025

A Copy-Teste:

Jill G. Cooper
Clerk for the Board of Supervisors


0608-029-301, C502
Waples Mill Road, Route 664
Abandonment (Portion of) & Additions
Fairfax County - Springfield District
Tax Map: 46-1
0.15mi of Route 664
to be Abandoned
0.06mi Route 820
to be Added
0.10mi of Route 664
to be Added
Abandonment: A-->B 0.15 mi
Additions: A-->C 0.04 mi
C-->D 0.06 mi
C-->E 0.06 mi
Maintenance AHQ: 3 Chantilly
BOS Resolution Date: _____
VDOT Approval Date: _____
N
B
A
C
D
E
0.15
0.11
0.06
0.06
0.04
0.02
Rt. 672
Rt. 10172
Rt. 608
Rt. 10171
Rt. 664
OX RIDGE CT
WEST OX RD
OX RIDGE RD
Fairfax County, Virginia | County of Loudoun, County of


1990
OX RIDGE CT
VALE RD
WEST OX RD
WEST OX RD
OX RIDGE RD
Route 664
Old Alignment


2013
OX RIDGE CT
VALE RD
WEST OX RD
WEST OX RD
OX RIDGE RD
Route 664 Old Alignment
to be Abandoned
Route 820
to be Added
Route 664 New Alignment
to be Added

NOVA DISTRICT DESIGN UNIT

SURVEYED BY
SUPERVISED BY ZAMIR MIRZA (703) 383-2999
DESIGNED BY WOOLPERT LLP (757) 399-6882
CADD OPERATOR$$$$$$$$DESIGNFILE$SPECIFICATION$$$$$$$$
REVISED BY

FOR INDEX OF SHEETS SEE SHEET NO. IA

FHWA 534 DATA 4HCO4

FHWA REGION	STATE	FEDERAL AID PROJECT	STATE ROUTE	STATE PROJECT	SHEET NO.	TOTAL SHEETS
3	VA.	STP - 5401	608	(NFO) 0608-029-301 SEE TABULATION BELOW FOR SECTION NUMBERS	1	

COMMONWEALTH OF VIRGINIA

DEPARTMENT OF TRANSPORTATION

PLAN AND PROFILE OF PROPOSED STATE HIGHWAY

FAIRFAX COUNTY
ROUTE 608 (WEST OX ROAD)
FROM: ROUTE 6558 (PENDERBROOK DRIVE)
TO: 0.517 KM. SOUTH OF ROUTE 6985 (OX TRAIL)

FUNCTIONAL CLASSIFICATION AND TRAFFIC DATA	
URBAN MINOR ARTERIAL - DIVIDED ROLLING - 80KM/H DESIGN SPEED	
	FROM: ROUTE 6558 (PENDERBROOK DRIVE) TO: 0.517 KM SOUTH OF RTE. 6985 (OX TRAIL)
ADT	(2006) 29,000
ADT	(2017) 38,000
DHV	3,800
D (D)	50/50
T (D)	3.5%
V (KM/H)	*

* SEE PLAN AND PROFILE SHEETS FOR HORIZONTAL AND VERTICAL CURVE DESIGN SPEED.



PROJECT LOCATION MAP

This project was developed utilizing the department's interactive graphic roadway system (Grds) (Grds computer job no. 555)

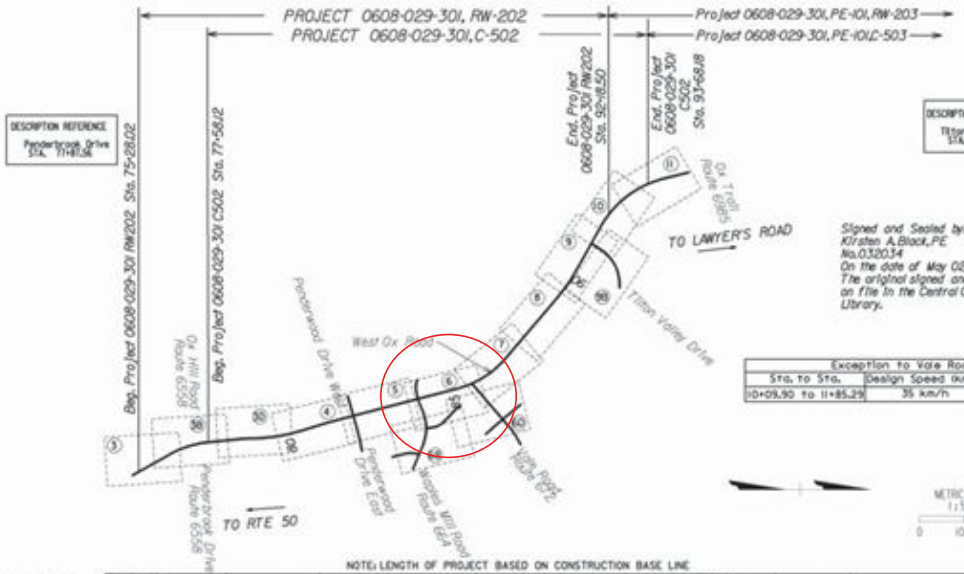
THE COMPLETE ELECTRONIC .TIF VERSION OF THE PLAN ASSEMBLY AS AWARDED, INCLUDING ALL SUBSEQUENT REVISIONS, WILL BE THE OFFICIAL CONSTRUCTION PLANS. FOR INFORMATION RELATIVE TO ELECTRONIC FILES AND LAYERED PLANS, SEE GENERAL NOTES.

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT.

THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT'S ROAD AND BRIDGE SPECIFICATIONS DATED JANUARY 1997, 1996 ROAD AND BRIDGE STANDARDS, WORK AREA PROTECTION MANUAL DATED MAY 2005 AND AS AMENDED BY CONTRACT PROVISIONS AND THE COMPLETE ELECTRONIC .TIF VERSION OF THE PLAN ASSEMBLY.

ALL CURVES ARE TO BE SUPERELEVATED, TRANSITIONED AND WIDENED IN ACCORDANCE WITH STANDARD TC-5.01(M), EXCEPT WHERE OTHERWISE NOTED.

THE ORIGINAL APPROVED TITLE SHEET(S), INCLUDING ORIGINAL SIGNATURES, ARE FILED IN THE VDOT CENTRAL OFFICE PLAN LIBRARY. ANY MISUSE OF ELECTRONIC FILES, INCLUDING SCANNED SIGNATURES, IS ILLEGAL AND ENFORCED TO THE FULL EXTENT OF THE LAW.



Signed and Sealed by Kirsten A. Block, P.E. No. 032034
On the date of May 02, 2006
The original signed and sealed sheet is on file in the Central Office Plan Library.

Exception to Vale Road Design Speed		
Sta. to Sta.	Design Speed (km/h)	Reason for Exception
10+09.90 to 11+85.29	35 km/h	Vertical Alignment

RECOMMENDED FOR APPROVAL FOR RIGHT OF WAY ACQUISITION	
6/9/04 DATE	H. Charles Rasnick, PROGRAMMING DIVISION DIRECTOR
6/11/04 DATE	Nancy E. Berry, ASST. STATE LOCATION AND DESIGN ENGINEER
6/11/04 DATE	Barbara W. Reese, CHIEF FINANCIAL OFFICER
6/11/04 DATE	Malcolm T. Kerley, CHIEF ENGINEER FOR PROGRAM DEVELOPMENT

APPROVED FOR RIGHT OF WAY ACQUISITION	
6/14/04 DATE	Philip A. Shucet, COMMISSIONER

RECOMMENDED FOR APPROVAL FOR CONSTRUCTION	
6/26/06 DATE	Diane L. Mitchell, PROGRAMMING DIVISION DIRECTOR
6/27/06 DATE	Mohammad Mirshahi, STATE LOCATION AND DESIGN ENGINEER
6/27/06 DATE	Barbara W. Reese, CHIEF FINANCIAL OFFICER
6/27/06 DATE	Malcolm T. Kerley, CHIEF ENGINEER

APPROVED	
DATE	DIVISION ADMINISTRATOR, FEDERAL HIGHWAY ADMINISTRATION, U.S. DEPARTMENT OF TRANSPORTATION

CONVENTIONAL SIGNS

STATE LINE	LEVEE OR EMBANKMENT
COUNTY LINE	BUILDINGS
CITY/TOWN OR VILLAGE	CULVERTS
RIGHT OF WAY LINE	DROP INLET
FENCE LINE	POWER POLES
FENCED PROPERTY LINE	TELEPHONE OR TELEGRAPH POLES
WATER LINE	TELEPHONE OR TELEGRAPH LINES
SANITARY SEWER LINE	BRIDGE
GAS LINE	TREES
ELECTRIC UNDERGROUND CABLE	HEAVY WOODS
TRAVELED WAY	GROUND ELEVATION
GUARD RAIL	GRADE ELEVATION
RETAINING WALL	
RAILROADS	
BASE OR SURVEY LINE	

NOTE: LENGTH OF PROJECT BASED ON CONSTRUCTION BASE LINE

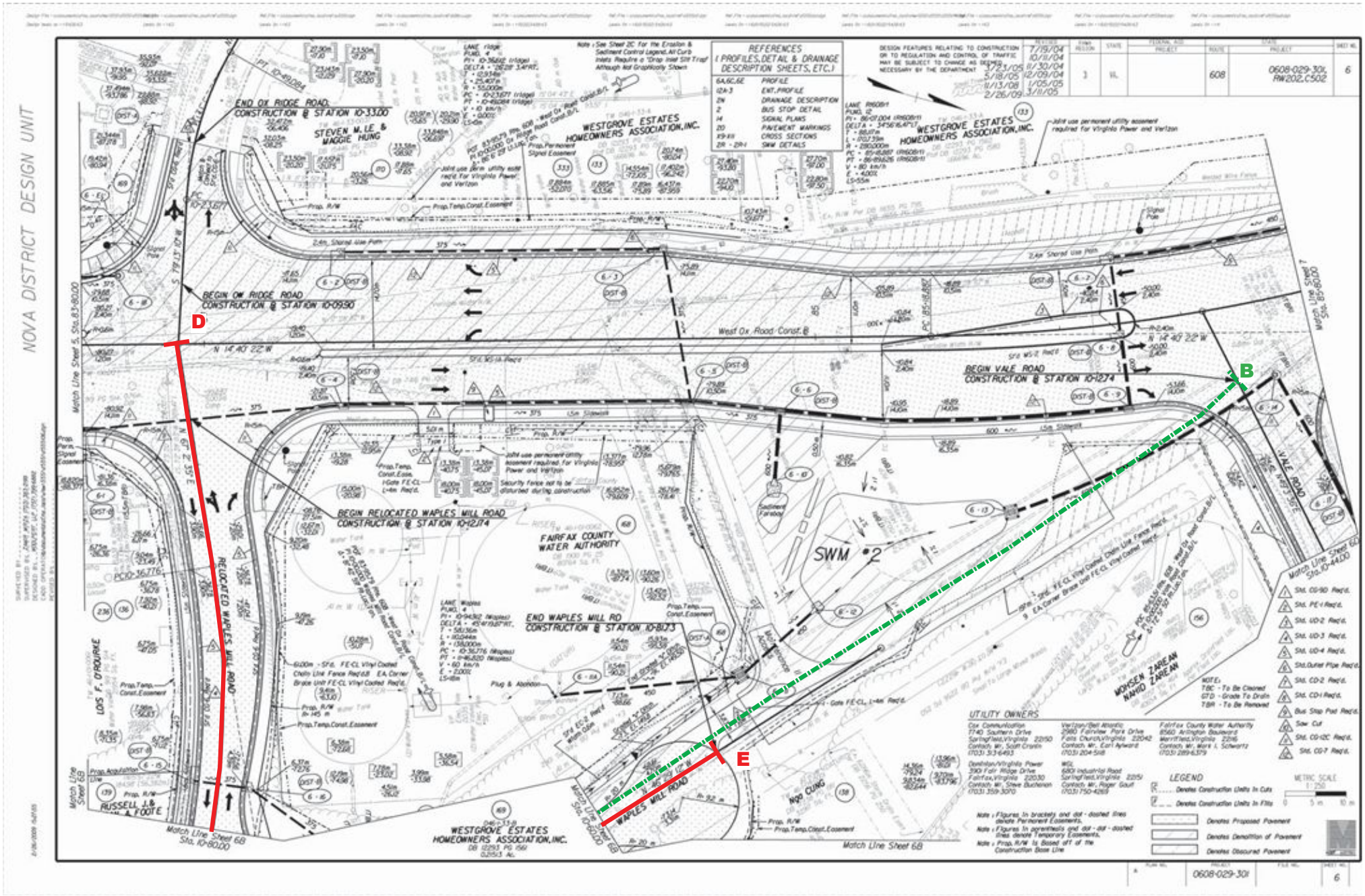
STATE PROJECT NO.	SECTION	FEDERAL AID PROJECT NO.	TYPE CODE	PPMS NO.	EQUALITIES METERS	LENGTH INCLUDING BRIDGE(S) METERS	LENGTH INCLUDING BRIDGE(S) KILOMETERS	LENGTH EXCLUDING BRIDGE(S) METERS	LENGTH EXCLUDING BRIDGE(S) KILOMETERS	TYPE PROJECT	DESCRIPTION
0608-029-301	C - 502	STP-5401 (727)	1000	5551		1610.06	1.610	1610.06	1.610	CONSTRUCTION	FROM: ROUTE 6558 (PENDERBROOK DRIVE) TO: 0.517 KM. SOUTH OF RTE. 6985 (OX TRAIL)
	RW - 202	STP-5401 (530)	ROWA	5551		1690.48	1.690	1690.48	1.690	RIGHT OF WAY	FROM: 0.230 KM. SOUTH OF ROUTE 6558 (PENDERBROOK DRIVE) TO: 0.100 KM. NORTH OF RTE. 5442 (TILTON VALLEY)

REVISED

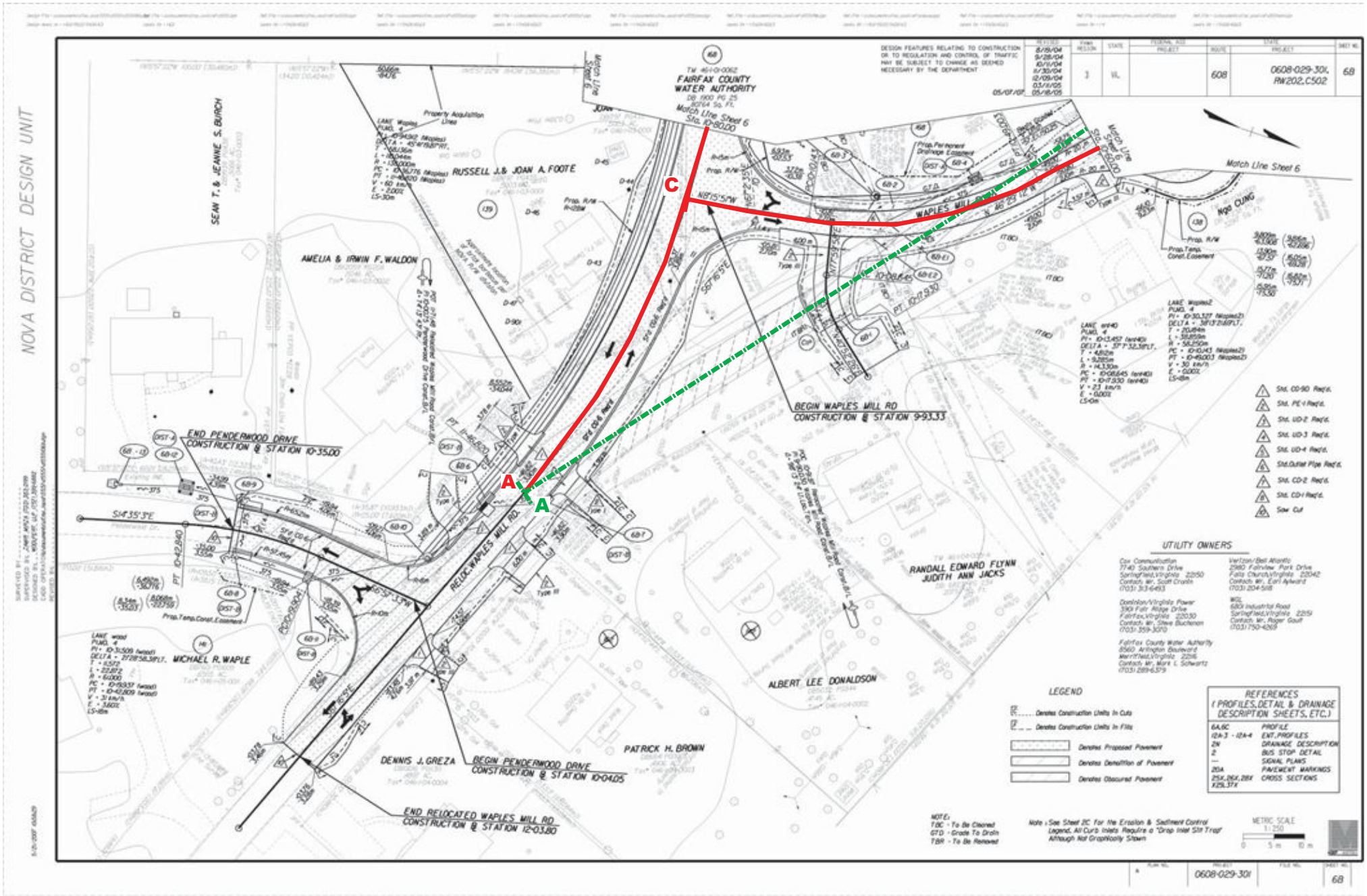
Copyright 2004, Commonwealth of Virginia

$TIME$STAMP$ CODE NO. 6010

PLAN NO.	DIVISION	FILE NO.	SHEET NO.
A	0608-029-301		1


D
B
E
END OX RIDGE ROAD CONSTRUCTION @ STATION 10+33.00
BEGIN OX RIDGE ROAD CONSTRUCTION @ STATION 10+09.50
BEGIN VALE ROAD CONSTRUCTION @ STATION 10+12.74
BEGIN RELOCATED WAPLES MILL ROAD CONSTRUCTION @ STATION 10+12.74
END WAPLES MILL RD CONSTRUCTION @ STATION 10+80.73
RELOCATED WAPLES MILL ROAD
WAPLES MILL ROAD
WEST OX ROAD CONST. B/L
VALE ROAD
WESTGROVE ESTATES HOMEOWNERS ASSOCIATION, INC.
FAIRFAX COUNTY WATER AUTHORITY
STEVEN W. LE & MAGGIE HUNG
LOIS F. O'ROURKE
RUSSELL J. & FOOTE
MOHSEN ZAREAN
NAHID ZAREAN
SWM #2
NOD CUNG
REFERENCES (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)
DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT
UTILITY OWNERS
LEGEND
NOVA DISTRICT DESIGN UNIT
0608-029-301, RW202,C502
0608-029-301
Match Line Sheet 6B Sta. 10+80.00
Match Line Sheet 6C Sta. 10+44.00
Match Line Sheet 6A Sta. 89+80.00

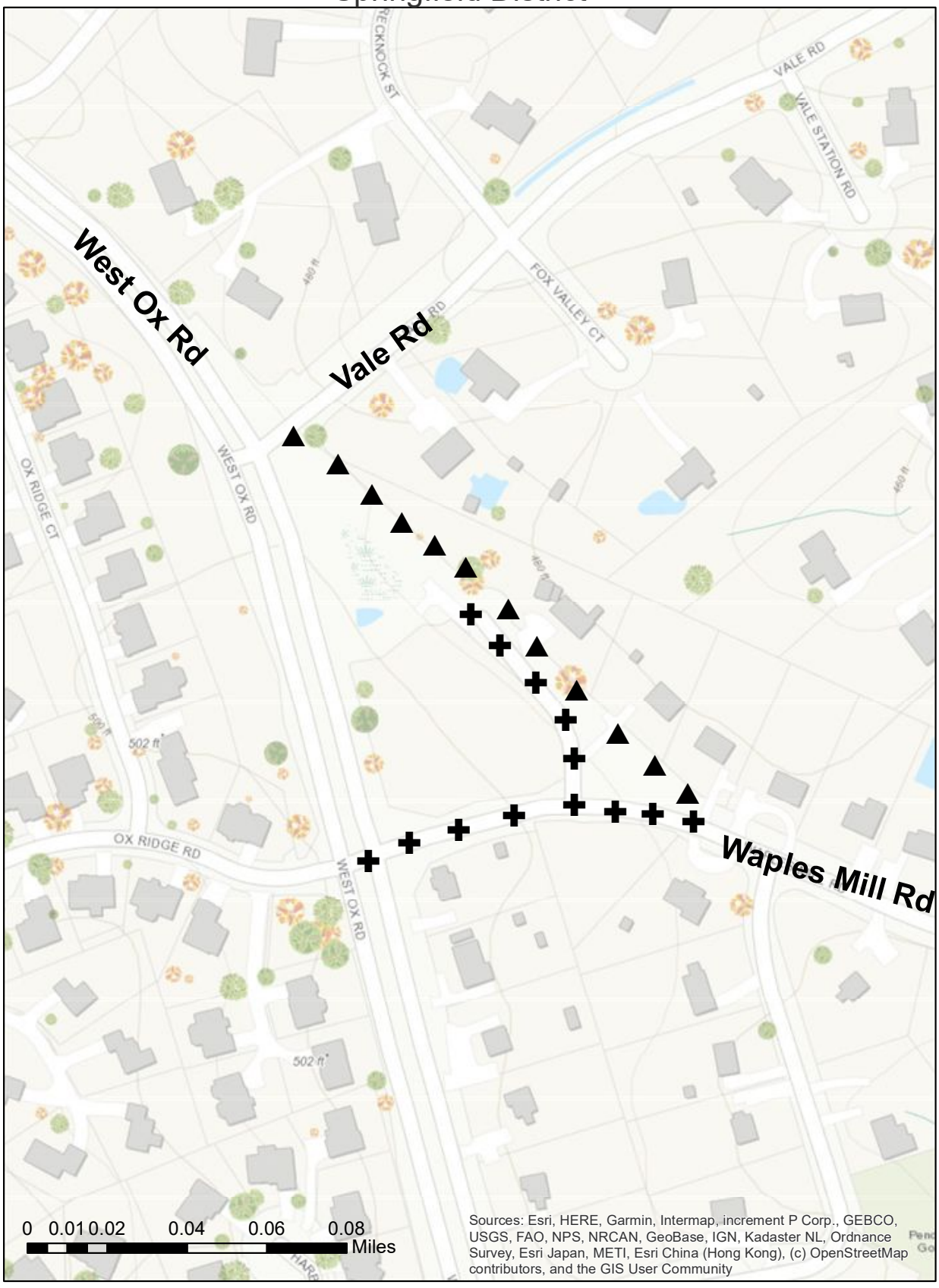
ATTACHMENT 3



VDOT Project# 0608-029-301, C502 Waples Mill Road, Route 664 Realignment (Abandonment & Additions)						
Segment	**Street Name/Route #**	**Addition**	**Abandonment**	**Discontinuance**	**From**	**To**
A↔B	Waples Mill Road, Route 664 (Old Alignment)	--	0.15 mi	--	CL Waples Mill Road, Route 664 – 0.02 mi W CL Penderwood Drive, Route 788 (A)	0.15 mi NW to CL Vale Road, Route 672 (B)
A↔C	Waples Mill Road, Route 664 (New Alignment)	0.04 mi	--	--	CL Waples Mill Road, Route 664 – 0.02 mi W CL Penderwood Drive, Route 788 (A)	0.04 mi W to CL Waples Mill Road, Route 820 (C)
C↔D	Waples Mill Road, Route 664 (New Alignment)	0.06 mi	--	--	CL Waples Mill Road, Route 820 (C)	0.06 mi W to CL West Ox Road, Route 608 (D)
C↔E	Waples Mill Road, Route 820	0.06 mi	--	--	CL Waples Mill Road, Route 664 (Relocated) (C)	0.06 mi NW to End of Cul-de-Sac (E)

Abandonment and Additions Associated with the Waples Mill Road Realignment

Springfield District



N

▲ Denotes Area to be Abandoned

✚ Denotes Areas to be Added

Tax Map 46-1

Board Agenda Item
February 18, 2025

ACTION - 3

Resolution to Support the Abandonment of Dunn Loring School Route 9133 (Providence District)

ISSUE:
Board adoption of the attached resolution (Attachment 1) supporting the abandonment of Dunn Loring School Route 9133.

RECOMMENDATION:
The County Executive recommends that the Board adopt the attached resolution (Attachment 1) supporting the abandonment of Dunn Loring School Route 9133.

TIMING:
The Board should take action on February 18, 2025, so that the Virginia Department of Transportation (VDOT) has the support of the Board to finalize the abandonment and update the State maintenance inventory.

BACKGROUND:
The Fairfax County Department of Transportation (FCDOT) received a request from VDOT to abandon Dunn Loring School Route 9133, as shown in Attachments 2 and 3. This route served as an entrance loop to Dunn Loring Elementary School from Gallows Road to Idylwood Road from 1956 until the school closed in 1978. The school was then converted into the Fairfax County Public Schools' (FCPS) Dunn Loring Administrative Center, where the bus loop was still used, until a portion was transformed into an expansion of the parking lot in 1989, when the access to Idylwood Road was removed. The first section of the loop is still used to access the site from Gallows Road and is maintained by the Dunn Loring Administrative Center. FCPS supports this abandonment.

VDOT has requested the support of the County, by a Board Resolution, to abandon Dunn Loring School Route 9133 pursuant to the process outlined in *Section 33.2-912 of the Code of Virginia*. The subject portion School Route 9133 was altered due to improvements associated with Site Plan # 7571-SP-01-3. VDOT is pursuing this request to remove the associated mileage of School Route 9133 from the Virginia Secondary System of Highways.

Board Agenda Item
February 18, 2025

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 - Resolution
Attachment 2 - VDOT Aerial Exhibits
Attachment 3 - Site Plan #7571-SP-01-3 Excerpts
Attachment 4 - Vicinity Map
Attachment 5 - Link Sheet
Attachment 6 - Fairfax County Public Schools (FCPS) Letter of Support

STAFF:
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Jeffrey Hermann, Chief, Site Analysis & Transportation Planning Division, FCDOT
Gregory Fuller, Jr., Chief, Site Analysis Section (SAS), FCDOT
Brittany Nixon, Transportation Planner IV, SAS, FCDOT
Jeffrey Edmondson, Transportation Planner III, SAS, FCDOT
Colleen Campbell, Transportation Planner I, SAS, FCDOT

ASSIGNED COUNSEL:
Randall T. Greehan, Assistant County Attorney

Attachment 1

RESOLUTION

FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION
ABANDONMENT
DUNN LORING SCHOOL ROUTE 9133

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center in Fairfax, Virginia, on Tuesday, February 18, 2025, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, Dunn Loring School Route 9133 was located off Gallows Road (Route 650), on Tax Map # 39-4, and was part of the Secondary System of State Highways regarding maintenance; and

WHEREAS, the completion of Site Plan # 7571-SP-01-3 altered a portion of Dunn Loring School Route 9133 to create a parking area as shown on Attachments 2 and 3 of this Board Item; and

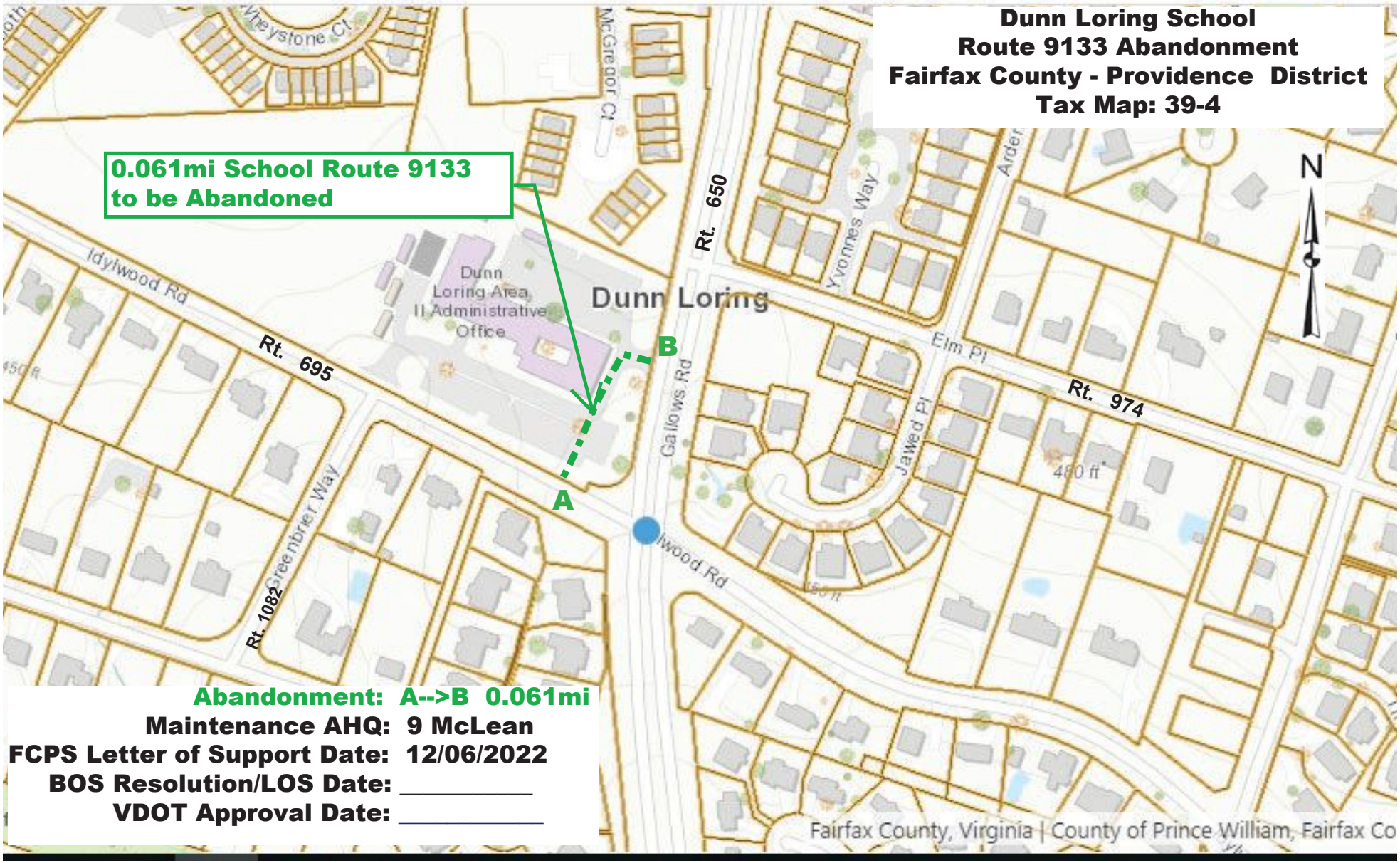
WHEREAS, the alteration of Dunn Loring School Route 9133 eliminated the eligibility for Virginia Department of Transportation's maintenance and the school route must be removed from the Secondary System of State Highways;

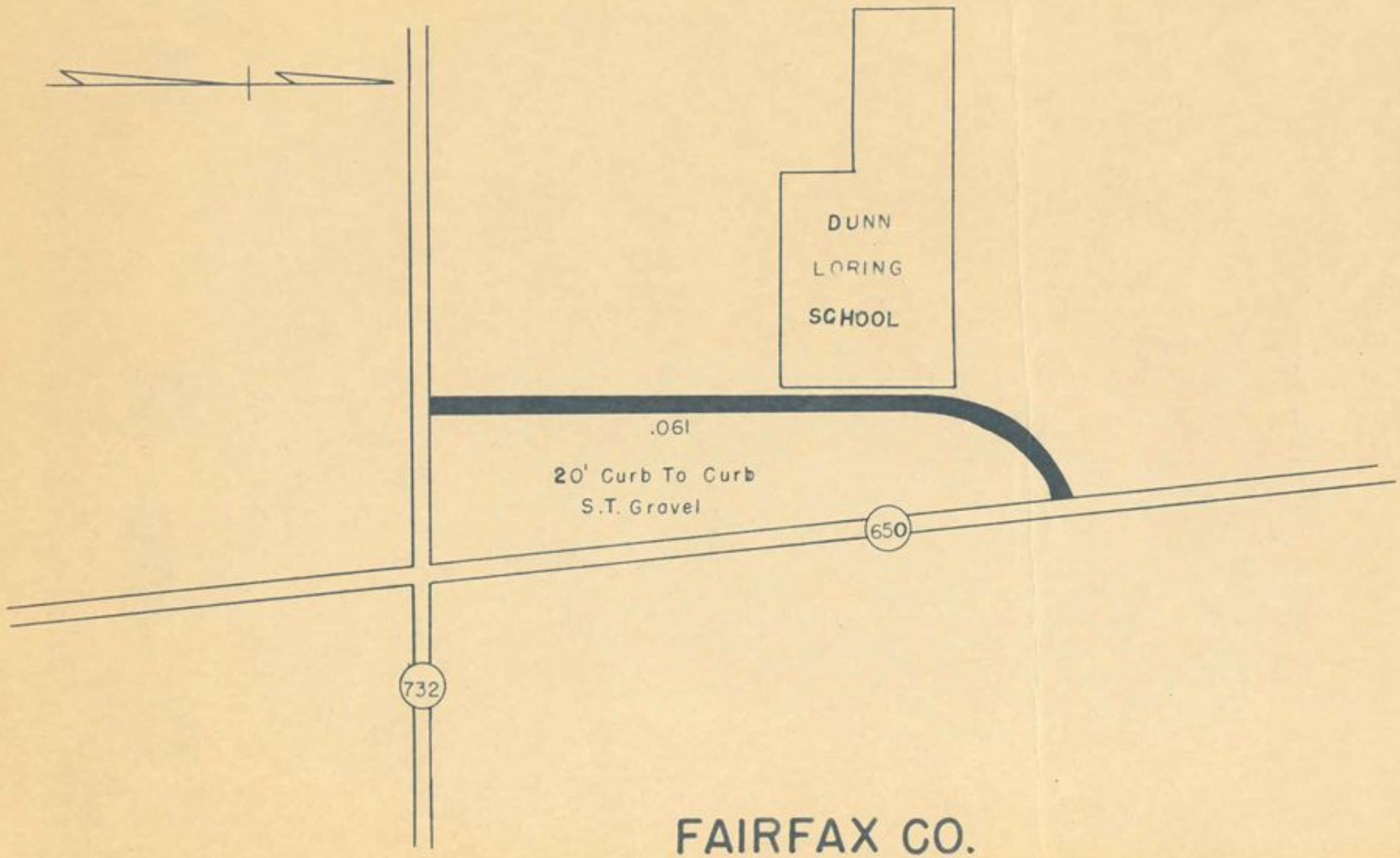
NOW THEREFORE, BE IT RESOLVED, that this Board supports the abandonment of Dunn Loring School Route 9133 as depicted on the Attachments for the Board Item and hereby requests that the Virginia Department of Transportation abandon the portion of Dunn Loring School Route 9133 from the Secondary System of State Highways, pursuant to §33.2-912 of the Code of Virginia. A copy of this resolution will be forwarded to the Resident Engineer for the Virginia Department of Transportation.

ADOPTED this 18th day of February, 2025

A Copy Teste:

Jill G. Cooper
Clerk for the Board of Supervisors


Dunn Loring School
Route 9133 Abandonment
Fairfax County - Providence District
Tax Map: 39-4
0.061mi School Route 9133
to be Abandoned
N
Rt. 650
Rt. 695
Rt. 974
Rt. 1082
Idylwood Rd
Dunn
Loring Area
II Administrative
Office
Dunn Loring
McGregor Ct
Yvonnes Way
Elm Pl
Jawed Pl
Gallows Rd
Greenbrier Way
A
B
Abandonment: A-->B 0.061mi
Maintenance AHQ: 9 McLean
FCPS Letter of Support Date: 12/06/2022
BOS Resolution/LOS Date: _____
VDOT Approval Date: _____
Fairfax County, Virginia | County of Prince William, Fairfax Co



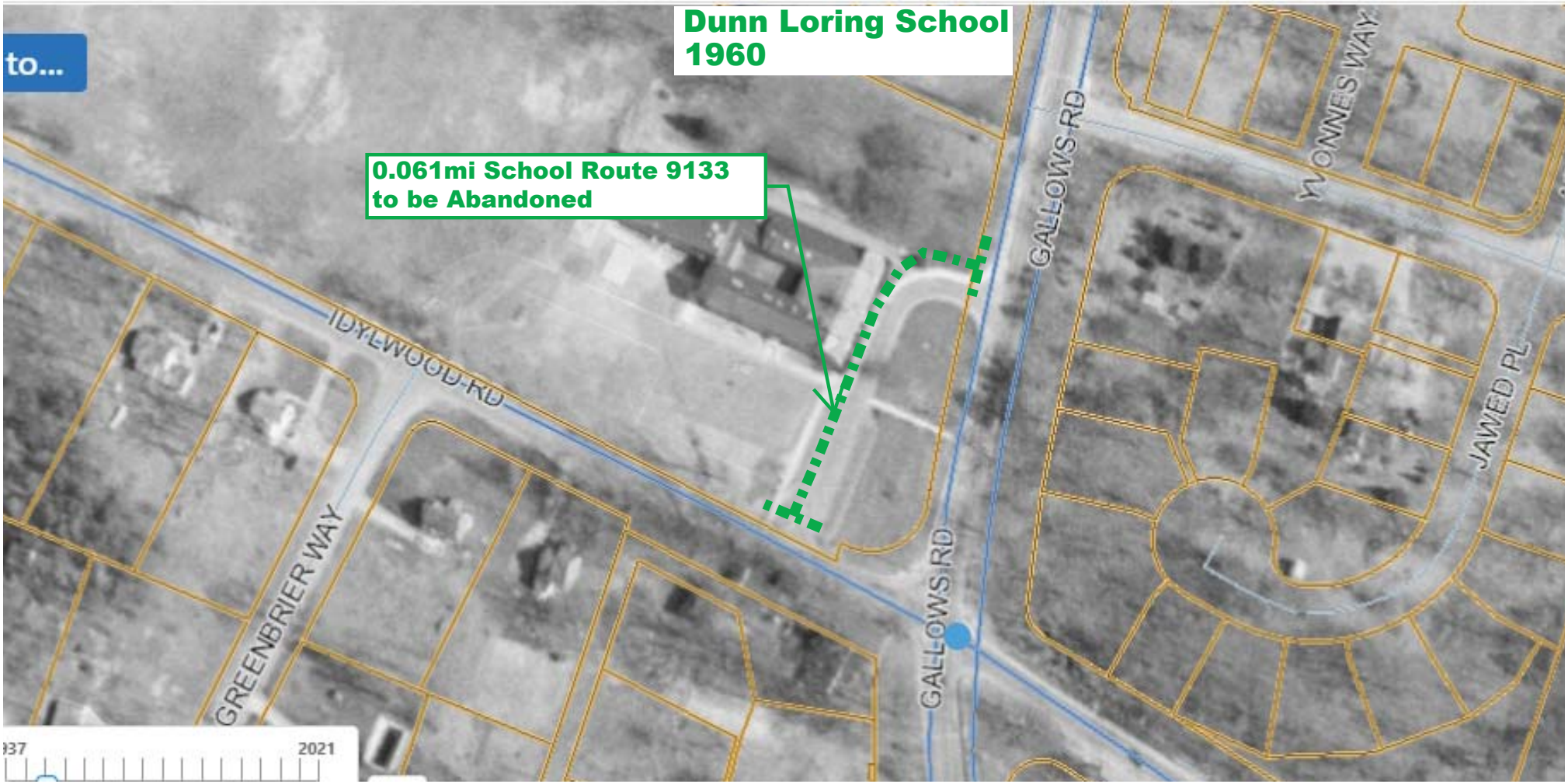
FAIRFAX CO.

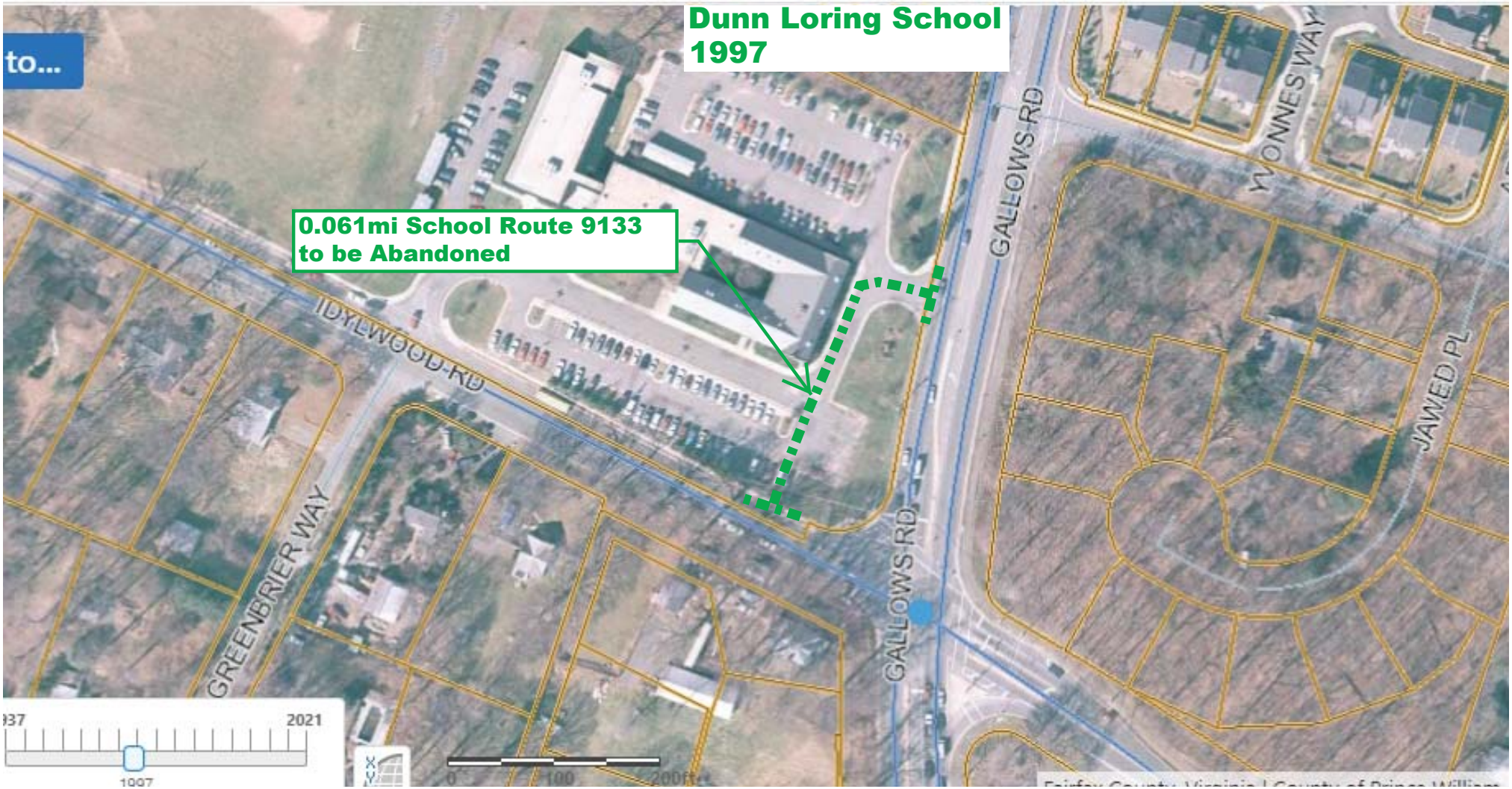
ENTRANCE DUNN LORING ELEMENTARY SCHOOL

Addition To Secondary System
1940 Acts Of Legislature — Chap. 74
Scale — None Len. = .061 Mi.
Section Added To Sec. Sys.

Location & Design Div.
Richmond, Va. Feb. 20, 1956
G.S.L. (Map)

ATTACHMENT 2




Dunn Loring School
1997
0.061mi School Route 9133
to be Abandoned
IDYLWOOD RD
GREENBRIER WAY
GALLOWS RD
GALLOWS RD
YVONNES WAY
JAWED PL
2021
1997
0
100
200ft

NOTES/CONDITIONS:

1. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND THE PUBLIC FACILITIES MANUAL AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, THE PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMIT SHALL BE DEEMED A VIOLATION. THIS PLAN IS SUBJECT TO PROVISIONS OF THE PUBLIC FACILITIES MANUAL DATED FEB 1977 AS AMENDED
2. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.
3. WATER DISTRIBUTION NOTES:
   A. WORKING PRESSURE SHALL BE _____ PSI.
   B. THE DEVELOPER SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY THREE (3) DAYS PRIOR TO COMMENCING CONSTRUCTION OF ANY WATER MAINS.
4. SURFACED STREET SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD, SNOW AND DUST FREE AT ALL TIMES AND ADEQUATE WEARING SHALL BE PROVIDED TO CLEAN TRUCKS AND OTHER EQUIPMENT USING THE COMPLETED STREETS.
5. THESE PLANS AND SPECIFICATIONS ARE BASED ON THE MINIMUM REQUIREMENTS FOR C-1 ZONING. THIS PLAN CONTAINS 4.4 ACRES AND — DWELLING UNITS.

NOTICE REQUIRED

6. CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING, AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION IN ACCORDANCE WITH SECTION 63.2-2 OF THE FAIRFAX COUNTY CODE. NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63.2-2 OF THE CODE.

CONTACT "MISS UTILITY" AT 301-559-3100 FOR THESE UTILITIES

VA. ELEC. & POWER CO.	COLONIAL PIPELINE CO.	A.T. & T. CO.
FAIRFAX CO. WATER AUTHORITY	COLUMBIA GAS TRANSMISSION CO.	WASHINGTON GAS LIGHT CO.
FAIRFAX CO. SAN. SEWER DIV.	PRINCE WILLIAM ELEC. CO-OP	TRANSCO GAS PIPELINE CO.
PLANTATION PIPELINE CO.	COLUMBIA GAS OF VA.	CHESAPEAKE & POT. TEL. CO.
CONTINENTAL TELEPHONE OF VA.		

CONTACT THESE UTILITIES

TRI-COUNTY ELECTRIC CO-OP	703-2365
FALLS CHURCH WATER SYS. CO.	534-9076
FAIRFAX CITY WATER SERVICE	385-7834

EMERGENCY
DIAL 911
POLICE-FIRE-RESCUE

7. THE DEVELOPER IS REQUIRED TO NOTIFY THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT DIVISION OF DESIGN REVIEW, PUBLIC UTILITIES INSPECTIONS BRANCH, IN WRITING, THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
8. A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, FAIRFAX, VIRGINIA BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE IN ITS PERMIT #: _____

PROFFERS: N/A

SHEET INDEX

1. – COVER SHEET
2 – SITE PLAN
3 – SITE PLAN
4 – PHASE I EROSION / SEDIMENT CONTROLS
5 – PHASE II EROSION / SEDIMENT CONTROLS
6 – LANDSCAPING PLAN
7 – DETAILS / DATA
8 – DETAILS / DATA

CONDENSED DRAINAGE ANALYSIS
(60-DATE ONLY)

ADDITION TO DUNN LORING ELEM. SCHOOL 7571-SP-01-1
SITE NAME / COUNTY PLAN NUMBER

DRAINAGE SHED (S): CAMERON SITE AREA: 4.4 ACRE (S): 2.7278

1. PRE-DEVELOPMENT PEAK RUNOFF: 15.04 CUBIC FEET/SECOND (C.F.S.)
(10 YEAR, 2 HOUR STORM = 6.93)

2. POST-DEVELOPMENT PEAK RUNOFF: N/A CUBIC FEET/SECOND (C.F.S.)
(10 YEAR, 2 HOUR STORM = 6.93) (WITHOUT DETENTION)

POST-DEVELOPMENT PEAK RUNOFF: 15.04 CUBIC FEET/SECOND (C.F.S.)
(10 YEAR, 2 HOUR STORM = 6.93) (WITH DETENTION - IF APPLICABLE)

3. PRE-DEVELOPMENT VOLUME RUNOFF: 0.93 ACRE FEET (AC. FT.)
(2 YEAR, 2 HOUR STORM = 1.9")

POST-DEVELOPMENT VOLUME RUNOFF: 0.44 ACRE FEET (AC. FT.)
(2 YEAR, 2 HOUR STORM = 1.9")

ANY RUNOFF INCREASE: _____

4. PEAK RUNOFF (10 YR.) 0 C.F.S.

5. VOLUME RUNOFF (V_D 10-YR) 0.11 AC. FT.

PREPARED BY: J. MONACO DATE: 9/6/88 PHONE: 591-5800

COUNTY PLAN REVIEWER _____

COMMONWEALTH OF VIRGINIA
JOSEPH MONACO
CERTIFICATE No.
54-17-3(A) 953
54-17-3(B) 166
CERTIFIED LAND SURVEYOR

CURRENT/SUBSEQUENT INFORMATION REQUIRED PRIOR TO PLAN APPROVAL

INFORMATION	REQUIRED	NOT REQUIRED	ID NUMBER	COMMENTS
1. SPECIAL PERMIT		✓		
2. SPECIAL EXCEPTION		✓		
3. B/A VARIANCE		✓		
4. SCREENING BARRIER MOD. WAIVER	✓			
5. STORM WATER DETENTION WAIVER		✓		
6. SITE PLAN WAIVER		✓		
7. SUBDIV. SKOV WAIVER		✓		
8. 10 DAY WAIVER		✓		
9. RPC APPROVAL		✓		
10. PLANNING COMMISSION APPROVAL	✓		456-P-88-11	APPROVED 7/28/88
11. PROPERTY OWNER NOTIFICATIONS	✓			SUBMITTED 11/23/89
12. FLOOD PLAIN STUDY		✓		
13. DRAINAGE STUDY		✓		
14. SOILS REPORT		✓		
15. OFF-SITE EASEMENTS		✓		
16. ON-SITE EASEMENTS		✓		
17. LETTERS OF PERMISSION		✓		
18. BOSKIN GRADING PLAN		✓		
19. REZONING CASE	—	✓		
20. PROFFERS CONDITIONS	—	—		
21. DEVELOPMENT PLAN	—	—		

FEE SCHEDULE

FEE TYPE	ESTIMATED BOND AMOUNT		%		FIXED FEE		TOTAL ESTIMATED FEE	INITIAL FEE PAYMENT (50% OF 1ST FEE)	BALANCE OF FEE (50% ESTIMATED FEE)
SUBDIVISION FEE									
Bond amount - $50,000 or less	$	X	0.0%	-	$2,950	-	$2,950	$1,475	$1,475
Bond amount - $50,001 or more	$	X	21%	-	$2,950	-	$	$	$
SITE PLAN FEE									
Bond amount - $100,000 or less	$ 14,306	X	0.0%	-	$2,950	-	$2,950	$1,475	$1,475
Bond amount - $100,001 or more	$	X	21%	-	$2,950	-	$	$	$
CONSTRUCTION PLANS WITH PUBLIC IMPROVEMENTS ONLY									
Bond amount - $250,000 or less	$	X	0.0%	-	$3,525	-	$3,525	$1,763	$1,762
Bond amount - $250,001 or more	$	X	0.0%	-	$4,129	-	$4,129	$2,063	$2,062

ADOPTED BY BOARD OF SUPERVISORS 7-5-88

AMOUNT OF CONSERVATION ESCROW: $ 34,056

GEOTECHNICAL/LAND CONSERVATION NOTES AND/OR CONDITIONS

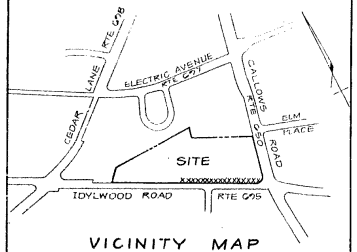
LAND CONSERVATION NOTES - GENERAL

1. No disturbed area will remain denuded for more than 14 calendar days unless otherwise authorized by the Director or his agent.
2. All erosion and sediment control measures are to be placed prior to or as the first step in grading. First areas to be cleared are to be those required for the perimeter controls.
3. All storm and sanitary sewer lines not in streets are to be mulched and seeded within 5 days after backfill. No more that 500 feet are to be open at any one time.
4. Electric power, telephone and gas supply trenches are to be compacted, seeded and mulched within 5 days after backfill.
5. All temporary earth berms, diversions and sediment control dams are to be mulched and seeded for temporary vegetative cover immediately after grading. Straw or hay mulch is required. The same applies to all soil stockpiles.
6. During construction, all storm sewer inlets will be protected by inlet protection devices, maintained and modified as required by construction progress.
7. Any disturbed area not covered by note #1 above and not paved, sodded or built upon by November 1st, or disturbed after that date, is to be mulched with hay or straw mulch at the rate of two tons per acre and over-seeded no later than March 15th.
8. At the completion of construction projects and prior to the release of the bond, all temporary sediment and erosion controls shall be removed and all disturbed areas shall be stabilized.

I hereby certify that changes made on this Site Plan will have no affect on prior approvals of the Public Water Supply Agency or the Fairfax County Fire Marshall. 4/4/89 4/3/89

VICINITY MAP

SCALE 1" = 500'

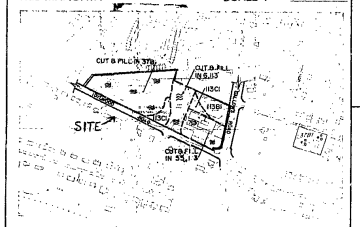


VICINITY MAP

XXXXX STATE MAINTAINED CONCRETE SIDEWALK

SOILS MAP/DATA

SCALE 1" = 500'



Soil I.D. Numbers	Series Name	Foundation Support	Subsurface Drainage	Slope Stability	Geotechnical Report Req'd
6	Hyattsville	Marg.	Good	Good	No
37B	Bellsville	Good	Marginal	Good	No
55	Glenelg	Good	Good	Good	No
113B	Fairfax	Good	Marginal	Good	No
113C	Fairfax	Good	Marginal	Good	No

TAX MAP REFERENCE NUMBER(S)

MAGISTERIAL DISTRICT PROVIDENCE

1 2 3 4 5 6 7 8 9 10 THRU 15				1 2 3 4 5 6 7 8 9 10 THRU 15			
59	4	1		24			

SANITARY TREATMENT PLANT: WESTGATE

Watershed	Service District
CAMERON	PROVIDENCE

DISTRIBUTION NOTES

TO PERMIT ADEQUATE DISTRIBUTION OF THE FINAL SUBMISSION OF THIS PLAN _____ COPIES WILL BE NEEDED AS FOLLOWS:

DESIGN REVIEW _____
SANITARY SEWER _____
WATER SUPPLY AGENCY _____
HEALTH DEPT. _____
OTHER: _____

THIS PLAN REVIEWED

BY _____ Site Review

BY _____ Special Projects

BY _____ Plan Control

THIS PLAN ☐ HAS, ☐ HAS NOT BEEN APPROVED FOR MODIFIED PROCESSING.

PRO RATA SHARE ASSESSMENT ANALYSIS

(County Use Only)

Site Name _____ Date _____

Site Location is within the Cameron Run drainage shed(s)

Pro Rata Share Assessment(s) are: ☑ Required ☐ Not Required for increased storm water runoff from the site due to development.

Peak Runoff Assessment Rate ($ 1643.00 per c.f.s. increase. (10 year, 2 hour storm)

Volume Runoff Assessment Rate ($ 23,339.00 per Ac. Ft. increase. (2 year, 2 hour storm)

Applicable Pro Rata Share Assessment is computed from specific onsite drainage characteristics of the developed site.

Peak Runoff Assessment Amount $ N/A (#Rate x c.f.s. increase)(10 year, 2 hour storm)

Volume Runoff Assessment Amount $ 2567.00 (#Rate x Ac. Ft. increase)(2 year, 2 hour storm)

Total Assessment Amount $ 2567.00

PRO RATA SHARE REVIEWER 07-11-89 DATE

NOTE:
Pro Rata Share Assessment rates are subject to adjustment in accordance with Article 2, Section 2-604, Fairfax County Zoning Ordinance.

Next Adjustment Date 1-1-90

Comments: _____

AGREEMENTS, PERMITS ETC.

DATE 9/11/89	Construction Permit Received
# N/A	Sanitary Sewer Agreement
DATE _____	Conservation Escrow Agreement Received
DATE _____	Agreement and Bond Approved
DATE 5/31/92	Agreement Expires
DATE 10/3/88	Balance of Fee Paid

RECEIVED AUG 01 1989 NO. VA. DISTRICT

RECOMMENDED FOR APPROVAL

DATE 04.04.89	PUBLIC WATER SUPPLY AGENCY BY S. NGUYEN
DATE	FAIRFAX COUNTY HEALTH DEPT. (FOR SEPTIC TANKS, WELLS & POOLS)
DATE	FAIRFAX COUNTY HEALTH DEPT. (FOR PUB. FACILITIES)
DATE 8-29-89	VIRGINIA DEPARTMENT OF HIGHWAYS & TRANSPORTATION R. PERICESON
DATE 3.89	FAIRFAX COUNTY FIRE MARSHALL
DATE	NORTHERN VIRGINIA SOIL & WATER CONSERVATION DISTRICT

DIVISION OF DESIGN REVIEW

DATE 9-6-89	ARBORIST R.L. HOFF
DATE	LAND CONSERVATION
DATE 7-17-89	LIQUID WASTE DISPOSAL D. TIEFIE
DATE 9-7-89	PLAN REVIEWER - SITE REVIEW BR.
DATE 9/7/89	SPECIAL PROJECTS PLAN REVIEWER
DATE	SITE REVIEW BRANCH CHIEF

APPROVED
DIRECTOR OF ENVIRONMENTAL MANAGEMENT
FAIRFAX COUNTY, VIRGINIA
DATE 9/20/89 BY

SITE PLAN APPROVAL VOID IF FINAL BUILDING PERMITS HAVE NOT BEEN OBTAINED WITHIN ONE YEAR.
SUBDIVISION APPROVAL VOID IF FINAL SUBDIVISION PLAT IS NOT RECORDED WITHIN ONE YEAR.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

CERTIFIED ARCHITECT / ENGINEER / SURVEYOR: MONACO AND STRICKHOUSER, P.C. 591-5800
NAME PHONE

(X) OWNER / ( ) TRUSTEE: SCHOOL BOARD OF FAIRFAX COUNTY, VIRGINIA ( ) A CORPORATION ( ) A PARTNERSHIP ( ) AN INDIVIDUAL
NAME 246-3692 PHONE

10700 PAGE AVENUE FAIRFAX, VIRGINIA 22030
ADDRESS AND ZIP CODE

✓ DEVELOPER / ( ) CONTRACT OWNER / ( ) LESSEE: (SAME AS ABOVE) ( ) A CORPORATION ( ) A PARTNERSHIP ( ) AN INDIVIDUAL
NAME PHONE

ADDRESS AND ZIP CODE

DESIGN CONSULTANT: JOSEPH MONACO 591-5800
PROJECT COORDINATOR PHONE
FAIRFAX COUNTY REVIEW STAFF PHONE
SITE REVIEW ENGINEER PHONE
ARBORIST REVIEWER PHONE

PROJECT NAME: ADDITION TO DUNN LORING ELEMENTARY SCHOOL

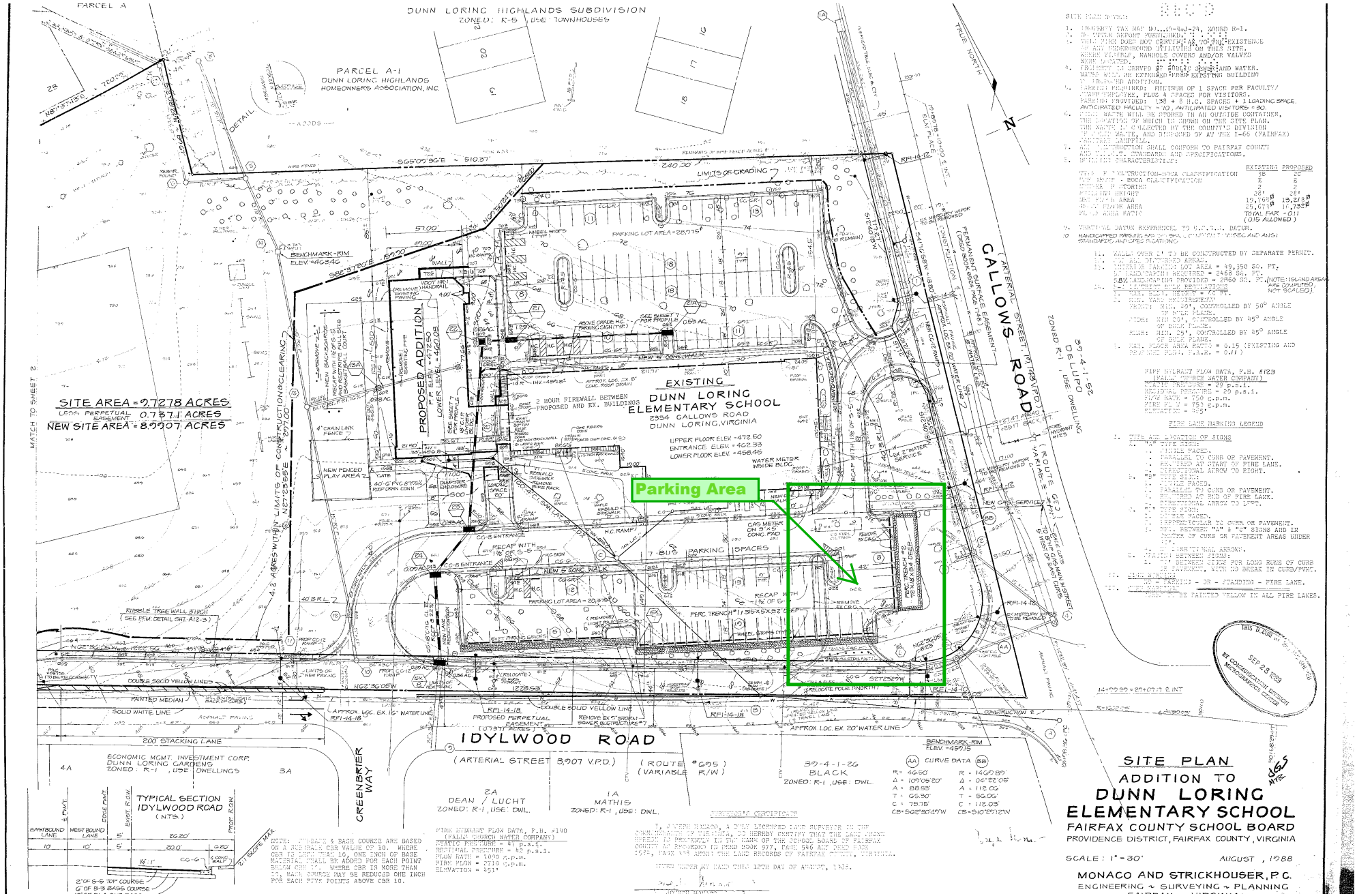
ASSOCIATED PLAN / COUNTY NUMBER: 7571-SP-01-3

DESIGN REVIEW COPY

SHEET 1 OF 8

REVISED: 1/27/83
REVISED: 10/10/86


70-4-24
PARCEL 'A'
DUNN LORING HIGHLANDS SUBDIVISION
PARCEL A-1
DUNN LORING HIGHLANDS
HOMEOWNERS ASSOCIATION, INC.
WOODS
THIN WOODS
REMNANTS OF WIRE FENCE ALONG P.
MATCH TO SHEET 2
LIMITS OF CLEARING AND GRADING
AREA OF REQUIRED STORAGE
School Route 9133
DUNN LORING
ELEMENTARY SCHOOL
2334 GALLOWS ROAD
DUNN LORING, VIRGINIA
UPPER FLOOR ELEV. =472.50
ENTRANCE ELEV. =462.33
LOWER FLOOR ELEV. =458.45
PAINTED ASPHALT PLAYGROUND
PAINTED SPACES
GALLOWS ROAD
(ROUTE 650)
(VARIABLE WIDTH)
PERMANENT EASEMENT FOR SURFACE DRAINAGE (DB 5520 PG 1798)
PERMANENT DRAINAGE ESMT. (DB 5564, PG 1798)
AREA OF REQUIRED STORAGE
TYPICAL SNOW FENCE AROUND AREA OF REQUIRED STORAGE
VDOT C-3A WASH RACK AT CONSTRUCTION ENTRANCE
WATER SOURCE IS EXISTING FIRE HYDRANT.
IDYLWOOD ROAD
(ROUTE #695)
(VARIABLE WIDTH)
ASPHALT PAVING
CONSTRUCTION ℄
TRUE NORTH
N
S65°07'36"E ~ 510.57'
N13°37'45"E ~ 720.07'
S12°40'18"E 615.45'
N62°23'30"W 84.20'
S27°36'15"W 1228.55'
S27°27'07"W 80.20'
14+00.30 = 25+07.17 ℄ INT.
17+27.47 AHEAD = 17+65.17 BACK, PT.
LEGEND
DIVERSION DIKE
TEMPORARY SEDIMENT TRAP
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
LIMITS OF CLEARING AND GRADING
INLET PROTECTION
SILT FENCE
GRAVEL OUTLET
DRAINAGE DIVIDES
SEDIMENT TRAP SCHEDULE
STRUCTURE | DRAINAGE AREA (Ac.) | STORAGE C.Y. REQUIRED | STORAGE C.Y. DESIGN | H | Ho | W | LENGTH
A | 0.25 | 127 | 132 | 4' | 3' | 3' | 6'
B | 0.39 | 115 | 135 | 4' | 3' | 3' | 5'
C | 0.30 | 40 | 60 | 3' | 2' | 2½' | 2'
SEDIMENT TRAP CROSS SECTION
TEMPORARY DIVERSION DIKE
Compacted Soil
18" Min.
4.5' Min.
Flow
CURVE DATA (AA)
R = 46.50'
Δ = 109°05'20"
A = 88.65'
T = 65.30'
C = 75.75'
CB = S62°50'47"W
CURVE DATA (BB)
R = 1460.85'
Δ = 04°22'05"
A = 112.00'
T = 56.02'
C = 112.03'
CB = S10°27'12"W
EROSION-SEDIMENT CONTROL PLAN NARRATIVE
DESCRIPTION: THE PROJECT IS FOR THE CONSTRUCTION OF A 16,732 SQUARE FOOT ADDITION TO THE EXISTING SCHOOL, PLUS A NEW 29,000 SQUARE FOOT PARKING LOT AND THE EXPANSION OF AN EXISTING PARKING LOT BY 8800 SQUARE FEET.
EXISTING SITE CONDITIONS: CONSTRUCTION OF THE ADDITION ON THE 9.7 ACRE SITE WILL TAKE PLACE IN PART ON AN ASPHALT PLAYGROUND AND ON A GRASS AREA OF NEARLY LEVEL TOPOGRAPHY, WITH AN AVERAGE SLOPE OF 1%±.
SOILS: SOILS IN THE AREA OF THE ADDITION ARE GLENELG SILT LOAM AND FAIRFAX GRAVELLY SILT LOAM.
ADJACENT AREAS: THE SCHOOL SITE IS BOUNDED BY TOWNHOUSES TO THE NORTH, AND RESIDENTIAL LOTS TO THE EAST AND SOUTH.
EROSION CONTROL PROGRAM: NOT MORE THAN ONE-HALF OF THE SITE IS TO BE DENUDED AT ONE TIME. TEMPORARY SEEDING AND MULCHING ARE TO BE APPLIED TO ANY AREA WITHIN THE SITE NOT CONTINUOUSLY WORKED FOR 14 DAYS AFTER CLEARING AND ROUGH GRADING.
SEDIMENT CONTROL PROGRAM (PHASE I):
1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE WITH WASH RACK AS SHOWN ON THE PLANS (PHASE I AND II). MUD AND DEBRIS SHALL BE WASHED FROM ALL CONSTRUCTION VEHICLES AND EQUIPMENT BEFORE LEAVING THE SITE. THE SEDIMENT-LADEN WATER WILL BE DIVERTED TO INLET #8, WHICH WILL HAVE INLET PROTECTION.
2. CLEAR AND GRUB THE AREA TO INSTALL THE TEMPORARY SEDIMENT TRAPS AND DIVERSION DIKES.
3. FOLLOWING COMPLETION OF THE TEMPORARY SEDIMENT TRAPS, CLEAR AND GRADE THE REMAINDER OF THE SITE.
4. INSTALL THE UTILITIES, THEN APPLY THE BASE STONE FOR THE PARKING AREA 5 DAYS AFTER REACHING FINAL GRADE FOR THE SUBGRADE.
MAINTENANCE PROGRAM:
1. THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS; ESPECIALLY AFTER A HEAVY RAINFALL EVENT TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.
2. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED OUT AT 50% TRAP CAPACITY AND THE SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON THE SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.
I hereby certify that changes made on this Site Plan will have no affect on prior approvals of the Public Water Supply Agency or the Fairfax County Fire Marshall.
PHASE I
EROSION / SEDIMENT CONTROLS
ADDITION TO
DUNN LORING ELEMENTARY SCHOOL
FAIRFAX COUNTY SCHOOL BOARD
PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30'
FEBRUARY, 1988
MONACO AND STRICKHOUSER, P.C.
ENGINEERING - SURVEYING - PLANNING
FAIRFAX, VIRGINIA
THIS DOCUMENT WAS MICROFILMED
SEP 28 1989
BY COMMUNICATION DIVISION MICROGRAPHICS CENTER
COMMONWEALTH OF VIRGINIA
JOSEPH HUNTER STRICKHOUSER
CERTIFICATE NO. 54 17-3-91 LIC.
CERTIFIED LAND SURVEYOR


Parking Area
SITE AREA = 2.7278 ACRES
LESS: PERPETUAL EASEMENT 0.7371 ACRES
NEW SITE AREA = 8.9907 ACRES
PROPOSED ADDITION
EXISTING
DUNN LORING ELEMENTARY SCHOOL
2334 GALLOWS ROAD
DUNN LORING, VIRGINIA
GALLOWS ROAD
IDYLWOOD ROAD
DUNN LORING HIGHLANDS SUBDIVISION
PARCEL A-1
DUNN LORING HIGHLANDS HOMEOWNERS ASSOCIATION, INC.
SITE PLAN
ADDITION TO
DUNN LORING ELEMENTARY SCHOOL
FAIRFAX COUNTY SCHOOL BOARD
PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30'
AUGUST , 1988
MONACO AND STRICKHOUSER, P.C.
ENGINEERING ~ SURVEYING ~ PLANNING

Abandonment of Dunn Loring School Route 9133

Providence District



Tax Map 39-4

N

● Denotes Area to be Abandoned

Dunn Loring School Route 9133 Abandonment

Addition to Dunn Loring Elementary School

Site Plan # 7571-SP-01

Providence District – Tax Map 39-4

Segment	Street Name/Route #	Addition	Abandonment	Discontinuance	From	To
A↔B	Dunn Loring School Route 9133	--	-0.061 mi	--	(A) CL Idylwood Road, Route 695	(B) 0.061 mi NE to CL Gallows Road, Route 650

1

Fairfax County PUBLIC SCHOOLS
ENGAGE • INSPIRE • THRIVE

Department of Facilities and Transportation Services
8115 Gatehouse Road, Suite 3500
Falls Church, Virginia 22042-1203

December 06, 2022

Robert H. Burton
Fairfax/Arlington Permits Manager
NOVA District
Virginia Department of Transportation

RE: Dunn Loring Elementary School, Route 9133 Abandonment
School Project Plan # 7571-SP-01

Dear Mr. Burton:

Fairfax County Public Schools ("**FCPS**") is in receipt of the Virginia Department of Transportation ("**VDOT**") request regarding the abandonment of Dunn Loring School Road, (Route 9133) (the "**Subject Road**") located on Tax Map 39-4 in the Providence Magisterial District.

As the Subject Road was altered due to the construction of the "Addition to Dunn Loring Elementary School", Fairfax County Plan # 7571-SP-01; that alteration resulted in utilizing a portion of the Subject Road as a parking area which eliminates the Subject Road's eligibility for VDOT's maintenance.

In my capacity as the Interim Assistant Superintendent of Facilities, FCPS supports VDOT's abandonment of the Subject Road, pursuant to Code of Virginia §33.2-912, as depicted on the attached sketch.

If you have any questions related to this abandonment, please contact Matthew Wright at 703-898-3339.

Charles W. Fanshaw, PE
Interim Assistant Superintendent, Facilities and Transportation Services

Board Agenda Item
February 18, 2025

ACTION – 4

Authorization to Make Loans to Affiliates of Wellington Development Partners of up to $9,400,000 to Finance the Development of Agape Chantilly House Phase One (Sully District)

ISSUE:
Board of Supervisors' (Board) authorization for the Fairfax County Redevelopment and Housing Authority (FCRHA) to provide subordinate financing of up to $9,400,000 to affiliates of Wellington Development Partners (WDP) for the development of 101 units of affordable senior housing in the Sully District.

RECOMMENDATION:
The County Executive recommends the Board authorize the FCRHA to make the proposed loans for the development of the project in an amount not to exceed $9,400,000.

TIMING:
To increase the competitiveness of the developer's nine percent Low-Income Housing Tax Credits (LIHTC) application, the developer needs to demonstrate that it has secured local subordinate financing sources as a part of the application, which is due to Virginia Housing in March 2025.

BACKGROUND:
In September 2024, the FCRHA released its FY25 Notice of Funding Availability (NOFA), noting the availability of funds from various sources for affordable housing development. In October 2024, the developer applied for $9,427,989 in FY25 NOFA funds to develop the Project. Since the proposal currently meets the established underwriting criteria and many of the goals of the FY 2025 NOFA, staff is recommending the project for financing in the amount of $9,400,000.

Developer:
WDP is a developer based in Washington, DC with expertise in affordable housing, residential development, and LIHTC programs. It was created as an offshoot of E&G Group, an affordable housing owner/operator established over 40 years ago serving the greater Washington, DC area. WDP was formed to satisfy the growing need for suburban affordable housing, particularly in Northern Virginia. The firm's principals are

affordable housing professionals with significant experience in rental assistance programs, community engagement, government programs including Housing Choice Voucher programs, and financing senior housing.

WDP's ongoing and completed projects in collaboration with other development organizations/entities within the past ten years include:

- Old Arcola Elementary School Apartments - 73 units, Sterling, VA
- Tuscarora Crossing Apartments - 180 units, Leesburg, VA
- Seneca Creek Senior Residences - 111 units for seniors, Gaithersburg, VA
- Loudoun View Senior Residences - 98 units for seniors, Sterling, VA
- 2321 4th Street - 116 units, Washington, DC

Project Description:
WDP entered into a joint venture agreement with Agape Property Management LLC (APM), the owner of the 3.79-acre project site, to develop an affordable senior housing community. To further this effort, on March 19, 2024, the Board approved rezoning plan RZPA 2022-SU-00129 and Special Exception SE-2022-SU-00030, which allows for the development of a 228-unit affordable independent living facility, including on-site adult day care. The developer intends to develop the facility in two phases, as permitted under the rezoning. The loan that is the subject of this item is for Phase One, which will include 101 units, the adult day care, and 96 parking spaces.

The development is planned to include the following:

a) 101 new units of affordable housing in Sully District serving seniors up to 60 percent of Area Median Income (AMI).

b) Centreville bus stop within 0.2 miles of the development.

c) Property will include controlled access, elevators, a library, a fitness center, package lockers, on-site property management, a community room, a courtyard/outdoor terrace, parking and electric vehicle charging stations.

d) In-unit features include weather sheltered entries, extra floor space in kitchen/ bathroom to allow easy turning, kitchen task lighting, audio/visual doorbells, easy to use thermostats.

e) An on-premise, independently operated adult day care center allows convenient, safe and easy access to daily activities for senior residents that choose to use the facilities for an extra cost.

f) Project expects to meet the National Green Building Standard silver certification.

g) Project will be designed to meet Virginia Housing Universal Design standards.

h) Project will include 11 ADA (Americans with Disabilities Act) compliant units.

Summary of Anticipated Project Financing:
The developer plans on using a combined four percent and nine percent LIHTC financing structure and is requesting a $9,400,000 blueprint loan divided into two loans. The Borrower will repay the loans out of net cash flow and the unpaid principal will bear three percent interest. The Borrower is required to operate the project as affordable housing. The financing plan is described more fully in Attachment 2. Loan terms are detailed in the Term Sheet included as Attachment 3.

Requirements for funding:
The developer currently anticipates closing on the financing in the second quarter of 2026. Requirements for the closing include, but are not limited to, the following:

1. The developer must secure the nine percent LIHTC award from Virginia Housing or otherwise structure the project to ensure FCRHA underwriting standards are met.
2. Additional funding sources secured that meet:
    a. The maximum Loan-to-Value ratio requirements
    b. Required debt leveraging ratios for respective LIHTC portions
    c. County per unit funding goal
3. Secure commitment of funds for the construction loan and permanent debt
4. Placement of tax credits with an investor
5. Final underwriting and loan amount determination by Department of Housing and Community Development (HCD) staff
6. Satisfactory collateralization of the loans
7. Receipt and approval of all third-party reports by HCD staff
8. Other factors as deemed necessary to protect the interest of the FCRHA and Fairfax County

<u>EQUITY IMPACT</u>:
The proposed Project will help achieve the Board's goal of creating 10,000 affordable housing units by 2034.

Agape Chantilly House will provide crucial affordable housing for senior residents. The location of the proposed Project is accessible to important community amenities such as transportation, groceries, retail and recreation. The location and population served align

with the One Fairfax Policy, which recommends, in part, (i) the implementation of housing policies and practices that encourage all who want to live in Fairfax to be able to do so, and (ii) providing a full spectrum of housing opportunities across the County, most notably those in mixed-use areas that are accessible to multiple modes of transport.

The Project will promote housing opportunities for the County's senior population, an important factor in promoting health, safety and well-being of seniors. Additionally, this will allow seniors to fully participate in the region's economic vitality and connect to the community's available resources.

FISCAL IMPACT:
The total FCHRA loan amount of no more than $9,400,000 is anticipated to come from one or more of the following sources:

- Fund 30300, Affordable Housing Development and Investment
- Fund 40300, Housing Trust Fund

The interest rate on the FCRHA loans will be three percent simple interest per annum. Interest will start to accrue on funds as they are disbursed.

For each loan, the FCRHA will receive an ongoing loan monitoring fee of $7,500 annually after construction completion, escalating at three percent annually.

ENCLOSED DOCUMENTS:
Attachment 1 – Project Location Map
Attachment 2 – Appraised Value, Proposed Unit Mix, Rent Structure and Financing Plan
Attachment 3 – FY25 NOFA Loan Term Sheet

STAFF:
Christopher A. Leonard, Deputy County Executive
Thomas Fleetwood, Director, Department of Housing & Community Development (HCD)
Anna Shapiro, Deputy Director, Real Estate Finance and Development, HCD
Callahan Seltzer, Division Director, Real Estate & Community Development Finance (RECDF), HCD
Alexanne Yi, Senior Real Estate Finance Officer, RECDF, HCD

ASSIGNED COUNSEL:
Susan Timoner, Assistant County Attorney

Project Location

Agape Chantilly House: 3870 Centerview Drive Chantilly, VA 20151

Amenity	Distance from the Proposed Project
Urgent Care	.6 miles
Aldi	.7 miles
Sully Plaza Shopping Center	.7 miles
Walmart Supercenter	1.2 miles
Costco	1.6 miles
Target	1.6 miles
Sully Community Center	1.7 miles
Sully Senior Center	2.0 miles
Chantilly Regional Library	2.4 miles
Inova Fair Oaks Hospital Center	3.9 miles
Fair Oaks Mall	4.8 miles
Reston Hospital Center	9.0 miles



Note: The proximity to subject and area amenities are estimations provided by the appraiser, Allen & Associates Consulting, Inc on 10/18/24.

Appraised Value, Proposed Unit Mix, Rent Structure and Financing Plan

Appraised Value:
An independent appraisal company, Allen & Associate Consulting, Inc., confirmed that the total appraised value of Phase One of the Agape Chantilly House Project fully collateralizes the sum of the anticipated senior debt and FCRHA subordinate loan. According to the appraisal dated October 18, 2024, the appraised value for Phase One is $22,280,000. The final loans will be structured to fully collateralize the total requested loans.

The Department of Tax Administration (DTA) has reviewed the appraisal and determined that the valuation methodology and value conclusions were appropriate and reasonable.

Proposed Unit Mix:

	Room Type	30% AMI	50% AMI	50% AMI (PBV)	60% AMI	Units
4% LIHTC	1-bed	5	0	0	41	46
	2-beds	0	0	0	5	5
9% LIHTC	1- bed	5	12	5	18	40
	2-beds	1	0	3	6	10
Total		11	12	8	70	**101**

Rent Structure:
The project will use two rent rate structures: (1) Eight Project-Based Voucher (PBV) rents established by the FCRHA, using a U.S. Department of Housing and Urban Development regulatory structure; and (2) LIHTC rents set by Virginia Housing for the remaining units. The HUD regulatory structure for PBVs dictates the gross rent that a landlord can receive when using such vouchers. When the voucher is applied to each unit, the tenant's portion of the rent will not exceed one-third of the tenant's adjusted income, depending on household status.

Current Estimated Financing Plan:
Wellington Development Partners is proposing to finance the Project using both four percent and nine percent LIHTC along with a variety of sources, including, but not limited to, a mortgage financed by Virginia Housing, Virginia REACH PLUS & REACH subordinate loans, second position subordinate financing through the FCRHA (FCRHA loans), and Affordable and Special Needs Housing (ASNH) funds from the Virginia Department of Housing and Community Development (DHCD). The total amount of FCRHA subordinate financing will not exceed $9,400,000. The sources of funds and allocation between sources may be revised before closing to reach an optimal financing

structure. The proposed sources of funding for the Project, along with the uses of such funds in delivering the Project, are listed below:

Estimated Sources and Uses as of January 2025:

Sources	4 Percent LIHTC	9 Percent LIHTC	Combined
Tax Credit Equity	$ 5,504,460	$ 10,918,908	$ 16,423,368
VH First Mortgage	$ 2,785,629	$ 2,552,832	$ 5,338,461
Virginia REACH PLUS	$ 2,000,000	$ 2,000,000	$ 4,000,000
Virginia REACH	$ 2,193,000	$ 2,250,000	$ 4,443,000
FCHRA Second Position Loan(s)	$ 6,032,375	$ 3,367,625	$ 9,400,000
Virginia DHCD: VHTF	0	$ 700,000	$ 700,000
Deferred Developer Fee	$437,347	$ 527,989	$ 965,489
Total Sources	**$18,952,964**	**$ 22,317,354**	**$41,270,318**

Uses	4 Percent LIHTC	9 Percent LIHTC	Combined
Acquisition	$ 832,135	$ 667,865	$ 1,500,000
Hard Construction Cost	$12,844,690	$14,616,178	$ 27,463,868
Construction Contingency	$ 760,089	$947,043	$ 1,707,132
Architecture & Engineering	$1,042,869	$1,298,131	$ 2,340,000
Soft Costs	$ 198,263	$ 615,972	$814,235
Financing/ Interests	$ 1,056,980	$1,677,674	$ 2,734,654
Reserves	$468,938	$491,491	$ 960,429
Developer Fee	$1,750,000	$2,000,000	$ 3,750,000
Total Uses	**$ 18,952,964**	**$22,317,354**	**$41,270,318**

The FCRHA staff will continue to underwrite the Project as other sources are committed, including LIHTC equity and additional sources sought by the developer. The FCRHA approved up to $9,400,000 for this Project, but the final loan amount(s) remains subject to final underwriting, including, but not limited to, evaluation of the Loan to Value, County loan per unit, and leveraging ratio constraints, as set forth in the 2025 NOFA.

Agape Chantilly House Phase One

FY2025 NOFA Loan Term Sheet

Borrowers:	ACH1 4% Owner LLC and AHC1 9% Owner LLC
Developer:	To be formed single purpose entity controlled by Wellington Development Partners, LLC and Agape Property Management, LLC
Project Address:	3870 Centerview Drive, Chantilly, VA 20151
Loan Amounts:	Up to $9,400,000, which will be divided into two loans, one for each of the four percent and nine percent LIHTC entities. The funding of these two loans may include funds from the Fairfax County Housing Blueprint ("Blueprint") program, Senior Housing Trust Fund (HTF), and/or other sources, at FCRHA's discretion. If the FCRHA uses multiple funding sources, each source will comprise a separate loan. The terms will apply to each loan. If there are savings in the development budget upon project completion, then at the discretion of the FCRHA such savings may be used to reduce the amount of the FCRHA loan(s), as long as such reduction would not impact the project's basis under LIHTC.
Interest Rate:	Each loan will incur three percent simple interest per annum. Interest will start to accrue on funds as they are disbursed.
Repayment:	Loan will be repaid from annual net cash flow (NCF). NCF includes cash flow remaining after payment of must-pay debt service, operating expenses, operating reserves, deferred developer fee, and such other expenses as the FCRHA may approve. Payments made will be applied first to accrued interest, and then to principal. All outstanding principal and accrued but unpaid interest will be due on the maturity date.
Loan Term:	Loan term will be the longer of (i) term of first-position permanent loan or (ii) 30 years following conversion of first-position loan to permanent financing.

Security:	FCRHA Loans will be subordinate to the first trust mortgage and may be lower in priority lien position, if acceptable to the FCRHA in its sole discretion. If the project is funded with Blueprint and other FCHRA funds, then the Blueprint loan will be in second position, followed by other FCHRA loans in third position, fourth position, etc.)
Affordability:	Borrowers will rent approximately 11 units to households with an initial household income of no more than 30 percent of the area median income (AMI); approximately 20 units to households with an initial household income of no more than 50 percent of AMI; and approximately 70 units to households with an initial household income of no more than 60 percent of AMI. Borrowers must comply with all applicable affordability requirements, including LIHTC requirements during the LIHTC compliance period. FCRHA loan affordability restrictions will appear in one or more agreements recorded in the land records for the property and will run with the land for the term of the loan(s).
Option & ROFR:	Borrowers will provide FCRHA with an option to purchase the property and a right of first refusal (ROFR), or similar, for the property. Each of the FCRHA's option and ROFR rights will be subordinate to senior debt financing and will not apply to offers where the purchaser is related to the Developer.
Developer Fee:	Borrowers may pay a developer fee to Developer, the total and deferred amounts of which are subject to the approval of the FCRHA. Developer may recoup its deferred developer fee in full before making payments on the FCRHA loan(s), subject to terms to be finalized between FCRHA and Borrowers. Borrowers will make no other payments to Developer (or affiliates of Developer) without the prior consent of the FCRHA.
Monitoring Fees:	Borrowers will pay to the FCRHA an annual monitoring fee of $7,500 per loan, escalating at 3 percent annually, for monitoring project compliance with loan and other affordability requirements. The monitoring fees may be cash flow dependent but must be paid prior to any other cash flow dependent payment.
Reserves:	At funding, Borrowers will establish a repair and replacement reserve. The amount of the reserve must be approved by the

FCRHA.

Transfers: Borrowers may not transfer the property, in whole or in part, by operation of law or otherwise, without the prior approval of the FCRHA, not to be unreasonably withheld, and subject to the FCRHA's rights under the ROFR. Borrowers may, however, transfer the property to an affiliate under common control, as further described in the loan documents to be negotiated for the project, provided that Borrowers must notify the FCRHA in advance and that the transferee assumes the loan(s).

Senior Loan: The first position loans must have a fixed interest rate, provided that the FCRHA may approve a variable rate senior construction loan in its sole discretion. The permanent first position loans must amortize.

First position lenders must enter into intercreditor or subordination agreement with FCRHA on terms reasonably acceptable to the FCRHA including, without limitation, the right to cure defaults, to acquire the senior debt, and to acquire ownership of the property.

Other Loans: Borrowers may not subject the property to any deed of trust or other lien, whether senior or subordinate to the FCHRA loan(s), and whether secured or unsecured, without the prior approval of the FCRHA, except as specifically permitted in the loan documents.

Refinancing: Borrowers may not refinance senior debt on the Project without FCRHA's consent. FCRHA loans will become due upon any refinancing of the senior permanent loan. The FCRHA, in its sole discretion, may agree to resubordinate one or more of the FCRHA loans upon such refinancing.

Termination Right: If the parties are unable to agree on specific terms in the loan documents and/or the project does not meet FCRHA underwriting standards, the FCRHA reserves the right to terminate the loan commitment.

Closing: Borrowers will execute FCRHA loan documents concurrently with Borrowers' construction loan closing (Closing). Unless waived by the FCRHA in its sole discretion, the following conditions must be met before Closing:

- Fully executed construction loan documents and construction contract.

- Fully executed partnership/operating agreement of Borrowers, with admission of investor.
- Fully executed loan commitment for permanent loan, and all necessary approvals for any other permanent and ongoing funding sources.
- A satisfactory appraisal, dated no earlier than 6 months before Closing, showing a property value that exceeds the aggregate debt on the property.
- ALTA survey and Lender's title insurance policy for the benefit of the FCRHA, from a title company acceptable to the FCRHA.
- Zoning letter from the Fairfax County Department of Planning and Zoning, site plan, building permits, etc.
- Borrower organizational documents (including good standing certificate and authorizing resolutions).
- Legal opinion of Borrowers' counsel.
- Final underwriting acceptable to the FCRHA, including sources and uses, development budget, annual operating expenses, 30-year cash flow analysis, and a development schedule.
- Such other documents and information as the FCRHA may reasonably require.

Funding: FCRHA loan funds shall be disbursed at construction completion or earlier as may be permitted under the loan documents. Conditions precedent to funding the FCRHA loan(s) shall be detailed in the loan documents, and shall include the following:

- Certificate of substantial completion from project architect or other certification, as appropriate.
- Payment and performance bond specifying the FCRHA as a named insured.
- Payment and performance bond specifying the FCRHA as a named insured.
- No outstanding defaults under any loan, construction, or other project-related agreement.
- Final construction lien releases, all occupancy permits, and a set of as-built drawings for the project.
- Such other items and information as the FCRHA may reasonably require.

Use of Insurance Proceeds: After a casualty event, Borrowers must restore the Property if restoration is reasonably practicable. To the extent acceptable to

Borrower's first-position lender, such lender will not have unilateral ability to repay itself from casualty insurance proceeds after all casualty events.

The FCRHA may permit full or partial exceptions to any provision in this term sheet in its sole discretion. In the event of any conflict between this term sheet and any fully executed FCRHA loan document, the terms of the FCRHA loan document will control. No third party may rely on the contents of this term sheet.

FCRHA:

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Name:
Title:

BORROWER(S):

Agape Property Management, LLC

By: _____
Name:
Title:

Wellington Development Partners, LLC

By: _____
Name:
Title:

Board Agenda Item
February 18, 2025

CLOSED SESSION:

(a) Discussion or consideration of personnel matters pursuant to Virginia Code § 2.2-3711(A) (1).

(b) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A) (3).

(c) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, as identified below, where discussion in an open session would adversely affect the negotiating or litigating posture of the public body, as well as consultation with legal counsel regarding specific legal matters listed below requiring the provision of legal advice by such counsel, all as permitted by Virginia Code § 2.2-3711(A) (7) and (8).

1. *Tysons Corner Hotel Plaza LLC v. Fairfax County,* Record No. 1655-23-4 (Va. Sup. Ct.) (Providence District)

2. Tenisha L. Carter v. Jeffrey Johnson, Case No. GV24-030145 (Fx. Co. Gen. Dist. Ct.)

3. *Jay Riat, Building Official for Fairfax County, Virginia v. 5414 Port Royal, LLC and Dream Lawn Landscape Company, LLC,* Case No. GV24-021584 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

4. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Cuong Tan Nguyen,* Case No. CL-2024-0000612 (Fx. Co. Cir. Ct.) (Dranesville District)

5. *Jay Riat, Building Official for Fairfax County, Virginia v. Kurt Adam Janssen, Eric Janssen and Bonnie Janssen,* Case No. CL-2024-0000339 (Fx. Co. Cir. Ct.) (Dranesville District)

6. *Leslie B. Johnson, Fairfax County Zoning Administrator v. SS Corner, LLC,* Case No. GV24-011786 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

7. *Jay Riat, Building Official for Fairfax County, Virginia v. Ahm Raihan Uddin and Mahmudur Rahman Joarder,* Case No. GV24-021787 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

8. *Jay Riat, Building Official for Fairfax County, Virginia v. Anthony V. Lada,* Case No. GV25-002261 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

9. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Robert S. Kohut,* Case No. CL-2025-0001160 (Fx. Co. Cir. Ct.) (Mason District)

10. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Nelson Edgardo Tejada, Daniel Enrique Martin Mejia,* Case No. GV24-027313 (Fx. Co. Gen. Dist. Ct.) (Mason District)

11. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Henry A. Novak,* Case No. GV25-002468 (Fx. Co. Gen. Dist. Ct.) (Mason District)

12. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Henry A. Novak,* Case No. GV25-002471 (Fx. Co. Gen. Dist. Ct.) (Mason District)

13. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Manas-Cedar LLC,* Case No. GV24-024308 (Fx. Co. Gen. Dist. Ct.) (Providence District)

14. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Shaghayegh Noorishad,* Case No. CL-2024-0016242 (Fx. Co. Cir. Ct.) (Springfield District)

15. *Leslie B. Johnson, Fairfax County Zoning Administrator v. The Matthew Godek Trust Dated November 5, 2023,* Case No. CL-2025-0001241 (Fx. Co. Cir. Ct.) (Springfield District)

16. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Alie Ghassem and Maria Elvira Luna Escudero-Alie,* Case No. GV24-027245 (Fx. Co. Gen. Dist. Ct.) (Springfield District)

17. *Jay Riat, Building Official for Fairfax County, Virginia v. Hung Minh Nguyen Ho and Hum Minh Nguyen Ho,* Case No. GV24-024528 (Fx. Co. Gen. Dist. Ct.) (Sully District)

18. *Board of Supervisors of Fairfax County, Virginia v. G&C Moving, Inc.,* Case No. GV25-002905 (Fx. Co. Gen. Dist. Ct.) (Dranesville District)

Board Agenda Item
February 18, 2025

3:30 p.m.

Public Hearing on RZ 2020-PR-015 (A&A Flint Hill Four LLC and A&A Flint Hill One LLC) to Rezone from PDC to PDH-20 to Permit Multifamily (Triplex) and Single Family Attached Residential Development with an Overall Density of 18.72 Dwelling Units per Acre and Approval of the Conceptual Development Plan, Located on Approximately 14.63 Acres of Land (Providence District) (Concurrent with PCA 78-P-137-05)

and

Public Hearing on PCA 78-P-137-05 (A&A Flint Hill Four LLC and A&A Flint Hill One LLC) to Amend the Proffers for RZ 78-P-137 Previously Approved for Mixed Use Development to Permit the Deletion of Land Area and Associated Modifications to Proffers and Site Design, Located on Approximately 14.63 Acres of Land (Providence District) (Concurrent with RZ 2020-PR-015)

This property is located at Tax Map 47-3 ((1)) 29B and 47-4 ((1)) 1A.

This property is located on the W. side of Rosehaven St., E. side of Jermantown Rd. and N. side of Arrowhead Dr. Tax Map 47-3 ((1)) 29B and 47-4 ((1)) 1A.

PLANNING COMMISSION RECOMMENDATION:
On January 8, 2025, the Planning Commission voted 10-0-1 (Commissioner Batchelor-Causey abstained from the vote) to recommend to the Board of Supervisors the following actions:

- Approval of PCA-78-P-137-05;
- Approval of RZ-2020-PR-015 and its associated CDP, subject to the execution of proffers consistent with those dated December 31, 2024;
- Approval of a waiver of Zoning Ordinance Section 2105, which requires a privacy yard of 200 square feet for each single family attached unit;
- Approval of a modification of the adequate receiving facilities requirements of Zoning Ordinance Section 6101.2.M to permit 7 delivery spaces in lieu of the required receiving facility for each multifamily building;

- Approval of a waiver of the private street maximum length of 600 feet in length requirements of Zoning Ordinance Section 5107; and

- Approval of a modification of the transitional screening and barrier requirements of Zoning Ordinance Section 5108 along a portion of the southern boundary, which requires a 25-foot Type 1 Transitional Screening Yard (TSY) to that shown on the CDP/FDP.

In a related action, the Planning Commission voted 10-0-1 (Commissioner Batchelor-Causey abstained from the vote) to approve FDP-2020-PR-015.

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Daniel Creed, Planner, ZED, DPD

Board Agenda Item
February 18, 2025

3:30 p.m.

Public Hearing on RZ 2023-PR-00010 (Redwood Propco LLC.) to Rezone from PDC to PDH-20 to Permit a Single Family Attached Residential Development with a Total Density of 16.1 Dwelling Units per Acre, Located on Approximately 12.13 Acres of Land (Providence District) (Concurrent with PCA 81-P-069-03 (RZPA 2023-PR-00039)

and

Public Hearing on PCA 81-P-069-03 (RZPA 2023-PR-00039) (Redwood Propco LLC) to Amend the Proffers for RZ 81-P-069 Previously Approved for a Mixed Use Development to Permit Deletion of Land Area and Associated Modifications to Proffers and Site Design, Located on Approximately 12.13 Acres of Land (Providence District) (Concurrent with RZ 2023-PR-00010)

This property is located on the E. and N. sides of Arrowhead Dr., and W. side of Rosehaven St. Tax Map 47-4 ((1)) 5D, 5E and 5C.

This property is located on the E. and N. sides of Arrowhead Dr., W. of Rosehaven St., and generally S. of Jermantown Rd. Tax Map 47-4 ((1)) 5D, 5E, and 5C.

PLANNING COMMISSION RECOMMENDATION:
On January 8, 2025, the Planning Commission voted 10-0-1 (Commissioner Batchelor-Causey abstained from the vote) to recommend to the Board of Supervisors the following actions:

- Approval of PCA-81-P-069-03;
- Approval of RZ-2023-PR-00010 and its associated CDP, subject to the execution of proffers consistent with those dated December 31, 2024;
- Approval of a waiver of Zoning Ordinance Section 2105, which requires a privacy yard of 200 square feet for each single family attached unit; and
- Approval of a waiver of the private street maximum length of 600 feet of Zoning Ordinance Section 5107.

In a related action, the Planning Commission voted 10-0-1 (Commissioner Batchelor-Causey abstained from the vote) to approve FDP-2023-PR-00010.

Board Agenda Item
February 18, 2025

ENCLOSED DOCUMENTS:
Additional information available online at:
https://www.fairfaxcounty.gov/planning-development/board-packages

Planning Commission Meetings Video Archive available online at:
https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives

STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Daniel Creed, Planner, ZED, DPD

Board Agenda Item
February 18, 2025

4:00 p.m.

Public Hearing to Consider Adopting Chapter 82 (Motor Vehicles and Traffic), Article 4A (Residential Cut-Through Permit Zones) to The Code of the County of Fairfax, Virginia to Establish the Residential Cut-Through Permit Program

ISSUE:
Public hearing to consider the adoption of Chapter 82 (Motor Vehicles and Traffic), Article 4A (Residential Cut-Through Permit Zones) of the Code of the County of Fairfax, Virginia (Fairfax County Code). This article sets forth provisions for the establishment of the Residential Cut-Through Permit Program (the "Program") to include the establishment of permit zones, administration of the Program, setting the fee for resident permits, and provisions for enforcement and penalties.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors adopt the addition of Article 4A (Residential Cut-Through Permit Zones) to Chapter 82 (Motor Vehicles and Traffic) of the Fairfax County Code, with an effective date of July 1, 2025.

TIMING:
On January 14, 2025, the Board of Supervisors authorized advertisement of a public hearing to consider adoption of Article 4A (Residential Cut-Through Permit Zones) to Chapter 82 (Motor Vehicles and Traffic) of the Fairfax County Code to take place on February 18, 2025, at 4:00 p.m.

BACKGROUND:
In 2019, the Virginia General Assembly adopted House Bill 2033, codified as *Virginia Code §15.2-2022.1*, which authorizes Fairfax County, by ordinance, to develop "a program to issue resident permits or stickers to residents of a designated area that will allow such residents to make turns into or out of the designated area during certain times of the day when such turns would otherwise be restricted."

Currently, turns into, or out of, residential communities can be restricted during certain times of the day under the Residential Cut-Through Traffic Mitigation Program, a joint program offered by the Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) to address cut-through traffic on secondary roads that serve residential areas. However, these turn restrictions currently

apply to all motorists, including those who reside in the community for which the turn restriction exists. The proposed ordinance offered for consideration (Attachment 1) establishes the Residential Cut-Through Permit Program authorized by *Virginia Code §15.2-2022.1*, which provides for the issuance of permits that would allow residents to make turns into or out of their neighborhood using roads that have been restricted through the Residential Cut-Through Traffic Mitigation Program. The proposed ordinance sets forth provisions related to the establishment of permit zones, administration of the Program, the fee for permits, and enforcement and penalties.

The proposed ordinance allows the Board to establish permit zones encompassing areas identified by FCDOT either during the establishment of cut-through restrictions or in a separate Board action.

The proposed ordinance also provides that permits will be available from FCDOT for residents of established permit zones, sets the validity period of permits from January 1 to December 31 each year, and specifies permit application requirements. Permits will only be available for residents of addresses in the designated permit zone. There would be no limit on the number of permits available per address, however all resident vehicles for which a permit is sought must be registered at the permit address. Residents who are not required by State law to register their vehicle at their Virginia address, or residents who drive a vehicle owned by someone else, would be able to apply for a permit by providing documentation and proof of residency in the permit zone. The proposed ordinance also provides for enforcement of the Program, which will be performed by Fairfax County Police, and sets forth violation provisions which may be cited.

A proposed permit fee of $24 is included to partially offset Program and material costs. The recommended fee is comparable with fees charged by jurisdictions in the region for similar transportation functions. Revenue from fees and fee levels will be reviewed as part of the annual budget process and adjusted if appropriate.

The Residential Cut-Through Permit Program, which was developed alongside the proposed ordinance, was presented in detail at numerous Board Transportation Committee meetings beginning in 2019, with the most recent presentation of information related to the Program occurring on June 18, 2024.

EQUITY IMPACT:
The implementation of the Program would currently affect three communities in Fairfax County with different community characteristics, ranging from very low vulnerability to high vulnerability. The Sleepy Hollow Road/Carolyn Drive/Nicholson Street community in the Mason District is within a census tract with low vulnerability, with 87%

homeowners, 19.3% cost-burdened owner homes, 35.6% severely cost-burdened renter households, and 1.9% of households with no vehicle available. The Columbia Pike/Downing Street/Oxford Street community in the Mason District is within a census tract with high vulnerability, with 77% homeowners, 18% cost-burdened owner homes, 32% severely cost-burdened renter households, and 20.4% of households with no vehicle available. The Algonkian Parkway/Thomas Avenue community in the Dranesville District is within a census tract with a very low vulnerability with 91.8% homeowners, 19.9% cost-burdened owner homes, 10.3% severely cost-burdened renter households, and 1.7% of households with no vehicle available.

Residents of permit zones established under the Program would benefit by having an opportunity to obtain a permit that would allow them to make an otherwise restricted turn into the neighborhood using a restricted street. Non-residents and residents without a permit would be required to enter the neighborhood using the alternate, unrestricted entrance which may be less convenient. This could enhance equity by allowing communities who may otherwise suffer from cut-through traffic to remove that traffic without being penalized by the restriction itself. However, this could create issues in adjacent communities if that cut-through traffic shifts to other roadways. Another equity consideration would be the cost of permits to access the permit zone. The Program would give access to neighborhood residents who can pay to access their neighborhood at the restricted entrance while those unable to pay would not have the same access.

Staff has completed an Equity Impact Assessment for this Board Item. Because this program would be new for Fairfax County, there is currently no data available to make an equity determination for impact. Additionally, because this proposed Program has the potential to provide both benefits and drawbacks, it is challenging to assign a definitive positive or negative equity impact to the changes provided by this Program.

FISCAL IMPACT:
Establishing and operating a Residential Cut-Through Permit Program is estimated to require approximately $3,000 in Operating Expenses annually for FCDOT for materials, including decals, printing, postage, and signage.

The Program will be implemented and operated by staff currently supporting the Residential Permit Parking District (RPPD) program and other on-street parking programs. No new funding for additional positions is required. However, it should be noted that redeploying staff resources for this program may impact service delivery for customers of existing programs. If the Board of Supervisors approves a permit fee, the revenue may offset a portion of the costs.

Board Agenda Item
February 18, 2025

ENCLOSED DOCUMENTS:
Attachment 1 – Proposed Ordinance, Section 82-4A of the Fairfax County Code

STAFF:
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Lisa Witt, Chief, Administrative Services, FCDOT
Mena Nakhla, Equity Manager, FCDOT
Eric Teitelman, Chief, Active Transportation, Capital Projects, and Traffic Engineering Division, FCDOT
Neil Freschman, Chief, Traffic Engineering Section, FCDOT
Henri Stein McCartney, Sr. Transportation Planner, FCDOT

ASSIGNED COUNSEL:
Joanna Faust, Assistant County Attorney

AN ORDINANCE TO ADOPT
ARTICLE 4A OF CHAPTER 82 OF THE FAIRFAX COUNTY CODE, RELATING TO RESIDENTIAL CUT-THROUGH PERMIT ZONES

AN ORDINANCE to amend the Fairfax County Code by adopting a new Article numbered 4A to Chapter 82, relating to residential cut-through permit zones.

Draft of December 9, 2024

Be it ordained by the Board of Supervisors of Fairfax County:

1. **That Article 4A of Chapter 82 is adopted, as follows:**

ARTICLE 4A. Residential Cut-Through Permit Zones.

Section 82-4A-1. Purpose and intent.

To issue Permits to be affixed to every motor vehicle, including but not limited to, automobiles, trucks and motorcycles, driven within a designated Residential Cut-Through Permit Zone adopted by the Board of Supervisors, to verified residents of a designated area that will allow such resident vehicles to access the designated area during certain times of the day when such access is otherwise restricted.

Section 82-4A-2. Definitions.

For the purposes of this Article, the following words and phrases shall have the meanings ascribed to them in this Section, except in those instances where the context clearly indicates a different meaning:

(a) *Department* means the Fairfax County Department of Transportation.

(b) *Director* means the Director of the Fairfax County Department of Transportation or the duly assigned agent of the Director of the Department.

(c) *Permit* means a permanent or temporary pass or decal issued under this Article that allows a resident vehicle bearing such Permit to make otherwise prohibited vehicular movements into the Permit Zone.

(d) *Residential Cut-Through Permit Zone* or *Permit Zone* means the area identified by the Department and established by the Board, which is associated with a VDOT-approved residential cut-through restriction. Residents of addresses included in a Residential Cut-Through Permit Zone shall be eligible to apply for a Permit.

(e) *VDOT* means the Virginia Department of Transportation.

Section 82-4A-3. Establishment of Permit Zones.

The Board of Supervisors may establish a Residential Cut-Through Permit Zone encompassing the designated area identified by the Department during 1) the establishment of cut-through restrictions, or 2) by motion at a separate meeting.

Section 82-4A-4. Administration.

The provisions of this Article shall be administered by the Department. Permits shall be issued only in accordance with the provisions below.

(a) Permits will be available from the Department for verified residents of addresses within the Permit Zone. The Director shall issue appropriate rules and regulations to ensure proof of residency and vehicle eligibility.

(b) Permits shall be issued upon approved application, one per vehicle. Permits will be valid January 1 through December 31 of each calendar year. Residents must re-apply for a renewal Permit and pay the applicable fee each year to receive a renewed Permit. Residents may elect to have their Permit automatically renewed.

(c) Permits shall be applied for in person, by US mail, or by electronic means, in accordance with procedures established by the Department, and shall be accompanied by proof of residency at a Permit-eligible address; proof of vehicle registration with Virginia Department of Motor Vehicles; and proof of ownership, lease, or authorized use of each vehicle for which a Permit is requested.

(1) Residents who are exempt from Virginia driver's license and/or vehicle registration requirements may qualify for a Permit in accordance with the procedures established by the Department.

(d) An annual Permit fee of $24.00 shall be due upon application for a Permit, and annually upon application for renewal Permits. The fee will be prorated monthly at $2.00 per month with the fee due determined by the date of Permit application each year.

(e) Payment will be accepted electronically by credit or debit card, and in person or US mail by check drawn on a US bank account. A convenience fee for electronic payment processing will be charged in addition to the permit fee.

(f) Permits shall be properly displayed on the vehicle to which it is issued as follows:

(1) A Permit issued to a vehicle that is not a motorcycle shall be displayed on the front windshield, passenger side, in the uppermost corner, no more than 1 inch from the top and side edges of the windshield. The Permit must be entirely adhered to the exterior of the windshield and may not be taped on or displayed in any manner that would allow the transfer of the Permit to another vehicle.

(2) A Permit issued to a motorcycle shall be displayed beside the State inspection sticker on the motorcycle front fork.

(3) A Permit issued on a temporary basis for a new vehicle that is not yet registered with the Department of Motor Vehicles shall be displayed on the vehicle passenger side dashboard so that the entire face of the Permit and all printed information is visible through the vehicle windshield.

(g) Permits shall be removed from the vehicle upon moving to an address outside of the Permit Zone.

(h) Each Permit issued by the Department shall remain the property of the Department and may not be altered, duplicated, or affixed to any vehicle other than the vehicle for which it was issued. Any alteration of the Permit, including, but not limited to changes to Permit number or displaying the Permit in a manner such as to obscure any of the information printed on face of the Permit, such as folding or partially covering the Permit, shall be subject to enforcement and penalties in accordance with Section 82-4A-5.

Section 82-4A-5. Enforcement and penalties.

Enforcement of this Article shall be under the jurisdiction of the Fairfax County Police Department, who shall issue citations against those persons who violate the provisions of this Article.

(a) It shall be unlawful for any person operating a motor vehicle to make vehicular movements into the Residential Cut-Through Permit Zone during the hours when such movements are prohibited unless the vehicle properly displays a Permit for the Permit Zone into which the vehicular movement is made. Violation of this Section may be cited as a violation of Fairfax County Code Section 82-2-3 (Va. Code § 46.2-830) and shall be punishable pursuant to Fairfax County Code Section 82-1-35.

(b) No person shall make, alter, or duplicate a Permit.

(c) No person shall display or cause or permit to be displayed upon any vehicle any Permit knowing it to be altered, duplicated, fictitious, or issued for another vehicle.

(d) Violators shall be subject to a fine of $100.00 for each violation of subsections 82-4A-5(b) or (c).

(e) It shall be unlawful for any person to improperly display a Permit pursuant to Section 82-4A-4(f). Failure to properly display a Permit shall be punishable by a fine of $75.00 for each violation.

2. That the provisions of this ordinance shall take effect on July 1, 2025

GIVEN under my hand this _____ day of February, 2025.

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
February 18, 2025

4:00 p.m.

Public Hearing on the Acquisition of Certain Land Rights Necessary for the Construction of Project WW-000034-004, Gravity Sewer Capacity Improvements - Tysons West (Hunter Mill District)

ISSUE:
Public Hearing on the acquisition of certain land rights necessary for the construction of the Gravity Sewer Capacity Improvements - Tysons West in Project WW-000034-004, WCD Expansion - Bond Funded, Fund 69310, Sewer Bond Construction.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors (Board) adopt the attached resolution authorizing the acquisition of the necessary land rights.

TIMING:
On January 14, 2025, the Board authorized advertisement of a public hearing to be held on February 18, 2025, commencing at 4:00 p.m.

BACKGROUND:
This project (located in Tysons Corner) consists of installing a 25 million gallon per day (MGD) wastewater pump station, five miles of 36-inch force main, and three miles of 24-inch gravity sewer, and the demolition of the existing pump station.

Land rights for these improvements are required on 19 properties, as shown on the maps included in Attachments 1(A)(B)(C)(D) and Attachment 2. Three properties have been acquired by the Land Acquisition Division. The construction of this project requires the acquisition of Sewer Easements and Grading Agreement and Temporary Construction Easements.

Negotiations are in progress with the affected property owners; however, because resolution of these acquisitions is not imminent, it may be necessary for the Board to utilize quick-take eminent domain powers to commence construction of this project on schedule. These powers are conferred upon the Board by statute, namely, *Va. Code Ann. Sections 15.2-1901 through 15.2-1905* (as amended). Pursuant to these provisions, a public hearing is required before property interests can be acquired in such an accelerated manner.

EQUITY IMPACT:
The Gravity Sewer Capacity Improvements, Tysons West project, originated due to Wastewater Planning and Monitoring Division's identification that a series of pipes were at risk for Sanitary Sewer Overflows (SSOs) into nearby buildings and the environment due to the current average daily flows and the current pipe size. The goal of the project is to alleviate this public health risk concern and provide additional capacity to account for the growing population size upstream of the pipes in the Tysons area.

The project area is located in a Low Vulnerability Index block, with a vulnerability index of 1.000 and 10.88 percent of the population is in a low-income occupation. The project aligns with multiple focus areas of the One Fairfax Policy. Construction of the proposed sanitary sewer capacity upgrade supports focus area 6, safely protecting the health of residents from sanitary sewer overflows into buildings and the environment that are currently at risk due to the current average daily flows in the existing pipes. Improved sanitary sewer capacity ensures that focus area 10's goal is furthered by improving the quality of life for everyone in the neighborhood by providing a safe, well-maintained sanitary sewer system serving the neighborhood. The overall goal of the project aligns with focus area 11's guidance to protect the environment and accommodate the anticipated growth in population that will result in higher sanitary sewer flows and thereby allow economic and social development, while maintaining the protection of the environment, private property and public health from sanitary sewer overflows. The incorporation of additional capacity in the project, which allows for additional development ensures meeting focus area 11's prosperity goals of Fairfax County and provides access for development that is based on the principles associated with sustainability and protecting community health. Finally, the project promotes focus area 12's goal of providing a healthy and quality environment to live and work in for current and future generations.

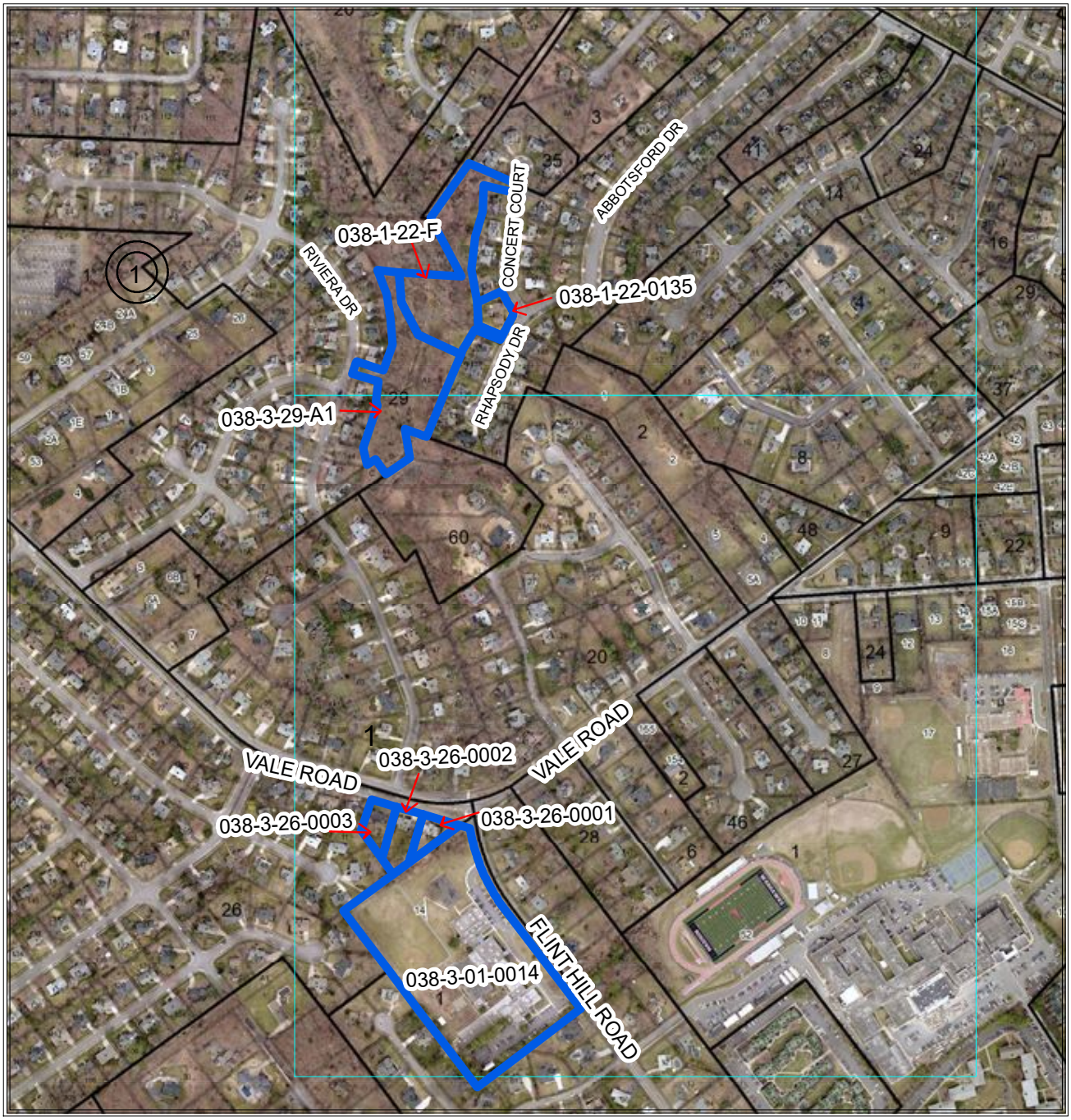
FISCAL IMPACT:
Funding is available in Project WW-000034, WCD Expansion - Bond Funded, Fund 69310, Sewer Bond Construction. This project is included in the FY 2025 – FY 2029 Adopted Capital Improvement Program (With Future Fiscal Years to FY 2034). No additional funding is being requested from the Board.

ENCLOSED DOCUMENTS:
Attachment 1 (1A) (1B) (1C) (1D) – Project Location Map
Attachment 2 – Resolution with Fact Sheets on the affected parcels with plats showing interests to be acquired (Attachments 1 through 10A)

Board Agenda Item
February 18, 2025

STAFF:
Chris Herrington, Director, Department of Public Works and Environmental Services (DPWES)
Carey Needham, Deputy Director, Capital Facilities (CAP), DPWES
Magdi Imbabi, Director, CAP, Wastewater Design and Construction Division, DPWES

ASSIGNED COUNSEL:
Randall Greehan, Assistant County Attorney



GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST - MAP 1

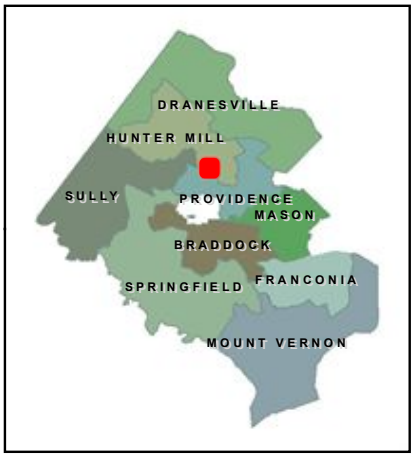
WW-000034-004

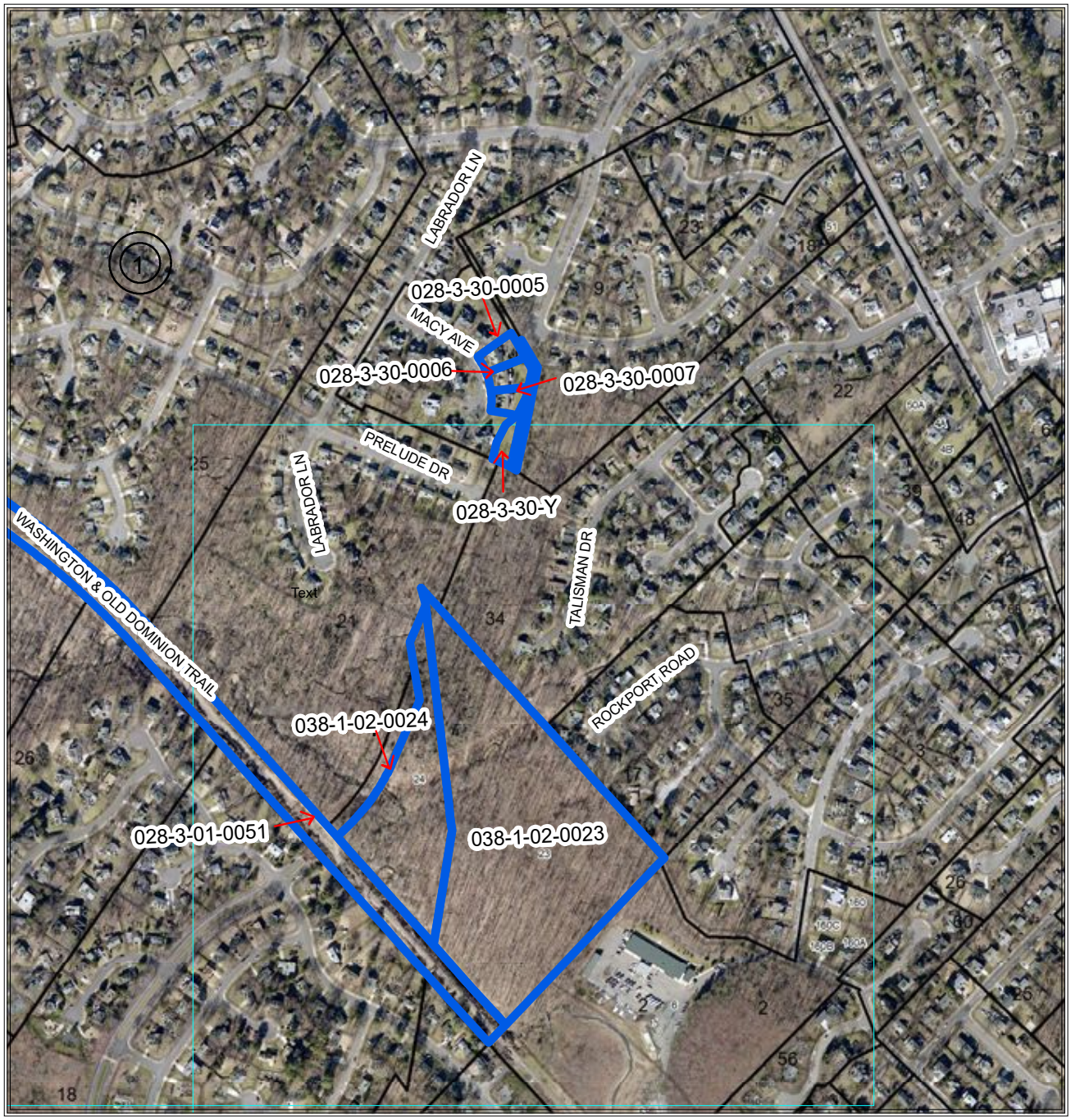
Tax Map: 038-3 & 038-1

HUNTER MILL DISTRICT

Affected Properties:

0 0.05 0.1 0.2 Miles





GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST - MAP 2

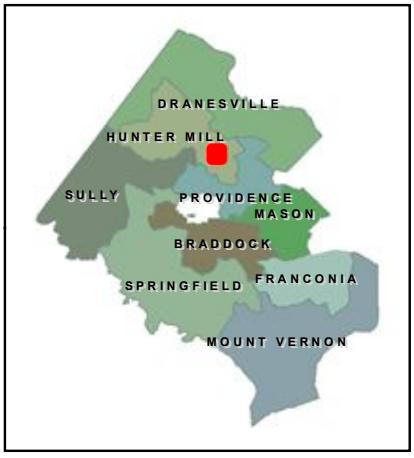
WW-000034-004

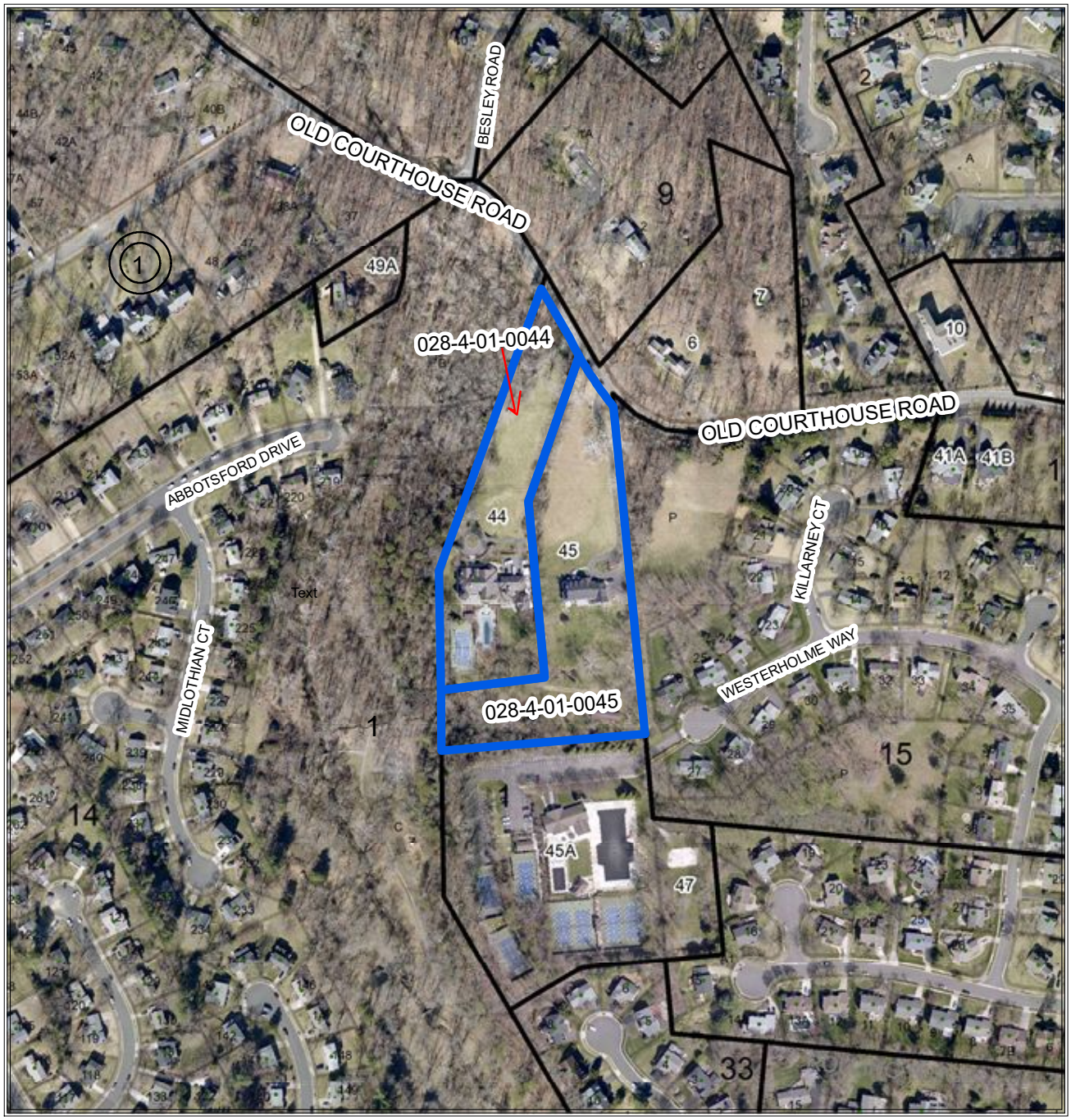
Tax Map: 028-3 & 038-1

HUNTER MILL DISTRICT

Affected Properties:

0 0.05 0.1 0.2 Miles





GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST - MAP 3

WW-000034-004

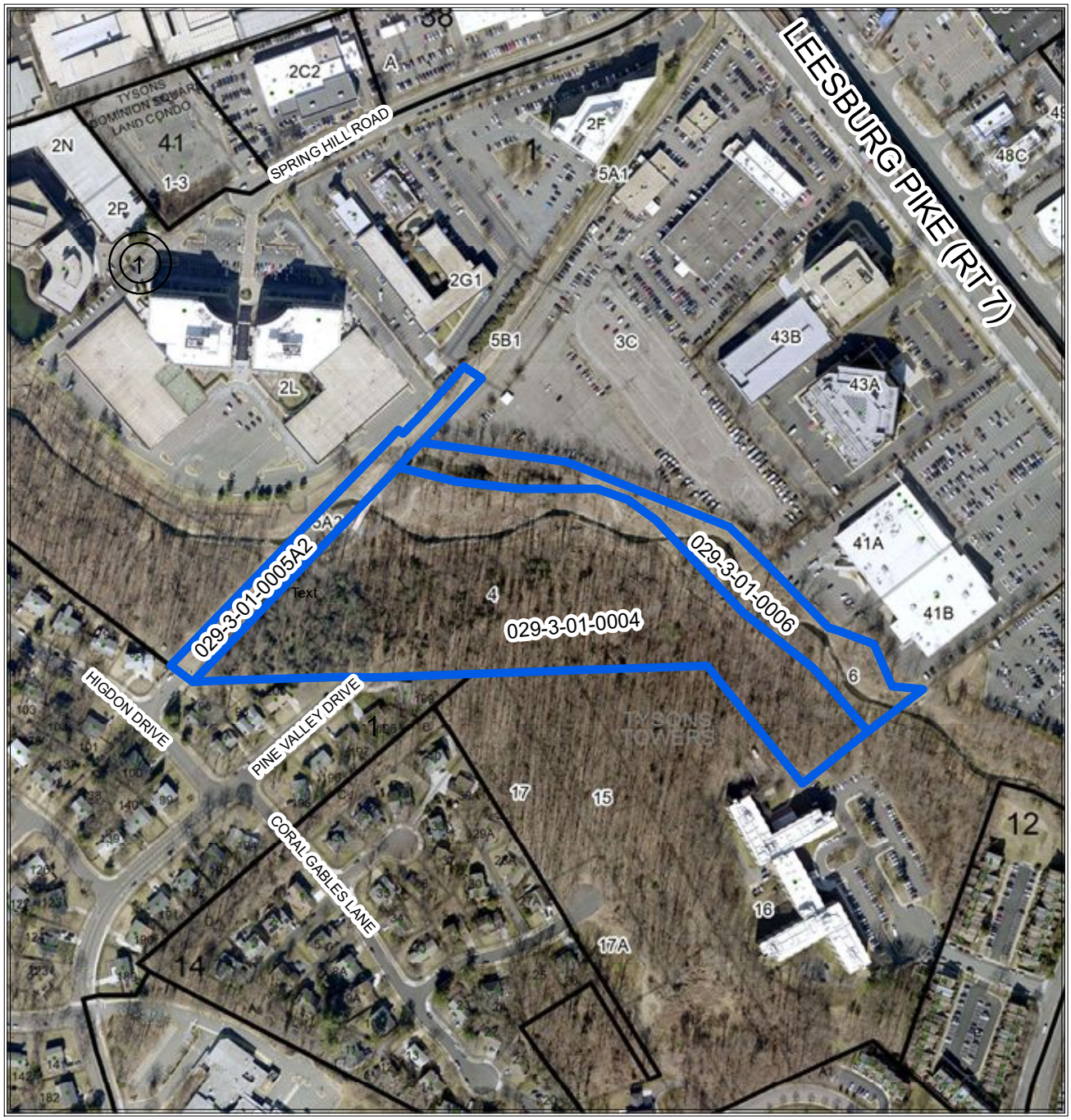
Tax Map: 028-4

HUNTER MILL DISTRICT

Affected Properties:

0 0.04 0.08 0.16 Miles





GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST - MAP 4

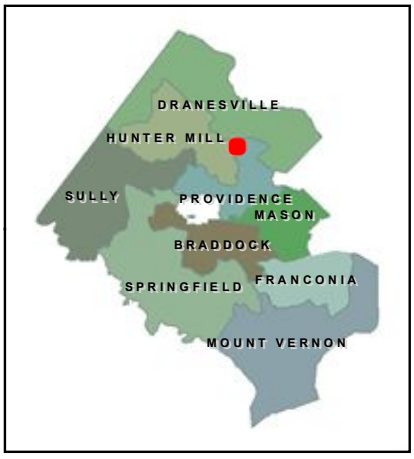
WW-000034-004

Tax Map: 029-3

HUNTER MILL DISTRICT

Affected Properties:

0 0.04 0.08 0.16 Miles



ATTACHMENT 2

RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, February 18, 2025, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, certain Project WW-000034-004, Gravity Sewer Capacity Improvements-Tysons West, had been approved; and

WHEREAS, a public hearing pursuant to advertisement of notice was held on this matter, as required by law; and

WHEREAS, the property interests that are necessary have been identified; and

WHEREAS, in order to keep this project on schedule, it is necessary that the required property interests be acquired no later than April 4, 2025.

NOW THEREFORE BE IT RESOLVED, that the Director, Land Acquisition Division, in cooperation with the County Attorney, is directed to acquire the property interests listed in Attachments 1 through 10A by gift, purchase, exchange, or eminent domain; and be it further

RESOLVED, that following the public hearing, this Board hereby declares it necessary to acquire the said property and property interests and that this Board intends to enter and take the said property interests for the purpose of installing a 25 million gallon per day (MGD) wastewater pump station, approximately five miles of 36” force main, three miles of 24” gravity sewer, and the demolition of the existing pump station, all as shown and described in the plans of Project WW-000034-004, Gravity

Sewer Capacity Improvements - Tysons West on file in the Land Acquisition Division of the Department of Public Works and Environmental Services, 12000 Government Center Parkway, Suite 449, Fairfax, Virginia; and be it further

RESOLVED, that this Board does hereby exercise those powers granted to it by the *Code of Virginia* and does hereby authorize and direct the Director, Land Acquisition Division, on or after March 21, 2025, unless the required interests are sooner acquired, to execute and cause to be recorded and indexed among the land records of this County, on behalf of this Board, the appropriate certificates in accordance with the requirements of the *Code of Virginia* as to the property owners, the indicated estimate of fair market value of the property and property interests and/or damages, if any, to the residents of the affected parcels relating to the certificates; and be it further

RESOLVED, that the County Attorney is hereby directed to institute the necessary legal proceedings to acquire indefeasible title to the property and property interests identified in the said certificates by condemnation proceedings, if necessary.

LISTING OF AFFECTED PROPERTIES
Project WW-000034-004
Gravity Sewer Capacity Improvements-Tysons West
(Hunter Mill District)

PROPERTY OWNER(S)	TAX MAP NUMBER
1. Robert M. McDowell & Jennifer Griffin McDowell Trustees Under The McDowell Family Trust Address: 9129 Old Courthouse Road, Vienna VA 22182-2115	028-4-01-0045
2. Ken Takagi Akiko Takagi Address: 9506 Macy Ave Vienna, VA 22182-3326	028-3-30-0006
3. Tanglewood Community Association Address: N/A	038-3-29-A1
4. Tanglewood Community Association Address: N/A	038-1- 22 -F
5. Michel Vanderhart Jennifer Vanderhart Address: 9500 Macy Ave Vienna, VA 22182-3326	028- 3- 30- Y
6. Robert E. Forbes Laurie E. Forbes Address: 2316 Concert Ct Vienna, VA 22181	038-1- 22-0135

7. Kenneth K. Shiu & 028-4-01-0044
   Irene Joan Shiu, Trustees of the Kenneth K. Shiu
   Revocable Trust & Irene Joan Shiu & Kenneth K. Shiu,
   Trustees of the Irene Joan Shiu Revocable Trust

   Address:
   9133 Old Courthouse Rd Vienna, VA 22182-2115

8. Russell I. Pahl 038-3-26-0001
   Lynne M. Pahl

   Address:
   9821 Vale Rd Vienna, VA 22181

9. Arthur L. Smith 038-3-26-0002
   Nancy Walker-Smith

   Address:
   9823 Vale Rd Vienna, VA 22181

10. Christopher A. Flaugh 038-3-26 -0003
    Katherine J. Flaugh

    Address:
    9825 Vale Rd Vienna, VA 22181

A Copy – Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors

ATTACHMENT 1

AFFECTED PROPERTY

Tax Map Number: 028-4-01-0045

Street Address: 9129 Old Courthouse Road, Vienna VA 22182-2115

OWNER(S): Robert M. McDowell & Jennifer Griffin McDowell Trustees Under The McDowell Family Trust

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

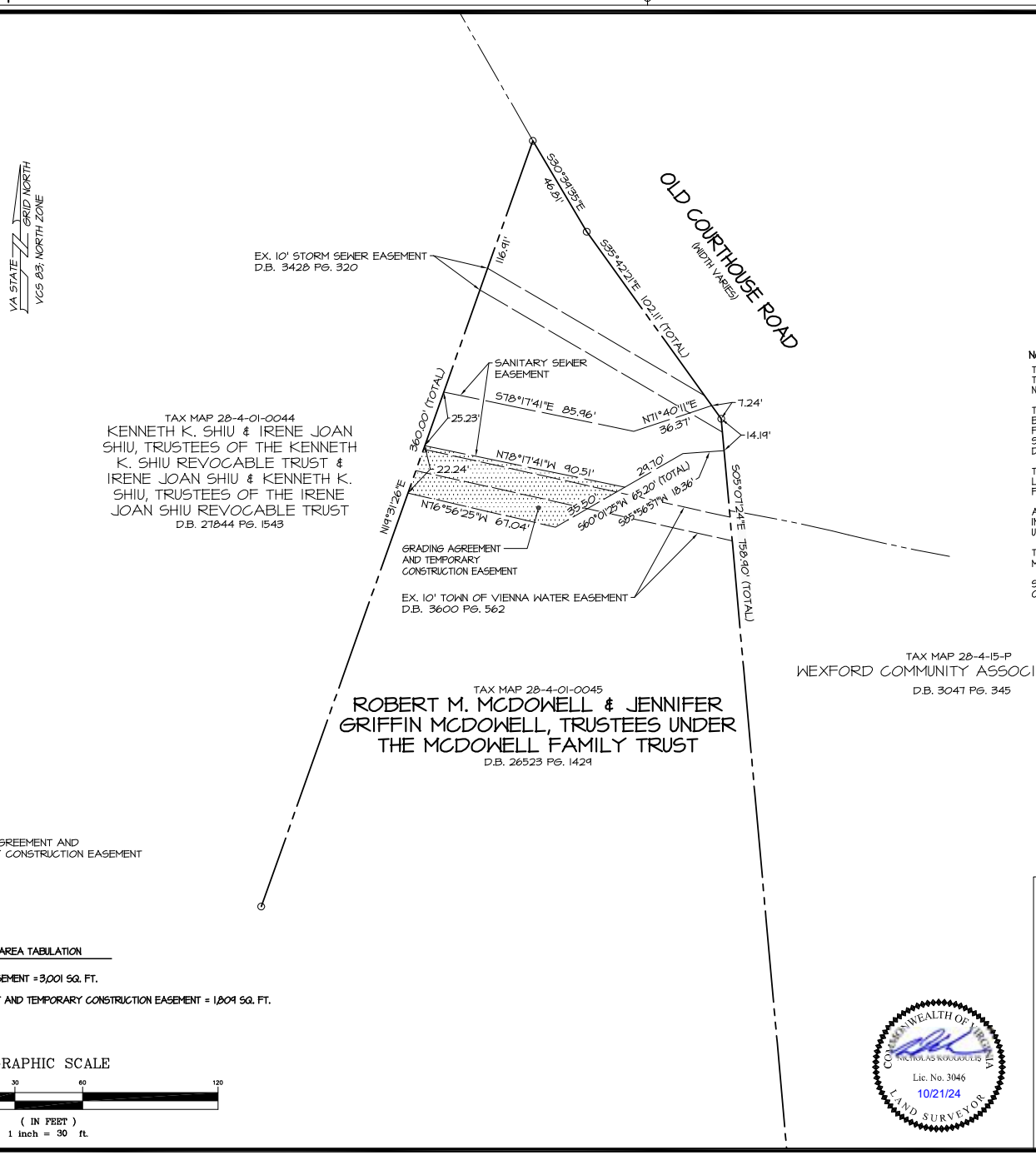
Sanitary Sewer – 3,001 sq. ft.
Granding Agreement and Temporary Construction Easement – 1,809 sq. ft

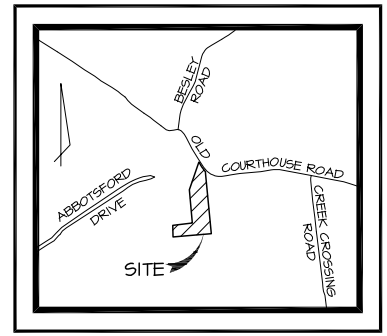
VALUE

Estimated value of interests and damages:

TWENTY-ONE THOUSAND NINE HUNDRED DOLLARS ($21,900.00)

Attachment 1A





VICINITY MAP
SCALE: 1"=1000'

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 28-4 ((1)) 45.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

EASEMENT AREA TABULATION

SANITARY SEWER EASEMENT = 3,001 SQ. FT.

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT = 1,809 SQ. FT.

COMMONWEALTH OF VIRGINIA
NICHOLAS KOUGOULIS
Lic. No. 3046
10/21/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
ROBERT M. MCDOWELL & JENNIFER GRIFFIN MCDOWELL, TRUSTEES UNDER THE MCDOWELL FAMILY TRUST
D.B. 26523 PG. 1429
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=30'	DATE: 10/15/24	DRAWN BY: PJC

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Endeavor Court, Suite 200, Manassas, VA. 20109 on the web @ www.rdacivil.com
Telephone: (703) 368-7373 Fax: (703) 257-0443
"Turning Challenges into Opportunities"

M:\work\19074\19074-004\Survey\Plats\TM 028-4-01-0045.dwg | Plotted on 10/16/2024 9:24 AM | by Kevin Fennell

19074-004

ATTACHMENT 2

AFFECTED PROPERTY

Tax Map Number: 028-3-30-0006

Street Address: 9506 Macy Ave Vienna, VA 22182-3326

OWNER(S): Ken Takagi & Akiko Takagi

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

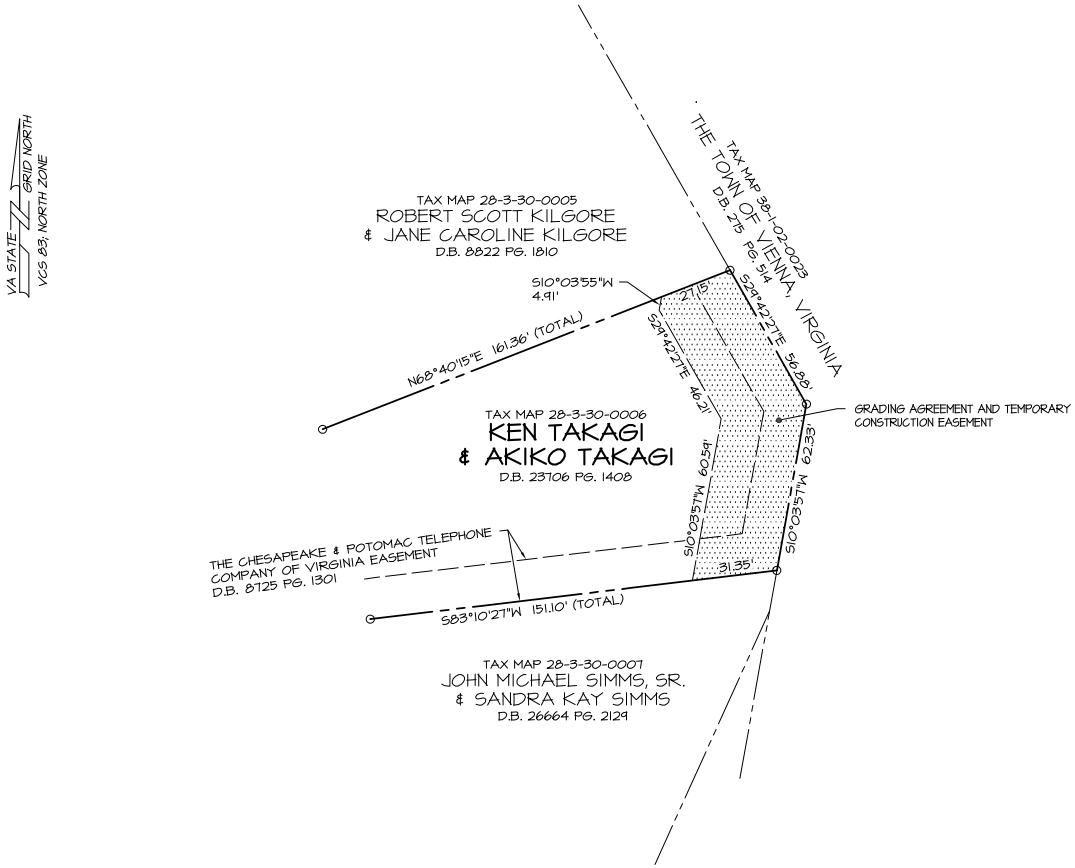
Grading Agreement & Temporary Construction Easement – 3,447 sq. ft.

VALUE

Estimated value of interests and damages:

FORTY-NINE THOUSAND THREE HUNDRED NINETY-FIVE DOLLARS ($49.395.00)

Attachment 2A



GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT

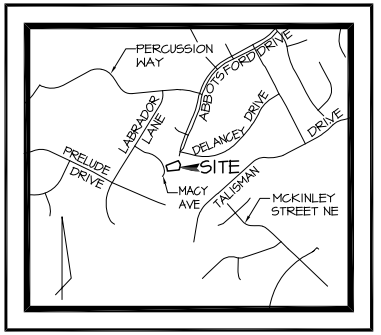
EASEMENT AREA TABULATION

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT = 3,447 SQ. FT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1"=1000'

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

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ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 28-3 ((30)) 0006.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

COMMONWEALTH OF VIRGINIA
Lic. No. 3046
8/22/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
KEN TAKAGI & AKIKO TAKAGI
D.B. 23706 , PG. 1408
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=30'	DATE: 6/18/24	DRAWN BY: KAS

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11160 Endeavor Court, Suite 100, Manassas, VA 20109-8405 www.rdainc.com
Telephone: (703) 368-7373 Fax: (703) 257-0445
"Turning Challenges into Opportunities"

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ATTACHMENT 3

AFFECTED PROPERTY

Tax Map Number: 038-3- 29-A1

Street Address: N/A

OWNER(S): Tanglewood Community Association

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

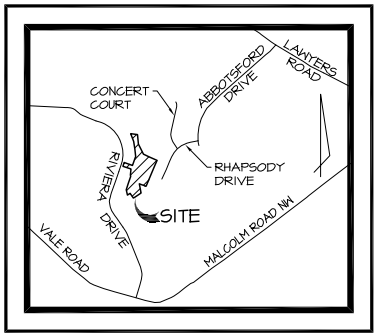
Sanitary Sewer Easement 7,932 sq. ft.
Grading Agreement & Temporary Construction Easement 7,974 sq. ft.

VALUE

Estimated value of interests and damages:

ONE HUNDRED SEVENTY-TWO THOUSAND THREE HUNDRED SIXTY-NINE DOLLARS ($172,369.00)

Attachment 3A (1of2)



VICINITY MAP
SCALE: 1"=1000'

NOTES:

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THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 38-3 ((29)) A1.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT

EASEMENT AREA TABULATION

20' SANITARY SEWER EASEMENT = 7,932 SQ. FT.

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT = 7,974 SQ. FT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
NICHOLAS KOUGOULIS
Lic. No. 3046
8/22/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
TANGLEWOOD COMMUNITY ASSOCIATION
D.B. 3445 , PG. 744
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 2

SCALE: 1"=30'	DATE: 4/30/24	DRAWN BY: PJC

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Eldership Court, Suite 100, Manassas, VA, 20109 e-mail: @rinkerdesign.com
Telephone: (703) 368-2773 Fax: (703) 257-0448
"Turning Challenges into Opportunities"

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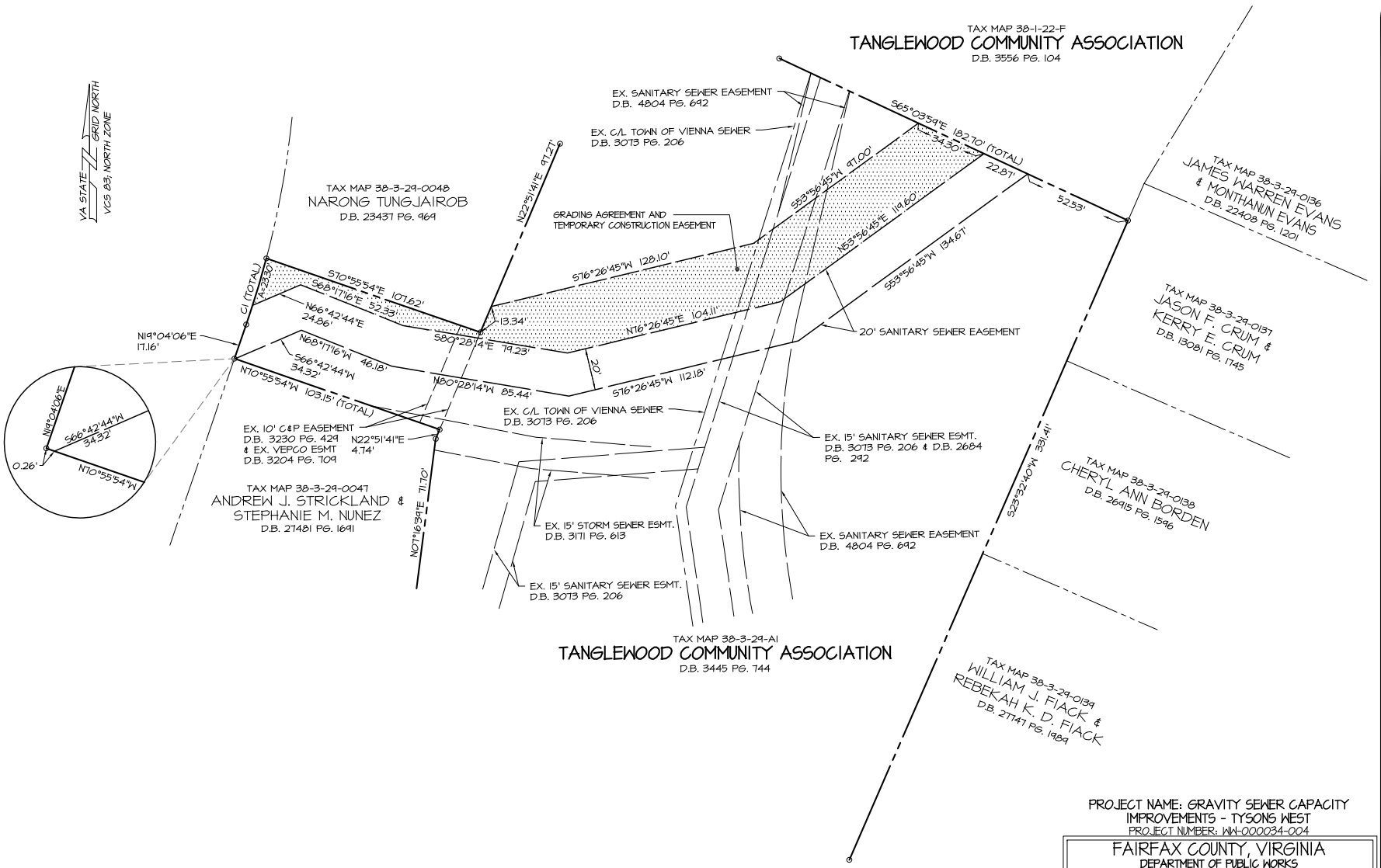
19074-004

Attachment 3A (2of2)



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	440.00'	32.88'	16.45'	32.87'	N16°55'40"E	4°16'52"

COMMONWEALTH OF VIRGINIA
Lic. No. 3046
8/22/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
TANGLEWOOD COMMUNITY ASSOCIATION
D.B. 3445 , PG. 744
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 2 OF 2

SCALE: 1"=30'	DATE: 4/30/24	DRAWN BY: PJC

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Eldercrest Court, Suite 100, Woodbridge, VA 22192
Telephone: (703) 388-2773 Fax: (703) 257-0448
"Turning Challenges into Opportunities"

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19074-004

ATTACHMENT 4

AFFECTED PROPERTY

Tax Map Number: 038-1-22-F

Street Address: N/A

OWNER(S): Tanglewood Community Association

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Sanitary Sewer Easement 4,592 sq. ft.
Grading Agreement & Temporary Construction Easement 2,834 sq. ft.

VALUE

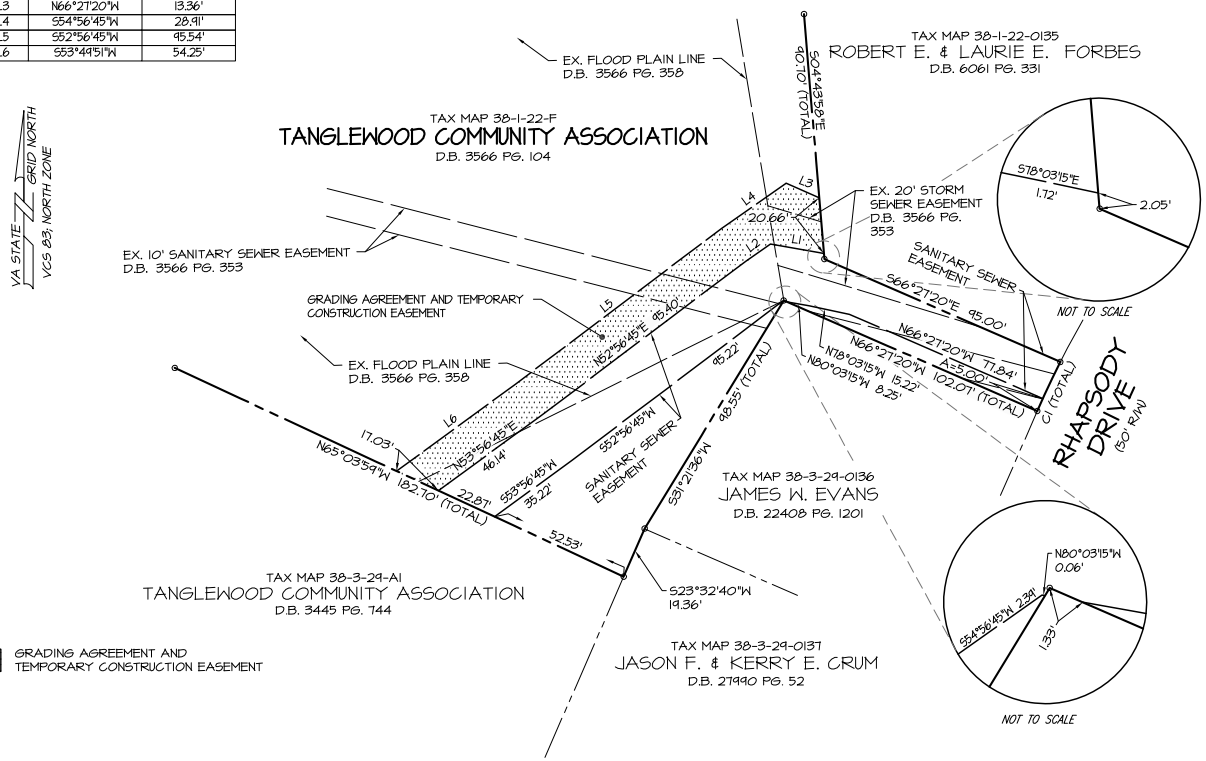
Estimated value of interests and damages:

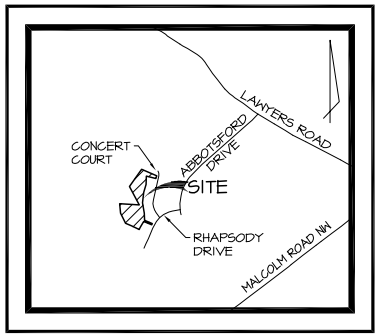
ONE HUNDRED TWENTY-SEVEN THOUSAND SIX HUNDRED THIRTY-ONE DOLLARS ($127,631.00)

Attachment 4A

CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	349.79'	20.01'	10.01'	20.01'	S25°11'00"W	3°16'40"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°03'15"E	18.35'
L2	N54°56'45"E	11.02'
L3	N66°27'20"W	13.36'
L4	S54°56'45"W	28.91'
L5	S52°56'45"W	45.54'
L6	S53°44'51"W	54.25'





VICINITY MAP
SCALE: 1"=1000'

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 38-1 ((22)) F.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

EASEMENT AREA TABULATION

SANITARY SEWER EASEMENT = 4,542 SQ. FT.

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT = 2,834 SQ. FT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
PHILLIP J. CAMPBELL
Lic. No. 3046
8/22/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
TANGLEWOOD COMMUNITY ASSOCIATION
D.B. 3566 , PG. 104
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=30'	DATE: 6/13/24	DRAWN BY: PJC

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Embassy Court, Suite 200, Manassas VA, 20109 on the web @ www.rdallc.com
Telephone: (703) 368-2373 Fax: (703) 257-0443
"Turning Challenges into Opportunities"

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ATTACHMENT 5

AFFECTED PROPERTY

Tax Map Number: 028-3-30-Y

Street Address: 9500 Macy Ave Vienna, VA 22182-3326

OWNER(S): Michel Vanderhart & Jennifer Vanderhart

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Sanitary Sewer Easement 597 sq. ft.
Grading Agreement & Temporary Construction Easement 3,461 sq. ft.

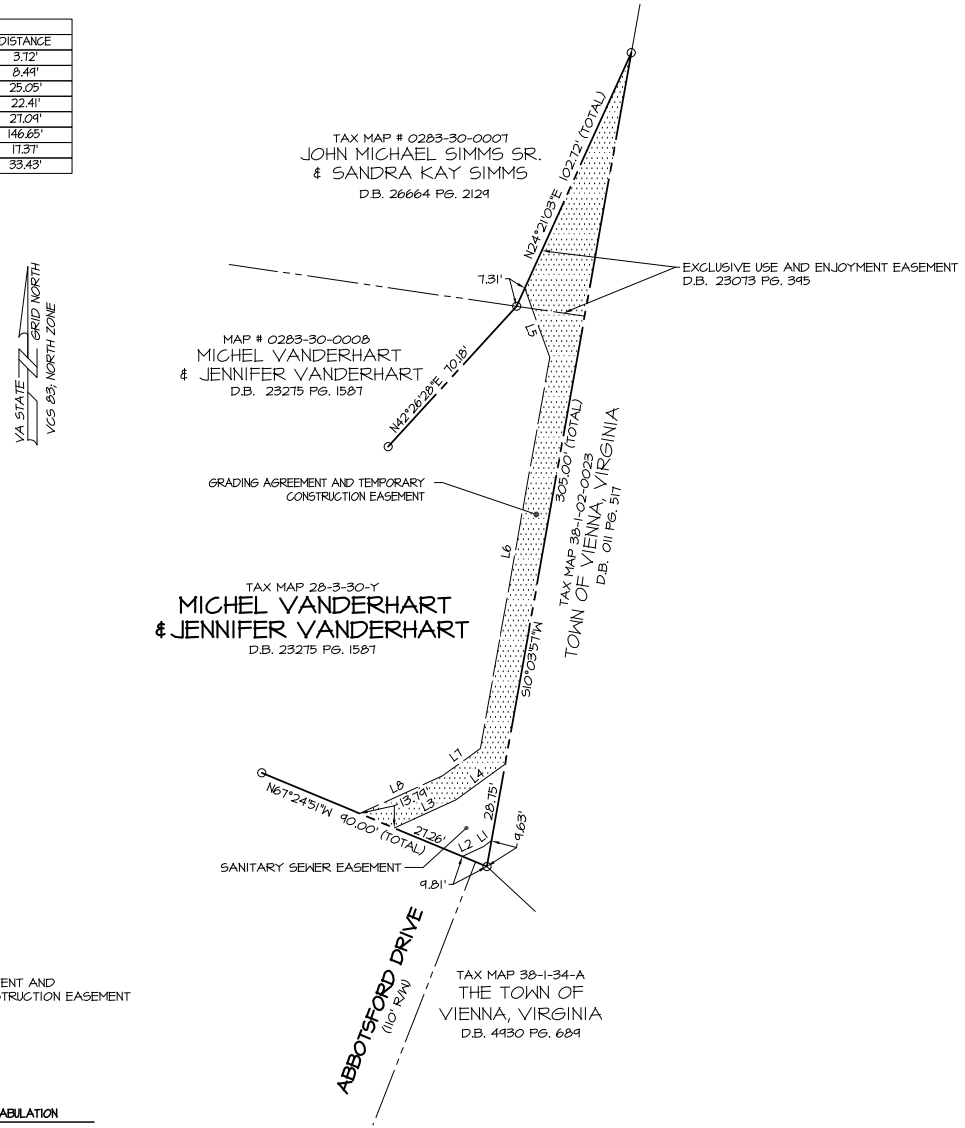
VALUE

Estimated value of interests and damages:

THIRTY-TWO THOUSAND ONE HUNDRED DOLLARS ($32,100.00)

Attachment 5A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°08'41"W	3.72'
L2	S65°23'31"W	8.44'
L3	N65°23'31"E	25.05'
L4	N54°08'41"E	22.41'
L5	S19°56'03"E	27.09'
L6	S10°03'51"W	146.65'
L7	S54°08'41"W	17.31'
L8	S65°35'17"W	33.43'



GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT

EASEMENT AREA TABULATION

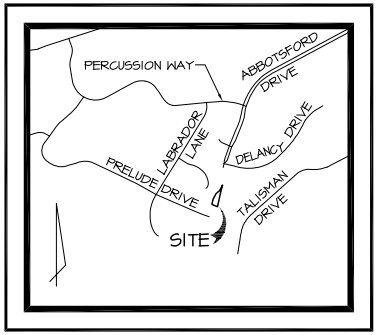
SANITARY SEWER EASEMENT = 597 SQ. FT.

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT = 3,461 SQ. FT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1"=1000'

NOTES:

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THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

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THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 28-3 ((30)) Y.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

COMMONWEALTH OF VIRGINIA
NICHOLAS KOUKOULIS
Lic. No. 3046
8/22/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
MICHEL VANDERHART
& JENNIFER VANDERHART
D.B. 23275 , PG. 1587
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=30'	DATE: 6/13/24	DRAWN BY: PJG

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11160 Endeavor Court, Suite 100, Manassas, VA 20109 www.rinkerdesign.com
Telephone: (703) 368-7373 Fax: (703) 257-0445
"Turning Challenges into Opportunities"

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19074-004

ATTACHMENT 6

AFFECTED PROPERTY

Tax Map Number: 038-1-22-0135

Street Address: 2316 Concert Ct Vienna, VA 22181

OWNER(S): Robert E. Forbes & Laurie E. Forbes

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

Sanitary Sewer Easement 455 sq. ft.
Grading Agreement & Temporary Construction Easement 1,569 sq. ft.

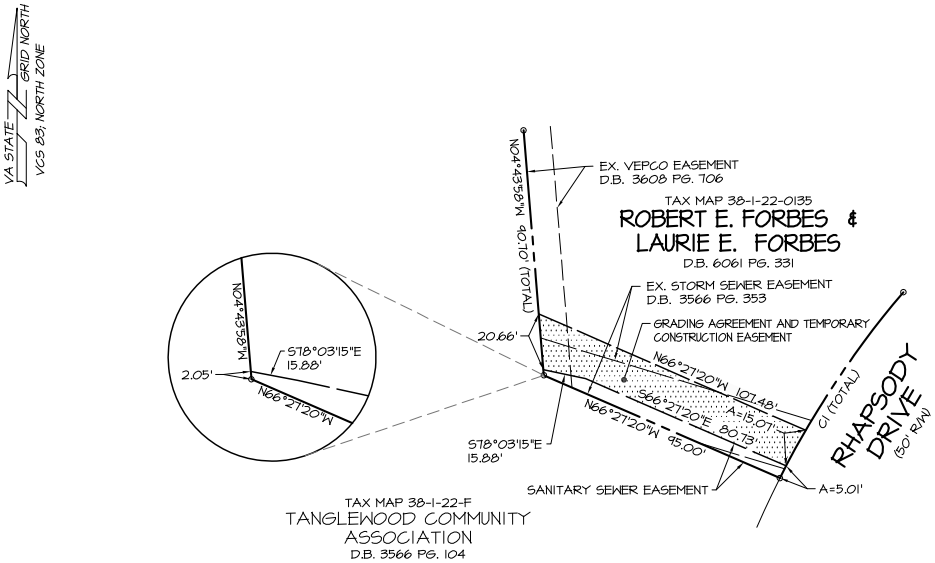
VALUE

Estimated value of interests and damages:

THIRTY-FOUR THOUSAND SIXTY-FIVE DOLLARS ($34,065.00)

Attachment 6A

CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	349.79'	82.55'	41.47'	82.36'	S33°34'54"W	13°31'18"



GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT

EASEMENT AREA TABULATION

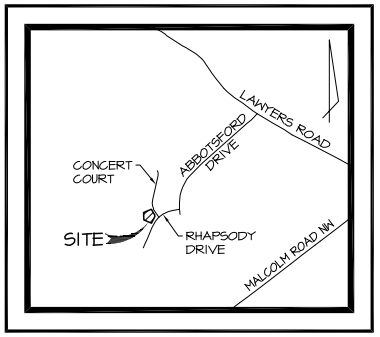
SANITARY SEWER EASEMENT = 455 SQ. FT.

GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT =1,564 SQ. FT.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



VICINITY MAP
SCALE: 1"=1000'

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 38-1 ((22)) 135.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

COMMONWEALTH OF VIRGINIA
NICHOLAS KOUGOULIS
Lic. No. 3046
8/22/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND
GRADING AGREEMENT AND TEMPORARY
CONSTRUCTION EASEMENT
THROUGH THE PROPERTY OF
ROBERT E. FORBES & LAURIE E. FORBES
D.B. 6061 , PG. 331
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=30'	DATE: 6/13/24	DRAWN BY: PJC

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Eldercrest Court, Suite 103, Manassas, VA, 20109 e-mail: @rinkerdesign.com
Telephone: (703) 368-2273 Fax: (703) 257-0448
"Turning Challenges into Opportunities"

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ATTACHMENT 7

AFFECTED PROPERTY

Tax Map Number: 028-4-01-0044

Street Address: 9133 Old Courthouse Rd Vienna, VA 22182-2115

OWNER(S): Kenneth K. Shiu & Irene Joan Shiu, Trustees of the Kenneth K. Shiu Revocable Trust & Irene Joan Shiu & Kenneth K. Shiu,Trustees of the Irene Joan Shiu Revocable Trust

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

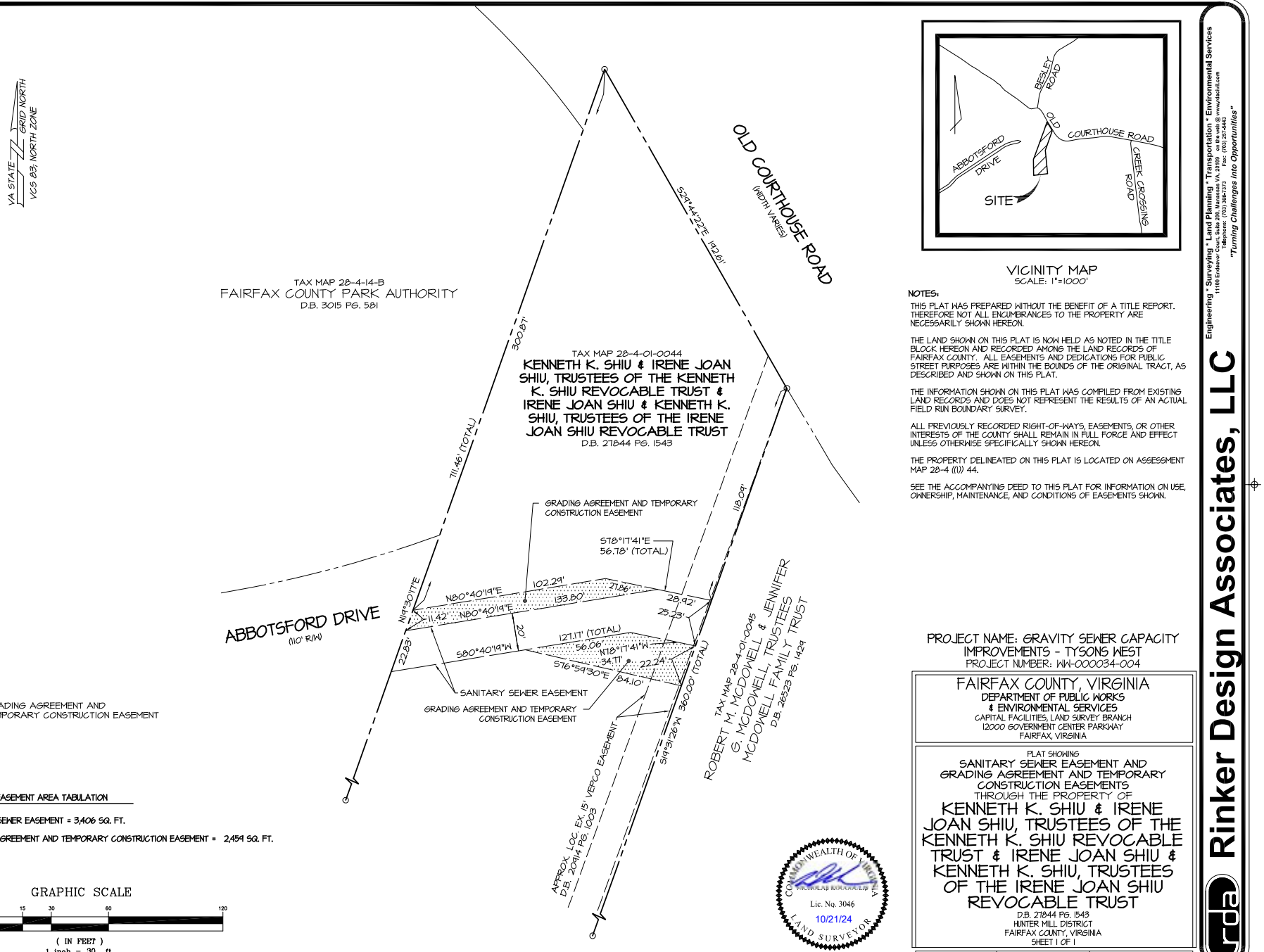
Sanitary Sewer Easement 3,406 sq. ft.
Grading Agreement & Temporary Construction Easement 2,459 sq. ft.

VALUE

Estimated value of interests and damages:

TWENTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS ($27,500.00)

Attachment 7A



VICINITY MAP
SCALE: 1"=1000'

NOTES:

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY. ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 28-4 ((1)) 44.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE, AND CONDITIONS OF EASEMENTS SHOWN.

COMMONWEALTH OF VIRGINIA
NICHOLAS KOSOGLIS
Lic. No. 3046
10/21/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT AND GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENTS
THROUGH THE PROPERTY OF
KENNETH K. SHIU & IRENE JOAN SHIU, TRUSTEES OF THE KENNETH K. SHIU REVOCABLE TRUST & IRENE JOAN SHIU & KENNETH K. SHIU, TRUSTEES OF THE IRENE JOAN SHIU REVOCABLE TRUST
D.B. 27844 PG. 1543
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=30'	DATE: 10/15/24	DRAWN BY: PJC

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Eldbrook Court, Suite 200, Manassas VA, 20109 on the web @ www.rdadc.com
Telephone: (703) 368-7373 Fax: (703) 257-0443
"Turning Challenges into Opportunities"

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19074-004

ATTACHMENT 8

AFFECTED PROPERTY
Tax Map Number: 038-3-26-0001

Street Address: 9821 Vale Rd Vienna, VA 22181

OWNER(S): Russell I. Pahl & Lynne M. Pahl

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

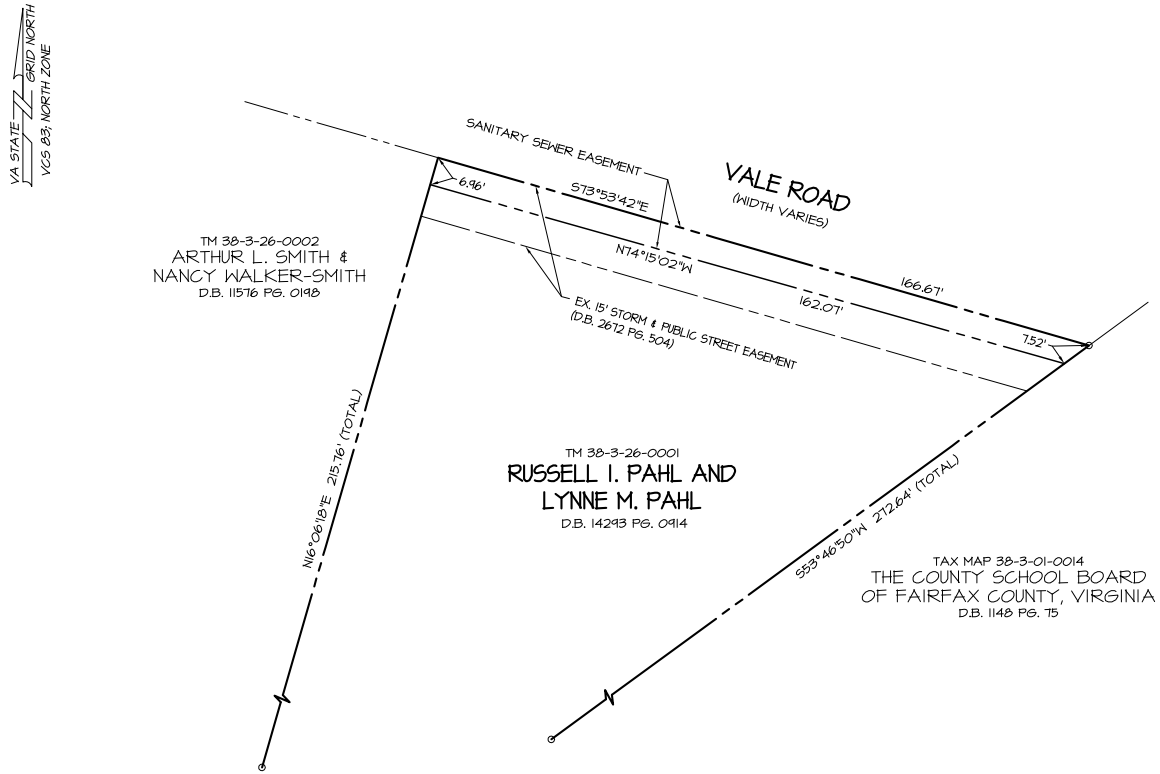
Sanitary Sewer Easement 1,060 sq. ft.

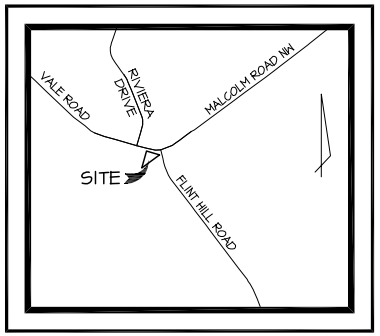
VALUE

Estimated value of interests and damages:

THIRTY-TWO THOUSAND SIX HUNDRED DOLLARS ($32,600.00)

Attachment 8A





VICINITY MAP
SCALE: 1"=2000'

NOTES:

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 38-3 ((26)) 1.

EASEMENT AREA TABULATION

SANITARY SEWER EASEMENT = 1,060 SQ. FT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
Lic. No. 3046
10/7/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT
THROUGH THE PROPERTY OF
RUSSELL I. PAHL AND
LYNNE M. PAHL
D.B. 14293 , PG. 914
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=20'	DATE: 9/24/24	DRAWN BY: PJC

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Endeavor Court, Suite 200, Manassas VA, 20109 on the web @ www.rdaclvll.com
Telephone: (703) 368-7373 Fax: (703) 257-5443
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19074-004

ATTACHMENT 9

AFFECTED PROPERTY

Tax Map Number: 038-3-26-0002

Street Address: 9823 Vale Rd Vienna, VA 22181

OWNER(S): Arthur L. Smith & Nancy Walker-Smith

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

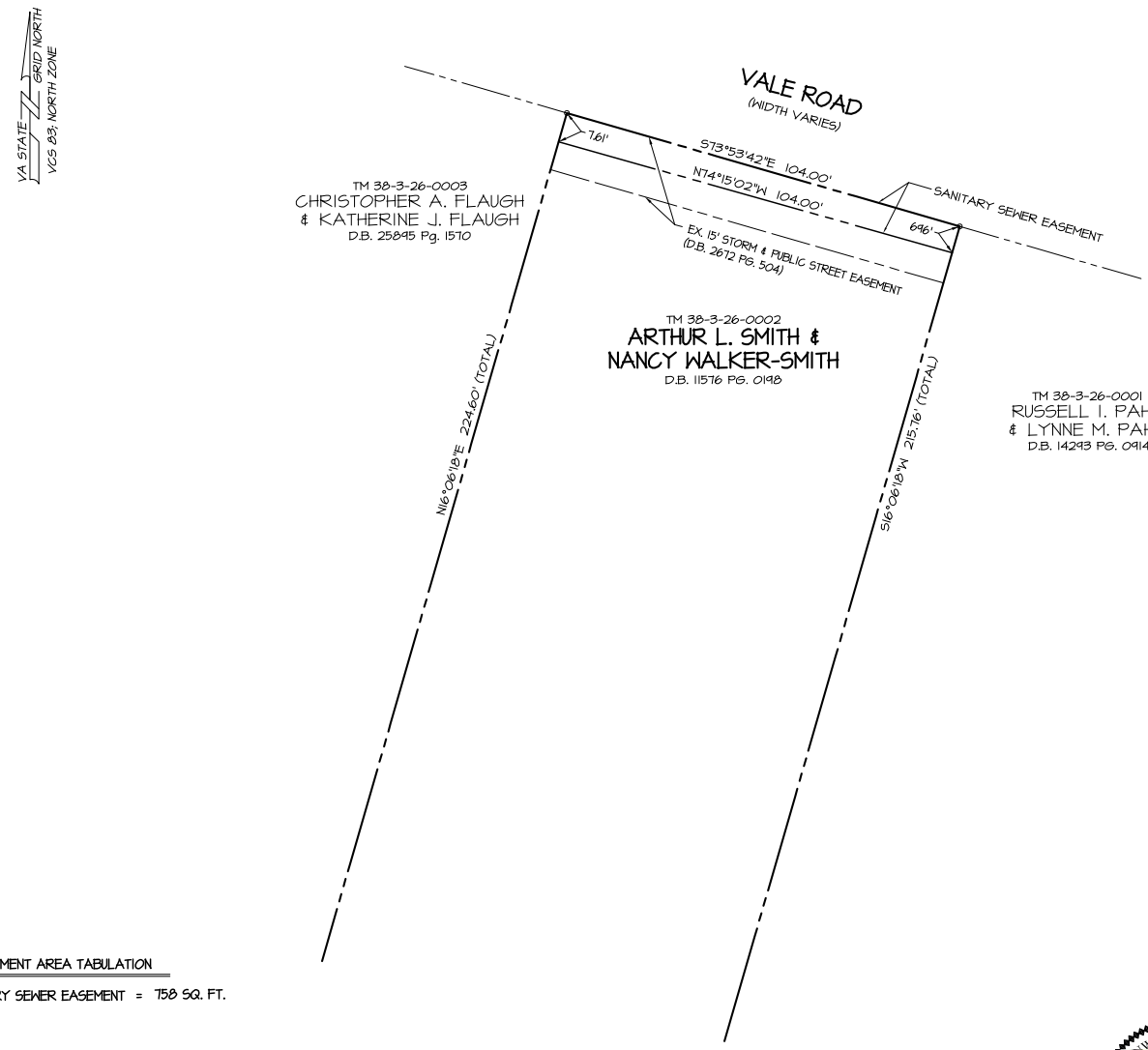
Sanitary Sewer Easement 758 sq. ft.

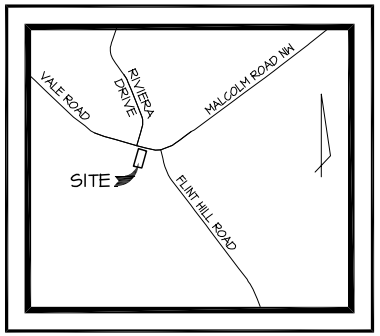
VALUE

Estimated value of interests and damages:

SIXTEEN THOUSAND FIVE HUNDRED DOLLARS ($16,500.00)

Attachment 9A





VICINITY MAP
SCALE: 1"=1000'

NOTES:

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE NOT ALL ENCUMBRANCES TO THE PROPERTY ARE NECESSARILY SHOWN HEREON.

ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY SHOWN HEREON.

SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 38-3 ((26)) 2.

EASEMENT AREA TABULATION

SANITARY SEWER EASEMENT = 758 SQ. FT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
Lic. No. 3046
10/7/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT
THROUGH THE PROPERTY OF
ARTHUR L. SMITH & NANCY WALKER-SMITH
D.B. 11576 PG. 0198
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=20'	DATE: 9/24/24	DRAWN BY: PJC

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Eastonville Court, Suite 205, Manassas, VA 20109 (703) 257-2525
Telephone: (703) 368-7373 Fax: (703) 257-2443 www.rinkerdesign.com
"Turning Challenges into Opportunities"

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19074-004

ATTACHMENT 10

AFFECTED PROPERTY

Tax Map Number: 038-3-26 -0003

Street Address: 9825 Vale Rd Vienna, VA 22181

OWNER(S): Christopher A. Flaugh & Katherine J. Flaugh

INTEREST(S) REQUIRED: (As shown on attached plat/plan)

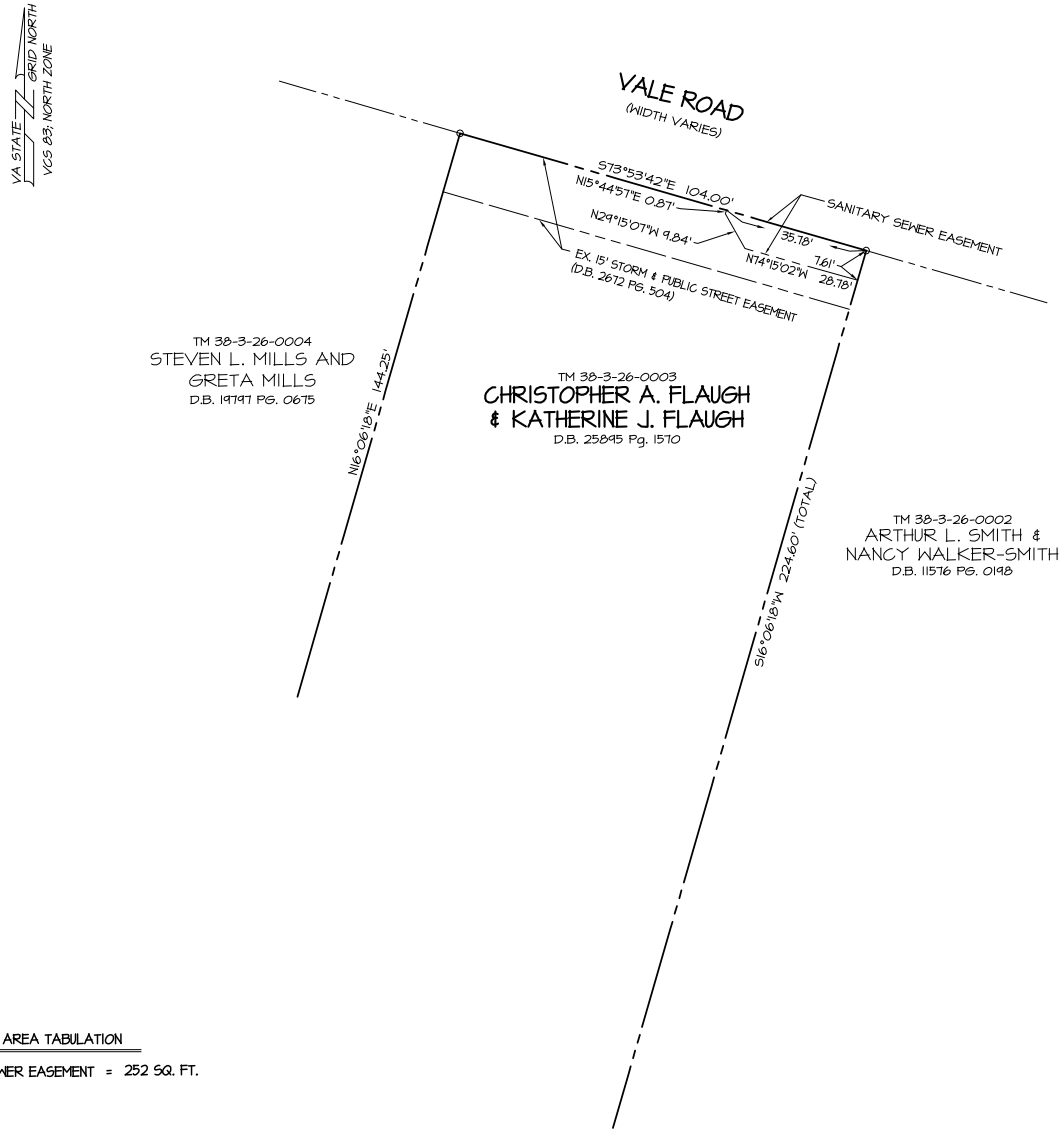
Sanitary Sewer Easement 252 sq. ft.

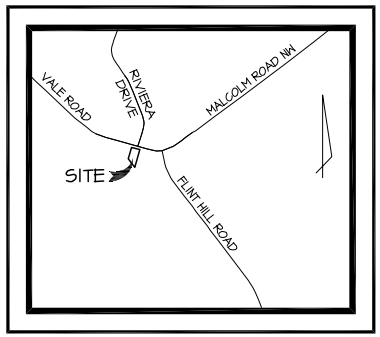
VALUE

Estimated value of interests and damages:

SEVEN THOUSAND THREE HUNDRED DOLLARS ($7,300.00)

Attachment 10A





VICINITY MAP
SCALE: 1"=1000'

NOTES:

THE INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM EXISTING LAND RECORDS AND DOES NOT REPRESENT THE RESULT OF AN ACTUAL FIELD RUN BOUNDARY SURVEY.

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SEE THE ACCOMPANYING DEED TO THIS PLAT FOR INFORMATION ON USE, OWNERSHIP, MAINTENANCE AND CONDITIONS OF EASEMENTS SHOWN.

THE LAND SHOWN ON THIS PLAT IS NOW HELD AS NOTED IN THE TITLE BLOCK HEREON AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY; ALL EASEMENTS AND DEDICATIONS FOR PUBLIC STREET PURPOSES ARE WITHIN THE BOUNDS OF THE ORIGINAL TRACT, AS DESCRIBED AND SHOWN ON THIS PLAT.

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP 38-3 ((26)) 3.

EASEMENT AREA TABULATION

SANITARY SEWER EASEMENT = 252 SQ. FT.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

COMMONWEALTH OF VIRGINIA
Lic. No. 3046
10/7/24
LAND SURVEYOR

PROJECT NAME: GRAVITY SEWER CAPACITY IMPROVEMENTS - TYSONS WEST
PROJECT NUMBER: WW-000034-004

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
& ENVIRONMENTAL SERVICES
CAPITAL FACILITIES, LAND SURVEY BRANCH
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA

PLAT SHOWING
SANITARY SEWER EASEMENT
THROUGH THE PROPERTY OF
CHRISTOPHER A. FLAUGH
& KATHERINE J. FLAUGH
D.B. 25895 PG. 1570
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SHEET 1 OF 1

SCALE: 1"=20'	DATE: 9/24/24	DRAWN BY: PJC

Rinker Design Associates, LLC
Engineering * Surveying * Land Planning * Transportation * Environmental Services
11100 Endeavor Court, Suite 200, Manassas VA, 20109 on the web @ www.rdachill.com
Telephone: (703) 368-7373 Fax: (703) 257-0443
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19074-004

Board Agenda Item
February 18, 2025

4:00 p.m.

Public Comment on Issues of Concern