FAIRFAX COUNTY
BOARD OF SUPERVISORS
June 9, 2026

AGENDA

9:30		Presentations
9:30		Fairfax County 250th Commission Semi-Annual Report Presentation
9:30		Final Report on General Assembly Activities
10:00		Matters Presented by Board Members
10:00		Items Presented by the County Executive
	ADMINISTRATIVE ITEMS	
1		Authorization to Advertise Public Hearings on Amendments to Chapter 12 of The Public Facilities Manual
2		Endorsement of the Virginia Department of Transportation Secondary Six-Year Program for Fiscal Years 2027 - 2032
3		Approval of Streets Into the Secondary System – Brooks Place Section 2 (Mason District)
4		Approval of Streets Into the Secondary System – Hillview Avenue Subdivision (Franconia District)
5		Approval of Streets Into the Secondary System – Lake Hills Lot 3 (Lake Hill Drive) (Springfield District)
	ACTION ITEMS	
1		Approval of FY 2026 Year-End Processing
2		Approval of 2026 Rate Adjustments to Centreville Area, Fairfax Center Area, Reston, Tysons, Tysons Grid of Streets, and Tysons-Wide Road Funds (Braddock, Dranesville, Hunter Mill, Providence, Springfield, and Sully Districts)
	CONSIDERATIONS ITEMS	
1		Approval of Amendments to the Fairfax County Athletic Council Bylaws

FAIRFAX COUNTY
BOARD OF SUPERVISORS
June 9, 2026

CLOSED SESSION

Closed Session

PUBLIC HEARINGS

3:30	Public Hearing on PCA-80-L-070-03 (RZPA-2025-MV-00089) (Trash Away, Inc.) (Mount Vernon District)
3:30	Public Hearing on SE-2025-MA-00035 (SJS&W Washington Property LLC) (Mason District)
4:00	Public Hearing on Adoption of a Proposed Amendment to Chapter 7 (Streets, Streetlights, Parking and Driveways) of the Public Facilities Manual Regarding Streetlights
4:00	Public Hearing to Consider an Ordinance Expanding the Edison Residential Permit Parking District, District 50 (Franconia District)
4:00	Public Hearing to Consider Adopting Chapter 82 (Motor Vehicles and Traffic), Article 2 (Signs, Signals and Markers), Section 10 to The Code of the County of Fairfax, Virginia Relating to Changing Speed Limits on Certain Highways

Fairfax County, Virginia

BOARD OF SUPERVISORS AGENDA

Tuesday
June 9, 2026

9:30 a.m.

PRESENTATIONS

RESOLUTION — To recognize the Fairfax County Public Schools teams at the Robotics World Championship. Requested by Chairman McKay.

PROCLAMATION — To designate June 2026 as Pride Month in Fairfax County. Requested by Chairman McKay and Supervisor Bierman.

PROCLAMATION — To designate June 2026 as Gun Violence Awareness Month in Fairfax County. Requested by Chairman McKay.

PROCLAMATION — To designate June 19, 2026 as Juneteenth in the County. Requested by Chairman McKay and Supervisor Lusk.

PROCLAMATION — To designate June 12, 2026, as Declaration Day in the County, in honor of the enduring legacy of the Virginia Declaration of Rights and its significance to the community, the Commonwealth and the nation. Requested by Chairman McKay and Supervisor Storck.

STAFF:
Tony Castrilli, Director, Office of Public Affairs
Jeremy Lasich, Office of Public Affairs
Imtiaz Ali, Office of Public Affairs

Board Agenda Item
June 9, 2026

9:30 a.m.

Presentation of the 250th Commission Semi-Annual Report

ENCLOSED DOCUMENTS:
Attachment 1: Semi-Annual Report

PRESENTED BY:
Elizabeth Maurer, Chair, Fairfax County 250th Commission

Fairfax County Semiquincentennial Commission
Semi-Annual Report – Spring 2026

Mission

- **The Commission strives to organize and lead County-wide efforts to observe and commemorate the Semiquincentennial anniversary of the American Revolution, the Revolutionary War, and the Independence of the United States of America.**
- **The Commission amplifies, enhances and creates activities and events commemorating the past, present and future of America across the nine magisterial districts of Fairfax County.**

Commission Transitions

- **In March 2026, the Commission announced its new leadership team having elected Liz Maurer as Chair, Chris Barbuschak as Vice Chair, and Tammy Mannarino as Secretary.**
- **Christoper Eck joined the Commission in March 2026 representing Gunston Hall.**
- **Fairfax County and Visit Fairfax updated the 250th Memorandum of Understanding in March 2026 to reflect changes to the Commemoration plan including Visit Fairfax's acceptance of the development and management for Signature Experience booths.**

Outreach/Marketing



- **Launched Fairfax 250 signature red and white wines at Paradise Springs and the Winery at Bull Run to great demand. Fairfax 250 commemorative beer is in distribution.**
- **Monthly delivery of Fairfax 250 eNewsletters to almost 1000 subscribers through County distribution.**
- **Organic Facebook postings multiple times per week through the Fairfax250 Meta channels, providing advanced notice of events and sharing photos and results of previous engagements.**
- **Enhanced the Fairfax 250 website to highlight current initiatives and to provide the ability for users to search Fairfax 250 and historically cultural events by magisterial district.**
- **Collaborated with Visit Fairfax on 60 and 30-second spots airing on Channel 16, at events, and on social media.**
- **Provided content to Channel 16 for a "Fairfax Firsts" series that highlights key contributions from our County and its residents over time.**
- **Arranged for Lego Master Builders display of Fairfax County landmarks in Tyson's Corner Center from June – December 2026.**
- **YouTube branding/informational campaign launched 5/14 targeting local (Fairfax County only) audience with estimated contracted impressions: 1.2M impressions.**

- **Meta branding/informational campaign launched 5/22 targeting local (Fairfax County only) audience with estimated contracted impressions: 4.3M.**
- **Nextdoor branding/informational campaign launched 5/21 targeting local (Fairfax County only) audience with estimated contracted impressions: 1.0M impressions.**
- **Gas Station TV branding/informational campaign launched 5/8 targeting local audience in every supervisory district at select stations with estimated contracted impressions: 1.2M.**
- **Collaborated with Channel 16 to produce Fairfax 250 beer launch commercials which will be used to advertise to local audience.**

Partnerships



- **Sponsored the Fairfax County History Commission's "Revolutionary Ideas" Conference featuring a full day of speakers, family friendly activities, exhibits and a trivia show.**
- **Approved Municipal Partnership Grants with Town of Vienna and Town of Herndon to support their Semiquincentennial programs.**
- **Selected five organizations to receive Spotlight Partnership Marketing Grants promoting specific 250 events: Army Historical Foundation, Workhouse Arts Center, Gunston Hall, Comstock Companies (Reston Station), and Woodlawn & Pope-Leighey House.**
- **Supported the Daughters of the American Revolution in bringing the American Battlefield Trust's "American Revolution Experience" exhibit to the Government Center.**
- **Provided sponsorships to the Workhouse Arts Center Gala, the McLean Rotary Club's Flags for Heroes Program, Celebrate Great Falls 250 Festival, the FCPS Summer Extravaganza, ArtsFairfax's Chalkfest, and COPA Tyson's for FIFA World Cup watch parties.**
- **Documented Tyson's Community Alliance's annual spring clean-up with photography.**
- **Partnered with Arts Fairfax to create an Arts for Community Fund to support small arts organizations in each of the magisterial districts.**
- **Commissioned a poem by Fairfax County's Poet Laureate, Angelique Palmer, on the Fairfax 250 theme of Revolutionary Ideas.**
- **Provided program support to the Fairfax County Park Authority for a Revolutionary Spymaster-themed escape room game, available for free to local organizations.**
- **Sponsored publication of FCPA Discovery Trail Map and assisted with County-wide distribution.**
- **Speaking engagements and outreach to local groups including Mount Vernon Springfield Chamber of Commerce, McLean Community Center, Reston Community Center, Asian American Community Center, Celebrate Great Falls, and various Supervisor offices.**

Community Programs



- Established the Fairfax County History Trail Pass in January 2026 with 42 history and cultural sites across the county. Each check in is entered in a drawing for monthly prizes.
- Provided funds and promotional materials to 66 Fairfax County Schools to enhance end of school year picnics with a 250th Theme.
- Kicked off the Historic Roots Garden Program, providing information and seeds for native plants to community members
- Developed and distributed bingo cards to community members through events, schools and other sites. Completed cards can be redeemed at all Fairfax County Public Libraries for stickers depicting Fairfax County landmarks.
- Published, with design and content support from FCPA, children's activity booklet with distribution to FCPS and community events.

Signature Experience Booths



- Collaborated with Fairfax County Park Authority (FCPA) to develop history content including interactive exhibits for use in a wide range of events.
- Contracted with Brian Bishop of BWF: A Sage Communication Company and the FCPA to deliver and staff Signature Experience booths for the Semiquincentennial. They have represented Fairfax 250 at more than 25 locations to date, engaging the community at all levels.
- Incorporated a "Dear Future Fairfax" postcard station for our booths to capture community views reflecting on the past and present, looking toward the future.
- Assembled an inventory of customizable items for distribution to Fairfax County residents and visitors.

Future Plans

- Key events in June with a back drop of many more through December:
  - June 12 – Naturalization Ceremony at the Government Center
  - June 12-13 – Declaration Day at Gunston Hall
  - June 12-14 – Sails on the Potomac & VA250 Mobile Museum
  - June 13 – Brewfest with Fairfax250 beer at Bunnyman Chantilly
  - June 27 – Lake Fairfax Independence Day with Drone Show
- Stand up Legacy Committee to manage activities and programs documenting the Semiquincentennial year including a time capsule and documentation.

Fairfax250.org

Board Agenda Item
June 9, 2026

9:30 a.m.

Final Report on General Assembly Activities

BACKGROUND:
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. The Final Report provides a narrative update on specific topics of interest that the General Assembly took action on during session and the final outcomes.

ENCLOSED DOCUMENTS:
Documents available online at https://www.fairfaxcounty.gov/boardofsupervisors/, under "2026 Board Legislative Reports," by June 8, 2026.

PRESENTED BY:
Supervisor Andres F. Jimenez, Chairman, Board of Supervisors' Legislative Committee
Bryan J. Hill, County Executive

Board Agenda Item
June 9, 2026

10:00 a.m.

Matters Presented by Board Members

Board Agenda Item
June 9, 2026

10:00 a.m.

Items Presented by the County Executive

Board Agenda Item
June 9, 2026

ADMINISTRATIVE – 1

Authorization to Advertise Public Hearings on Amendments to Chapter 12 of The Public Facilities Manual

ISSUE:
Board of Supervisors (Board) authorization to advertise public hearings on proposed amendments to Chapter 12 (Tree Conservation) of the Public Facilities Manual (PFM).

RECOMMENDATION:
The County Executive recommends that the Board authorize the advertisement of the amendments to Chapter 12 of the PFM as set forth in Attachments 1 and 2 to the Staff Report dated June 9, 2026.

The proposed amendment has been prepared by Land Development Services (LDS), the Office of Environmental and Energy Coordination (OEEC), and the Office of the County Attorney (OCA), in coordination with the Department of Public Works and Environmental Services (DPWES), the Fairfax County Park Authority (FCPA), and the Department of Planning and Development (DPD). The proposed amendments have been recommended for approval by the Engineering Standards Review Committee (ESRC).

TIMING:
Board action is requested on June 9, 2026, to provide sufficient time to advertise the public hearing before the Planning Commission on July 22, 2026, at 7:30 p.m. and the Board on August 25, 2026, at 4:00 p.m. If adopted by the Board, the proposed amendments will become effective at 12:01 a.m. on August 26, 2026.

BACKGROUND:
On January 23, 2024, the Board adopted Zoning Ordinance Amendment (ZOA) 112.2-2024-4 which modified and added various landscaping and screening requirements in Section 5108 of the Zoning Ordinance. This amendment proposes minor editorial changes to the associated provisions of Chapter 12 of the PFM to align the same with the Zoning Ordinance as amended by ZOA 112.2-2024-4.

This proposed amendment also implement two strategies from the Resilient Fairfax Plan: Strategy CRC.3d, which directs Fairfax County (County) to update the PFM to

incorporate climate projections and enhance resilience, and Strategy AE.1d, which directs the County to integrate climate considerations into tree selection. Downed, damaged, and degraded trees pose a risk to public safety and ecological health. As the County experiences more intense storms, changes in temperature and precipitation, and shifting hardiness zones, have resulted in an increase in climate-related tree losses and damage. This amendment aims to improve tree canopy health and reduce tree losses by encouraging developers to select tree species that are more resilient to a range of climatic and urban environmental conditions.

In preparing the proposed amendment, staff evaluated nearly 300 tree species for over 60 traits each. These traits include climate tolerances and vulnerabilities (such as resilience to wind, heat, flooding, and drought), urban environmental tolerances (such as tolerance to de-icing salts, soil compaction, and air pollution), adaptation benefits (such as ability to absorb stormwater, serve as a wind barrier, or reduce heat), and other considerations (such as non-invasive status, native preference, and commercial availability). Each tree species was scored for each trait based on reputable academic and government resources. These tree species were compared to the species currently listed in the PFM Table 12.14, Tree Selection and Canopy Cover Guide. After analysis, the table was modified to include only those species with the highest climate resiliency, with the greatest likelihood of long-term survivability in a changing climate. Overall, the proposed amendment provides a net increase in recommended tree options.

Outreach

These proposed amendments were discussed with the Board on November 25, 2025, at the Board of Supervisors Environmental Committee meeting and with the Planning Commission's Environment and Land Use Process Review Committees on January 15, 2026. Staff presentations and discussions were also held with the ESRC, the Tree Commission, the Interagency Climate Team, Environmental Quality Advisory Group (EQAC), Engineers and Surveyors Institute (ESI), Northern Virginia Building Industry Association/Northern Virginia Chapter of the National Association for Industrial and Office Parks (NVBIA/NAIOP), the Trees Community of Practice, and the Resilient Fairfax Community Advisory Group.

Proposed Amendment

This proposed amendment to Chapter 12 (Tree Conservation) of the PFM, has been divided into two parts. The first part, included as Attachment 1, is known and referred to hereafter as the Landscaping and Screening Amendment and the second part, included as Attachment 2, is known and referred to hereafter as the Resilient Trees Amendment.

Landscaping and Screening Amendment

The Landscaping and Screening Amendment makes minor editorial changes to parking lot landscaping and related requirements contained in Chapter 12 of the PFM to align these provisions with the Zoning Ordinance as recently amended by ZOA 112.2-2024-4. The Landscaping and Screening Amendment also modifies PFM subsection 12-0309.2A to require that tree preservation plans identify the percentage amount of the Critical Root Zone (CRZ) impacted by construction activities, which is a standard industry practice and is necessary to demonstrate conformance with the requirements of PFM subsection 12-0203.5A.

A copy of the proposed Landscaping and Screening Amendment is included as Attachment 1.

Resilient Trees Amendment

The Resilient Trees Amendment updates Table 12.14, Tree Selection and Canopy Cover Guide and associated text in Chapter 12. This table is provided as a recommendation to designers and project arborists for appropriate tree species selection during plan development; it is not a mandatory planting list and includes species which are commonly available and performed well for their listed traits. The proposed changes are summarized below:

- Adding more resilient tree species and more native species; and removing non-native, non-resilient trees. The proposed amendment includes a list of 114 tree species, resulting in a net increase of 10 additional species to choose from. Sixty-eight species are proposed to remain in the table; 36 poorly-scoring, non-native and non-common species are proposed for removal; and 46 well-scoring, mostly native and commonly requested species are proposed to be added.
- Updating the tree trait information, which includes adding climate adaptation and resilience strengths and vulnerabilities, resulting in a total of 32 traits listed in the PFM. This is provided to assist designers and project arborists in selecting species most appropriate for specific situations.
- Expanding the number of trees listed as natives, because of the shifting hardiness zones, to identify trees native to surrounding areas and not just Fairfax County.
- Adjusting the designation of native species tiers, which determines the percentage of tree canopy credit applied towards meeting canopy goals. This was evaluated by analyzing additional trait information to ensure that native species tiers accurately reflect the level of survivability and value.
- Codifying current field tree identification tag practice and planting window dates to be consistent with current practices. Tagging the tree in the field helps everyone correlate the correct tree with the one on the plan; the proposed amendment requires the tree tag to be weatherproof and adds clarification on how to mark same tree species in a row consistent with industry practices. The

planting window dates are being updated to align with technical bulletin TB-24-05, which modified such planting window dates to account for climate change based on industry research, historical heat trends and field observations.

A copy of the proposed Resilient Tree Amendment is included as Attachment 2.

REGULATORY IMPACT:
The Landscaping and Screening Amendment eliminates discrepancies between the Zoning Ordinance and PFM and adds clarity by requiring identification of the percentage amount of impacted CRZ on tree preservation plans, which will better enable staff to determine compliance with PFM subsection 12-0203.5A, thereby aiding in the reduction of staff review times.

The Resilient Tree Amendment updates the tree species and traits in Table 12.14, to include more native and environmentally tolerant species which are better suited to combat the effects of climate change and have a greater likelihood of surviving, resulting in a net increase of 10 additional tree species to choose from. Table 12.14 is used as a guide by developers when they are deciding which trees to include on development plans to receive canopy credits. This additional climate-related information helps users select the right tree for a location and contributes to our community's resilience. The Resilient Tree Amendment also codifies existing tree identification tag practice and planting window dates.

EQUITY IMPACT:
The proposed PFM amendments are in alignment with One Fairfax Equity Focus Area 11, which states: *A quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people.*

The Landscaping and Screening Amendment aligns the PFM with ZOA 112.2-2024-4, which applies countywide and contributes to landscaping that creates a healthy, attractive, and livable community for all areas. As cited in the staff report to ZOA 112.2-2024-4, County data does not show instances where landscaping and screening provisions have contributed to inequities.

The Resilient Trees Amendment supports an urban tree canopy that is healthy, resilient, more adaptive to changing climatic conditions, and less prone to hazardous tree

failures. By encouraging the planting of climate-resilient local tree species and discouraging the planting of non-native, non-resilient tree species that are prone to failure, the County aims to improve human safety, support tree canopy health, and reduce climate-related obstacles to the achievement of countywide tree canopy goals. Weather-related downed trees occur prevalently across the County without clearly identifiable disproportionate impacts to specific populations, according to VDOT road closure data. However, Census Tracts designated by One Fairfax as being socioeconomically vulnerable have a disproportionate lack of tree canopy, and a disproportionate exposure to the Urban Heat Island Effect. Trees that are resilient to extreme heat and other urban and environmental conditions are more likely to survive in these areas. This amendment will help to ensure that, when development-related tree planting occurs in all areas of the County (including vulnerable areas), the trees planted have a higher likelihood of success. Therefore, in the long-term, this amendment may close gaps in environmental justice.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment A – Staff Report dated June 9, 2026
Attachment 1 – Landscaping and Screening Amendment
Attachment 2 – Resilient Trees Amendment

STAFF:
Jennifer Miller, Deputy County Executive
William Hicks, P.E., Director, Land Development Services

ASSIGNED COUNSEL:
Peter Basanti, Assistant County Attorney
Marc E. Gori, Assistant County Attorney

LAND DEVELOPMENT SERVICES
June 9, 2026

STAFF REPORT

PREPARED BY SITE DEVELOPMENT AND INSPECTIONS DIVISION

- [ ] PROPOSED COUNTY CODE AMENDMENT
- [√] PROPOSED PFM AMENDMENT
- [ ] PROPOSED ZONING ORDINANCE AMENDMENT
- [ ] APPEAL OF DECISION
- [ ] WAIVER REQUEST

Proposed Amendments to Chapter 12 (Tree Conservation) of the Public Facilities Manual (PFM).

PUBLIC HEARING DATES

Authorization to Advertise:	June 9, 2026
Planning Commission Hearing:	July 22, 2026, at 7:30 p.m.
Board of Supervisors Hearing:	August 25, 2026, at 4:00 p.m.

Prepared By: Saundra O'Connell, LS, CFM,
Code Specialist III,
Site Code Research & Development Branch, Land Development Services
(703) 324-1329

Staff Report

STAFF RECOMMENDATION

Staff recommends that the Board of Supervisors (Board) adopt the proposed PFM amendments as set forth in this Staff Report dated June 9, 2026. Edits within each amendment are shown in Attachments 1 and 2 by underlining (added text), and strikethrough (deleted text).

DISCUSSION

Coordination

The proposed amendments have been prepared by the Department of Land Development Services (LDS), the Office of Environmental and Energy Coordination (OEEC), and the Office of the County Attorney (OCA), in coordination with the Department of Public Works and Environmental Services (DPWES), the Fairfax County Park Authority (FCPA), and the Department of Planning and Development (DPD). The proposed amendments have been recommended for approval by the Engineering Standards Review Committee (ESRC).

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In preparing the proposed amendment, staff evaluated nearly 300 tree species for over 60 traits each. These traits include climate tolerances and vulnerabilities (such as resilience to wind, heat, flooding, and drought), urban environmental tolerances (such as tolerance to de-icing salts, soil compaction, and air pollution), adaptation benefits (such as ability to absorb stormwater, serve as a wind barrier, or reduce heat), and

other considerations (such as non-invasive status, native preference, and commercial availability). Each tree species was scored for each trait based on reputable academic and government resources. These tree species were compared to the species currently listed in the PFM Table 12.14, Tree Selection and Canopy Cover Guide. After analysis, the table was modified to include only those species with the highest climate resiliency, with the greatest likelihood of long-term survivability in a changing climate. Overall, the proposed amendment provides a net increase in recommended tree options.

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PROPOSED AMENDMENT

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selection during plan development; it is not a mandatory planting list and includes species which are commonly available and performed well for their listed traits. The proposed changes are summarized below:

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A copy of the proposed Resilient Tree Amendment is included as Attachment 2.

EQUITY IMPACT STATEMENT

The proposed PFM amendments are in alignment with One Fairfax Equity Focus Area 11, which states: *A quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people.*

The Landscaping and Screening Amendment aligns the PFM with ZOA 112.2-2024-4, which applies countywide and contributes to landscaping that creates a healthy, attractive, and livable community for all areas. As cited in the staff report to ZOA 112.2-2024-4, County data does not show instances where landscaping and screening provisions have contributed to inequities.

The Resilient Trees Amendment supports an urban tree canopy that is healthy, resilient, more adaptive to changing climatic conditions, and less prone to hazardous tree failures. By encouraging the planting of climate-resilient local tree species and discouraging the planting of non-native, non-resilient tree species that are prone to failure, the County aims to improve human safety, support tree canopy health, and reduce climate-related obstacles to the achievement of countywide tree canopy goals. Weather-related downed trees occur prevalently across the County without clearly identifiable disproportionate impacts to specific populations, according to VDOT road closure data. However, Census Tracts designated by One Fairfax as being socioeconomically vulnerable have a disproportionate lack of tree canopy, and a disproportionate exposure to the Urban Heat Island Effect. Trees that are resilient to extreme heat and other urban and environmental conditions are more likely to survive in these areas. This amendment will help to ensure that when development-related tree planting occurs in all areas of the County (including vulnerable areas), the trees planted have a higher likelihood of success. Therefore, in the long-term, this amendment may close gaps in environmental justice.

REGULATORY IMPACT

The Landscaping and Screening Amendment eliminates discrepancies between the Zoning Ordinance and PFM and adds clarity by requiring identification of the percentage amount of impacted CRZ on tree preservation plans, which will better enable staff to determine compliance with PFM subsection 12-0203.5A, thereby aiding in the reduction of staff review times.

The Resilient Tree Amendment updates the tree species and traits in Table 12.14, to include more native and environmentally tolerant species which are better suited to combat the effects of climate change and have a greater likelihood of surviving, resulting in a net increase of 10 additional tree species to choose from. Table 12.14 is used as a guide by developers when they are deciding which trees to include on development plans to receive canopy credits. This additional climate-related information helps users select the right tree for a location and contributes to our community's resilience. The Resilient Tree Amendment also codifies existing tree identification tag practice and planting window dates.

ATTACHED DOCUMENTS

Attachment 1 – Landscaping and Screening Amendment
Attachment 2 – Resilient Trees Amendment

**Proposed Amendment to
Chapter 12 (Tree Conservation) of
the Public Facilities Manual**

Changes are indicated by single underlines (insertions) and strikethroughs (deletions).

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0300.1 (Tree Conservation Plan), by revising Paragraph 12-0300.1.A.3 to read as follows:

12-0300.1.A.3 Development sites are required to preserve or plant trees and/or other plant materials and landscape features ~~in order~~ to comply with the following: Parking Lot Landscaping or Transitional Screening and Barrier Requirements of Section 5108 of the Zoning Ordinance; or to comply with tree or landscaping requirements of proffered conditions; development conditions, conceptual/final development plans, PRC plans, special permits, special exceptions or variance approvals.

a. Parking Lot Landscaping, Street Frontage Landscaping, or Transitional Screening and Barrier Requirements of Section 5108 of the Zoning Ordinance; or

b. The tree or landscaping requirements of proffered conditions, development conditions, conceptual/final development plans, PRC plans, special permits, special exceptions, or variance approvals.

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0302 (Additional Tree Conservation Plan Submission Requirements), Subsection 12-0302.1, by revising Paragraphs 12-0302.1E and F to read as follows:

12-0302.1 The Director may require that the following information ~~may need to~~ be included in Tree Conservation Plans if warranted by site-specific conditions or to satisfy additional requirements identified in preparing the Tree Conservation Plan to meet the General Submission Requirements described in § 12-0301.

E. Interior Parking Lot Landscaping Requirements. All plans providing a parking lot with 10 ~~20~~ or more spaces must provide interior parking lot landscaping information, calculations, and graphic elements in accordance with § 12-0314.

F. Landscape Plan. ~~Plans providing tree planting or other landscaping treatments to satisfy 10-year Tree Canopy requirements; Parking Lot Landscaping or Transitional Screening and Barrier Requirements of Section 5108 of the Zoning Ordinance; proffered conditions; or development plan, conceptual/final development plan, PRC plan, special permit, special exceptions or variance approvals must provide a landscape plan in accordance with § 12-0315.~~ A landscape plan prepared in accordance with § 12-0315

must be submitted for any tree plantings or other landscaping treatments which are intended to satisfy or demonstrate compliance with the following:

1. The 10-year Tree Canopy requirements applicable to the development site;

2. The Parking Lot Landscaping, Street Frontage Landscaping, or Transitional Screening and Barrier Requirements of Section 5108 of the Zoning Ordinance; or

3. The tree planting or landscaping requirements of proffered conditions, development conditions, conceptual/final development plans, PRC plans, special permits, special exceptions, or variance approvals.

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0309 (Tree Preservation Plan and Narrative), Subsection 12-0309.2 (Tree Preservation Plan Submission Requirements), by revising Paragraph 12-0309.2.A to read as follows:

12-0309.2 Tree Preservation Plan Submission Requirements

A. The tree preservation plan must: ~~accurately delineate individual trees and forested areas that are proposed for preservation, removal or transplanting and incorporate tree inventory and condition analysis information required by § 12-0307, including information for any trees that are dead, potentially hazardous or in poor condition and the location of critical root zones of trees 12 inches in diameter and greater and located within 25 feet of the proposed limits of clearing in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed.~~

1. Accurately delineate individual trees and forested areas that are proposed for preservation, removal or transplanting; and

2. Incorporate tree inventory and condition analysis information required by § 12-0307, including information for:

   a. Any trees that are dead, potentially hazardous or in poor condition; and

   b. The location of critical root zones, and the percentage of critical root zone impacted by construction activities, of trees 12 inches in diameter or greater if located within 25 feet of the proposed limits of clearing in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed.

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0310 (10-year Tree Canopy Requirements), Subsection 12-0310.4 (Planting Trees for 10-year Tree Canopy Credit), be revising Paragraph 12-0310.4.E.6 to read as follows:

12-0310.4 Planting Trees for 10-year Tree Canopy Credit

E. Standards for Tree Location

6. The ~~minimum width of any~~ planting area ~~should be 8 feet, measured from the interior of the sides of the~~ must provide at least four feet of width between the center of a tree and a restrictive barrier, such as curb or pavement, unless modified in accordance with subsection 5108.6.A of the Zoning Ordinance. ~~Trees should be located no closer than 4 feet from any restrictive barrier, or as determined appropriate by the Director to facilitate the peripheral parking lot landscaping requirements of Section 5108 of the Zoning Ordinance.~~

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0314 (Interior Parking Lot Landscaping), Subsection 12-0314.3 (Area to be Credited), by revising Paragraph 12-0314.3.C, deleting Paragraph 12-0314.3.D, renumbering Paragraph 12-0314.3.E to 12-0314.3.D and adding new Paragraphs 12-0314.3.E, F, and G to read as follows:

12-0314.3 Area to be Credited

C. Only those deciduous trees that provide shade directly to a portion of the area to be counted will be credited toward meeting the required 10 ~~5~~ percent interior parking lot landscaping. ~~In order to~~To be counted towards meeting these requirements, a portion of the tree's 10-year Tree Canopy must overlap the parking lot surface.

~~D. A majority of the trees planted or preserved to meet the parking lot landscaping requirement must be located in the interior portion of the parking area and be reasonably dispersed throughout the parking lot. Alternative designs may be approved by the Director.~~

D~~E~~. If existing forest trees are to be used to meet the parking lot landscaping requirement, only that portion of the preservation area located in the interior of, or directly adjacent to, the area to be counted may be credited.

E. In accordance with subsection 5108.4.A(1)(b) of the Zoning Ordinance, up to half of the required interior parking lot landscaping may be satisfied through shade structures with solar collection systems, with the remainder satisfied by shade trees.

F. In accordance with subsection 5108.4.B of the Zoning Ordinance, any parking structure with an exposed surface containing ten or more parking spaces must include shade structures covering a minimum of 10 percent of the total area of the exposed portion of the parking structure. Alternatively, the required percentage of shade may be provided through shade trees or a combination of trees and shade structures located on the exposed portion of

the parking structure. If the shade structures are solar collection systems, a minimum of 5 percent of the total area of the exposed portion of the parking structure must be covered.

G. Landscaping within 6 feet of any building may not be used to satisfy interior parking lot landscaping requirements in accordance with subsection 5108.4.A(1)(c) of the Zoning Ordinance.

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0314 (Interior Parking Lot Landscaping), by revising Paragraph 12-0314.4 to read as follows:

12-0314.4 Calculations. To determine the area of interior parking lot landscaping required, (a) multiply the total area to be counted (see § 12-0314.2) by 10 ~~5~~ percent (or by 0.10 ~~0.05~~); and (b) calculate the total area of tree canopy to be preserved or planted in locations that will provide direct shade to the surface of the parking lot. The areas credited to landscape trees used to meet the requirements must be based on the area of 10-year Tree Canopy cover provided in Table 12.14. The total area of 10-year Tree Canopy provided in (b), when added to the area of shade structures allowed by subsection 5108.4.A(1)(b) of the Zoning Ordinance, must equal or exceed 10 ~~5~~ percent of the parking lot area as required by (a). A landscaping calculation table ~~similar to that shown~~ in accordance with Table 12.10 must be provided on the landscape sheet.

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0314 (Interior Parking Lot Landscaping Calculations), by revising Table 12.10 (Interior Parking Lot Landscaping Calculations) to read as follows:

Table 12.10 Interior Parking Lot Landscaping Calculations	
	ft²
Area to be Counted =	50,500
~~Int. Landscaping Required (5%) =~~	~~2,525~~
~~Total Shade Tree Canopy Provided.~~	
~~(11 trees @ 250 ft²ea.) =~~	~~2,750~~
~~Total Area Required =~~	~~2,525~~
~~Total Area Provided =~~	~~2,750~~
Interior Parking Lot Landscaping Required (10%) =	5,050
Shade Trees and Shade Structures Provided:	
Shade Tree Canopy (15 trees @ 250 ft²ea.) =	3,750
Total Area of Shade Structures with solar collection systems located on the surface parking lot =	1080
Total Area of Shade Structures with solar collection systems located on	0

the exposed portion of the parking structure =	
Total Area of Shade Structures without solar collection systems located on the exposed portion of the parking structure =	540
Total Interior Parking Lot Landscaping Provided =	5,370

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0315 (Landscape Plans), Subsection 12-0315.2 (Transitional Screening Yard Labels), by revising Paragraph 12-0315.2.B to read as follows:

12-0315.2 Transitional Screening Yard Labels

B. In accordance with subsection 5108.5.B(3) of the Zoning Ordinance, n~~N~~o existing or proposed sidewalk, trail or easement may exist or be proposed within a transitional screening yard unless it is placed perpendicular to, or nearly perpendicular to, the transitional screening yard.

**Proposed Amendment to
Chapter 12 (Tree Conservation) of
the Public Facilities Manual**

Changes are indicated by single underlines (insertions) and strikethroughs (deletions).

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0306 (Existing Vegetation Maps), Subsection 12-0306.1, by revising Table 12.2 (Existing Vegetation Map Cover Types) to read as follows:

Table 12.2 Existing Vegetation Map Cover Types	
The following vegetation and land use cover types must be provided on Existing Vegetation Maps	
(1) Open Field	no trees present; low shrubs, herbaceous meadow or other non-forest or non-woodland plant community
(2) Upland Forest	upland hardwoods: oak, hickory, and yellow-poplar; upland softwoods: Virginia pine
(3) Early Successional Forest Community	areas of early successional tree canopy dominated by juvenile pioneer species such as Virginia pine, red cedar, yellow-poplar, black locust, box elder, sweetgum, black willow, ~~ailanthus,~~ etc. These areas may also contain significant levels of turfgrass and other herbaceous plant materials
(4) Agricultural Land	land currently in use or recently used for agriculture or plant nurseries, as defined in the Zoning Ordinance, except for the growing of trees for sale
(5) Developed Land	areas of constructed features including buildings, parking and roadways
(6) Maintained Grasslands	grassed and landscaped areas, athletic fields or other green areas devoid of natural vegetation
(7) Bottomland Forest	river birch, sycamore, yellow-poplar, sweet gum, green ash
(8) Unique or Endangered Forest Community	Use the National Vegetation Classification System (USNVCS) to describe. Include USNVCS Unique Identification Number, USNVCS Name, Global Status and if available, the Rounded Global Status. Example: USNVCS ID: CEGL006216 USNVCS Name: Quercus alba - Carya glabra - Fraxinus americana / Cercis canadensis / Muhlenbergia sobolifera - Elymus hystrix Forest Global Status: G3. Rounded Global Status: G3 – Vulnerable
(9) Landscaped tree canopy	tree canopy established through the planting of nursery stock trees that is not part of a natural forest community
(10) Miscellaneous	Areas that do not match the previous cover types. Provide brief description of these areas on the Existing Vegetation Map.

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0307 (Tree Inventory and Condition Analysis), Subsection 12-0307.1 (Tree Inventory), to read as follows:

12-0307.1 Tree Inventory. All plans requiring the submission of a Tree Preservation Plan and narrative as required by § 12-0309 must show the accurate trunk location and common name of all trees with trunks 12 inches or greater in diameter located within 25 feet of the proposed limits of clearing, within the undisturbed area and within 10 feet of the limits of clearing in the disturbed area, (see Plate 1A-12). Trees less than 12 in diameter may be required to be addressed as part of these requirements if the Director determines the trees to have significant ecological, cultural or environmental significance.

A. The diameter of all trees must be measured at a height of 4.5 feet from the base of the trunk or as otherwise allowed in the current Guide for Plant Appraisal, published by the International Society of Arboriculture.

B. All trees included in the inventory must be individually marked in the field with a weatherproof identification tag bearing the tree identification number shown in the tree inventory table. For plantings that consist of uniform, regularly spaced rows of the same species and relative size, the Director may allow representative tagging. In these cases, the developer may tag one tree at each end of the row and clearly note on each tag the total number of trees represented. The developer must ensure all trees can be accurately reconciled with the inventory.

C~~B~~. Dead trees. Dead trees measuring 12 inches or greater in diameter that are located on the proposed development site at a distance of 100 feet or less outside of the proposed limits of clearing within the proposed undisturbed area should be identified on the Tree Conservation Plan. In addition, dead trees located 10 feet or less from the proposed limits of clearing and within the proposed area of disturbance should be identified on Tree Conservation Plans. Dead trees should be labeled as "Assessed as dead" (see Plate 1B-12). These trees will be considered for removal or other arboricultural treatments during land clearing operations as further provided in § 12-0501.3.

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0310 (10-year Tree Canopy Requirements), Subsection 12-0310.4 (Planting Trees for 10-year Tree Canopy Credits), Subsection 12-0310.4.B (Opportunities for Additional 10-year Tree Canopy Credits), Subsection 12-0310.4.B.5 (Native Trees), to read as follows:

12-0310.4.B.5 Native Trees. A multiplier of 1.5 times the 10-year Tree Canopy credit listed in Table 12.14 may be applied to the canopy area of certain native tree species identified in the "Native" column of Table 12.14 that will be planted in nursery stock sizes. Native species are those known to occur naturally (i.e., not assisted by human movement) ~~in Fairfax County~~ as indicated by sources such as ~~in~~ the Digital Atlas of Virginia Flora and the US Department of Agriculture. For Native species given a 1.5 in the "Native" column, when 1 tree is planted, 1.5 tree canopy credits are given. Other native species are identified in the "Native" column of Table 12.14, but given "normal" credit, as indicated with a 1.0. This

means that when 1 of these trees is planted, credit for 1 tree is given. The following tiers of native species are used in this document:

a. (LN 1.5): Locally Native, 1.5 Multiplier. Species native to northern Virginia and/or Washington DC that provide exceptional value or have a high likelihood to thrive based on their tolerances. For 1 tree planted, 1.5 tree canopy credits are given.
b. (LN 1.0): Locally Native, Normal Credit. Species native to northern Virginia or Washington DC that are given normal credit. For 1 tree planted, 1 tree canopy credit is given.
c. (RN 1.5): Regionally Native, 1.5 Multiplier. Species that may not meet the definition of "locally native," but are native to the broader Mid-Atlantic region, including other areas of Virginia, Delaware, Maryland, North Carolina, and West Virginia, and that provide exceptional value or have a high likelihood to thrive based on their tolerances. For 1 tree planted, 1.5 tree canopy credits are given.
d. (RN 1.0): Regionally Native, Normal Credit. Species native to the Mid-Atlantic region that are given normal credit. For 1 tree planted, 1 tree canopy credit is given.
e. (NN 1.0): Nationally Native. Species that may not meet the definition of "locally native" or "regionally native," but that are native to the continental United States. These species are given normal credit. For 1 tree planted, 1 tree canopy credit is given.

Amend Chapter 12 (Tree Conservation), Section 12-0300 (Tree Conservation Plan Requirements), Subsection 12-0316 (Requirements and Specifications for Replacement Trees and/or Vegetation), Subsection 12-0316.4 (RPA Establishment and Restoration), by revising Table 12.13B (Planting Density Per Acre for RPA Establishment or Restoration), to read as follows:

Table 12.13B Planting Density Per Acre for RPA Establishment or Restoration					
A. Trees[1,8]					
	1.5-in. Caliper[2]	**3/4-in. Caliper[2]**	**Gallon Pot[3]**	**Tubelings[4]**	**Bareroot Seedlings[5]**
Overstory Trees	109	164	218	400	1,210[7]
Understory Trees[6]	N/A	218	435	800	

1. Any overstory tree size may be paired with any understory tree size. Overstory trees and understory trees do not have to be the same size and more than one size of overstory tree and understory tree may be used. Using a 1-acre site as an example, a planting plan could specify 109 1.5-inch caliper overstory trees for the entire acre, 109 ¾-inch caliper understory trees for ½ acre and 218 1-gallon pot understory trees for ½ acre.
2. Tree caliper is measured at 6 inches above ground as specified in ANSI Z60.1.
3. A gallon pot contains approximately 1 gallon of soil, equivalent to a #1 or #2 container size in accordance with ANSI Z60.1.
4. A tubeling is a tree grown from seed and offered for sale in plastic "plug" containers. Plants can vary in age from 1 to 4 years. Tubelings must be at least 0.25-inch diameter where the stem joins the roots (root collar).
5. Bareroot stock ~~seedlings~~ may only be used with approval by the Director. Bareroot stock refers to tree planting material sold without soil that is typically 1 to 4 years old and is at least 0.25 inches in diameter at the root collar. ~~A bareroot seedling is a tree grown from seed but sold without soil. Plants can vary in age from 1 to 4 years. Seedlings must be at least 0.25-inch diameter where the stem joins the roots (root collar).~~
6. Up to 25% of the understory trees may be composed of overstory species.
7. This number is the combined total of understory trees and overstory trees required. The proportion of understory trees to overstory trees is flexible and will be evaluated with the planting plan.
8. The ~~recommended~~ planting window for trees is ~~November~~ October 1st through ~~April 15th~~ May 31st when the ground is not frozen ~~(after the first hard frost and before bud break)~~.

B. Shrubs

	12-24 in. tall in a 1 gallon or larger pot[1]	1 quart or larger pot
Shrubs[3]	654	N/A
Shrub-Equivalents[2,4]	N/A	2,616

1. A gallon pot contains approximately 1 gallon of soil, equivalent to a #1 or #2 container size in accordance with ANSI Z60.~~1~~2.
2. Up to 25% of the shrub layer may be composed of other plant types that perform an ecological function equivalent to shrubs. These shrub-equivalents, as determined by the Director, include various species of forbs, herbs, graminoids and vines. Unlike shrubs, shrub-equivalents may die back to the ground during winter. Using a 1.2-acre site as an example, 589 (0.9-acre x 654/acre) shrubs and 785 (0.3-acre x 2,616/acre) shrub-equivalents would be required.
3. The ~~recommended~~ planting window for shrubs and shrub equivalent is ~~November~~ October 1st through ~~April 15th~~ May 31st when the ground is not frozen ~~(after the first hard frost and before bud break)~~.
~~**4.** The recommended planting window for shrub-equivalents is September 1st through October 31st and March 1st through May 15th.~~

C. Groundcover[1]

	Pure Live Seed
Perennial Herbaceous Seed Mix[2,3] (minimum of 12 species)	30 lbs.
Annual Herbaceous Cover Crop Seed Mix[2,4] (1-2 Species)	60 lbs.

1. Other types of groundcover such as leaf litter or mulch may be approved by the Director.
2. An herbaceous seed mix is a seed mix of perennial and/or annual grasses and flowers. The perennial herbaceous seed mix must be composed of native species. The annual herbaceous cover crop seed mix may be composed of non-native species.
3. The ~~recommended~~ planting window for the perennial herbaceous seed mix is ~~September~~ October 1st ~~through October 31st and March 1st~~ through May ~~15th~~ 31st.
4. Annual herbaceous cover crop seed mixes may be planted year-round.

Amend Chapter 12 (Tree Conservation), Section 12-0400 (Tree Selection and Canopy Cover Guide), Subsection 12-0401 (Explanation of Tree Selection and Canopy Cover Guide), Subsection 12-0401.1 (Purpose) by revising Paragraphs 12-0401.1.B, C, D, and E, to read as follows:

12-0401.1 Purpose. The Tree Selection and Canopy Cover Guide (Table 12.14) contains information which is helpful when selecting trees to be planted on sites after construction has been completed. For the purposes of defining tree canopy credit, the table contains categories of trees based on their ultimate height and spread. This information is not all inclusive, but does include many species which have performed well in this region and are generally available in local nurseries. The highlighted tree species and their cultivars, many of which are native species, have proven to perform well in the landscape under the conditions typical for the listed tree uses. Sections § 12-0401.1A through § 12- 0401.1F provides an explanation of Table 12.14 entitled Tree Selection and Canopy Cover Guide, columns and codes. The Director may approve trees other than those listed in Table 12.14 for various uses and canopy credit, upon request, with adequate documentation regarding the characteristics of the tree(s) in question.

A. Botanical/Common Name. This column lists trees alphabetically and categorizes them based on their ultimate size and tree canopy area. Botanical names are given first, including genus, species, and, in some cases, cultivar name. Common names used in the Mid-Atlantic region are given second. Deciduous trees are separated from evergreens in all categories. Evergreens include both coniferous and broadleaf species.

B. Minimum Planting Area. This information, which is included in the header row for each tree category, ~~column~~ shows the soil surface area in square feet that must be provided when planting a given species. This information should be used to determine the minimum planting space for all planted trees. When minimum planting areas cannot be provided due to existing conditions, alternative designs that provide the maximum possible planting areas may be allowed as approved by the Director. A detail showing the alternative design must be provided on the landscape plan.

C. Projected 10-year Tree Canopy Area. This information, which is included in the header row for each tree category, gives ~~These columns give~~ the projected 10-year Tree Canopy area in square feet for trees of different sizes at time of planting. Deciduous trees are listed by commonly available caliper sizes and evergreen trees are listed by commonly available heights. The 10-year Tree Canopy cover will be used to determine tree canopy credit for planted trees and will be used for drawing trees to scale on the landscape plan and to determine minimum spacing requirements. When drawn to scale, tree canopies should not significantly overlap (see § 12-0315.1D). Trees proposed to be planted in sizes larger than those listed in Table 12.14 (larger than a 3-inch caliper for deciduous trees and taller than 10 feet in height for evergreens) may receive additional 10-year Tree Canopy credit using Table 12.14 as a guide as approved by the Director.

D. Tree Uses and Transitional Screening ~~Yard Use~~. Tree selection should be based upon post-development site conditions (see Table 12.14).

1. (FA): Forest Area. Trees suitable for planting in naturalized, woodland, park, and other forested or natural settings. These species are appropriate for areas intended to establish or enhance native forest structures, biodiversity, and ecosystem function. FA trees typically perform well in conditions that support natural forest communities, including sites with layered vegetation, intact soils, and minimal long-term maintenance. They may also be used to support successional woodland development consistent with the characteristics of forest areas described in PFM 12-0204.1.

2. (FP): Floodplain. Trees suitable for planting in county and FEMA-designated floodplains, Resource Protection Areas (RPAs), riparian corridors, and other wet or intermittently saturated environments, including urban sumps or low-lying drainage areas. These species tolerate periodic flooding, fluctuating water tables, and occasional stormwater inundation. FP trees also typically provide string soil binding root systems that support erosion control, streambank stabilization, and long-term riparian ecosystem function. They are appropriate for projects seeking to enhance water quality, habitat connectivity, and the resilience of natural hydrologic features.

3.~~1.~~ (G): General ~~(G)~~. These trees are suitable for a variety of uses, including lawns or residential uses.

~~2. Native (N). Native species are those known to occur naturally~~

~~(i.e., not assisted by human movement) in Fairfax County as indicated in the Digital Atlas of Virginia Flora. These trees may be used for additional canopy credits as provided in § 12-0310.4B.~~

4.~~3.~~ (PL): Parking Lot Planting Areas ~~(PL)~~. These tree species have been selected for use in parking areas based on their favorable branching habits, ability to provide shade or screening for parking lot use, ~~and~~ tolerance of poor soils, drought, radiant heat, de-icing salts, minimal litter and excretions, and restrictive root space. Trees most appropriate for planting on parking decks will generally have the following environmental tolerances: restricted root zone (RZ-T), compacted and poor soils (SC-T), air pollution (AP-T), de-icing salts (IS-T), and dry soil ~~drought~~ tolerance (DS-T). Tree planters on decks should provide the minimum planting areas as stated in Table 12.14 and include a suitable, lightweight soil mix, and means of irrigation and drainage (see Plate 5-12).

5.~~4.~~ (RA): Plantings in Restricted Areas ~~(RA)~~. These species should be considered where the ultimate size and form of a tree, along with its root structure, must be given consideration in order to avoid potential maintenance, safety, and access problems.

6.~~5.~~ (SN): Screening Trees and Shrubs. There are two columns in the table to consult on the topic of trees for screening use. All trees and shrubs that are commonly used as a screen, hedge, barrier, shrub border, or living fence are notated as "SN" (for screen) in the "Tree Use" column, regardless of the size and type. However, if the site is required to meet the formal "transitional screening" requirements of the Zoning Ordinance, the "Transitional Screening" column must also be consulted. Trees noted in the "Tree Use" column as a screen (SN) *and* in the "Transitional Screening" column as Large Evergreen (LE), Medium Evergreen (ME), or Large Deciduous (LD) are tall enough to meet the transitional screening requirements of Section 5108 of the Zoning Ordinance. Trees and shrubs marked as screen (SN) in the "Tree Use" column that have a blank cell in the "Transitional Screening" column are generally shorter, dense shrubs or small trees that provide excellent screening at lower heights but are not tall enough to meet Zoning Ordinance transitional screening requirements. These smaller trees may be good screening or hedge border options on sites where there is no Zoning Ordinance requirement for a transitional screen. ~~(LE, ME, LD). Trees identified by~~

~~these notations are effective in meeting the transitional screening requirements of Section 5108 of the Zoning Ordinance, by providing eye level visual screening.~~ Both deciduous and evergreen species are listed but only evergreens provide year-round screening.

7. (ST): Street Trees. These trees are suitable for planting along roadways, including along sidewalks, paved trails, and utility strips adjacent to the street. These species can handle confined spaces, their roots do not significantly disturb pipes or utilities, they do not create a notable mess or stains, and they can tolerate exposure to road salts and air pollution. For the purposes of Table 12.14, the ST designation identifies planting-use suitability only. It is distinct from and does not confer the status of a street tree as defined elsewhere in this Chapter or in Chapter 120 for heritage, memorial, specimen, or Board-designated street trees, and does not by itself qualify as a tree for the multipliers in Table 12.6.

E. Tolerances and Vulnerabilities: ~~Environmental Tolerances.~~ These columns in Table 12.14 are used to assist with the selection of tree species. The objective is to guide the planting of trees in conditions where they will thrive. For the tree species listed in Table 12.14, the trait codes listed in the "Tolerances" column notate the tree species' abilities to withstand a range of site conditions, environmental conditions, and climate hazards. The trait codes listed in the "Vulnerabilities" column notate the tree species' sensitivities or intolerances. These trait codes are defined below. Traits notated in Table 12.14 are well-documented in research and practice. The absence of a code for a particular species can mean either that the trait is neutral, or that there is insufficient, inconclusive, or conflicting research into that trait for the species. ~~This column is used to select species that are tolerant of specific environmental factors, both natural and constructed, that occur frequently in the urban setting. Refer to Table 12.14 for the tolerance code list.~~

1. (ADAPT). These species are more adaptable to a changing climate, as scored by the United States Department of Agriculture (USDA) Climate Change Atlas' Adaptability Score. Adaptability scores are based on 12 disturbance and 9 biological characteristics or modification factors. Species marked with "ADAPT" in this chapter are those that scored high (5.0-9.0) for "Adaptability" in the USDA Climate Change Atlas. Additionally, species were included that scored at least 4.5 for "Adaptability" if they also scored high for "Capability" to cope with the changing climate, projected "Shift," and "Habitat Change."

2.~~5.~~ (AP-T): Air Pollution Tolerant ~~(AP)~~. This group of species will tolerate areas subjected to exhaust gas emissions and other air pollutants found along roadways and within parking lots. These tree species typically do not show notable damage and continue normal growth and development when exposed to air pollution. ~~These trees are typically deciduous and shed their leaves before particulate matter can damage plant tissue. Evergreens retain leaves or needles longer, allowing particulate matter to be absorbed and destroy plant tissue, and as such are more susceptible to pollution injury.~~

3. (AP-V): Air Pollution Vulnerable. These tree species are particularly vulnerable or sensitive to air pollution, which means they typically either fail to survive, show significantly degraded health, or fail to continue normal growth and development after exposure to air pollution. These trees may have health issues in areas close to traffic or other sources of air pollution.

4. (CO-T): Cold Tolerant. These tree species are tolerant of extreme cold conditions. A tree is considered tolerant of cold if it is exposed to very low temperatures without adequate acclimation and continues normal growth and development. For Fairfax County, these species should be able to withstand temperatures as low as -10°F or multiple days in a row below 0°F.

5. (CO-V): Cold Vulnerable. These species are particularly vulnerable to extreme cold conditions. While most species prefer moderate temperature conditions, the species labeled "cold-vulnerable" typically either fail to survive, show significant damage or degraded health, or fail to continue normal growth and development after exposure to extreme cold. For Fairfax County, these species are typically vulnerable to temperatures below -10°F or multiple days in a row below 0°F.

6. (DP-T): Disease or Pest Tolerant. These species' health, growth, and development are not typically affected by diseases or pests. In some trees, this trait may be due to the ability to prevent or reduce disease development by slowing multiplication of the pathogen within the host. In other cases, the tree is simply not usually a target for the pest infestations.

7. (DP-V): Disease or Pest Vulnerable. These species are particularly vulnerable to diseases or pest infestations. While all trees are susceptible to some diseases and pests, the trees identified as "DP-V" have notable, prevalent

disease or pest issues that commonly threaten the survival, health, or growth of the trees.

8. (DR-T): Drought Tolerant. These species are more likely to survive periods of meteorological drought, defined by the American Meteorological Society as "a period of abnormally dry weather (or lack of rainfall) sufficiently long enough to cause a serious hydrological imbalance." A tree is considered drought-tolerant if it continues normal growth and development when exposed to long-term drought. "Drought" exceeds "Dry Soil." For Dry Soil Tolerance, see DS-T.

9. (DR-V): Drought Vulnerable. These species are particularly vulnerable to meteorological drought, as defined by the American Meteorological Society as "a period of abnormally dry weather (or lack of rainfall) sufficiently long enough to cause a serious hydrological imbalance." While most species prefer adequate water, these species labeled "DR-V" typically fail to survive, show significant damage or degraded health, or fail to continue normal growth and development after exposure to drought. "Drought" exceeds "Dry Soil." For Dry Soil Vulnerability, see DS-V.

10.~~8.~~(DS-T): ~~Drought Conditions (D)~~ Dry Soil Tolerant. These species ~~will~~ tolerate ~~hot,~~ dry ~~conditions~~ sites, which means they typically continue normal growth and development on sites with limited soil moisture availability. ~~They require less available soil moisture than most trees and should be considered for planting areas subjected to heat, drying winds, and intense solar radiation without the benefit of supplemental moisture.~~ These conditions are often found along roadways, parking lots, parking decks, around buildings, or in areas that are infrequently watered ~~and around buildings that absorb heat and reflect sunlight~~. "Dry Soil" is a lower threshold than "Drought." For Drought Tolerance, see DR-T. For Heat Tolerance, see H-T.

11. (DS-V): Dry Soil Vulnerable. These species are particularly sensitive to dry sites and should not be planted in areas with limited soil moisture or infrequent watering. These species typically either fail to survive, show significantly degraded health, or fail to continue normal growth and development when grown in dry soil conditions. "Dry Soil" is a lower threshold than "Drought." For Drought Vulnerability, see DR-V.

12. (FL-AB): Flood Adaptation Benefit. These species help communities adapt to increased flooding conditions by excelling in stormwater absorption and streamflow

reduction capabilities. While all trees provide some level of stormwater absorption, the species marked as "FL-AB" rank in the top 10% of trees in Fairfax County for these capabilities, which means they absorb more stormwater than most trees.

13. (FL-T): Flood Tolerant. These species are more resilient to flooding or flash flooding conditions and are typically able to continue normal growth and development after exposure to flooding. "Flooding" as defined by the National Oceanic and Atmospheric Administration refers to an overflow of water onto normally dry land, the inundation of a normally dry area caused by rising water in an existing waterway, or ponding of water due to heavy rainfall. "Flash flooding" is defined as a flood caused by heavy or excessive rainfall in a short period of time, generally less than 6 hours, or by sudden release of water by dam or levee failure. "Flooding" exceeds "Wet Soil" because flooding involves the pooling and/or flowing of water (sometimes with great force) above the ground surface.

14. (FL-V): Flood Vulnerable. These tree species are particularly vulnerable to flooding, which means they typically fail to survive, show significant damage or degraded health, or fail to continue normal growth and development after exposure to flooding. "Flooding" as defined by the National Oceanic and Atmospheric Administration refers to an overflow of water onto normally dry land, the inundation of a normally dry area caused by rising water in an existing waterway, or ponding of water due to heavy rainfall. "Flash flooding" is defined as a flood caused by heavy or excessive rainfall in a short period of time, generally less than 6 hours, or by sudden release of water by dam or levee failure.

15. (H-AB): Heat Adaptation Benefit. These species help communities adapt to increases in extreme heat and the Urban Heat Island effect by excelling in ultraviolet (UV) reduction or air temperature reduction through evapotranspiration. While all trees provide some of these benefits, these species rank in the top 10% of trees in Fairfax County for these capabilities, which means they provide better shade and cooling benefits than most trees.

16. (H-T): Heat Tolerant. These species are more resilient to extreme heat conditions, which means they typically continue normal growth and development after exposure to higher temperatures, even without adequate acclimation. For Fairfax County, these species should be acclimated to a

Heat Zone of 8 or higher, and able to withstand temperatures that exceed 100°F, or multiple days in a row above 90°F.

17. (H-V): Heat Vulnerable. These species are particularly vulnerable to extreme heat conditions. While most species prefer moderate temperature conditions, the species labeled "H-V" typically either fail to survive, show significantly degraded health, or fail to continue normal growth and development after exposure to temperatures that exceed 100°F, or multiple days in a row above 90°F.

18.~~6.~~(IS-T): De-icing Salts Tolerant ~~(IS)~~. These species are tolerant of root and leaf exposure to de-icing salts such as sodium chloride and calcium chloride, which means they continue normal growth and development following exposure to such salts. These trees ~~should be planted~~ may be appropriate along roadways and in the vicinity of parking lots, sidewalks and asphalt paths subject to snow and ice removal operations.

19. (IS-V): De-icing Salt Vulnerable. These species are intolerant of root and leaf exposure to winter de-icing salts such as sodium chloride and calcium chloride. These species typically either fail to survive, show significantly degraded health, or fail to continue normal growth and development after exposure to de-icing salts. These trees should *not* be planted along roadways and in the vicinity of parking lots, sidewalks, and asphalt paths adjacent to snow and ice removal operations.

20.~~3.~~(PS-T): Partial Shade Tolerant ~~(PS)~~. These species tolerate or prefer areas receiving ~~partial amounts~~ short durations of direct sunlight such as on the Eastern or Northern sides of structures or in forested areas.

21.~~1.~~(RZ-T): Restricted Root Zone Tolerant ~~(RZ)~~. These tree species will tolerate ~~limited~~ restricted planting areas better than other species. Roots of these trees will usually not disrupt surrounding hardscapes. It is noted that trees that are planted in areas that meet only the minimum requirements for planting area, generally will not be healthy, long-lived trees. A larger planting space will result in more healthy, vigorous specimen trees due to increased nutrient availability and improved soil conditions.

22.~~2.~~(SC-T): Soil Compaction and Poor Soil Conditions Tolerant ~~(SC)~~. These species are noted for their tolerance to a range of soil conditions found in the urban environment. It should be noted that most trees do not tolerate poor soils. Tolerant trees that may grow in poor soil will generally not thrive.

a. A poor soil is a soil used as a growing medium that has

marginal properties for support of plant life. Poor soil conditions may include one or more of the following characteristics: low nutrient content (essential nutrients have been leached or the soil lacks nutrient holding capacity), low organic matter content, improper pH (a soil that is either too acidic or too alkaline) and poor structure (highly compacted with little pore space and a low water infiltration and percolation rate).

b. Subsoils used to provide a stable base for sidewalks, parking lots, buildings, etc., and general grading purposes are often inadequate for plant growth. Amending these soils with composted organic matter and agricultural lime may improve soil pH, structure and nutrient availability. Testing soil for pH and nutrient content is advisable before amending soil. Soil amending in individual planting holes is not recommended. If soil amendments are needed, they should be applied using broadcast methods and tilled in over a large planting area.

23. (SC-V): Soil Compaction Vulnerable. These species are particularly vulnerable to soil compaction. Compaction is pressure that squeezes soil into layers that resist root penetration and water movement, often as the result of foot traffic or machine activity. While all species prefer less compacted soil, the species labeled "SC-V" typically either fail to survive, show significantly degraded health, or fail to continue normal growth and development when grown in compacted soils.

24.~~4.~~(SH-T): Full Shade Tolerant ~~(SH).~~ These species tolerate or prefer a shaded environment and are typically able to continue normal growth and development in fully shaded conditions. However, the ~~deeper~~ heavier the shade, the more difficult it is for any tree to thrive.

25. (SH-V): Shade Vulnerable. These species are particularly intolerant of shade which means they either fail to survive, show significantly degraded health, or fail to grow on fully shaded sites. These species should be planted in areas with adequate sun, away from the shade cast by structures or other trees.

26. (SU-T): Full Sun Tolerant. These species tolerate or prefer full sun conditions. They are not overly subject to sun scorch and may do well in sunny areas that are not shaded by structures or other trees.

27. (SU-V): Full Sun Vulnerable. These species are intolerant of full sun or susceptible to leaf scorch. They need partial

shade or full shade conditions. A tree is considered vulnerable to full sun conditions if it either fails to survive, shows significantly degraded health, or fails to grow and develop normally when exposed to full sun.

28. (WI-AB): Wind Adaptation Benefit. These species help communities adapt to severe storms and wind by serving as a dense windbreak or barrier, notably reducing wind speeds in areas behind the trees. Specifically, these species rank in the top 10% in Fairfax County for wind speed reduction capability, so they block wind better than most trees.

29. (WI-T): Wind Tolerant. These species are more likely to survive severe storm and wind conditions and are typically less susceptible to wind-related damage such as windthrow and breakage. Tree species may be more wind-tolerant due to a range of factors including but not limited to extensive or deep rooting, slow growth, strong wood and branch structures, shorter tree heights, and/or native habitat of open, wind-exposed areas. Selecting these species may reduce the prevalence of downed trees from severe storms.

30. (WI-V): Wind Vulnerable. These species are particularly vulnerable to high winds and damage from severe storms and need protection from wind. While all trees have some wind vulnerability, these trees typically suffer from windthrow, breakage, uprooting, or other damage during high winds and severe storms. Wind vulnerability of tree species may be due to a range of factors including but not limited to shallow roots, fast-growing and weak wood, poor branch structure, and heights and crown volume that increase wind drag and force upon the root plate.

31.~~7.~~(WS-T): Wet Soil~~ Conditions~~ Tolerant~~ (W)~~. These tree species ~~will~~ tolerate or prefer ~~moderate to~~ excessive soil moisture and can typically continue normal growth and development in wet soils. “Wet soil” refers to soil that is saturated but not flooded, which means the water is not flowing above the soil surface. For flood tolerance, see FL-T. These trees ~~should be planted~~ may be appropriate on wet sites adjacent to waterways, ponds, lakes, stormwater retention and detention facilities.

32. (WS-V): Wet Soil Vulnerable. These tree species are particularly vulnerable to wet soil, which means they typically either fail to survive, show significantly degraded health, or fail to continue normal growth and development when exposed to wet soil and associated conditions such as root rot. “Wet soil” refers to soil that is saturated but not flooded. For flood vulnerability, see FL-V.

F. The "Conditional Use or Reduced Credit"; "Air Quality"; "Energy Conservation"; "Water Quality"; "Wildlife"; "Native"; and "Improved Cultivar/Variety" columns provides information concerning the reduced or additional 10-year Tree Canopy credit that various species may receive if planted as provided in § 12-0310.3D, § 12-0310.3E, and § 12-0310.4C *et. seq*.

Amend Chapter 12 (Tree Conservation), Section 12-0400 (Tree Selection and Canopy Cover Guide), Subsection 12-0401 (Explanation of Tree Selection and Canopy Cover Guide), Subsection 12-0401.1 (Purpose) by revising Table 12.14 (Tree Selection and Canopy Cover Guide) as follows:

Table 12.14 Tree Selection and Canopy Cover Guide

Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
CATEGORY I DECIDUOUS TREES **Trees 50 feet or less in height at maturity with a spread less than one-half of their height. Trees in this Category have:** **Min planting area: 65 ft²** **Projected 10-year Tree Canopy Area: 40 ft² for 1 in. caliper at planting | 50 ft² for 2 in. caliper at planting | 75 ft² for 3 in. caliper at planting**															
Columnar cultivars bred for narrow crowns	~~65~~	~~40~~	~~50~~	~~75~~	RA										
CATEGORY II DECIDUOUS TREES **Trees that can be maintained at a height of ~~20~~ 25 feet or less and have a spread approximately equal to their height. Trees in this Category have: Min planting area: 50 ft²** **Projected 10-year Tree Canopy Area: 75 ft² for 1 in. caliper at planting | 100 ft² for 2 in. caliper at planting | 125 ft² for 3 in. caliper at planting**															
~~*Acer ginnala* amur maple~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G, RA~~		~~D, PS, RZ~~								
~~***Acer palmatum* Japanese maple~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G~~		~~RZ, SH~~								
Amelanchier arborea **downy serviceberry**	~~50~~	~~75~~	~~100~~	~~125~~	FA, FP, G, PL, RA, SN, ST		CO-T, DS-T, H-T, PS-T, RZ-T, SU-T, WS-T					1.25	1.5	LN 1.5	

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~**Min. Planting Area in ft²**~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			**Tree Uses**	**Transitional Screening ~~Yard Use~~**	**POSITIVE TRAITS: ~~Environmental~~ (Tolerances)**	**NEGATIVE TRAITS: (Vulnerabilities)**	**Conditional Use or reduced credit**	**Air Quality** 12-0310.4 B(1)	**Energy Conservation** 12-0310.4 B(2)	**Water Quality** 12-0310.4 B(3)	**Wildlife** 12-0310.4 B(4)	**Native** 12-0310.4 B(5)	**Improved Cult./Var.** 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Amelanchier canadensis **Canadian serviceberry**					FA, FP, SN		CO-T, DP-T, DS-T, FL-T, PS-T, WI-T, WS-T	AP-V, DR-V, H-V, SC-V					1.5	LN 1.5	
Amelanchier laevis **Allegheny serviceberry**	~~50~~	~~75~~	~~100~~	~~125~~	FA, G, RA, SN, ST		CO-T, PS-T, RZ-T, SH-T ~~W~~	AP-V				1.25	1.5	LN 1.5	
Asimina triloba **pawpaw**	~~50~~	~~75~~	~~100~~	~~125~~	FA, FP, G		CO-T, DP-T, PS-T, SH-T, SU-T, WS-T	DR-V				1.25	1.5	LN 1.5	
Benthamidia ~~Cornus~~ florida **flowering dogwood** (anthracnose resistant cultivars)	~~50~~	~~75~~	~~100~~	~~125~~	FA ~~G~~		ADAPT, CO-T, PS-T, SH-T, SU-T, WI-T	AP-V, DP-V, FL-V, H-V, IS-V, SC-V, WS-V	Yes				~~1.5~~	~~1.5~~ LN 1.0	1.25
Carpinus caroliniana ~~American~~ **hornbeam**	~~50~~	~~75~~	~~100~~	~~125~~	FA, FP, G, RA, SN		ADAPT, CO-T, PS-T, SH-T, SU-T, WI-T, WS-T	DR-V, IS-V, SC-V				1.25		LN 1.5	
Castaneau pumila **Alleghany chinkapin**					FA		CO-T, DR-T, DS-T, H-T, PS-T, SU-T	IS-V						LN 1.5	

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Cercis canadensis eastern redbud	~~50~~	~~75~~	~~100~~	~~125~~	FA, G, PL, RA, SN		CO-T, DR-T, DS-T, PS-T, RZ-T, SC-T, SU-T, WI-T	DP-V, FL-V, IS-V, WS-V						LN 1.5	
Chionanthus virginicus fringetree	~~50~~	~~75~~	~~100~~	~~125~~	FA, FP, G, PL, RA, SN		AP-T, CO-T, PS-T, RZ-T, SU-T, WI-T, WS-T					1.25		LN 1.5	
Cornus alterniflolia Alternate-leaf Dogwood (Anthracnose resistant cultivars)					FA, G		CO-T, PS-T, SH-T	AP-V, DR-V, H-V, IS-V						LN 1.0	
~~***Cornus kousa* kousa dogwood**~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G,~~		~~RZ~~								
Cornus mas Cornelian cherry dogwood	~~50~~	~~75~~	~~100~~	~~125~~	G, RA, SN		CO-T, DP-T, PS-T, RZ-T, SU-T	IS-V							
Corylus americana American hazel					FA, SN		CO-T, PS-T, SH-T, SU-T	IS-V						LN 1.0	
Crataegus phaenopyrum Washington hawthorn					G, SN, ST		AP-T, CO-T, DR-T, DS-T, H-T, SU-T, WI-T	SH-V						LN 1.5	

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Crataegus viridis green hawthorn					FP, PL, SN, ST		AP-T, CO-T, DS-T, SC-T, SU-T	IS-V						LN 1.0	
~~***Halesia carolina* Carolina silverbell~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G~~		~~PS~~								
~~***Magnolia x soulangiana* saucer magnolia~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G~~		~~AP, RZ~~								
~~***Magnolia stellata* star magnolia~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G, RA~~		~~AP, RZ,~~								
Magnolia virginiana sweetbay magnolia	~~50~~	~~75~~	~~100~~	~~125~~	FA, FP, G, RA, SN		ADAPT, AP-T, FL-T, H-T, PS-T, RZ-T, SC-T, SU-T, WI-T, WS-T ~~SH~~	CO-V, DR-V				1.25		LN 1.5	
Ostrya virginiana ~~Eastern~~ hophornbeam	~~50~~	~~75~~	~~100~~	~~125~~	FA, G, PL, ST		ADAPT, CO-T, DP-T, DR-T, DS-T, H-T, PS-T, SH-T, SU-T, WI-T	FL-V, IS-V, SC-V, WS-V						LN 1.5	
Oxydendrum arboreum sourwood	~~50~~	~~75~~	~~100~~	~~125~~	FA, G		ADAPT, CO-T, DP-T, ~~D,~~ PS-T, SH-T, SU-T	AP-V, DR-V, FL-V					1.5	RN 1.5	

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Ptelea trifoliata **hoptree**					FA, G, SN		CO-T, DS-T, H-T, RZ-T	FL-V, WS-V						LN 1.0	
Prunus americana **American plum**					FA. G		CO-T, DS-T, H-T, SU-T	FL-V, SH-V						LN 1.0	
Prunus x incam ***'Okame'*** **Okamé cherry**	~~50~~	~~75~~	~~100~~	~~125~~	PL, RA, ST		PS-T, SU-T								
Sassafras albidum **sassafras**	~~50~~	~~75~~	~~100~~	~~125~~	FA, G, ST		DR-T DS-T, H-T, SC-T, SU-T, WI-T	FL-V, SH-V					1.0	LN 1.5	
Stewartia koreana ***Korean stewartia***	~~50~~	~~75~~	~~100~~	~~125~~	~~RA~~		~~RZ~~								
Stewartia ovata **mountain-camellia** ~~**stewartia**~~	~~50~~	~~75~~	~~100~~	~~125~~	FA, SN, ~~G,~~ ~~RA~~		CO-T, DP-T, PS-T, SU-T ~~RZ~~	DR-V, H-V, SC-V						RN 1.0	
Stewartia pseudocamellia ***Japanese stewartia***	~~50~~	~~75~~	~~100~~	~~125~~	~~RA~~		~~RZ~~								
Styrax americanus **American snowbell**	~~50~~	~~75~~	~~100~~	~~125~~	FA, FP, G, RA, SN		CO-T, DP-T, FL-T, PS-T, SU-T, WS-T ~~RZ~~							LN 1.0	
~~*Styrax japonicus*~~ ~~Japanese snowbell~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G, RA~~		~~PS, RZ~~								

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
CATEGORY III DECIDUOUS TREES **Trees 25 to 50 feet in height at maturity with a spread equal to or greater than their height and trees over 50 feet in height at maturity with a spread less than their height** **Min planting area: 90 ft²** **Projected 10-year Tree Canopy Area: 125 ft² for 1 in. caliper at planting | 150 ft² for 2 in. caliper at planting | 175 ft² for 3 in. caliper at planting**															
Acer floridanum **Florida maple**					FA, G		H-T, PS-T, SH-T, SU-T, WI-T, WS-T	IS-V, SC-V						RN 1.0	
Acer leucoderme **chalk maple**					G, PL, ST		CO-T, DP-T, DR-T, DS-T, H-T, PS-T, SH-T, SU-T							RN 1.0	
Acer negundo **box elder**					FP		ADAPT, CO-T, DR-T, DS-T, FL-T PS-T, SC-T, SU-T, WS-T	DP-V, WI-V						LN 1.0	
Acer x freemanii **Freeman maple**					G, PL, ST		FL-AB, H-AB, H-T, PS-T, SU-T							RN 1.0	
Aesculus flava **yellow buckeye**	~~90~~	~~125~~	~~150~~	~~175~~	FP, G, SN	LD	CO-T, FL-AB, H-AB, ~~IS~~, ~~SC~~ PS-T, SU-T, WI-AB	DR-V		1.5				RN 1.0	

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
~~***Aesculus hippocastanum* horse chestnut~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G~~	~~LD~~	~~IS, SC~~								
Betula nigra river birch	~~90~~	~~125~~	~~150~~	~~175~~	FA, FP, G, SN	LD	AP-T, CO-T, FL-T, SC-T, SU-T, WI-T, WS-T	SH-V				1.25	1.5	LN 1.5	
~~***Castanea mollissima* Chinese chestnut~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G~~	~~LD~~									
Celtis laevigata sugarberry					FA, FP, G, PL, ST		AP-T, H-AB, H-T, PS-T, SC-T, SH-T, SU-T, WS-T							LN 1.5	
Celtis occidentalis hackberry	~~90~~	~~125~~	~~150~~	~~175~~	FA, FP, G, PL, SN, ST	LD	ADAPT, AP-T, CO-T, DR-T, DS-T, FL-AB, FL-T, H-AB, H-T, IS-T, PS-T, SC-T, SU-T, WI-AB, WS-T				1.5	1.25	1.5	LN 1.5	
~~***Cercidiphyllum japonicum* katsuratree~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G, PL,~~	~~LD~~					~~1.5~~				

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~**Min. Planting Area in ft²**~~	~~Projected 10-yr. Tree Canopy Area in ft²and caliper in inches at planting~~			**Tree Uses**	**Transitional Screening ~~Yard Use~~**	**POSITIVE TRAITS: ~~Environmental~~ (Tolerances)**	**NEGATIVE TRAITS: (Vulnerabilities)**	**Conditional Use or reduced credit**	**Air Quality** 12-0310.4 B(1)	**Energy Conservation** 12-0310.4 B(2)	**Water Quality** 12-0310.4 B(3)	**Wildlife** 12-0310.4 B(4)	**Native** 12-0310.4 B(5)	**Improved Cult./Var.** 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Cladrastis kentukea **yellowwood**	~~90~~	~~125~~	~~150~~	~~175~~	G, SN, ST	LD	CO-T, DP-T, DS-T, ~~W~~	WI-V			~~1.5~~			LN 1.0	
Corylus Colurna **Turkish hazel**					PL, ST		AP-T, CO-T, DP-T, DR-T, FL-AB, H-AB, H-T, RZ-T, SU-T, WI-T	IS-V, SH-V							
Diospyros virginiana **persimmon**	~~90~~	~~125~~	~~150~~	~~175~~	FA, G,		ADAPT, CO-T, DR-T, DS-T, FL-T, H-T, PS-T, SC-T, SH-T, SU-T, WI-T						1.5	LN 1.5	
~~***Fagus sylvatica***~~ ~~**European beech**~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G~~	~~LD~~	~~PS~~								
Gleditsia triacanthos var. inermis **honeylocust (thornless variety)**	~~90~~	~~125~~	~~150~~	~~175~~	G, PL, ST	~~LD~~	ADAPT, CO-T, DR-T, DS-T, H-T, IS-T, SC-T, SU-T, WS-T ~~AP~~	DP-V, SH-V						LN 1.0	

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Gymnocladus dioicus **Kentucky coffeetree**	~~90~~	~~125~~	~~150~~	~~175~~	FA, G PL, SN	LD	AP-T, CO-T, DR-T, DS-T, H-T, SC-T, SU-T, WI-AB, WI-T ~~WS~~	SH-V				1.25	1.5	RN 1.5	
Juglans nigra **black walnut**	~~90~~	~~125~~	~~150~~	~~175~~	FA, FP, G, SN	LD	AP-T, CO-T, H-AB, H-T, SC-T, WI-AB ~~W~~	DP-V, SH-V				~~1.25~~	~~1.5~~	~~1.5~~ LN 1.0	
~~***Larix decidua***~~ ~~**European larch**~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G~~	~~LD~~	~~D~~								
Maclura pomifera **Osage-orange (male only)**	~~90~~	~~125~~	~~150~~	~~175~~	SN ~~G, N~~	LD	ADAPT, CO-T, DP-T, DR-T, DS-T, FL-T, H-T, IS-T, SU-T, WI-T, WS-T	SH-V						~~1.5~~ NN 1.0	
Magnolia acuminata **cucumbertree**	~~90~~	~~125~~	~~150~~	~~175~~	FA, G, SN ~~N~~	LD	PS-T, SU-T, WI-AB	AP-V, DS-V, DR-V, FL-V, H-V, SC-V, WS-V						~~1.5~~ LN 1.0	
Magnolia macrophylla **bigleaf magnolia**	~~90~~	~~125~~	~~150~~	~~175~~	G, SN	LD	DP-T, PS-T	AP-V, DR-V, DS-V, WI-V, WS-V						RN 1.0	

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Malus angustifolia southern crabapple					FA		DR-T, H-T, PS-T, SC-T, WI-T	FL-V						LN 1.0	
~~***Metasequoia glyptostroboides* dawn redwood~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G~~	~~LD~~	~~AP, W~~								
Morus rubra red mulberry					FA, FP		CO-T, DR-T, DS-T, FL-AB, H-T, H-AB, IS-T, PS-T, SH-T, SU-T, WS-T	DP-V						LN 1.5	
Nyssa biflora swamp tupelo					FP		FL-AB, FL-T, H-AB, H-T, SU-T, WS-T	DR-V, SH-V						RN 1.0	
Nyssa sylvatica blackgum	~~90~~	~~125~~	~~150~~	~~175~~	FA, FP, G, PL, SN, ST	LD	ADAPT, CO-T, DS-T, H-T, IS-T, PS-T, SC-T, SU-T, WI-T, WS-T				~~1.5~~	1.25	1.5	LN 1.5	
~~***Prunus sargentii* Sargent cherry~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G,~~										
~~***Prunus serrulata 'Kwansan'* Kwanzan cherry~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G~~	~~LD~~	~~AP~~								

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		~~1.0~~	~~2.0~~	~~2.0~~											
~~*Prunus subhirtella weeping Japanese Higan cherry*~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G~~										
~~*Prunus x yedoensis* Yoshino cherry~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G~~										
Quercus laurifolia laurel oak					FA, FP, ST		ADAPT, FL-T, H-T, PS-T, SC-T, SH-T, SU-T, WS-T	IS-V, WI-V						RN 1.0	
Quercus marilandica blackjack oak					FA		ADAPT, CO-T, DR-T, DS-T, H-T, IS-T, SU-T	DP-V, FL-V, SH-V, WS-V						LN 1.0	
Quercus michauxii swamp chestnut oak					FA, FP, G, ST		CO-T, FL-T, H-T, SC-T, SU-T, WI-T, WS-T	IS-V, SH-V						LN 1.5	
Quercus virginiana live oak					FA, G, PL		ADAPT, DR-T, DS-T, FL-T, H-T, IS-T, PS-T, SU-T, WI-T, WS-T	CO-V, DP-V						RN 1.0	

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		~~1.0~~	~~2.0~~	~~2.0~~											
Salix nigra **black willow**					FP		CO-T, FL-T, H-T, SC-T, WS-T	AP-V, DR-V, SH-V, WI-V						LN 1.0	
~~***Styphnolobium japonica* Japanese pagoda tree***~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G, PL~~	~~LD~~	~~AP, D, SC~~			~~1.5~~	~~1.5~~				
Taxodium distichum **bald cypress**	~~90~~	~~125~~	~~150~~	~~175~~	FP, G, PL, SN ST	LD	AP-T, CO-T, FL-AB, FL-T, H-AB, H-T, IS-T, SC-T, SU-T, WI-T, WS-T					1.25	1.5	RN 1.5	
~~***Tilia cordata* littleleaf linden~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G, PL~~	~~LD~~	~~AP~~			~~1.5~~					
Ulmus alata **winged elm**					FA, FP, G, PL, SN, ST	LD	CO-T, DS-T, FL-T, H-T, PS-T, RZ-T, SC-T, SU-T, WI-T, WS-T	DP-V						RN 1.0	
Ulmus x davidiana var japonica Morton **Morton elm (hybrid)**					PL, ST		AP-T, CO-T, DP-T, DR-T, DS-T, PS-T, SU-T	FL-V							

Table 12.14 Tree Selection and Canopy Cover Guide															
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		~~1.0~~	~~2.0~~	~~2.0~~											
Ulmus x davidiana var japonica Emerald Sunshine **emerald sunshine elm (hybrid)**					PL, ST		CO-T, DS-T, DR-T, H-T, SC-T, SU-T, WI-T	SH-V							
Ulmus x frontier **frontier elm (hybrid)**					PL, ST		AP-T, CO-T, DS-T, SC-T, SU-T	SH-V							
Ulmus x patriot **patriot elm (hybrid)**					PL, ST		AP-T, CO-T, DP-T, DR-T, DS-T, SC-T, SU-T	SH-V							
CATEGORY IV DECIDUOUS TREES **Trees 50 feet and greater in height at maturity with a spread equal to or greater than their height and trees over 75 feet in height at maturity with a spread less than their height. The trees in this category have:** **Min planting area: 130 ft²** **Projected 10-year Tree Canopy Area: 150 ft² for 1 in.** caliper at planting | **200 ft² for 2 in.** caliper at planting |**250 ft² for 3 in.** caliper at planting EXCEPTION: Liquidambar styraciflua (American sweetgum), which has a min. planting area of **65 ft²** and a projected 10-year canopy area: **75 ft² for 1 in.** caliper at planting | **100 ft² for 2 in.** caliper at planting | **125 ft² for 3 in.** caliper at planting.															
Acer rubrum **red maple**	~~130~~	~~150~~	~~200~~	~~250~~	FA, FP, G, PL, SN, ST	LD	ADAPT, AP-T, CO-T, FL-AB, FL-T, H-AB, H-RT ~~IS,~~ PS-T, SC-T, SU-T, WS-T	WI-V		~~1.5~~	~~1.5~~	~~1.25~~	~~1.5~~	~~1.5~~ LN 1.0	

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Carya aquatica water hickory					FP		FL-T, H-T, PS-T, SC-T, SU-T, WI-T, WS-T	IS-V						RN 1.5	
Carya cordiformis bitternut hickory					FA, G, PL, SN, ST	LD	ADAPT, CO-T, DS-T, H-T, SU-T, WI-T	AP-V						LN 1.5	
Carya glabra pignut hickory					FA, G, SN	LD	DR-T, DS-T, H-T, PS-T, SU-T, WI-T	FL-V, IS-V						LN 1.5	
Carya illinoinensis pecan	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, SN	LD	CO-T, FL-T, SC-T, SU-T ~~W~~	AP-V, DP-V, SH-V, WI-V		~~1.5~~			~~1.5~~	~~1.5~~ RN 1.0	
Carya laciniosa shellbark hickory					FA, FP, G		H-T, PS-T, SH-T, WS-T	IS-V						RN 1.0	
Carya ovata shagbark hickory					FA, G, SN	LD	AP-T, CO-T, DS-T, H-T, PS-T, SC-T, SU-T, WI-T	DP-V, FL-V						LN 1.5	
Carya tomentosa mockernut hickory					FA, G, SN	LD	ADAPT, CO-T, DS-T, H-T, SU-T, WI-T	FL-V, IS-V, SC-V, SH-V						LN 1.0	

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~**Min. Planting Area in ft²**~~	~~Projected 10-yr. Tree Canopy Area in ft²and caliper in inches at planting~~			**Tree Uses**	**Transitional Screening ~~Yard Use~~**	**POSITIVE TRAITS: ~~Environmental~~ (Tolerances)**	**NEGATIVE TRAITS: (Vulnerabilities)**	**Conditional Use or reduced credit**	**Air Quality** 12-0310.4 B(1)	**Energy Conservation** 12-0310.4 B(2)	**Water Quality** 12-0310.4 B(3)	**Wildlife** 12-0310.4 B(4)	**Native** 12-0310.4 B(5)	**Improved Cult./Var.** 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Fagus grandifolia **American beech**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, SN	LD	CO-T, DS-T, FL-AB, H-AB, PS-T, SH-T, SU-T	DP-V, IS-V, SC-V, WI-V, WS-V		~~1.5~~			~~1.5~~	~~1.5~~ LN 1.0	
Ginkgo biloba **ginkgo (male only)**	~~130~~	~~150~~	~~200~~	~~250~~	G, PL, SN, ST	LD	AP-T, CO-T, DP-T, DS-T, H-AB, H-T, SC-T, SU-T, RZ-T, WI-T	FL-V, SH-V, WS-V		~~1.5~~	1.5				
Liquidambar styraciflua **sweetgum**	~~65~~	~~75~~	~~100~~	~~125~~	FA, FP, G, SN	LD	FL-AB, FL-T, H-AB, H-T, SC-T, SU-T, WI-T, WS-T	SH-V	~~Yes 0.5~~			1.25	~~1.5~~	LN 1.5	
Liriodendron tulipifera ***~~tulip~~*** **yellow-poplar**	~~130~~	~~150~~	~~200~~	~~250~~	~~G~~ FA, SN	LD	CO-T, SU-T ~~AP, W~~	DR-V, FL-V, H-V, IS-V, WI-V		~~1.5~~			~~1.5~~	~~1.5~~ LN 1.0	
Metasequoia glyptostroboides **dawn redwood**					G, SN, ST	LD	AP-T, DP-T, FL-T, FL-AB, H-AB, SU-T, WI-T, WS-T	IS-V, SH-V							
Nyssa aquatica **water tupelo**					FP		FL-T, H-T, SU-T, WI-T, WS-T	DR-V, SH-V						RN 1.0	

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		~~**1.0**~~	~~**2.0**~~	~~**2.0**~~											
Platanus x hispanica ~~***acerifolia***~~ **London plane tree**	~~130~~	~~150~~	~~200~~	~~250~~	G, PL, SN, ST	LD	AP-T, DS-T, FL-AB, FL-T, SC-T, SU-T, WI-AB, WS-T	SH-V			1.5				
Platanus occidentalis **sycamore**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, PL, SN	LD	ADAPT, AP-T, FL-AB, FL-T, SC-T, SU-T, WI-AB, WS-T	DP-V				1.25		LN 1.5	
Quercus alba **white oak**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, SN	LD	ADAPT, CO-T, DS-T, H-AB, H-T, IS-T, SU-T	DP-V, FL-V, WS-V			~~1.5~~		1.5	LN 1.5	
Quercus bicolor **swamp white oak**	~~130~~	~~150~~	~~200~~	~~250~~	FA, FP, G, PL, SN, ST	LD	CO-T, DS-T, FL-T, H-T, PS-T, SU-T, WI-T, WS-T ~~IS, SC~~,	AP-V			~~1.5~~	1.25	1.5	LN 1.5	
Quercus coccinea **scarlet oak**					FA, G, PL, SN, ST	LD	CO-T, DR-T, DS-T, H-T, SU-T	DP-V, FL-V, SH-V				1.25	1.5	LN 1.5	

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		~~**1.0**~~	~~**2.0**~~	~~**2.0**~~											
Quercus falcata **southern red oak**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, PL, SN, ST	LD	ADAPT, DR-T, DS-T, H-AB, H-T, PS-T, SC-T, SU-T	DP-V, FL-V, WI-V			1.5		1.5	LN 1.5	
Quercus imbricaria **shingle oak**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, PL, SN, ST	LD	AP-T, CO-T, DR-T, DS-T, SC-T, SU-T, WI-T	SH-V					1.5	LN 1.5	
Quercus lyrata **overcup oak**					FA, FP, G, PL, SN, ST		CO-T, FL-T, H-T, PS-T, SC-T, SU-T, WS-T							RN 1.0	
Quercus macrocarpa **bur oak**					FA, G, PL, SN ST,	LD	ADAPT, AP-T, CO-T, DR-T, DS-T, FL-T, H-AB, H-T, SC-T, SU-T, WI-T, WS-T	DP-V						RN 1.5	
Quercus montana ~~***prinus***~~ **chestnut oak**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, PL, SN, ST	LD	ADAPT, CO-T, DS-T, H-AB, SU-T	FL-V, SC-V, WS-V			1.5		1.5	LN 1.5	

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		~~1.0~~	~~2.0~~	~~2.0~~											
Quercus muehlenbergii **chinquapin oak**					FA, PL, SN, ST	LD	CO-T, DP-T, DR-T, DS-T, H-AB, H-T, SU-T	FL-V, SH-V						LN 1.0	
Quercus nigra **water oak**					FA, FP		FL-T, H-AB, H-T, SC-T, SU-T, WS-T	DP-V, IS-V, SH-V, WI-V						RN 1.0	
Quercus palustris **pin oak**	~~130~~	~~150~~	~~200~~	~~250~~	FA, FP, G, PL, SN, ST	LD	CO-T, H-T, SC-T, SU-T, WS-T	DP-V, SH-V	Yes			~~1.25~~	~~1.5~~	~~1.5~~ LN 1.0	
Quercus phellos **willow oak**	~~130~~	~~150~~	~~200~~	~~250~~	FA, FP, G, PL, SN, ST	LD	ADAPT, AP-T, CO-T, DS-T, FL-T, H-T, SC-T, SU-T, WS-T	WI-V			~~1.5~~	1.25	1.5	LN 1.5	
Quercus rubra ***(borealis)*** **northern red oak**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, PL, SN ST	LD	ADAPT, AP-T, CO-T, DS-T, H-AB, IS-T, SU-T	DP-V FL-V			~~1.5~~		1.5	LN 1.5	

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		~~1.0~~	~~2.0~~	~~2.0~~											
Quercus shumardii **shumard oak**					FA, G, PL, SN, ST	LD	ADAPT, AP-T, CO-T, DR-T, DS-T, H-AB, H-T, SC-T, SU-T, WI-AB, WI-T	SH-V						LN 1.5	
Quercus stellata **post oak**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, PL, SN, ST	LD	ADAPT, CO-T, DR-T, DS-T, H-T, SU-T, WI-T	FL-V SH-V			1.5		1.5	LN 1.5	
Quercus texana **Nuttal oak**					FP, ST		DS-T, FL-T, SU-T, WS-T	IS-V, SH-V						NN 1.0	
Quercus velutina **black oak**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, SN, ST	LD	ADAPT, CO-T, DS-T, H-T, PS-T, SU-T	FL-V, SC-V			~~1.5~~		1.5	LN 1.5	
Tilia americana **American ~~linden,~~ basswood**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, SN ~~PL,~~	LD	CO-T, DS-T, PS-T, SH-T, SU-T, WI-AB	AP-V, DR-V, FL-V, H-V, IS-V, SC-V		~~1.5~~	~~1.5~~			~~1.5~~ LN 1.0	

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		~~1.0~~	~~2.0~~	~~2.0~~											
Tilia petiolaris **silver linden**					PL, SN, ST	LD	AP-T, DR-T, DS-T, H-AB, H-T, IS-T, PS-T, SC-T, WI-AB, WI-T	FL-V							
Ulmus americana **American elm** **(Dutch elm disease resistant hybrids)**	~~130~~	~~150~~	~~200~~	~~250~~	FA, FP, G, SN, ST	LD	AP-T, CO-T, DR-T, DS-T, FL-AB, FL-T, H-T, H-AB, PS-T, SC-T, SU-T, WI-AB, WS -T	DP-V		1.5	1.5	1.25		LN 1.5	1.25
Ulmus crassifolia **cedar elm**					PL, SN, ST	LD	DR-T, DS-T, FL-T, H-AB, H-T, PS-T, SC-T, SU-T, WS-T	DP-V						NN 1.0	
~~*Ulmus parvifolia* Chinese elm~~	~~130~~	~~150~~	~~200~~	~~250~~	~~G, PL~~	~~LD~~				~~1.5~~	~~1.5~~				
~~*Zelkova serrata* Japanese zelkova~~	~~130~~	~~150~~	~~200~~	~~250~~	~~G, PL~~	~~LD~~				~~1.5~~					
CATEGORY I EVERGREEN TREES **Trees generally less than 30 feet in height at maturity with a spread less than 15 feet. The trees in this category have:** **Min planting area: 30 ft²** **Projected 10-year Tree Canopy Area: 40 ft² for 1 in. caliper at planting |50 ft² for 2 in. caliper at planting |75 ft² for 3 in. caliper at planting**															

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Ilex x attenuata ~~'Fosteri'~~ **Foster's holly**	~~30~~	~~40~~	~~50~~	~~75~~	G, PL, SN, ST	ME	AP-T, DR-T, DS-T, PS-T, ~~SH~~ WI-T	WS-V						NN 1.0	
Ilex x Nellie R. Stevens' **Nellie Stevens holly**	~~30~~	~~40~~	~~50~~	~~75~~	G, SN, ST	ME	AP-T, DR-T, DS-T, H-T, PS-T, SC-T	WS-V							
Ilex vomitoria **Yaupon holly**					PL, SN		AP-T, DR-T, DS-T, FL-T, H-T, IS-T, PS-T, SC-T, SH-T, SU-T, WI-T, WS-T	CO-V						RN 1.0	
~~***Juniperus chinensis Chinese juniper columnar varieties***~~	~~30~~	~~40~~	~~50~~	~~75~~	~~G~~		~~D~~								
Juniperus virginiana ~~'Princeton Sentry'~~ **eastern redcedar (columnar)**	~~30~~	~~40~~	~~50~~	~~75~~	FA, G, RA, SN	ME	CO-T, DR-T, DS-T, H-T, IS-T, SU-T	DP-V, SH-V, WS-V						LN 1.0	
Morella cerifera **Wax myrtle**					FA, FP, PL, RA, SN, ST	ME	AP-T, DS-T, FL-T, H-T, IS-T, PS-T, SC-T, SU-T, WS-T							LN 1.0	

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Platycladus ~~Thuga~~ orientalis ~~Columnar~~ Oriental arborvitae	~~30~~	~~40~~	~~50~~	~~75~~	G, RA, SN	ME ~~PS, W~~	DS-T, H-T, SU-T	SH-V, WI-V, WS-V							
~~*Taxus baccata 'Fastigiata' upright Irish yew*~~	~~30~~	~~40~~	~~50~~	~~75~~	~~RA~~										
Thuja occidentalis ~~'Nigra' dark green American arborvitae~~ northern white-cedar	~~30~~	~~40~~	~~50~~	~~75~~	FA, G, RA, SN	ME	AP-T, CO-T, FL-T, PS-T, SU-T, WS-T	WI-V						LN 1.0	
CATEGORY II EVERGREEN TREES **Trees 30 to 40 feet in height at maturity with a spread of 15 to 20 feet. The trees in this category have:** **Min planting area: 50 ft²** **Projected 10-year Tree Canopy Area: 75 ft² for 1 in. caliper at planting | 100 ft² for 2 in. caliper at planting | 125 ft² for 3 in. caliper at planting**															
~~*Chamaecyparis lawsoniana Lawson falsecypress*~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G~~	~~ME~~	~~PS~~								
~~*Chamaecyparis obtusa* Hinoki false cypress~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G~~	~~LE~~	~~W~~								
Chamaecyparis pisifera ~~'Plumosa' plume sawara false cypress~~ Sawara-cedar	~~50~~	~~75~~	~~100~~	~~125~~	~~G,~~ SN	ME	CO-T, DP-T, DR-T, PS-T, SU-T ~~W~~	FL-V, H-V, IS-V, WI-V, WS-V							
Chamaecyparis thyoides Atlantic white-cedar	~~50~~	~~75~~	~~100~~	~~125~~	FP, G, SN	ME	CO-T, DP-T, PS-T, SC-T, SU-T, WS-T	DR-V, H-V, WI-V						RN 1.0	
Cryptomeria japonica Japanese cryptomeria	~~50~~	~~75~~	~~100~~	~~125~~	~~G,~~ SN	~~LE~~, ME	AP-T, SU-T ~~IS~~	FL-V, SH-V, WI-V							50

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~Min. Planting Area in ft²~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			Tree Uses	Transitional Screening ~~Yard Use~~	POSITIVE TRAITS: ~~Environmental~~ (Tolerances)	NEGATIVE TRAITS: (Vulnerabilities)	Conditional Use or reduced credit	Air Quality 12-0310.4 B(1)	Energy Conservation 12-0310.4 B(2)	Water Quality 12-0310.4 B(3)	Wildlife 12-0310.4 B(4)	Native 12-0310.4 B(5)	Improved Cult./Var. 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
~~*Ilex aquifolium* English holly~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G~~	~~ME~~	~~SH~~								
Ilex opaca American holly	~~50~~	~~75~~	~~100~~	~~125~~	FA, G, SN	ME	AP-T, PS-T, SC-T, SH-T, SU-T	DP-V, FL-V, WS-V				1.25	1.5	LN 1.5	
~~*Juniperus scopulorum* Rocky Mountain juniper~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G~~	~~ME~~	~~D~~								
Juniperus virginiana eastern redcedar	~~50~~	~~75~~	~~100~~	~~125~~	FA, G, SN	ME	CO-T, DR-T, DS-T, H-T, IS-T, ~~PS~~	DP-V, SH-V, WS-V						LN 1.5	
~~*Picea glauca* white spruce~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G~~	~~LE~~	~~D, PS, RZ~~								
~~Picea pungens Colorado blue spruce~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G~~	~~ME~~	~~D~~								
Pinus bungeana lacebark pine	~~50~~	~~75~~	~~100~~	~~125~~	G, PL	ME		SH-V, WI-V, WS-V							
Pinus thunbergii~~ana~~ Japanese black pine	~~50~~	~~75~~	~~100~~	~~125~~	G, SN	ME	DS-T, DR-T, H-AB, H-T, IS-T, RZ-T	SH-V, WS-V							
~~*Pseudotsuga menziesii* Douglas fir~~	~~50~~	~~75~~	~~100~~	~~125~~	~~G~~	~~ME~~									

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~**Min. Planting Area in ft²**~~	~~Projected 10-yr. Tree Canopy Area in ft² and caliper in inches at planting~~			**Tree Uses**	**Transitional Screening** ~~**Yard Use**~~	**POSITIVE TRAITS:** ~~**Environmental**~~ **(Tolerances)**	**NEGATIVE TRAITS: (Vulnerabilities)**	**Conditional Use or reduced credit**	**Air Quality** 12-0310.4 B(1)	**Energy Conservation** 12-0310.4 B(2)	**Water Quality** 12-0310.4 B(3)	**Wildlife** 12-0310.4 B(4)	**Native** 12-0310.4 B(5)	**Improved Cult./Var.** 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Taxus cuspidata ~~***pyramidal***~~ **Japanese yew (*highly toxic*)**	~~50~~	~~75~~	~~100~~	~~125~~	~~G,~~ SN	ME	AP-T, CO-T, DP-T, DS-T, PS-T, SH-T, SU-T	WS-V							
~~***Tsuga canadensis* Canadian hemlock~~	~~25~~	~~38~~	~~50~~	~~63~~	~~G~~	~~ME~~	~~SH~~		~~0.5~~					~~1.5~~	
~~***Tsuga caroliniana* Carolina hemlock~~	~~25~~	~~38~~	~~50~~	~~63~~	~~G~~	~~ME~~	~~SH~~		~~0.5~~						
CATEGORY III EVERGREEN TREES **Trees 40 to 50 in height at maturity with a spread of 20 to 30 feet. The trees in this category have:** Min planting area: **90 ft²** Projected 10-year Tree Canopy Area: **125 ft² for 1 in.** caliper at planting **| 150 ft² for 2 in.** caliper at planting | **175 ft² for 3 in.** caliper at planting															
Calocedrus decurrens **incense-cedar**					SN	LE	AP-T, CO-T, H-T, PS-T, SC-T, SU-T							NN 1.0	
Cedrus atlantica **Atlas cedar**	~~90~~	~~125~~	~~150~~	~~175~~	G, SN	LE	AP-T, DR-T, DS-T, H-T, SU-T	CO-V, SH-V, WI-V, WS-V							
~~***Picea abies* Norway spruce~~	~~90~~	~~125~~	~~150~~	~~175~~	~~G~~	~~LE~~	~~PS~~								
Pinus echinata **shortleaf pine**	~~90~~	~~125~~	~~150~~	~~175~~	FA, G	LE	DR-T, DS-T, SU-T ~~PS~~	FL-V, IS-V, SH-V, WI-V						LN 1.0 ~~1.5~~	
CATEGORY IV EVERGREEN TREES **Trees 50 feet in height or greater at maturity with a spread of over 30 feet. The trees in this category have:** **Min planting area: 130 ft²** **Projected 10-year Tree Canopy Area: 150 ft² for 1 in.** caliper at planting **| 200 ft² for 2 in.** caliper at planting | **250 ft² for 3 in.** caliper at planting.															

Table 12.14 Tree Selection and Canopy Cover Guide															
Botanical/ Common Name	~~**Min. Planting Area in ft²**~~	~~Projected 10-yr. Tree Canopy Area in ft²and caliper in inches at planting~~			**Tree Uses**	**Transitional Screening ~~Yard Use~~**	**POSITIVE TRAITS: ~~Environmental~~ (Tolerances)**	**NEGATIVE TRAITS: (Vulnerabilities)**	**Conditional Use or reduced credit**	**Air Quality** 12-0310.4 B(1)	**Energy Conservation** 12-0310.4 B(2)	**Water Quality** 12-0310.4 B(3)	**Wildlife** 12-0310.4 B(4)	**Native** 12-0310.4 B(5)	**Improved Cult./Var.** 12-0310.4 B(6)
		~~1.0~~	~~2.0~~	~~2.0~~											
Magnolia grandiflora **southern magnolia**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, PL, SN, ST	LE	H-AB, H-T, IS-T, PS-T, SH-T, SU-T, WI-AB, WI-T, WS-T	FL-V						RN 1.5	
Pinus rigida **pitch pine**	~~130~~	~~150~~	~~200~~	~~250~~	FA, ~~G~~	~~LE~~	CO-T, DR-T, DS-T, H-AB, IS-T, SU-T	DP-V, FL-V, SH-V, WI-V					~~1.5~~	LN 1.0 ~~1.5~~	
~~***Pinus strobus*** **white pine~~**	~~65~~	~~75~~	~~100~~	~~125~~	~~G~~	~~LE~~	~~PS~~		~~0.5~~						
~~***Pinus sylvestris*** **Scotch pine~~**	~~130~~	~~150~~	~~200~~	~~250~~	~~G~~	~~LE~~	~~D~~								
Pinus taeda **loblolly pine**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, SN	LE	SU-T, WS-T	AP-V, IS-V, SH-V, WI-V				~~1.25~~	~~1.5~~	~~1.5~~ LN 1.0	
Pinus virginiana **Virginia pine**	~~130~~	~~150~~	~~200~~	~~250~~	FA, G, SN	LE	CO-T, DR-T, DS-T, SU-T ~~PS~~	FL-V, IS-V, SH-V, WI-V, WS-V			~~1.5~~	~~1.5~~		LN 1.0	

TREE USES: FA=forest area, FP=floodplain, G=general, PL=parking lot, RA=for restricted areas, SN = screen or hedge, ST=street tree. See § 12-0401.1D for full definitions.
TRANSITIONAL SCREENING ~~YARD USE~~, LD=large deciduous, LE=large evergreen, ME=medium evergreen (see subsection 5108.~~6~~5.B of the Zoning Ordinance)
~~ENVIRONMENTAL~~ TOLERANCES AND VULNERABILITIES: ADAPT: Adaptive to a changing climate, AP-T=air pollution tolerant, AP-V=air pollution vulnerable, CO-T= cold tolerant, CO-V= cold vulnerable, ~~D=drought~~, DP-T=disease or pest-tolerant, DP-V=disease or pest vulnerable, DR-T = drought tolerant, DR-V=drought vulnerable, DS-T=dry soil tolerant, DS-V= dry soil vulnerable, FL-AB= flood adaptation benefit, FL-T= flood tolerant, FL-V=flood-vulnerable, H-AB= heat adaptation benefit, H-T= heat tolerant, H-V: heat vulnerable, IS-T=de-icing salts tolerant, IS-V= de-icing salts vulnerable, PS-T=partial shade tolerant, RZ-T=restricted root zone tolerant, SC-T=soil compaction and poor soil conditions tolerant, SC-V=soil compaction vulnerable, SH-T=full shade tolerant, SH-V= full shade vulnerable, SU-T= full sun tolerant, SU-V= full sun vulnerable, WI-AB = wind adaptation benefit, WI-T = wind tolerant, WI-V = wind vulnerable, WS-T=wet soil tolerant, WS-V=wet soil vulnerable, (see § 12-0401.1E for full definitions)
CONDITIONAL USE OR REDUCED CREDIT (see § 12-0310.3E)

Amend Chapter 12 (Tree Conservation), Section 12-0500 (Standards for Field Practice), Subsection 12-0505 (Tree and Shrub Planting), Subsection 12-0505.5 (Seedling and Shrub Planting Specifications), by revising Paragraph E, to read as follows:

12-0505.5 E. Time of planting. ~~Seedlings~~ The planting window for seedlings ~~should be planted between the dates of March~~ is October 1 ~~and May 15, and November 15~~ ~~and~~ through May 31 ~~December 15~~ unless otherwise approved by the Director.

Board Agenda Item
June 09, 2026

ADMINISTRATIVE – 2

Endorsement of the Virginia Department of Transportation Secondary Six-Year Program for Fiscal Years 2027 - 2032

ISSUE:
Board of Supervisors' (Board) endorsement of the Virginia Department of Transportation (VDOT) Secondary Six-Year Program (SSYP) for Fiscal Years (FY) 2027 - 2032.

RECOMMENDATION:
The County Executive recommends that the Board endorse, and authorize the Director of the Fairfax County Department of Transportation to sign, the attached SSYP for FY 2027 - 2032 (Attachment 1). The County Executive also recommends that the Board approve the attached resolution (Attachment 2), in accordance with the Code of Virginia.

TIMING:
Board action is requested on June 09, 2026, so that endorsement of the plan can be provided to VDOT, per *Section 33.2-331 of the Code of Virginia*.

BACKGROUND:
Section 33.2-331 of the *Code of Virginia* provides that the governing body of each county may, jointly with VDOT, prepare a six-year plan for improvements to the secondary state highway system in that county. As roadway funding in Virginia is now largely allocated through the Commonwealth's Smart Scale and State of Good Repair programs, the secondary road fund has been shrinking and only nominal secondary road funds are expected in the future. This year's SSYP allocation for Fairfax County is $47,242. Table 1 below shows the funding levels for the County, starting from the FY 2003 – 2008 program through the current (FY 2027 – 2032) program.

The Commonwealth Transportation Board (CTB) is expected to approve the SSYP (FY 2027 – 2032) in June 2026. The FY 2027 – 2032 SSYP for the County was prepared by VDOT and is an update of the previous program, which the Board endorsed on May 13, 2025. *Section 33.2-331* requires a public hearing on the SSYP when a new funding allocation is greater than $100,000. As this update is below that threshold, Board endorsement of the SSYP is considered sufficient.

Table 1. Secondary Program Comparison

2005-2010	$113,686,186
2006-2011	$131,445,086
2007-2012	$78,270,291
2008-2013	$119,121,972
2009-2014	$10,994,320
2010-2015	$1,443,761
2011-2016	$11,798
2012-2017	$19,591
2013-2018	$11,382
2014-2019	$25,680
2015-2020	$51,480
2016-2021	$33,275

2017-2022	$36,860
2018-2023	$41,750
2019-2024	$43,073
2020-2025	$43,600
2021-2026	$43,393
2022-2027	$46,822
2023-2028	$54,199
2024-2029	$39,778
2025-2030	$38,600
2026-2031	$40,877
2027-2032	$47,242

EQUITY IMPACT:
Transportation projects in Fairfax County are generally aligned with the One Fairfax focus area promoting a multi-modal transportation system that supports the economic growth, health, congestion mitigation, and prosperity goals of the County and provides accessible mobility solutions. Additionally, community input is often gathered through public hearings and meetings.

FISCAL IMPACT:
There is no impact to the General Fund. As individual projects are constructed, the County may send VDOT any related funds that have been collected for a particular project by the County through proffers, construction escrows, and/or other local funds.

ENCLOSED DOCUMENTS:
Attachment 1: Secondary Six-Year Program for FY 2027 - 2032
Attachment 2: Secondary Six-Year Program Endorsement Resolution

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Noelle Dominguez, Chief, Coordination and Funding Division (CFD), FCDOT
Jennifer Rosales, Fund Manager, CFD, FCDOT

Secondary System
Fairfax County
Construction Program
Estimated Allocations

Fund	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Total
CTB Formula - Unpaved State	$0	$0	$0	$0	$0	$0	$0
Formula Secondary State	$0	$0	$0	$0	$0	$0	$0
Secondary Unpaved Roads	$0	$0	$0	$0	$0	$0	$0
Residue Parcels	$0	$0	$0	$0	$0	$0	$0
MG Formula	$0	$0	$0	$0	$0	$0	$0
BR Formula	$0	$0	$0	$0	$0	$0	$0
State Funds	$0	$0	$0	$0	$0	$0	$0
District Grant - Unpaved	$4,946	$4,946	$4,946	$10,546	$10,546	$11,312	$47,242
Total	$4,946	$4,946	$4,946	$10,546	$10,546	$11,312	$47,242

Board Approval Date:

Residency Administrator Date

Director of Transportation Date

Attachment 2

RESOLUTION

ENDORSEMENT RESOLUTION
A RESOLUTION FOR THE BOARD OF SUPERVISORS OF THE COUNTY OF FAIRFAX, VIRGINIA
FOR THE ENDORSEMENT OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SECONDARY SIX-YEAR PROGRAM

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, June 09, 2026, at which meeting a quorum was present and voting, the following resolution was adopted:

WHEREAS, Section 33.2-331 of the Code of Virginia provides the opportunity for each county to work with the Virginia Department of Transportation in developing a Secondary Six-Year Road Plan; and

WHEREAS, the Commonwealth Transportation Board (CTB) is expected to approve the Six-Year Plan for Secondary Roads (FY2027 through FY2032) in June 2026.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Fairfax County Virginia, endorses CTB approval of the Secondary Six-Year Plan (FY2027 through FY2032), and authorizes the Director of the Fairfax County Department of Transportation to execute the approved Secondary Six-Year Plan (FY2027 through FY2032).

ADOPTED this 9th day of June, 2026.

A Copy Teste:

_____
Jill G. Cooper
Clerk for the Board of Supervisors

Board Agenda Item
June 9, 2026

ADMINSTRATIVE – 3

Approval of Streets Into the Secondary System – Brooks Place Section 2 (Mason District)

ISSUE:
Board approval of streets to be accepted into the State Secondary System.

RECOMMENDATION:
The County Executive recommends that the street(s) listed below be added to the State Secondary System:

Subdivision	District	Street
Brooks Place Section 2	Mason	Brooks Place Extension

TIMING:
Board approval is requested on June 9, 2026.

BACKGROUND:
Inspection has been made of these streets, and they are recommended for acceptance into the State Secondary System.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Street Acceptance Form for Board of Supervisors Resolution

Board Agenda Item
June 9, 2026

STAFF:
Jennifer Miller, Land Development Services
William D. Hicks, P.E., Director, Land Development Services

ATTACHMENT 1

Print Form

Street Acceptance Form For Board Of Supervisors Resolution

FAIRFAX COUNTY BOARD OF SUPERVISORS FAIRFAX, VA	VIRGINIA DEPARTMENT OF TRANSPORTATION OFFICE OF LAND USE - FAIRFAX PERMITS
Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.	REQUEST TO THE PERMITS MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM. **PLAN NUMBER:** 9707-SD-002 **SUBDIVISION PLAT NAME:** Brooks Place Section 2 **COUNTY MAGISTERIAL DISTRICT:** Mason
VDOT PERMITS MANAGER: ROBERT H. BURTON **BY:** Robert H. Burton	**FOR OFFICIAL USE ONLY** **VDOT INSPECTION APPROVAL DATE:** 04/17/2026

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Brooks Place (Extension) **	Existing Brooks Place, Route 2277 - 435' W CL Glavis Road, Route 3214	841' NW to End of Cul-de-Sac	0.16
NOTES:		**TOTALS:**	0.16

** 5' Concrete Sidewalk on Both Sides to be Privately Maintained per DB 28668 PG 1719 - 1722

Board Agenda Item
June 9, 2026

ADMINSTRATIVE – 4

Approval of Streets Into the Secondary System – Hillview Avenue Subdivision (Franconia District)

ISSUE:
Board approval of streets to be accepted into the State Secondary System.

RECOMMENDATION:
The County Executive recommends that the street(s) listed below be added to the State Secondary System:

Subdivision	District	Street
Hillview Avenue Subdivision	Franconia	Hillview Court (Extension)

TIMING:
Board approval is requested on June 9, 2026.

BACKGROUND:
Inspection has been made of these streets, and they are recommended for acceptance into the State Secondary System.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Street Acceptance Form for Board of Supervisors Resolution

Board Agenda Item
June 9, 2026

STAFF:
Jennifer Miller, Deputy County Executive
William D. Hicks, P.E., Director, Land Development Services

ATTACHMENT 1

Print Form

Street Acceptance Form For Board Of Supervisors Resolution

FAIRFAX COUNTY BOARD OF SUPERVISORS FAIRFAX, VA	VIRGINIA DEPARTMENT OF TRANSPORTATION OFFICE OF LAND USE - FAIRFAX PERMITS
Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.	REQUEST TO THE PERMITS MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM. **PLAN NUMBER:** 1781-SD-003 **SUBDIVISION PLAT NAME:** Hillview Avenue Subdivision **COUNTY MAGISTERIAL DISTRICT:** Franconia
VDOT PERMITS MANAGER: ROBERT H. BURTON **BY:** Robert H. Burton	**FOR OFFICIAL USE ONLY** **VDOT INSPECTION APPROVAL DATE:** 04/23/2026

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Hillview Court (Extension)	Existing Hillview Court - 264' NE CL Hillview Avenue, Route 1420	720' NE to CL Hillview Avenue, Route 1420	0.14
NOTES:		**TOTALS:**	0.14

5' Concrete Sidewalk on Both Sides to be Maintained by VDOT.

Board Agenda Item
June 9, 2026

ADMINSTRATIVE – 5

Approval of Streets Into the Secondary System – Lake Hills Lot 3 (Lake Hill Drive) (Springfield District)

ISSUE:
Board approval of streets to be accepted into the State Secondary System.

RECOMMENDATION:
The County Executive recommends that the street(s) listed below be added to the State Secondary System:

Subdivision	District	Street
Lake Hills Lot 3 (Lake Hill Drive)	Springfield	Bettge Lake Court

TIMING:
Board approval is requested on June 9, 2026.

BACKGROUND:
Inspection has been made of these streets, and they are recommended for acceptance into the State Secondary System.

EQUITY IMPACT:
None.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Street Acceptance Form for Board of Supervisors Resolution

Board Agenda Item
June 9, 2026

STAFF:
Jennifer Miller, Deputy County Executive
William D. Hicks, P.E., Director, Land Development Services

ATTACHMENT 1

Print Form

Street Acceptance Form For Board Of Supervisors Resolution

FAIRFAX COUNTY BOARD OF SUPERVISORS
FAIRFAX, VA

Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.

VIRGINIA DEPARTMENT OF TRANSPORTATION
OFFICE OF LAND USE - FAIRFAX PERMITS

REQUEST TO THE PERMITS MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM.

PLAN NUMBER: 24723-SD-001

SUBDIVISION PLAT NAME: Lake Hills Lot 3 (Lake Hill Drive)

COUNTY MAGISTERIAL DISTRICT: Springfield

VDOT PERMITS MANAGER: ROBERT H. BURTON

BY: Robert H. Burton

FOR OFFICIAL USE ONLY

VDOT INSPECTION APPROVAL DATE: 05/04/2026

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Bettge Lake Court	CL Lake Hill Drive, Route 1950 - 210' SW CL Lake Hill Farms Drive, Route 10443	473' SE to End of Cul-de-Sac	0.09
NOTES:		**TOTALS:**	0.09

Board Agenda Item
June 9, 2026

ACTION – 1

Approval of FY 2026 Year-End Processing

ISSUE:
Board approval to allow staff to process payment vouchers for items previously approved and appropriated in FY 2026.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors authorize staff to process payment vouchers for items previously approved and appropriated in FY 2026 for the interim period from July 1 until the Board approves the *FY 2026 Carryover Review*, which is scheduled for action on September 15, 2026.

TIMING:
Board approval is required on June 9, 2026, since the *FY 2026 Carryover Review* is not scheduled for Board action until September 15, 2026.

BACKGROUND:
The *FY 2026 Carryover Review* is scheduled for final action on September 15, 2026, following a public hearing. In the interim, Board approval is requested to allow staff to process payment vouchers for items previously approved and appropriated in FY 2026 such as capital construction projects and grant-funded programs for the period of July 1 to September 15, 2026, or until final action is taken on the *FY 2026 Carryover Review*. Similar action has been taken in prior years as part of the year-end closeout.

EQUITY IMPACT:
The County is committed to fostering an inclusive and equitable environment where all individuals have the opportunity to thrive. The Department Management and Budget (DMB) recognizes that budget decisions can significantly impact equity; therefore, the department strives to ensure that financial planning and resource allocation promote fairness and justice. The commitment to equity is reflected in budget priorities outlined by the Board of Supervisors and resource allocation aims to meet these initiatives. Budget development is specifically guided by the following equity goals and principles: accessibility, participation, transparency, and impact assessment. In particular, DMB considers how funding decisions impact populations and places, address causes of

inequities and disparities, and are informed by the voice of impacted populations. This focus on equity creates a more just and inclusive County not only for residents and visitors but also for the County workforce.

FISCAL IMPACT:
This item relates to funding for previously appropriated items approved in FY 2026 and carried forward to FY 2027 for payment.

ENCLOSED DOCUMENTS:
None.

STAFF:
Christina Jackson, Deputy County Executive/Chief Financial Officer
Philip Hagen, Director, Department of Management and Budget
Katie Horstman, Deputy Director, Department of Management and Budget
Joe LaHait, Deputy Director, Department of Management and Budget

Board Agenda Item
June 9, 2026

ACTION – 2

Approval of 2026 Rate Adjustments to Centreville Area, Fairfax Center Area, Reston, Tysons, Tysons Grid of Streets, and Tysons-Wide Road Funds (Braddock, Dranesville, Hunter Mill, Providence, Springfield, and Sully Districts)

ISSUE:
Board approval of adjustments to the Centreville Area, Fairfax Center Area, Reston, Tysons, Tysons Grid of Streets, and Tysons-wide Road Fund rates to compensate for inflation in project construction costs, in accordance with the Consumer Price Index for all urban consumers (CPI-U).

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors approve the attached rate schedule (Attachment 1), including a 2.4 percent adjustment of the existing contribution rates in all fund areas, with the new rate effective July 1, 2026.

TIMING:
Board action is requested on June 9, 2026, so that the new rates can take effect on July 1, 2026.

BACKGROUND:
One of the principles of the Comprehensive Plan for each of the road fund areas is that development above the baseline level established in the plan may be approved if the developer mitigates the impact of such increased density or intensity by contributing to a fund for the provision of off-site road improvements. All road funds function in this manner.

Attachment 1 reflects the increase in developer contribution rates as calculated with a 2.4 percent inflationary increase over the 2025 rates. The 2.4 percent increase is derived from the CPI-U as required by the Code of Virginia. The rate increase is necessary to keep pace with inflationary project construction cost increases. The last rate increase went into effect June 1, 2025.

EQUITY IMPACT:
Staff conducted an Equity Impact Assessment to evaluate potential implications of the proposed Board Item. While most Road Fund areas fall within the low to average range of the Fairfax County Vulnerability Index, some areas affected by this Board Item contain populations classified as high to very high vulnerability. There are both potential benefits and concerns from an equity perspective. Developers' contributions to fund infrastructure improvements support transportation needs, potentially alleviating the need for placing that financial burden on existing County residents and businesses through taxes. This funding may also provide infrastructure enhancements in areas experiencing rapid population growth. However, directing funds primarily toward specific areas could contribute to a geographic imbalance in infrastructure investment, potentially overlooking transportation needs in less developed or underserved communities. As such, it is difficult to make a determination regarding the potential equity impact of this proposed change.

FISCAL IMPACT:
Adoption of the revised rates will increase the funds contributed by developers to Fund 30040, Contributed Roadway Improvements. However, the primary effects of the 2.4 percent increase will be felt in future years. This is because the contribution amount for each development is determined by the effective rate at the time of the land use action (rezoning, special exception, special permit, etc.) approval by the Board. The contribution rate at the time of approval will remain effective for a period of two years. If a site plan or subdivision plan (i.e. preliminary or final plat) is not submitted within two years from the development approval date, the contribution rate in effect at the time of site plan submission or final subdivision plat submission will be used to identify the total contribution required.

ENCLOSED DOCUMENTS:
Attachment 1: Calculation of Revised Contribution Rate for 2026

STAFF:
Jennifer Miller, Deputy County Executive
Gregg Steverson, Director, Fairfax County Department of Transportation (FCDOT)
Jeffrey C. Hermann, Chief, Site Analysis and Transportation Planning Division, FCDOT
Noelle Dominguez, Chief, Coordination and Funding Division, FCDOT
Lisa Witt, Chief, Administrative Services, FCDOT
Jennifer Rosales, Financial Specialist, Funding Section, FCDOT

CALCULATION OF REVISED CONTRIBUTION RATE – 2026

Inflation rate for 2026 based on the Consumer Price Index for all Urban Customers (CPI-U) published by the US Department of Labor, Bureau of Labor Statistics (not seasonally adjusted)

Proposed 2026 Contribution Rate

Road Fund Area	Type	Approved Rate 2025	Inflationary Increase 2026	Proposed Rate 2026
Tysons	non-residential	$5.88	1.024	$6.02
	residential	$1,304.43	1.024	$1,335.74
Tysons-Wide	non-residential	$7.93	1.024	$8.12
	residential	$1,406.06	1.024	$1,439.81
Tysons-Grid of Streets	non-residential	$9.04	1.024	$9.26
	residential	$1,406.06	1.024	$1,439.81
Fairfax Center	non-residential	$7.98	1.024	$8.17
	residential	$1,770.11	1.024	$1,812.59
Centreville	non-residential	$8.59	1.024	$8.80
	residential	$3,392.28	1.024	$3,473.69
Reston	non-residential	$12.61	1.024	$12.91
	residential	$2,755.51	1.024	$2,821.64

Board Agenda Item
June 9, 2026

CONSIDERATION - 1

Approval of Amendments to the Fairfax County Athletic Council Bylaws

ISSUE:
Consideration of the proposed amendments to the Fairfax County Athletic Council ("Athletic Council") Bylaws.

TIMING:
Board consideration is requested on June 9, 2026, so the proposed Bylaws may become effective.

BACKGROUND:
The Board of Supervisors ("Board") established the Athletic Council in 1975. The Athletic Council advises the Department of Neighborhood and Community Services, the Fairfax County Park Authority, Fairfax County School Board, the Planning Commission, and other boards, authorities, and commissions of the County on the allocation, use, management, and future planning of County athletic resources. The Athletic Council currently has 23 voting members, one for each magisterial district (9), one each from the Towns of Vienna, Herndon, and Clifton (3), three appointed at-large (3) and one representing each specific sport (8).

The proposed amendments to the Bylaws will add one additional at-large member for a total of four. The addition of an at-large member will allow for the inclusion of currently unrepresented sports such as, track, wrestling, tennis, pickleball, hockey, cricket, swimming, badminton, and ultimate frisbee. The amendments also increase the efficiency of the Athletic Council by replacing the Sports Specific Councils with individual sports specific representatives. Additionally, the amendments will combine slow and fast pitch softball into one softball membership. This combination will better align with other sports-specific representation on the council. Finally, the amendments also include general updates to conform to the latest version of the model bylaws. The Athletic Council approved the amended bylaws at its March 18th, 2026, meeting.

EQUITY IMPACT:
The changes proposed in the amended bylaws promote BAC composition that more closely reflect the diversity of the County related to race/ethnicity, gender, age, and other characteristics.

In accordance with the above, the proposed amendments to the Athletic Council Bylaws provide more opportunities for better alignment and additional sports representation to participate in the group.

FISCAL IMPACT:
There is no fiscal impact of amending the Bylaws of the Athletic Council.

ENCLOSED DOCUMENTS:
Attachment 1 – Current Athletic Council Bylaws
Attachment 2 – Proposed Athletic Bylaws, Redline
Attachment 3 – Proposed Athletic Bylaws, Clean

STAFF:
Ellicia Seard-McCormick, Deputy County Executive
Christopher Leonard, Deputy County Executive
Christina Jackson, Deputy County Executive/Chief Financial Officer
Lloyd Tucker, Director, Neighborhood and Community Services
Keisha Dotson, Deputy Director, Neighborhood and Community Services

ASSIGNED COUNSEL:
John A. Dorsey, Assistant County Attorney

FAIRFAX COUNTY ATHLETIC COUNCIL BYLAWS

Revised November 2004

Article I – Name

The name of this organization is the Fairfax County Athletic Council, hereinafter referred to as "Council."

Article II – Purpose

Section 1 – General

It shall be the purpose of the Council to serve in an advisory capacity to the Fairfax County Board of Supervisors. The Council will assist the Department of Neighborhood and Community Services, the Park Authority, School Board, the Planning Commission, commissions, and authorities of Fairfax County on the allocation, use, and management and future planning of County athletic resources.

Section 2 – Specific

The Council shall be a forum for recurring input from citizens and sports organizations regarding athletic resources. The Council shall promote consensus on athletic issues, a commitment to Fair Play in athletic competition, and volunteerism in athletic programs.

Section 3 – Prohibitions

a. The Council, in carrying out its duties, shall not release its policy recommendations to the public, or to State or Federal agencies, until after such recommendations have been approved by the Board of Supervisors.

b. The Council shall not discriminate on the basis of age, race, color, religion, sex, national origin, or disability in all aspects of athletics throughout Fairfax County.

Article III – Membership

Membership of the Council shall be determined by the Board of Supervisors. All voting members shall be Fairfax County residents.

Section 1 – Composition

The Council is composed of voting and non-voting members.

a. Voting members. There shall be 23 voting members, each with an alternate:

- One from each magisterial district (9).
- One each from the Towns of Vienna, Herndon, and Clifton (3).
- Three members appointed At Large.
    - a Women's Representative
    - a Diversity Representative, and
    - a general At Large Representative
- One from each of the following sports specific councils (8):
    - Fairfax County Baseball Council
    - Fairfax County Soccer Council
    - Fairfax County Basketball Council

- Fairfax County Slow Pitch Softball Council
- Fairfax County Fast Pitch Softball Council
- Fairfax County Football Council
- Fairfax County Volleyball Council
- Fairfax County Lacrosse Council

b. Non-voting members
- Director, Neighborhood and Community Services or designated alternate,
- Representative of Fairfax County Park Authority, and
- Representative of the Fairfax County School Board

Section 2 – Duties of Members

It shall be the duty of all members of the Council to promote the purpose of the Council and to represent the athletic interests of Fairfax County residents. In addition, District and Town representatives shall insure that athletic interests of their respective residents are heard. At Large members shall insure that county-wide issues, such as gender, age, diversity, disability, and emerging sports issues are heard. Sports specific representatives shall insure that the interests of all Fairfax County residents participating in their respective sport are heard.

Section 3 – Nominations and Appointments

a. Members and alternates for the district and town representatives shall be nominated by the District Supervisors and Town Mayors, respectively. Members-at-Large may be nominated by any District Supervisor or Town Mayor. Sports representatives and alternates will be nominated by their Sports Council in accordance with their respective Sports Council Bylaws.

b. All nominees shall be approved and appointed to the Council by the Board of Supervisors.

c. Alternates shall be entitled to vote at those meetings where the primary member is absent.

Section 4 –Term of Appointment, Removal, And Replacement

a. Term of membership for all primary and alternate members is two (2) years from the date of appointment, at which time the Board of Supervisors may re-appoint said member.

b. Any member of the council who fails to be represented at three (3) consecutive meetings or fails to be represented at 50 percent of the meetings in a 12-month period shall be required to present cause for absence in writing to the Chair. If the cause is not considered legitimate by the Chair, the Chair may, after seeking and obtaining Council approval at the next regular meeting, recommend to the Board of Supervisors that the member be replaced.

Article IV – Officers

Section 1 – Officers

The officers of the Council shall be Chair, Vice Chair, and Secretary. Officers shall be voting members of the Council.

Section 2 – Duties and Responsibilities

a. Chair
- Presides over all meetings of the Council.
- Establishes and appoints committee members and the committee chair.

- Signs all Council documents.
- Drafts the meeting agenda.

b. Vice Chair

The Vice Chair shall act as Chair during the Chair's absence or inability to act and shall exercise all powers specifically delegated to the Vice Chair by the Chair.

c. Secretary

The Secretary shall be responsible for all minutes and official records, including electronic recordings, of the Council, the Executive Committee, and such other meetings as may be requested by the Council Chair. These minutes and official records shall be available for public inspection at all times upon reasonable notice. A copy of the minutes shall be provided to all members of the Council after adjournment of such meetings and prior to the next regular meeting of the Council.

Section 3 – Election of Officers

a. Prior to the regular March meeting of the Council, the Chair shall select a nominating committee with the responsibility of presenting at the April meeting at least one nomination for each Council office. Additional nominations may be made from the Council at the April and election meetings.

b. Election of the officers shall be held annually at the first Council Meeting held after May 1st of each calendar year.

Section 4 – Term Limits

a. The Chair, Vice Chair, and Secretary shall serve a term of one year, or until their successors are elected, but may serve no more than three consecutive terms in their respective positions. For purposes of this section, a partial term to fill a vacancy shall not be considered.

b. Any member of the Council may propose the removal of an officer for cause provided that written notice has been given to the said officer 30 days prior to the meeting at which such action will be introduced and provided the membership shall be given 15 days written notice prior to the inclusion of such action on the meeting agenda. Removal of an officer requires a two-thirds vote of the members at the regular meeting for which notice of the intention of disciplinary action has been given.

Article V – Committees

Section 1 – Executive Committee

The Executive Committee shall be composed of the Chair, Vice Chair, and Secretary. The Executive Committee shall perform the duties of the Council between meetings. The Vice Chair and Secretary may assist the Chair in drafting meeting agendas.

Section 2 – Standing and Ad Hoc Committees

The Council may establish such committees as it deems necessary to conduct its business. Members of all committees, standing and ad hoc, shall be members of the Council.

Article VI – Meetings

Section 1 – Regular Meetings

Regular meetings of the Council, open to the public, shall be held at the same time and place each month on a day and at a time determined by the Council, unless determined otherwise by a majority vote of the members present and voting at a regular meeting.

Section 2 – Special Meetings

Special meetings may be called by the Chair or by a written petition of at least one-third (1/3) of the members. Notice of such meetings shall be in accordance with Virginia State law.

Section 3 – Closed Meetings

Meetings of the Council shall at all times be in compliance with the current Virginia Freedom of Information Act and the Council may conduct closed meetings only as provided for in Sections 2.2-3711 and 2.2-3712 of the Virginia Freedom of Information Act.

Section 4 – Quorum

A quorum shall consist of fifty (50) percent of the voting members. Alternates shall be counted in the quorum only at those meetings where the primary member is absent.

Article VII – Administration

Section 1 – County Staff Support

The Council shall have the benefit of the services of the Department of Neighborhood and Community Services staff to aid in Council functions.

Section 2 – Operating Procedures

The Council shall adopt and maintain a manual of operating procedures. The manual will include such items as duties of members, minimum requirements of Sports Council Bylaws, appointment of a parliamentarian, and other rules and regulations of benefit to the Council in conducting its business.

Article VIII - Parliamentary Procedures

In all matters of parliamentary procedure not specifically covered by these Bylaws, *Robert's Rules of Order, Newly Revised*, current edition, shall apply.

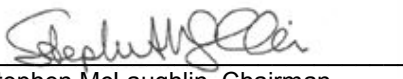
Article IX - Amendment of Bylaws

Section 1 – Council Amendments

These Bylaws may be amended by a two-thirds (2/3) affirmative vote of the Council as a whole. Proposed amendments shall be presented at a regular meeting of the Council one (1) month prior to taking a vote on the amendment.

Section 2 – Effective Date

These Bylaws shall be effective upon approval by the Board of Supervisors.



Stephen McLaughlin, Chairman
Fairfax County Athletic Council

Amended by Board of Supervisors:
November 21, 2005
November 15, 1999
October 11, 1993
May 17, 1993
February 19, 1986
May 14, 1984
September 15, 1982
Adopted: July 16, 1975

BYLAWS OF THE FAIRFAX COUNTY ATHLETIC COUNCIL

~~Revised~~ Draft of ~~November~~ February 18, 2026~~2004~~

ARTICLE I – NAME

The name of this organization is the Fairfax County Athletic Council, hereinafter referred to as the "Council".

ARTICLE II – PURPOSE

The Council has been established by the Board of Supervisors of Fairfax County, Virginia ("Board of Supervisors"), pursuant to Virginia law for the purpose of serving in an advisory capacity to the Fairfax County Board of Supervisors. The Council will assist the Department of Neighborhood and Community Services, the Park Authority, School Board, the Planning Commission, commissions, and authorities of Fairfax County on the allocation, use, management, and future planning of County athletic resources. The Council shall be a forum for recurring input from citizens and sports organizations regarding athletic resources.

~~Section 1 – General~~

~~It shall be the purpose of the Council to serve in an advisory capacity to the Fairfax County Board of Supervisors. The Council will assist the Department of Neighborhood and Community Services, the Park Authority, School Board, the Planning Commission, commissions, and authorities of Fairfax County on the allocation, use, and management and future planning of County athletic resources.~~

~~Section 2 –~~

~~Specific The Council shall be a forum for recurring input from citizens and sports organizations regarding athletic resources. The Council shall promote consensus on athletic issues, a commitment to Fair Play in athletic competition, and volunteerism in athletic programs.~~

These bylaws replace and supersede the Council bylaws adopted on November 21, 2005 and are effective as of June 9, 2026.

~~Section 3 – Prohibitions~~

~~a. The Council, in carrying out its duties, shall not release its policy recommendations to the public, or to State or Federal agencies, until after such recommendations have been approved by the Board of Supervisors.~~

~~b. The Council shall not discriminate on the basis of age, race, color, religion, sex, national origin, or disability in all aspects of athletics throughout Fairfax County~~

ARTICLE III – MEMBERSHIP AND TERM OF OFFICE

Appointments. Membership and appointments to the Council are made by the Board of Supervisors, and members serve for such term or terms as established by the Board of Supervisors. Term of membership for all primary and alternate members is two (2) years from the date of appointment, at which time the Board of Supervisors may re-appoint said member.

The Council is composed of voting and non-voting members. All voting members will be Fairfax County residents. ~~of the Council shall be determined by the Board of Supervisors. All voting members shall be Fairfax County residents.~~

~~Section 1 – Composition~~
~~The Council is composed of voting and non-voting members.~~

a. Voting members. There ~~shall~~ will be 23 voting members, each with an alternate:

- One from each magisterial district (9).
- One each from the Towns of Vienna, Herndon, and Clifton (3).
- ~~Three~~ Four members appointed At Large.
  - a Women's Representative
  - a Diversity Representative, and
  - ~~a general~~two At Large Representatives

- One ~~from~~ representing each of the following specific sports ~~councils~~ (7~~8~~):
  - ~~Fairfax County~~ Baseball ~~Council~~
  - ~~Fairfax County~~ Soccer ~~Council~~
  - ~~Fairfax County~~ Basketball ~~Council~~
  - ~~Fairfax County Slow Pitch~~ Softball ~~Council~~
  - ~~Fairfax County Fast Pitch Softball Council~~
  - ~~Fairfax County~~ Football ~~Council~~
  - ~~Fairfax County~~ Volleyball ~~Council~~
  - ~~Fairfax County~~ Lacrosse ~~Council~~

b. Non-voting members

- Director, Neighborhood and Community Services or designated alternate,
- Representative of Fairfax County Park Authority, and
- Representative of the Fairfax County School Board

~~It shall be the duty of all members of the Council to promote the purpose of the Council and to represent the athletic interests of Fairfax County residents. In addition, District and Town representatives shall insure that athletic interests of their respective residents are heard. At Large members shall insure that county-wide issues, such as gender, age, diversity, disability, and emerging sports issues are heard. Sports specific representatives shall insure that the interests of all Fairfax County residents participating in their respective sport are heard.~~

~~Section 3 – Nominations and Appointments~~

- Members and alternates for the district and town representatives ~~shall~~ will be nominated by the District Supervisors and Town Mayors, respectively. Members-at-Large may be nominated by any District Supervisor or Town Mayor. Sports representatives and alternates will be nominated by ~~their Sports Council in accordance with their respective Sports Council Bylaws~~the Council.

- All nominees ~~shall~~ will be approved and appointed to the Council by the Board of Supervisors.

- Alternates ~~shall~~ will be entitled to vote at those meetings where the primary member is absent

~~Section 4 - Term of Appointment, Removal, And Replacement~~
~~Term of membership for all primary and alternate members is two (2) years from the date of appointment, at which time the Board of Supervisors may re-appoint said member.~~

~~Any member of the council who fails to be represented at three (3) consecutive meetings or fails to be represented at 50 percent of the meetings in a 12-month period shall be required to present cause for absence in writing to the Chair. If the cause is not considered legitimate by the Chair, the Chair may, after seeking and obtaining Council approval at the next regular meeting, recommend to the Board of Supervisors that the member be replaced.~~

Resignations and Vacancies. In the event a member cannot serve or resigns from office, then the Chairperson, the Secretary, or the County staff coordinator will advise the Clerk for the Board of Supervisors of the vacancy in writing.

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Holdovers. In the event a member completes his or her term of office, remains qualified to serve as a member, and the Board of Supervisors has not reappointed that member to another term or appointed a successor member, then that person may continue to serve until such time as the member is reappointed or a successor member is appointed.

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ARTICLE IV – OFFICERS, MEMBERS, AND THEIR DUTIES

It ~~shall~~will be the duty of all members of the Council to promote the purpose of the Council and to represent the athletic interests of Fairfax County residents. In addition, District and Town representatives ~~shall~~will ensure~~insure~~ that athletic interests of their respective residents are heard. At Large members ~~shall~~will en~~in~~sure that county-wide issues, such as gender, age, diversity, disability, and emerging sports issues are heard. Sports specific representatives ~~shall~~will e~~n~~sure that the interests of all Fairfax County residents participating in their respective sport are heard.

Elections. ~~Officers~~ The Council will be served by three officers: ~~The officers of the Council shall be~~a Chairperson, a Vice Chairperson, and a Secretary. ~~Officers shall be voting members of the Council.~~ The Chairperson will be elected in accordance with the

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voting provisions of Article V by the Council members annually and such election will be scheduled at the first meeting of each calendar year. Two months prior to the election meeting, a slate of candidates will be nominated during a meeting held pursuant to Article V. After nomination, each candidate will be polled on his or her willingness and ability to serve as Chairperson of the Council. At the election meeting, the Chairperson will be elected from among the willing nominees in accordance with the voting provisions of Article V. At the meeting immediately following the election of the Chairperson, the Chairperson will nominate the Vice Chairperson and Secretary. After nomination, each candidate will be polled on his or her willingness and ability to serve as an officer of the Council. The Vice Chairperson and Secretary will then be elected from among the willing nominees in accordance with the voting provisions of Article V.

~~Duties and Responsibilities~~

Chairperson. The Chairperson presides over meetings of the Council and is eligible to vote at all times. The Chairperson has the authority to delegate appropriate functions to Council members and to request assistance from the County staff supporting the Council. ~~Presides over all meetings of the Council. Establishes and appoints committee members and the committee chair. Signs all Council documents. Drafts the meeting agenda.~~

Vice-~~-~~Chairperson. In the absence of the Chairperson at a meeting, the Vice-Chairperson will perform the duties and exercise the powers of the Chairperson. In the event that neither the Chairperson nor the Vice-Chairperson is available, the member present with the longest tenure on the Council will act as Chairperson. ~~The Vice Chair shall act as Chair during the Chair's absence or inability to act and shall exercise all powers specifically delegated to the Vice Chair by the Chair.~~

Secretary. The Secretary, or a duly appointed agent, will be responsible for recording the minutes of meetings~~The Secretary shall be responsible for all minutes and official records, including electronic recordings, of the Council, the Executive Committee, and such other meetings as may be requested by the Council Chair. These minutes and official records shall be available for public inspection at all times upon reasonable notice. A copy of the minutes shall be provided to all members of the Council after adjournment of such meetings and prior to the next regular meeting of the Council~~.

Replacement Officers. If an office becomes vacant for any reason, it will be filled by an election at the next regular meeting having a majority of members present. The newly elected officer will complete the unexpired term of the officer succeeded. Prior to the election of any replacement officer, all members will be provided with notice of the proposed election before the meeting at which the replacement is elected.

~~Section 3 – Election of Officers~~

~~a. Prior to the regular March meeting of the Council, the Chair shall select a nominating committee with the responsibility of presenting at the April meeting at least one nomination for each Council office. Additional nominations may be made from the Council at the April and election meetings.~~

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~~b. Election of the officers shall be held annually at the first Council Meeting held after May 1st of each calendar year.~~

~~Section 4 – Term Limits~~

~~a. The Chair, Vice Chair, and Secretary shall serve a term of one year, or until their successors are elected, but may serve no more than three consecutive terms in their respective positions. For purposes of this section, a partial term to fill a vacancy shall not be considered.~~

~~b. Any member of the Council may propose the removal of an officer for cause provided that written notice has been given to the said officer 30 days prior to the meeting at which such action will be introduced and provided the membership shall be given 15 days written notice prior to the inclusion of such action on the meeting agenda. Removal of an officer requires a two-thirds vote of the members at the regular meeting for which notice of the intention of disciplinary action has been given.~~

ARTICLE V – MEETINGS

VFOIA. All meetings will be open to the public except as provided under the Virginia Freedom of Information Act, Virginia Code § 2.2-3700 et seq., as amended ("VFOIA"). "Meeting" or "meetings" means the meetings as defined by the VFOIA, including work sessions, when sitting physically, or through electronic communication means pursuant to the VFOIA or other applicable Virginia law, as a body or entity, or as an informal assemblage of (i) as many as three members or (ii) a quorum, if less than three, of the constituent membership, wherever held, with or without minutes being taken, whether or not votes are cast, of any public body. The Council may hold public hearings and report its findings to the Board of Supervisors on Council issues that affect the public interest.

Notice and Agenda. Notice and the agenda of all meetings will be provided as required under the VFOIA. All meetings will be preceded by properly posted notice stating the date, time, and location of each meeting. Notice of a meeting will be given at least three - 4 working days prior to the meeting. Notice of emergency meetings, reasonable under the circumstances, will be given contemporaneously with the notice provided to Council members. Notices of all meetings will be provided to the Office of Public Affairs for posting at the Government Center and on the County Web site. All in person and remote participation meetings will be conducted in public places that are accessible to persons with disabilities. Public access via electronic communications must be provided for all-virtual public meetings.

Frequency. The Council will meet monthly or as determined by the Chairperson. Meetings will be held at a time agreed to by a majority of the Council's members, and at a place arranged by the staff of the supporting County department.~~Regular meetings of the Council, open to the public, shall be held at the same time and place each month on a day and at a time determined by the Council, unless determined otherwise by a majority vote of the members present and voting at a regular meeting.~~

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~~Special Meetings. Special meetings may be called by the Chair or by a written petition of at least one-third (1/3) of the members. Notice of such meetings shall be in accordance with Virginia State law.~~

~~Closed Meetings. Meetings of the Council shall at all times be in compliance with the current Virginia Freedom of Information Act and the Council may conduct closed meetings only as provided for in Sections 2.2-3711 and 2.2-3712 of the Virginia Freedom of Information Act~~

~~Quorum. A quorum shall consist of fifty (50) percent of the voting members. Alternates shall be counted in the quorum only at those meetings where the primary member is absent.~~

Voting. A quorum is necessary for a vote. A majority of the membership of the Council will constitute a quorum. In making any recommendations, adopting any plan, or approving any proposal, action will be taken by a majority vote of Council members present and voting. Upon the request of any member, the vote of each member on any issue will be recorded in the minutes. All votes of Council members will be taken during a public meeting, and no vote will be taken by secret or written ballot or by proxy except by a voting member's designated alternate.

Conduct. Except as otherwise provided by Virginia law or these bylaws, all meetings will be conducted in accordance with Robert's Rules of Order, Newly Revised, and except as specifically authorized by the VFOIA, no meeting will be conducted through telephonic, video, electronic, or other communication means where the members are not all physically assembled to discuss or transact public business.

Public Access. For any meeting, at least one copy of the agenda, all agenda packets, and, unless exempt under the VFOIA, all materials furnished to Council members will be made available for public inspection at the same time such documents are furnished to the Council members. Pursuant to the VFOIA, any person may photograph, film, record, or otherwise reproduce any portion of a meeting required to be open, but such actions may not interfere with any Council proceedings.

Records. The Secretary or an appointed representative will ensure that minutes of meetings are recorded as required under the VFOIA. Minutes will include: (1) the date, time, and location of each meeting; (2) the members present and absent; (3) a summary of the discussion on matters proposed, deliberated, or decided; and (4) a record of any votes taken. Such minutes are public records and subject to inspection and copying by citizens of the Commonwealth or by members of the news media. The supporting County department will provide staff support to review and approve records and minutes of the meeting.

Attorney-Client Privilege. Records containing legal advice from counsel to the Council, and advice provided in closed session by legal counsel to the Council, are protected by the attorney-client privilege and from disclosure under the VFOIA. Any such records or

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advice should not be disclosed by members of the Council to any third party, or the privilege against disclosure may be waived. Questions regarding the handling of records or advice subject to attorney-client privilege should be directed to the Council's legal counsel.

ARTICLE VI - ATTENDANCE AND PARTICIPATION

Any Council member who misses three ~~(3)~~ consecutive meetings or more than half of the scheduled meetings within a 12-month period, or who fails to participate in the work of the Council without good cause acceptable to a majority of the other Council members may be subject to removal from the Council.

ARTICLE VII - REMOVAL

Any Council member(s) may be recommended to the Board of Supervisors for removal from the Council for cause, including but not limited to cause as set forth in Article VI, by a two-thirds majority vote of all of the Council members. The members' authority to recommend removal under these bylaws neither limits nor waives the Board of Supervisors' authority to remove members from the Council as provided by law.

ARTICLE VIII – COMMITTEES

~~The Executive Committee shall be composed of the Chair, Vice Chair, and Secretary. The Executive Committee shall perform the duties of the Council between meetings. The Vice Chair and Secretary may assist the Chair in drafting meeting agendas.~~

~~Standing and Ad Hoc Committees~~
~~The Council may establish such committees as it deems necessary to conduct its business. Members of all committees, standing and ad hoc, shall be members of the Council~~

Standing. The Chairperson may appoint standing committees and a chairperson for each with the consent of a majority of the Council members present and voting.

Special. The Chairperson may appoint special committees and a chairperson for each with the consent of a majority of the Council members present and voting.

All meetings of any such committees will comply with the notice and other requirements of the VFOIA. To the extent practicable, any such committees will be composed of at least four members. Committee meetings may be held at the call of the Chairperson or at the request of two members, with notice to all members.

~~**ARTICLE VII – ADMINISTRATION**~~
~~Section 1 – County Staff Support~~
~~The Council shall have the benefit of the services of the Department of Neighborhood and Community Services staff to aid in Council functions.~~

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~~Section 2 – Operating Procedures~~

~~The Council shall adopt and maintain a manual of operating procedures. The manual will include such items as duties of members, minimum requirements of Sports Council Bylaws, appointment of a parliamentarian, and other rules and regulations of benefit to the Council in conducting its business~~

ARTICLE IX – COMPLIANCE WITH LAW AND COUNTY POLICY

The Council will comply with all Virginia laws, including, but not limited to, the VFOIA, and the Virginia State and Local Government Conflict of Interests Act, Virginia Code § 2.2-3100 et seq., as amended, with all County ordinances, and with all County policies concerning the activities of its boards, authorities, and commissions. In case of a conflict between a provision of these bylaws and any applicable ordinance or law, the provisions of the applicable ordinance or law, as the case may be, will control.

~~**ARTICLE VIII – PARLIAMENTARY PROCEDURES**~~

~~In all matters of parliamentary procedure not specifically covered by these Bylaws, Robert's Rules of Order, Newly Revised, current edition, shall apply.~~

ARTICLE X – AMENDMENT OF BYLAWS

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These bylaws may be amended by the Council by adopting the proposed amendment or amendments with a two-thirds (2/3) affirmative vote of the members present and voting and by presenting those proposed changes for approval to the Board of Supervisors. Proposed amendments shall be presented at a regular meeting of the Council one (1) month prior to taking a vote on the amendment. Any such amendments to bylaws will become effective upon approval by the Board of Supervisors.

BYLAWS OF THE FAIRFAX COUNTY ATHLETIC COUNCIL

Draft of February 18, 2026

ARTICLE I – NAME

The name of this organization is the Fairfax County Athletic Council, hereinafter referred to as the "Council".

ARTICLE II – PURPOSE

The Council has been established by the Board of Supervisors of Fairfax County, Virginia ("Board of Supervisors"), pursuant to Virginia law for the purpose of serving in an advisory capacity to the Fairfax County Board of Supervisors. The Council will assist the Department of Neighborhood and Community Services, the Park Authority, School Board, the Planning Commission, commissions, and authorities of Fairfax County on the allocation, use, management, and future planning of County athletic resources. The Council shall be a forum for recurring input from citizens and sports organizations regarding athletic resources.

These bylaws replace and supersede the Council bylaws adopted on November 21, 2005 and are effective as of June 9, 2026.

ARTICLE III – MEMBERSHIP AND TERM OF OFFICE

Appointments. Membership and appointments to the Council are made by the Board of Supervisors, and members serve for such term or terms as established by the Board of Supervisors. Term of membership for all primary and alternate members is two (2) years from the date of appointment, at which time the Board of Supervisors may re-appoint said member.

The Council is composed of voting and non-voting members. All voting members will be Fairfax County residents.

a. Voting members. There will be 23 voting members, each with an alternate:

- One from each magisterial district (9).
- One each from the Towns of Vienna, Herndon, and Clifton (3).
- Four members appointed At Large.
  - a Women's Representative
  - a Diversity Representative, and
  - two At Large Representatives

- One representing each of the following specific sports (7):
  - Baseball
  - Soccer

- Basketball
- Softball
- Football
- Volleyball
- Lacrosse

b. Non-voting members

- Director, Neighborhood and Community Services or designated alternate,
- Representative of Fairfax County Park Authority, and
- Representative of the Fairfax County School Board

- Members and alternates for the district and town representatives will be nominated by the District Supervisors and Town Mayors, respectively. Members-at-Large may be nominated by any District Supervisor or Town Mayor. Sports representatives and alternates will be nominated by the Council.

- All nominees will be approved and appointed to the Council by the Board of Supervisors.

- Alternates will be entitled to vote at those meetings where the primary member is absent

Resignations and Vacancies. In the event a member cannot serve or resigns from office, then the Chairperson, the Secretary, or the County staff coordinator will advise the Clerk for the Board of Supervisors of the vacancy in writing.

Holdovers. In the event a member completes his or her term of office, remains qualified to serve as a member, and the Board of Supervisors has not reappointed that member to another term or appointed a successor member, then that person may continue to serve until such time as the member is reappointed or a successor member is appointed.

ARTICLE IV – OFFICERS, MEMBERS, AND THEIR DUTIES

It will be the duty of all members of the Council to promote the purpose of the Council and to represent the athletic interests of Fairfax County residents. In addition, District and Town representatives will ensure that athletic interests of their respective residents are heard. At Large members will ensure that county-wide issues, such as gender, age, diversity, disability, and emerging sports issues are heard. Sports specific representatives will ensure that the interests of all Fairfax County residents participating in their respective sport are heard.

Elections. The Council will be served by three officers: a Chairperson, a Vice Chairperson, and a Secretary. The Chairperson will be elected in accordance with the voting provisions of Article V by the Council members annually and such election will be scheduled at the first meeting of each calendar year. Two months prior to the election meeting, a slate of candidates will be nominated during a meeting held pursuant to Article V. After nomination, each candidate will be polled on his or her willingness and ability to serve as Chairperson of the Council. At the election meeting, the Chairperson will be elected from among the willing nominees in accordance with the voting provisions of Article V. At the meeting immediately following the election of the Chairperson, the Chairperson will nominate the Vice Chairperson and Secretary. After nomination, each candidate will be polled on his or her willingness and ability to serve as an officer of the Council. The Vice Chairperson and Secretary will then be elected from among the willing nominees in accordance with the voting provisions of Article V.

Chairperson. The Chairperson presides over meetings of the Council and is eligible to vote at all times. The Chairperson has the authority to delegate appropriate functions to Council members and to request assistance from the County staff supporting the Council.

Vice-Chairperson. In the absence of the Chairperson at a meeting, the Vice-Chairperson will perform the duties and exercise the powers of the Chairperson. In the event that neither the Chairperson nor the Vice-Chairperson is available, the member present with the longest tenure on the Council will act as Chairperson.

Secretary. The Secretary, or a duly appointed agent, will be responsible for recording the minutes of meetings.

Replacement Officers. If an office becomes vacant for any reason, it will be filled by an election at the next regular meeting having a majority of members present. The newly elected officer will complete the unexpired term of the officer succeeded. Prior to the election of any replacement officer, all members will be provided with notice of the proposed election before the meeting at which the replacement is elected.

ARTICLE V – MEETINGS

VFOIA. All meetings will be open to the public except as provided under the Virginia Freedom of Information Act, Virginia Code § 2.2-3700 et seq., as amended ("VFOIA"). “Meeting” or “meetings” means the meetings as defined by the VFOIA, including work sessions, when sitting physically, or through electronic communication means pursuant to the VFOIA or other applicable Virginia law, as a body or entity, or as an informal assemblage of (i) as many as three members or (ii) a quorum, if less than three, of the constituent membership, wherever held, with or without minutes being taken, whether or not votes are cast, of any public body. The Council may hold public hearings and report its findings to the Board of Supervisors on Council issues that affect the public interest.

Notice and Agenda. Notice and the agenda of all meetings will be provided as required under the VFOIA. All meetings will be preceded by properly posted notice stating the date, time, and location of each meeting. Notice of a meeting will be given at least three - 4 working days prior to the meeting. Notice of emergency meetings, reasonable under the circumstances, will be given contemporaneously with the notice provided to Council members. Notices of all meetings will be provided to the Office of Public Affairs for posting at the Government Center and on the County Web site. All in person and remote participation meetings will be conducted in public places that are accessible to persons with disabilities. Public access via electronic communications must be provided for all-virtual public meetings.

Frequency. The Council will meet monthly or as determined by the Chairperson. Meetings will be held at a time agreed to by a majority of the Council's members, and at a place arranged by the staff of the supporting County department.

Voting. A quorum is necessary for a vote. A majority of the membership of the Council will constitute a quorum. In making any recommendations, adopting any plan, or approving any proposal, action will be taken by a majority vote of Council members present and voting. Upon the request of any member, the vote of each member on any issue will be recorded in the minutes. All votes of Council members will be taken during a public meeting, and no vote will be taken by secret or written ballot or by proxy except by a voting member's designated alternate.

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between a provision of these bylaws and any applicable ordinance or law, the provisions of the applicable ordinance or law, as the case may be, will control.

ARTICLE X – AMENDMENT OF BYLAWS

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Board Agenda Item
June 9, 2026

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. *William Strasburg v. H. A. Bull,* Record No. Pending (U.S. Sup. Ct.)

2. *Ismail Hafiz Hanif v. Officer Moises Romero, et al.,* Case No. 1:25-cv-1789 (E. D. Va.)

3. *Patrick Winston Lynch, Administrator of the Estate of Jasper Aaron Lynch, Decease v. Chief Kevin Davis, et al.,* Case No. CL-2024-0008384 (Fx. Co. Cir. Ct.)

4. *Tegest Tesfave v. Booz Allen Hamilton, Inc., et al.* Case No. 1:26-cv-00309-PTG-LRV (E. D. Va.)

5. *State Farm Mutual Automobile Insurance Company as Subrogee of Arlen Meyers v. Matthew Carr,* Case No. GV25-20965 (Fx. Co. Gen. Dist. Ct.)

6. *Currie Fitzhugh, by GEICO Advantage Insurance Company, subrogee v. John Doe,* Case No. GV25-32666 (Fx. Co. Gen. Dist. Ct.)

7. *Board of Supervisors of Fairfax County, Virginia, et al. v. Yamil Deybi Rocha Belmonte,* Case No. CL-2026-0007454 (Fx. Co. Cir. Ct.) (Mason District)

8. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Peggy Shannon Bryant Starke Trust, et al.,* Case No. CL-2025-0016470 (Fx. Co. Cir. Ct.) (Braddock District)

9. *Leslie B. Jonhson, Fairfax County Zoning Administrator, et al. v. Joseph Julius Jevcak,* Case No. CL-2026-0007270 (Fx. Co. Cir. Ct.) (Braddock District)

10. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Abdolreza Bandroomi Kheiban, Jr.,* Case No. GV25-34664 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

11. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. David E. Norris,* Case No. GV26-07684 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

12. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Randall F. Smidt,* Case No. GV26-12939 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

13. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Randall F. Smidt,* Case No. GV26-12941 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

14. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Michael Nghiem, et al.,* Case No. GV26-12943 (Fx. Co. Gen. Dist. Ct.) (Braddock District)

15. *Jay Riat, Building Official for Fairfax County, Virginia v. Moshoodbolatito Oluwansewun Martins,* Case No. CL-2026-0007838 (Fx. Co. Cir. Ct.) (Dranesville District)

16. *Leslie B. Johnson, Fairfax County Zoning Administrator, et al. v. Kathy Lynn Dickson Trust, et al.,* Case No. CL-2026-0007455 (Fx. Co. Cir. Ct.) (Franconia District)

17. *Jay Riat, Building Official for Fairfax County, Virginia v. Hometown Audubon, LLC., et al.,* Case No. GV26-05936 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

18. *Jay Riat, Building Official for Fairfax County, Virginia. v. Jaime Alberto Velis, et al.,* Case No. GV26-09521 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

19. *Jay Riat, Building Official for Fairfax County, Virginia v. Romdouri Sern, et al.,* Case No. GV26-13395 (Fx. Co. Gen. Dist. Ct.) (Franconia District)

20. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Raymon J. Rybicki,* Case No. CL-2026-0007369 (Fx. Co. Cir. Ct.) (Hunter Mill District)

21. *Jay Riat, Building Official for Fairfax County, Virginia v. Sidiqi Enterprises, LLC.,* Case No. CL-2026-0008244 (Fx. Co. Cir. Ct.) (Hunter Mill District)

22. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Karen Benito Zurita,* Case No. CL-2024-0012915 (Fx. Co. Cir. Ct.) (Mason District)

23. *Leslie B. Johnson, Fairfax County Zoning Administrator, et al. v. Sleepy Hollow Properties, LLC.,* Case No. CL-2026-0002297 (Fx. Co. Cir. Ct.) (Mason District)

24. *Jay Riat, Building Official for Fairfax County, Virginia v. Yamil D. Rocha Belmonte,* Case No. CL-2026-0006063 (Fx. Co. Cir. Ct.) (Mason District)

25. *Jay Riat, Building Official for Fairfax County, Virginia v. David Almendarez.,* Case No. CL-2026-0007546 (Fx. Co. Cir. Ct.) (Mason District)

26. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Elizabeth Hotchkiss Shortt Revocable Trust,* Case No. GV25-23500 (Fx. Co. Gen. Dist. Ct.) (Mason District)

27. *Jay Riat, Building Official for Fairfax County, Virginia v. Cristina I. Gonzalez, et al.,* Case No. GV26-03106 (Fx. Co. Gen. Dist. Ct.) (Mason District)

28. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Frances F. Kelly,* Case No. GV26-12361 (Fx. Co. Gen. Dist. Ct.) (Mason District)

29. *Jay Riat, Building Official for Fairfax County, Virginia v. Cynthia J. Safioleas,* Case No. GV26-12366 (Fx. Co. Gen. Dist. Ct.) (Mason District)

30. *Jay Riat, Building Official for Fairfax County, Virginia v. Sara Gerbremichael Kinfe a/k/a Sara Gerbremichael Solomon, et al.,* Case No. CL-2026-0008153 (Fx. Co. Cir. Ct.) (Mount Vernon District)

31. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. The Heirs of Kirk R. Carter, Jr., et al.,* Case No. GV26-11715 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

32. *Jay Riat, Building Official for Fairfax County v. Travis Arnold, et al*, Case No. GV-2026-12598 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)

33. *Leslie B. Johson, Fairfax County Zoning Administrator, et al. v. Nasimul M. Hoque,* Case No. CL-2026-0007920 (Fx. Co. Cir. Ct.) (Springfield District)

34. *Jay Riat, Building Official for Fairfax County, Virginia v. Margaret G. Clark,* Case No. CL-2025-0014317 (Fx. Co. Cir. Ct.) (Sully District)

35. *Jay Riat, Building Official for Fairfax County, Virginia v. Jianhe Zhang,* Case No. CL-2026-0006848 (Fx. Co. Cir. Ct.) (Sully District)

36. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Matthew G. Lepnev,* Case No. GV25-30812 (Fx. Co. Gen. Dist. Ct.) (Sully District)

37. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Marshall J. Mannello, Jr., et al.,* Case No. GV25-34665 (Fx. Co. Gen. Dist. Ct.) (Sully District)

Board Agenda Item
June 9, 2026

3:30 p.m.

Public Hearing on PCA-80-L-070-03 (RZPA-2025-MV-00089) (Trash Away, Inc.) to Amend the Proffers for RZ-80-L-070 Previously Approved for a Recycling Center or Building Material Storage and Sales to Permit a Storage Yard Use and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio (FAR) of 0.21, Located on Approximately 2.72 Acres of Land Zoned I-6 (Mount Vernon District)

This property is located E. of Interstate 95 and W. of Gunston Cove Rd. and active railroad tracks, and approx. 1,600 ft. S. of Lorton Rd. Tax Map 107-4 ((1)) 68C.

PLANNING COMMISSION RECOMMENDATION:
On May 20, 2026, the Planning Commission voted 9-0 (Commissioners Cortina, Landgraf and Wang were absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- PCA-80-L-070-03 (RZPA-2025-MV-00089) subject to the draft proffers dated May 4, 2026; and

- Modification of a major paved trail along Gunston Cove Road to permit a 5-foot sidewalk.

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)
Savannah Murray, Planner, ZED, DPD

REVISED

Board Agenda Item
June 9, 2026

3:30 p.m.

Public Hearing on SE-2025-MA-00035 (SJS&W Washington Property LLC) to Permit an Increase in Floor Area Ratio, Add a Private School Use, Modify the Site Layout and Amend Conditions, Located on Approximately 20.00 Acres of Land Zoned I-6 and HC (Mason District)

This property is located in the Mason District. Tax Map 80-2 ((1)) 30.

PLANNING COMMISSION RECOMMENDATION:
On May 13, 2026, the Planning Commission voted 12-0 to defer the public hearing for SE-2025-MA-00035 to June 3, 2026. The Planning Commission Recommendation will be forwarded upon decision.

On June 3, 2026, the Planning Commission voted 10-0 (Commissioners Bennett and Thomas were absent from the meeting) to recommend the Board of Supervisors approve SE-2025-MA-00035, subject to the development conditions consistent with those dated May 21, 2026.

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

Planning Commission Meetings Video Archive available online at:
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STAFF:
Suzanne L. Wright, Director, Zoning Evaluation Division (ZED), Department of Planning and Development (DPD)
Ciarra Downing, Planner, ZED, DPD

Board Agenda Item
June 9, 2026

4:00 p.m.

Public Hearing on Adoption of a Proposed Amendment to Chapter 7 (Streets, Streetlights, Parking and Driveways) of the Public Facilities Manual Regarding Streetlights

ISSUE:
Board of Supervisors' (Board) adoption of a proposed amendment to Chapter 7 (Streets, Street Lights, Parking and Driveways) of the Public Facilities Manual (PFM). The proposed amendment is necessary to provide clear guidance, centralize information, and identify best practices so that applicants can navigate their streetlight designs and align the PFM with updated processes.

PLANNING COMMISSION RECOMMENDATION:
On May 13, 2026, the Planning Commission voted 12-0 to recommend to the Board of Supervisors adoption of the amendment to the Public Facilities Manual as advertised and set forth in the Staff Report dated April 14, 2026, and that the amendment become effective at 12:01 a.m. on July 1, 2026.

The Planning Commission also voted 11-0-1(Commissioner Sargeant abstained from the vote) to recommend to the Board of Supervisors the following follow-on motion:

> To direct staff to identify opportunities during the Final Development Plan stage to better incorporate streetlight design and location in relation to other streetscape elements, such as utilities, trees, street furniture, signage and sidewalk placement; and, as pertinent, cohesion with adjacent developments and neighborhoods

RECOMMENDATION:
The County Executive recommends that the Board adopt the proposed amendment as set forth in the Staff Report dated April 14, 2026.

The proposed amendment was prepared by Land Development Services (LDS) and coordinated with Department of Public Works and Environmental Services (DPWES), Department of Planning and Development (DPD), and the Office of the County Attorney. The amendment was recommended for approval by the Engineering Standards Review Committee.

Board Agenda Item
June 9, 2026

TIMING:
Board action is requested on June 9, 2026. The Board authorized advertisement of public hearings on April 14, 2026. The Planning Commission held a public hearing on May 13, 2026. If adopted by the Board, the proposed amendment will become effective at 12:01 a.m. on July 1, 2026.

BACKGROUND:
Chapter 7 of the PFM, at Section 7-8000, sets guidelines for streetlight design. While the PFM provides general placement guidance, individual designs must address site-specific conditions such as road geometry, road classification, pedestrian level, and existing lighting. Current PFM provisions for streetlights could be clarified and updated, particularly in light of Fairfax County's urban centers and revitalization areas that utilize non-standard streetlights. Centralizing certain streetlight design requirements currently found in Technical Bulletins and design guidelines within the PFM would improve clarity and consistency for both applicants and staff.

Currently, a typical applicant prepares a rough streetlight layout, after which County staff refines that layout by running lighting calculations and finalizing fixture placement and spacing. Since the requirements for nonstandard fixtures are spread across multiple Technical Bulletins and Urban Design Guidelines, some of which have been superseded, the results are extended coordination and frequent redesigns.

To align with other review procedures and provide the development community with greater flexibility in the design and approval timelines, staff proposes the following:

- Amend the PFM to clarify and consolidate streetlight standards, improving overall consistency and efficiency.
- Transition design from a staff-led process to one where developers are responsible for completing the streetlight design under updated PFM requirements, with staff reviewing for compliance.

Outreach:
Staff presented the amendment to the Engineering Standards Review Committee (ESRC), which oversees changes to the County's PFM, and ESRC recommended approval.

Staff presented substance of the proposed amendment at meetings of the Engineers and Surveyors Institute (ESI) Fairfax Committee and the Northern Virginia Building

Industry Association and National Association for Industrial and Office Parks (NVBIA/NAIOP) Fairfax Committee.

Staff has shared the amendment with the Environmental Quality Advisory Council (EQAC) and has responded to follow-up clarification questions.

Staff also reached out to land use aides in all districts and engaged in further communication with the Great Falls Citizens Association.

PROPOSED AMENDMENT:
The attached Staff Report includes full text of the proposed amendment. Key updates are summarized below:

- Establish Waiver Criteria (Section 7-0801): Establishes defined factors for evaluating waiver requests, including roadway design, pedestrian activity, safety data, and environmental considerations, improving transparency and consistency in decision-making.
- Consolidated and Simplified Lighting Requirements (Section 7-0802): Consolidates multiple tables and provisions into a single table. At site entrances, lighting requirements are reduced from three lights to two. Flexibility is added to allow one light where photometric analysis confirms compliance, reducing unnecessary waiver requests while preserving safety and scenic character.
- Updated Technical Standards (Section 7-0803): Clarifies fixture types, illumination levels, pole placement, and submission requirements. Lighting levels are aligned with ANSI/IES RP-8-22, the industry standard that provides comprehensive guidelines for the design, evaluation, and performance of roadway lighting systems. A simplified spacing method is introduced for certain local streets, reducing the need for full photometric plans in straightforward cases.
- Nonstandard Streetlights (Section 7-0804): Incorporates prior technical bulletins into the PFM and clarifies submission requirements for nonstandard fixtures, particularly in urban centers and commercial revitalization districts.
- Improved Installation Procedures (Section 7-0805): Updates utility coordination timelines to reflect current provider requirements and revises bond release procedures to better align with installation schedules, reducing the risk of funding shortfalls or incomplete installations.

REGULATORY IMPACT:
The proposed amendment will have several operational and regulatory impacts. Consolidating and clarifying streetlight requirements will reduce the need for County staff to provide design services, freeing resources for other critical functions. The amendment will further improve predictability for developers and reduce delays caused by redesigns. Moving review duties from DPWES to LDS will simplify communication for applicants by consolidating all review questions, comments, and updates within one agency. Additional explanation is included in the attached Staff Report.

EQUITY IMPACT:
Implementation of the proposed amendment will have an equity impact on focus area eleven of the One Fairfax Policy, “a quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people”. These changes foster inclusive participation in the development process, support placemaking, and contribute to a high-quality built environment that accommodates growth in an equitable and sustainable manner.

FISCAL IMPACT:
None.

ENCLOSED DOCUMENTS:
Attachment 1 – Staff Report dated April 14, 2026. Attachment A included (Amendment to Public Facilities Manual 7-0800)

STAFF:
Jennifer Miller, Deputy County Executive
William D. Hicks, P.E., Director, LDS

ASSIGNED COUNSEL:
Patrick V. Foltz, Assistant County Attorney

LAND DEVELOPMENT SERVICES
April 14, 2026

STAFF REPORT

PREPARED BY SITE DEVELOPMENT AND INSPECTIONS DIVISION

☐ PROPOSED COUNTY CODE AMENDMENT

☑ PROPOSED PFM AMENDMENT

☐ PROPOSED ZONING ORDINANCE AMENDMENT

☐ APPEAL OF DECISION

☐ WAIVER REQUEST

Adoption of Amendments to the Public Facilities Manual (PFM) to Implement Changes to Chapter 7-0800 to streamline submission and review of streetlight improvements.

PUBLIC HEARING DATES

Authorization to Advertise:	April 14, 2026
Planning Commission Hearing:	May 13, 2026 at 7:30 p.m.
Board of Supervisors Hearing:	June 9, 2026 at 4:00 pm.

Prepared By:	Bin Zhang, PE (703) 324-7179 Kirsten Munz, PE (703) 324-7523 Site Development and Inspections Division (SDID), Land Development Services (LDS)

STAFF RECOMMENDATION

Staff recommend that the Board of Supervisors (Board) adopt the proposed amendment set forth in this Staff Report dated April 14, 2026. This proposed PFM amendment aims to clarify and consolidate streetlight standards, enhancing consistency and efficiency. It also transitions streetlight design from a staff-led process to one in which developers are responsible for completing the design under the updated PFM requirements, with staff reviewing for compliance.

Coordination

The proposed amendment was prepared by Land Development Services (LDS) and coordinated with Department of Public Works and Environmental Services (DPWES), Department of Planning and Development (DPD), and the Office of the County Attorney.

BACKGROUND

Development along public roadways typically requires new streetlights to ensure the safety of both motorists and pedestrians. While the PFM provides broad placement guidance, individual designs must address site-specific conditions such as road geometry, road classification, pedestrian activity level, and existing lighting conditions. Currently, County staff lead the streetlight design process, which differs from the approach used for other site development components.

Current PFM provisions for streetlights lack clear guidance for developers to complete streetlight design, and are outdated, particularly given Fairfax County's urban centers and revitalization areas that utilize non-standard streetlights. Centralizing certain streetlight design requirements currently found in Technical Bulletins and design guidelines within the PFM would improve clarity and consistency for both applicants and staff.

To align with other review procedures and provide the development community with greater flexibility in the design and approval timelines, staff propose

- Amending the PFM to clarify and consolidate streetlight standards, and improve consistency and efficiency and
- Shifting design from a staff-led process to one where developers can complete the streetlight design using expanded PFM guidance, and staff reviews for compliance.

Outreach

Staff presented the amendments to the Engineering Standards Review Committee (ESRC), which oversees changes to the County's PFM, and the ESRC recommended approval.

Staff advised the regulated community of the status and substance of the proposed amendments through announcements at meetings of the Engineers and Surveyors Institute (ESI) Fairfax Committee and the Northern Virginia Building Industry Association and National Association for Industrial and Office Parks (NVBIA/NAIOP) Fairfax Committee.

Staff has shared the amendment with the Environmental Quality Advisory Council (EQAC) and has responded to follow-up clarification questions.

Staff also reached out to land use aides in all districts and engaged in further communication with the Great Falls Citizens Association.

PROPOSED AMENDMENTS

The proposed amendments consolidate existing requirements into clear, straightforward standards, with defined design parameters and submission requirements. Developers shall be able to submit complete streetlight designs independent of County staff. A detailed summary of revisions to each PFM section is provided below.

1. **Revised 7-0801 to add review criteria for waiver applications.**

   The Director of LDS currently has authority to waive required streetlights; however, the lack of specific waiver criteria has led to confusion and uncertainty. The proposed amendment adds waiver review criteria including existing conditions, roadway design elements, pedestrian activity, collision and crime data, and environmental considerations. Under the amendment, future waiver requests would require the Director to balance these factors when determining whether a waiver or modification is appropriate.

2. **Consolidated 7-0802 to correct errors and simplify requirements.**

   The authority for the streetlight requirements is found in the frontage improvements in Zoning Ordinance 8100.7E(14) and Subdivision Ordinance Section 101-2-2(20). The current PFM provides Table 7.9 and sections (7-0802.1 through 7-0802.5) specifying lighting requirements categorized based on Residential Subdivision, Industrial and Commercial Subdivision, Site Plans, Planned Developments, and Public Improvement Plans. This section and Table 7.9 have been consolidated into a single simplified Table 7.5 with succinct narrative and applicable notes.

   One change in 7-0802 concerns streetlight requirements at entrances, where roadways intersect public roads. The current provision requires three lights at entrances but

allows the number to be adjusted based on length of frontage. However, there is no further guidance or criteria for applying a modification. The proposed amendment reduces the requirement to two lights: one on each side of the entrance, which is generally sufficient to illuminate the immediate access point. For site plan and subdivision plans with lot sizes under 18,000 ft², a third light may still be required to ensure lighting along all abutting roadways. Based on a case study conducted by our consultant, two lights provide sufficient illumination for the intersection. The addition of a third light does not result in any measurable improvement in illumination at the intersection. This change does not compromise safety or visual guidance for drivers.

Also under the revised provision, the Director may allow a single light at an entrance if a photometric plan demonstrates compliance with minimum lighting levels. This change addresses resident concerns about preserving the historic, cultural, and scenic character of Virginia byways while maintaining safety standards. It also streamlines the process by reducing the need for formal waiver applications, providing flexibility while maintaining compliance.

3. Updated 7-0803 (previously 7-0804) to clarify acceptable fixtures, design standards, and submission requirements.

Previous 7-0803 on Authorization and Procedures has been moved to 7-0805. Proposed 7-0803 is a revision to the existing provisions in 7-0804. The following table lists the proposed changes in Section 7-0803 along with a brief description of the changes:

PFM Section Number	Section Title	Description
7-0803.1 (old 7-0804.1)	Standard Fixture Style	Consolidated existing texts in new Table 7.6 with notes. Listed area classification, roadway classification, and applicability in a table to simply the different layers of requirements. A note has been added to the table indicating RF-3 is an alternate security light and is not intended to provide sufficient illumination for local streets, but to increase the feeling of safety.
7-0803.2 (old 7-0804.2 and 7-0804.5)	Standard Streetlight Source	This section consolidates and updates requirements previously located in §7-0804.2 and 7-0804.5. Key changes include: **Color Temperature Requirement:** The note regarding Correlated Color Temperature (CCT) has been moved from Table 7.7 to paragraph B for clarity. The Director's authority to approve CCT values greater than 3000K has

		been removed to ensure consistency with County lighting standards. A similar amendment is being processed for the Zoning Ordinance. **Mounting Height Requirement:** The mounting height requirement has been relocated from §7-0804.5 to paragraph C to align with the design sequence and improve readability. **Table 7.7 Revision:** Table 7.7 has been updated to include comprehensive information on all standard streetlights provided by Dominion and NOVEC, including wattage, lumen output, and mounting height. DPWES is developing a webpage to make this information publicly accessible, including links to IES files for industry use. The webpage will also allow greater flexibility to accommodate future changes from utility providers. .
7-0803.3 (old 7-0804.3)	Light Level Requirements	The revised Section 7-0803.3 introduces comprehensive updates to light level requirements to ensure consistency in streetlight design, providing a clear benchmark for compliance. These changes collectively aim to streamline design, improve clarity, and align County standards with industry best practices Key changes include: **Required illumination levels in Tables 7.8 and 7.9** These are based on the ANSI/IES RP-8-22 standards, which is used by DPWES for streetlight review. Explanatory notes have been added to guide the determination of roadway functional classification and pedestrian activity levels, which are critical factors in determining appropriate lighting requirements. **Simplified spacing method** When certain conditions are met, Tables 7.10 and 7.11 may be used to design streetlights based on spacing instead of providing a photometric plan. This method is limited to local streets with relatively uniform geometry. The optimal spacing are derived from the Visual Roadway Tool and verified with AGI32. The spacing may be adjusted by up to 5 feet to accommodate lot lines, streetscape features, or other site constraints. This number has been verified with two cases to not have an impact on average or uniformity.

		The table has been further evaluated to remove options that are inefficient and lead to significant over-lighting of roadways. This not only exceeds the desired illumination levels but also results in unnecessary energy consumption and higher long-term operational costs. Removing these spacing options will allow us to focus on configurations that provide optimal lighting performance, improve energy efficiency, and better align with our design standards and sustainability goals. **Best practices for streetlight placement** This section is introduced to promote uniformity and are based on industry best practices when designing streetlights.
7-0803.4 (old 7-0804.4)	Pole Placement and Bracket Length	The amendment to this section consolidates existing language and incorporates requirements previously shown on various plates. It adds specifications for available bracket lengths for RF-1 and RF-2 poles and introduces language allowing the use of existing utility poles where feasible. These changes aim to simplify design guidance, provide clearer standards for pole and bracket configurations, and offer flexibility by permitting reuse of existing infrastructure.
7-0803.5 (old 7-0804.6)	Plan Submission Requirements	The amendment to this section consolidates existing requirements of 7-0804.6 under a single paragraph, and adds several new provisions to improve clarity and completeness. Key changes include: **Show and label existing streetlights** This is a plan requirement already as specified in ZO 8101.4.B(20). Existing streetlight information is available on JADE. DPWES will provide instruction on how to interpret the attribute table. **Submission of a photometric plan** Added submission requirements of a photometric plan, consistent with our current review of photometric plans when required. **Requirements for simplified spacing method** Added submission requirements for situations where the simplified spacing method is used.

4. Revised 7-0804 (Previously 7-0805) on requirements associated with non-standard streetlights.

The proposed revision has consolidated existing general language, and incorporates Technical Bulletin 14-07 on Tysons Lighting Standards into the PFM, much of which now also applies to all development centers. The following table lists the proposed changes to Section 7-0804 along with a brief description of the changes:

PFM Section Number	Section Title	Description
7-0804.1 (old 7-0805.1)	General	Minor editorial change.
7-0804.2	Currently approved nonstandard streetlight	Listed development centers where nonstandard streetlights have been approved, added references to the urban design guidelines. DPWES will provide a webpage listing approved nonstandard streetlights and poles for each development center, since there may be a need to modify them in the future, as new lights are added or previously approved lights are discontinued. This will ensure those updates can be made efficiently without modifying the PFM. Recently, DPWES has worked with Dominion to accept three types of nonstandard streetlights to the county, but Dominion and DPWES will co-own the lights and maintain the lights. They have been listed as "pre-selected nonstandard fixture". A table has been added to explain the different types of nonstandard streetlights and associated procedures.
7-0804.3 (old 7-0805.2)	Procedure to obtain approval of nonstandard streetlight	Editorial change. This would be processed through LDS as a waiver request.
7-0804.4 (old 7-0805.3, TB 14-07)	Nonstandard streetlight standards	Listed minimum standards when nonstandard streetlight is proposed.

7-0804.5 (old 7-0805.5, TB 14-07)	Plan Submission Requirements	Many of the requirements in this section are from TB 14-07. One change is that now all development centers require a separate lighting analysis to meet requirement in Table 7.13. These are based on guidance in the various Urban Design Guidelines where pedestrian-scaled lighting is listed as design principles.

5. Revised 7-0805 (Previously 7-0803) on authorization and procedures.

This section has been consolidated to eliminate duplicative language and improve clarity. A new subsection (§7-0805.4) has been added to provide guidance on the installation of pre-selected non-standard streetlights. Additionally, timelines have been updated to reflect current utility company requirements: Dominion now requires a longer notice period of 160 days (previously 135 days) for streetlight installation, and its timeframe for preparing cost estimates has been revised from 45 days to 60 days to align with current practices.

In addition, Section 7-0805.2E has been revised to hold the bond release for 120 days from the date payment is received. This change addresses recurring issues where utility provider identified field conditions that required adjustments to their initial cost estimate after the developer had already been released from the bond. In such cases, the County is left unable to install the lights as planned or must install a reduced number of lights due to insufficient funds collected. If developers follow PFM recommendations and request a cost estimate 160 days prior to the desired installation date, this adjustment should not cause delays. This amendment better aligns bond release timing with actual installation schedules, ensuring adequate funding and reducing risk of incomplete lighting installations.

REGULATORY IMPACT

The proposed amendments will have several operational and regulatory impacts. Consolidating and clarifying streetlight requirements will reduce the need for County staff to provide design services, freeing resources for other critical functions. Shifting design responsibility to industry will improve predictability for developers and reduce delays caused by redesigns. Moving review duties to LDS will simplify communication for applicants.

For Designers:
The consolidation of streetlight design requirements and inclusion of clear tables and explanatory notes will reduce ambiguity and reliance on institutional knowledge, enabling engineers to design compliant streetlight systems with greater confidence. The introduction of a simplified spacing method and best practice guidelines provides flexibility and efficiency, minimizing the need for complex calculations when certain conditions are

met. Enhanced submission requirements, including photometric plans, will ensure predictable review outcomes and reduce redesigns, while allowing for flexibility to accommodate unique site constraints.

For Developers:
Shifting design responsibility from County staff to the developer aligns streetlight design expectations with other site plan elements, improving accountability and predictability, while allowing the developer to make strategic design decisions, maintaining their control of all design elements. Streamlined review processes and reduced waiver applications will save time and costs, particularly for projects in sensitive areas such as Virginia byways, where flexibility is now incorporated into the standards.

Streetlight review will no longer be considered an outside agency review, and no prior approval will be required before the second submission of the plan, as part of the Designated Plans Examiner expedited review program. The review and approval will occur within LDS concurrently with site, stormwater, geotechnical, and forest conservation reviews. These changes collectively support faster approvals and more efficient project delivery

For County Staff:
Eliminating the need for staff to design streetlights frees resources for other critical functions. Transferring review authority from DPWES to LDS simplifies coordination and reduces redundant distribution points, improving efficiency and consistency in plan reviews. Training LDS reviewers in the new standards will enhance redundancy and ensure uniform application of requirements across projects.

Overall, these changes improve clarity, efficiency, and transparency in the streetlight design and review process, aligning Fairfax County's standards with industry best practices, and supporting urban development objectives by accommodating nonstandard streetlight designs in revitalization areas. These changes will foster efficiency, predictability, accountability, and consistency in site development reviews.

ATTACHED DOCUMENT

Attachment A – Proposed Amendments to PFM 7-0800

Attachment A

Proposed Amendments
to
the Fairfax County Public Facilities Manual

Streetlights

Draft of April 14, 2026

Amend PFM, Table of Contents, by revising §7-0800 (Streetlights), to read as follows:

7-0800 STREETLIGHTS
- 7-0801 General Information
- 7-0802 General Requirements
- 7-0803 ~~Authorization and Procedures~~ Standards and Criteria
- 7-0804 ~~Standards and Criteria~~ Nonstandard Streetlights
- 7-0805 ~~Nonstandard Street Lighting~~ Authorization and Procedures

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), §7-0000, by revising the List of Tables to read as follows:

LIST OF TABLES

Table Number	Title	Section
Table 7.1	Street Name Abbreviations	Sec. 7-0107.8
Table 7.2	Layouts for Off-Street Parking Facilities	Sec. 7-0606.1
Table 7.3	Parallel Parking Spaces	Sec. 7-0602.1
Table 7.4	Universal Size Car Spaces	Sec. 7-0602.2
Table 7.5	~~Area Classification~~ Streetlight Requirements	~~Sec. 70804.7~~ Sec. 7-0802.1
Table 7.6	~~Road Classification~~ Standard Fixture Style	~~Sec. 7-0804.7~~ Sec. 7-0803.1
Table 7.7	~~Lighting Levels for Proposed & Existing Streets: Standard Roadway Fixture (RF-1 and RF-2) (Light Emitting Diode~~) Standard Dominion and NOVEC Luminaires	~~Sec. 7-0804.8~~ Sec. 7-0803.2
Table 7.8	Lighting Levels For Proposed ~~Curb & Gutter Streets: Alternate Security Rixture (RF-3) (Light Emitting Diode)~~ and Existing Streets	~~Sec. 7-0804.8~~ Sec. 7-0803.3A
Table 7.9	~~Quick Street Light Requirements Selection~~ Lighting Levels For Intersections	~~7-0804.8~~ Sec. 7-0803.3B
Table 7.10	Spacing Requirements For Local Streets (RF-1, RF-2)	Sec. 7-0803.3C
Table 7.11	Alternate Security Fixture Spacing Requirements For Local Street (RF-3)	Sec. 7-0803.3C
Table 7.12	Summary of Procedures for Nonstandard Streetlights in	Sec. 7-0804.2B

Table Number	Title	Section
	the Right-of-Way	
Table 7.13	Design Criteria for Walkways within Right of Way	Sec. 7-0804.5D

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), §7-0000, by revising the List of Plates to read as follows:

LIST OF PLATES

STANDARD DESIGNATION	PLATE NO.	DESCRIPTION	SECTION
PS-3	21-7	Asphalt Concrete Pipestem Standards	7-0403.2A,7-0701,7-0703.2
PS-3A	22-7	Concrete Pipestem Standards	7-0403.2A,7-0701,7-0703.2,7-0703.2B
TLL-1	23-7	Design Example: Residential Subdivision: Lot Size less than 18,000 ft^2	7-0802.1 A~~(3) 7-0804.7~~
TLL-2	24-7	Design Example: Residential Subdivision: Lot Size 18,000 ft2 or greater	7-0802.1~~A(3) 7-0804.7~~
TLL-3	25-7	Design Example: Site Plan – Industrial ~~Subdivision~~	7-0802.1 ~~2C 7-0804.7~~
TLL-4	26-7	Design Example: Site Plan – Commercial ~~Subdivision~~	7-0802.1 ~~3B 7-0804.7~~
~~TLL-5~~	~~27-7~~	~~Design Example: Site Planned Development~~	~~7-0802.1~~
RF-1	28-7	Standard Roadway Fixture – Shoebox Cobra Head for Ditch Section Roads	7-0803.1, 7-0803.4 ~~7-0804.1A(1), 7-0804.6A~~
RF-2	29-7	Standard Roadway Fixture – Shoebox Cobra Head for Curb and Gutter Roads	7-0803.1, 7-0803.4 ~~7-0804.1A(1), 7-0804.6A, 7-0804.6B~~
IT-2	29A-7	Special Expressway Roadway Fixture for Major Roadways	7-0803.1, 7-0803.4 ~~7-0804.1A(3)~~
RF-3	30-7	Colonial Style Fixture for Subdivision Roadways with Curb and Gutter	7-0803.1, 7-0803.4 ~~7-0804.1A(2), 7-0804.6C~~
N/A	30A-7	Accessible Parking Signs	7-0602.4
N/A	30B-7	Van Accessible Parking Signs	7-0602.4

Attachment A

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), by revising §7-0801 (General Information), to read as follows:

7-0801 General Information

7-0801.1 Street-lights~~ing~~ must be installed, unless modified or waived by the Director in accordance with § 7-0801.6, with all developments as a requirement of subdivision and site plans for the purpose of enhancing crime deterrence, pedestrian safety and improving potentially hazardous intersections. Street-light~~ing~~ improvements should encourage energy conservation and reduce light pollution. The extent of street-light~~ing~~ improvements required for each development must be based on the proposed density, land use, street functional classification, and the anticipated level of pedestrian activity. The installation costs of the required streetlight~~ing~~ improvements must be paid by the Developer.

7-0801.2 The developer must bond 100 percent of the estimated streetlight installation cost as part of the overall bond required by the Director before plan approval in accordance with § 2-0500 *et seq*. This bonding estimate will be based on an average cost per streetlight as determined by the Director. All easements required by the electric utility company for streetlight~~ing~~ must be provided by the developer.

7-0801.3 The required street-light~~ing~~ improvements must be installed by the electric utility company serving the new development. However, the developer may perform the civil portion of the installation with the prior approval of the utility company. All required VDOT permits for the purpose of installing streetlights must be obtained by the electric utility. The fees for these VDOT permits will be included in the utility company cost estimate to be paid by the developer. The street-light~~ing~~ systems must be owned and maintained by the electric utility, unless the developer opts for a nonstandard street-light~~ing~~ system in accordance with § 7-0804~~5~~.

7-0801.4 After the streetlights are installed and energized, the County will be responsible for making payments to the electric utility company for the monthly operating and maintenance costs, unless the developer opts for a nonstandard street-light~~ing~~ system in accordance with § 7-0804.

7-0801.5 The Board may approve a nonstandard street-light~~ing~~ system, if such a system satisfies all the criteria of § 7-0804~~5~~.

7-0801.6 The Director may modify or waive the number or location of streetlights that are required to be installed in accordance with § 7-0802. Under no circumstances will a waiver or modification be approved that will result in

less than one streetlight at an intersection.

A. The request for a modification or waiver must include justification and supporting information listed in Section B below, and a photometric plan certified by a Lighting Professional certified by the National Council on Qualifications for the Lighting Professions (NCQLP), or a State licensed professional engineer, architect, landscape architect, or land surveyor.

B. In considering a request to modify or waive the requirement, the Director will consider factors including, but not limited to the following:
   1. Existing conditions such as right-of-way constraints, significant topographic and geometric challenges, continuity and levels of roadway lighting, and impacts upon registered historical properties or adopted Virginia byways;
   2. Street and intersection design considerations such as safety, intersection classification and geometry, traffic volumes, posted speed limit and design speed;
   3. Levels of pedestrian and cyclist activity and adjacent land uses, such as schools, community facilities, neighborhood retail, and transit stops and stations;
   4. Collision data and investigations related to illumination systems along the roadway within the surrounding area of the proposed development;
   5. Crime data and investigations within the vicinity of the proposed development;
   6. Environmental considerations, such as tree clearing, light trespass, sky glow and offsite glare; and
   7. Other situations where the Director determines that there is good cause to support a modification or waiver.

C. The Director may impose conditions on any modification or waiver to ensure that the safety issues outlined in § 7-0801.1 are addressed.

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), by revising §7-0802 (General Requirements), to read as follows:

7-0802 General Requirements

~~7-0802.1 Residential Subdivisions~~

~~A. Subdivisions with an Average Lot Size Less Than 18,000 square feet.~~

~~1. Street lights must be installed along all subdivision roadways that are or will be included in the State Roadway System and must meet the VDOT clear zone requirements or pass current crash test requirements for obstacles within street clear zones. Along adopted~~

~~Virginia byways, street lights are required only at intersections and entrances and to address the safety issues outlined in § 7-0801.1. Street lights are not required along private roadways~~

~~2. A minimum of three street lights must be installed along all the existing and/or proposed State roadway(s) at all entrances into the subdivision, except at private entrances serving a private home. If the frontage along the entrance is not sufficiently long to accommodate the three required street lights, then the number of required street lights must be adjusted accordingly. When subdivision lots are accessed directly from an existing State roadway, street lights must be installed along the entire frontage of these lots, unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1~~

~~3. Refer to Plate 23-7 for a typical lighting layout.~~

~~B. Subdivisions with an Average Lot Size Less Than 18,000 square feet.~~

~~1. Street lights are not required for roadways within subdivisions.~~

~~2. A minimum of three street lights must be installed along all the existing State roadway(s) at all proposed entrances into the subdivision, except at private entrances serving a private home. If the frontage along the entrance is not sufficiently long to accommodate these three required street lights, then the number of required street lights must be adjusted accordingly.~~

~~3. Refer to Plate 24-7 for a typical lighting layout.~~

7-0802.1 Streetlights are generally required along all roadways and intersections that are or will be included in the State Roadway System. Along adopted Virginia byways, streetlights are required only at intersections and entrances and to address the safety issues outlined in § 7-0801.1. Streetlights are not required along private roadways. See Table 7.5 for detailed requirements. Refer to Plate 23-7 through Plate 26-7 for typical lighting layouts.

~~Table 7.9 Quick Street Light Requirement Selection~~ Table 7.5 Streetlight Requirements

Plan Type ~~Classification~~	~~Three~~ Streetlights at All Entrances (Note 1)	Streetlights along all Interior Roadways (Note 2)	Streetlights Along All Abutting Roadways (Note 3)	~~Street Lights Required at Private Roadways~~
Site Plan	~~N/A~~YES	~~N/A~~YES	YES	~~NO~~

Attachment A

Subdivision Plans	**Average Lot Size is 18,000 ft² or Greater**	YES	NO	~~N/A~~NO	~~NO~~
	Average Lot Size is Less Than 18,000 ft²	YES	YES	~~N/A~~YES	~~NO~~
	~~**Industrial or Commercial**~~	~~YES~~	~~YES~~	~~N/A~~	~~NO~~
Public Improvements Plans		~~N/A~~ Note 4	~~YES~~ Note 4	~~YES~~ Note 4	~~NO~~

Notes:

1. A minimum of two streetlights must be installed along all existing and/or proposed State roadways, including adopted Virginia byways, at all entrances into the site or subdivision. For the purpose of this requirement, an entrance refers to a connection via a public street or private street. It does not include private driveways serving individual homes or commercial entrances leading to parking lots or parking structures for commercial or industrial uses. The Director may allow this requirement to be reduced to one streetlight if a photometric plan is submitted and demonstrates compliance with the lighting level requirements using a single light.
2. Streetlights must be installed along all interior roadways that are or will be included in the State Roadway System.
3. When the site is accessed directly from an existing State roadway, streetlights must be installed along the entire frontage of the site, unless the State roadway is designated as an adopted Virginia byway. When the site fronts an existing or proposed public service road, streetlights must be placed to illuminate the main roadway.
4. Streetlights must be installed along roadways as part of frontage improvements required by the Zoning Ordinance or Subdivision Ordinance. Linear utility projects are not required to provide streetlight improvements. New roadways, sidewalks, roadway widening, and other frontage-related improvements may require streetlights, as determined by the Director.

~~7-0802.2 Industrial and Commercial Subdivision~~

~~A. Street lights must be installed along all roadways that are or will be included in the State Roadway System and must meet the VDOT clear zone requirements or pass current crash test requirements for obstacles within street clear zones. This must include a minimum of one street light at each intersection within the subdivision. Along Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1. Street lights are not required along private roadways.~~

~~B. A minimum of three street lights must be installed along the existing State roadway(s) at all entrances into the subdivision. When subdivision lots are accessed directly from an existing State roadway, street lights must be installed along the entire frontage of these lots, unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1.~~

C. Refer to Plate 25-7 for a typical lighting layout.

7-0802.3 Site Plans

A. Street lights must be installed along all existing and/or proposed State roads providing frontage to the development, unless the State roadway is designated as an adopted Virginia byway and must meet the VDOT clear zone requirements or pass current crash test requirements for obstacles within street clear zones. Along adopted Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1.

B. Refer to Plate 26-7 for a typical lighting layout.

7-0802.4 Planned Developments (PDH,PDC,PRC,PRM and PTC Districts)

A. Street lights must be installed along all roadways that are or will be included in the State Roadway System unless the State roadway is designated as an adopted Virginia byway and must meet the VDOT clear zone requirements or pass current crash test requirements for obstacles within street clear zones or other standards, as applicable. Along adopted Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1

B. A minimum of three street lights must be installed along all existing or proposed State roadways at all entrances into the development, except at private entrances serving a private home. If the property's frontage along the entrance is not sufficiently long to accommodate these three required street lights, then the number of required street lights must be adjusted accordingly. Where the existing or proposed State roadway provides frontage to the development, street lights must be installed along the entire frontage, unless the State roadway is designated as an adopted Virginia byway. Along adopted Virginia byways, street lights are required only at road intersections and commercial entrances and to address safety issues outlined in § 7-0801.1.

C. Street lights must be installed throughout the development in accordance with the residential subdivision, industrial and commercial subdivision and site plan requirements as previously stated in § 7-0802.1 et. Seq

~~D. Refer to Plate 27-7 for a typical lighting layout.~~

~~7-0802.5 Public Improvement Plans~~

~~A. Street lights must be installed along roadways that are or will be included in the State Roadway System in accordance with the residential subdivision, industrial and commercial subdivision, site plan and planned development requirements as previously stated in § 7-0802.~~

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), by revising §7-0803 (Authorization and Procedures), to read as follows:

7-0803 ~~Authorization and Procedures 7-0804~~ Standards and Criteria

7-0803.1 ~~7-0804.1~~ Standard Fixture ~~Luminaire~~ Style

~~A.~~ There are three standard lighting fixture styles ~~and poles~~ available for use. The selection of the style of fixture ~~and pole combination~~ for a particular development is to be made in relation to the area classification ~~(see Table 7.5)~~, ~~and~~ roadway classification ~~(see Table 7.6).~~ and VDOT clear zone requirements. See Table 7.6 ~~These lighting fixtures are to be set in accordance with the current VDOT Road Design Manual, Section A-2, Clear Zone Guidelines for fixed objects and must meet the VDOT clear zone requirements or pass current crash test requirements for obstacles within street clear zones. The available lighting fixtures are as follows:~~

~~1. Dominion Shoebox Cobrahead or NOVEC Cobrahead (RF-1 and RF-2): This is a cut-off fixture which is bracket mounted to a concrete (RF-2) or wood pole (RF-1) (see Plates 28-7 and 29-7). These two fixtures can be used on all roadways and area classifications, where the clear zone is less than 20 feet. When street light poles are set in-line with an existing power pole line, the light pole is to be wood (RF-1). When the light pole is to be set in an area where the electrical distribution is underground, the poles are to be concrete (RF-2). When the street light poles are set in front of an existing pole line, either RF-1 and RF-2 (preferred) can be used.~~

~~2. Colonial Cut-off (RF-3): This is a top pole mounted coach fixture on a black fiberglass pole that is set in the utility strip (see Plate 30-7).~~

~~3. Expressway (EX): This special fixture is only used on primary roadways where the VDOT's clear zone is greater than 20 feet. This fixture can be installed on wood poles (EX-1) or concrete (EX-2) (see Plate 29A-7)~~

~~B. Local Roadways in Residential, Single Family Detached Dwelling, classification areas: The preferred luminaire is the Colonial Cut-off (RF-3). This fixture is limited to curb-and-gutter roadways and underground electrical wiring. As an alternative, the RF-1 and RF-2 can also be used. For local roadway with commercial or industrial classifications, use RF-1 or RF-2 luminaires.~~

~~C. Collector and Arterial roadways in Commercial/Industrial and Residential classification areas: Luminaires to be used are the RF-1 or RF-2. Where the clear zone for fixed objects is greater than 20 feet, the luminaires to be used are the EX-1 and EX-2.~~

Table 7.6 Standard Fixture Style

Fixture Style	Area Classification (Note 1)	Roadway Classification (Note 2)	Applicability
RF-1/RF-2 (Dominion Shoebox Cobrahead NOVEC Cobrahead) see Plates 28-7 and 29-7 (Note 4)	Residential Commercial Industrial	Local Collector Arterial	1. For ditch section roads, use RF-1 (cobrahead mounted on wood pole). For curb and gutter roads, use RF-2 (cobrahead mounted on concreate pole). RF-1 can be substituted with RF-2. 2. When streetlight poles are set in-line with an existing power pole line, use RF-1. When the electrical distribution is underground, use RF-2. 3. When the streetlight poles are set in front of an existing pole line, either RF-1 or RF-2 (preferred) can be used. 4. When clear zone (Note 3) is less than 20 ft.
RF-3 (Colonial Cut-Off) see Plate 30-7 (Note 4)	Residential - Single Family Detached Dwelling	Local	1. For curb and gutter roads with underground electrical wiring only. 2. This is an alternate security fixture. RF-2 is preferred for residential subdivisions. 3. RF-3 can be used as pedestrian lights in planned districts
EX-1/EX-2 see Plate 29A-7 (Note 4)	Residential Commercial Industrial	Collector Arterial	1. When clear zone (Note 3) is more than 20 ft.

Notes:
1. Area Classification should be in accordance with Zoning Ordinance definition.
2. Road Classification is based on VDOT Roadway Functional Classification.
3. Clear Zone requirement should comply with the current VDOT Road Design Manual, Appendix A-2.
4. All fixtures should have zero uplight (U0) distribution and comply with the International Dark-Sky Association (IDA) guidelines to minimize glare and light trespass.

7-0803.2 ~~7-0804.2~~Standard Streetlight Source

A. The standard light source for all streetlights must be Light Emitting Diodes (LEDs) ~~fixtures~~ with Smart City capability. The use of LED streetlights must conform to the standards as set forth in Table 7.7, ~~and 7.8~~ unless otherwise approved by the Director.

B. ~~Any use of existing Mercury Vapor (MV), High Pressure Sodium (HPS), or Metal Halide (MH) street lights along existing state road frontage must be converted to LED. These new fixtures must meet the requirements of the American National Standards Institute/Illuminating Engineering Society's (ANSI/IES) Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting (ANSI/IES RP-8-18, or latest).~~The light source must have a Correlated Color Temperature (CCT) of 3,000 Kelvin, or lower where approved, and a Type III Distribution.

C. Luminaire Mounting Height – All standard luminaires must be installed with mounting heights as specified in Table 7.7.

D. ~~Any use of~~ Existing Mercury Vapor (MV), High Pressure Sodium (HPS), or Metal Halide (MH) streetlights along existing state road frontage must be converted to LED.

Table 7.7 Standard Dominion and NOVEC Luminaires

Fixture Style	HID Wattage	HID Lumens	LED Wattage	LED Lumens	Mounting Height (ft)	Notes
Cutoff Colonial RF-3	70	5000	41	3656	14	
	100	8000	66	3656	14	
	150	14000	94	7124	14	
Shoebox (Cobrahead) RF-1, RF-2	70	5000	30	3735	20-25	
	100	8000	45	5342	25-30	
	150	14000	60	8145	25-30	
	200	19000	88	11936	25-30	Not offered by NOVEC
	250	23000	106	15230	30-35	
	400	42000	175	25200	30-40	Not offered by NOVEC
Expressway EX-1, EX-2	250	23000	105	16193	30-35	
	400	42000	155	23469	30-40	

Notes:
1. LED wattage and lumens are based on product specifications shared by Dominion Energy as of 2023.
2. All luminaires are Type III distribution with a CCT of 3000K.

7-0803.3 ~~7-0804.3~~Light Level Requirements

A. Required illumination levels are determined based on ~~area~~ street classification ~~as described in Tables 7.7, 7.8 and 7.9. See Tables 7.5 for definitions of area classifications. Due to the variations in the geometrics and traffic counts for existing State roadways, the design of~~

~~street lights at these locations is site specific. The initial design of these street lights must conform to the generalized standards as set forth in Table 7.7. Special coordination with DPWES during the preparation of this street light design may be required to address specific site conditions. The design of these street lights must be shown on the first submission construction plans. This street light design may be subject to revision after review by DPWES. DPWES may also adjust approved street lighting layouts along existing State roadways. DPWES will explain to the developer the reasons why the approved lighting layout is adjusted. These modifications will be made only to coordinate with the location of existing or proposed street lights adjacent to the site or to meet current ANSI/IES RP-8-18.~~and pedestrian activity classification based on the Illuminance Method. See design standards in Table 7.8.

~~A. Residential Areas~~

~~1. Street lights must be provided along roadways within new residential subdivisions in accordance with § 7-0802.1. Luminaire size and maximum allowable spacing and mounting height must conform to the standards set forth in Tables 7.7 and 7.8.~~

~~2. A minimum of three street lights must be provided at all subdivision entrances as set forth in Tables 7.7~~

~~B. Commercial/Industrial Areas~~

~~1. Street lights must be provided along all proposed and existing roadways that are or will be included in the State Roadway System within new commercial and industrial subdivisions. Luminaire size and maximum allowable spacing must conform to the standards set forth in Tables 7.7~~

~~2. A minimum of three street lights must be provided at all subdivision entrances as set forth in Tables 7.7.~~

Table 7.8 Lighting Levels For Proposed and Existing Streets

ANSI/IES Functional Classification	VDOT Street Classification (Note 1)	Tysons Street Classification (Note 2)	Pedestrian Activity Classification (Note 3)	Average Illuminance (fc)	Average Uniformity Ratio Eavg/Emin	
Major	**Principal Arterial**	**Boulevard**	High	1.7	3.0	
			Medium	1.3	3.0	
			Low	0.9	3.0	
Collector		**Avenue Collector**	High	1.2	4.0	
			Medium	0.9	4.0	

	Minor Arterial Major Collector		Low	0.6	4.0	
Local	**Minor Collector Local**	**Collector Local**	High	0.9	6.0	
			Medium	0.7	6.0	
			Low	0.4	6.0	

Notes:
These requirements are based on ANSI/IES RP-8-22. The latest edition of the publication may be used in lieu of this table.

1. Street classification is based on the VDOT Roadway Functional Classification. For mixed-use urban centers subject to multimodal design standards, see VDOT Road Design Manual, Appendix B2, to determine roadway classification. Design engineers should use their best judgment and consult with county engineers as needed to determine the appropriate classification. This process is used to translate the ANSI/IES categories to the VDOT Functional Classification.
2. Transportation Standards for Tysons has adopted a different functional classification for roadways. Tysons Collector streets may be subject to either ANSI/IES Collector or Local Street design standards based on number of lanes. Streets with 4 lanes or more should follow ANSI/IES Collector lighting criteria.
3. Pedestrian activity classification is determined based on proposed use and adjacent activities. Design engineers should use their best judgement and consult with county engineers as needed to determine pedestrian activity classification.
   High: Areas with continuous or frequent nighttime pedestrian use, such as urban centers, downtown districts, commercial corridors, or near transit stations. More than 100 pedestrians during the highest nightly average one-hour volume period.
   Medium: Areas with moderate pedestrian use, typically mixed-use or neighborhood streets with intermittent activity. Between 11 and 99 pedestrians during the highest nightly average one-hour volume period.
   Low: Areas with little or infrequent pedestrian activity, such as residential local streets or 10 or fewer pedestrians during the highest nightly average one-hour volume period.

B. Required illumination levels at intersections should be in accordance with Table 7.9.

Table 7.9 Lighting Levels For Intersections

ANSI/IES Functional Classification	Average Illuminance (fc) Pedestrian Activity Level Classification			Uniformity Ratio Eavg/Emin
	High	Medium	Low	
Major/Major	3.2	2.4	1.7	3.0
Major/Collector	2.7	2.0	1.4	3.0
Major/Local	2.4	1.9	1.2	3.0
Collector//Collector	2.2	1.7	1.1	4.0
Collector/Local	2.0	1.5	0.9	4.0
Local/Local	1.7	1.3	0.7	6.0

Notes:
These requirements are based on ANSI/IES RP-8-22. The latest edition of the publication may be used in lieu of this table.

C. In lieu of using the illumination level as specified in Section A for streetlight design, a simplified spacing method may be used when the

proposed lighting layout conforms to Tables 7.10 and 7.11 for the specified luminaire type, mounting height, and roadway classification, and when the roadway and streetscape conditions are typical. Use of Table 7.10 and 7.11 is limited to the following conditions:

1. The street is classified as a local road with a typical cross-section and low to medium pedestrian activity level. These tables shall not be used for collector or major roadways, or for locations with unique conditions such as sharp curves, medians, or steep grades.
2. Existing roads with operating streetlights may require a lighting analysis to ensure lighting levels are evaluated comprehensively.
3. The design must use County-approved standard luminaires, poles, brackets, and mounting heights. The light source, distribution type, color temperature, and lumen output must match the approved specifications in Table 7.7.
4. Pole placement should follow standard layout patterns with adjustments made as necessary to coordinate with existing streetlights.
5. Minor adjustments to the spacing (up to 5 feet unless otherwise approved by the Director) requirements may be allowed to accommodate lot lines, streetscape features, topography, or other site constraints.

Table 7.10 Spacing Requirements For Local Streets (RF-1,RF-2)

Roadway Width (ft)	Luminaire Size HID/LED (Watts)	Mounting Height (ft)	Spacing (ft) Lights on one side		Spacing (ft) Lights on two sides (parallel)		Spacing (ft) Lights on two sides (stagger)	
			Low pedestrian	Medium pedestrian	Low pedestrian	Medium pedestrian	Low pedestrian	Medium pedestrian
24	70/30	20	N/A*	116	N/A	N/A	261	239
		25	157	96	N/A	162	319	198
	100/45	25	157	140	N/A	N/A	319	285
		30	185	114	N/A	191	378	236
30	70/30	20	N/A	96	N/A	N/A	259	221
		25	158	92	N/A	164	N/A	192
	100/45	25	158	131	N/A	N/A	321	276
		30	186	116	N/A	191	381	235
36	100/45	25	156	113	N/A	N/A	327	259
		30	187	110	N/A	194	383	229
	150/60	25	N/A	163	N/A	N/A	N/A	334
		30	193	164	N/A	N/A	398	339
	200/88	30	N/A	194	N/A	N/A	N/A	401
		35	222	209	N/A	N/A	466	421
40	100/45	25	159	100	N/A	N/A	318	246
		30	188	102	N/A	194	N/A	221
	150/60	25	N/A	152	N/A	N/A	N/A	331
		30	193	151	N/A	N/A	404	329
	200/88	30	N/A	192	N/A	N/A	N/A	401

		35	222	203	N/A	N/A	466	414
44	100/45	25	159	N/A	N/A	195	298	213
		30	177	93	N/A	164	392	232
	150/60	25	N/A	N/A	N/A	N/A	N/A	312
		30	194	138	N/A	N/A	401	317
	200/88	30	N/A	193	N/A	N/A	N/A	398
		35	223	223	N/A	N/A	466	405
	250/106	30	N/A	N/A	N/A	N/A	N/A	N/A
		35	N/A	223	N/A	N/A	N/A	466
48	100/45	25	N/A	N/A	N/A	161	267	215
		30	159	97	N/A	191	383	201
	150/60	25	N/A	N/A	N/A	N/A	N/A	279
		30	192	126	N/A	N/A	394	303
	200/88	30	N/A	177	N/A	N/A	N/A	395
		35	220	N/A	N/A	N/A	459	392
	250/106	30	N/A	N/A	N/A	N/A	N/A	394
		35	N/A	221	N/A	N/A	N/A	460
*'N/A' indicates an inefficient, over-lighting configuration that is not viable.								

Table 7.11 Alternate Security Fixture

Roadway Width (ft)	Luminaire Size HID/LED (Watts)	Mounting Height (ft)	Spacing (ft) Lights on one side or staggered
22-36	70/41	14	80-100 (Note 1)
Note 1: This spacing range represents the acceptable average fixture spacing for RF-3 luminaires. However, the spacing between any two adjacent fixtures must not vary by more than 5 feet from the selected average spacing.			

D. Regardless of the method used, the submitter should follow the best practices below when locating streetlights:
   1. Even Distribution: Pole placement should promote uniform light distribution across the project frontage to avoid dark spots and excessive brightness.
   2. Efficiency: Evaluate combinations of pole height, spacing, lumen output and pole layout arrangement (e.g., staggered, parallel, one sided) to identify the most cost-effective solution that meets the lighting level.
   3. Intersections Lighting:
      a. Intersection roadway lighting should not include more than one luminaire per pole to avoid glare.
      b. Generally, begin lighting layouts at intersections or other conflict areas and extend outward to ensure coverage of critical zones
   4. Pole height and fixture type should remain consistent along the roadway for visual and functional consistency.
   5. Crosswalks should be adequately illuminated with streetlights where feasible within the streetscape design to enhance pedestrian visibility and safety.

7-0803.4 ~~7-0804.4~~ Pole Placement and Bracket Length

A. ~~All standard roadway fixtures must be installed in such a manner as to maintain a minimum roadway overhang of 2 feet.~~ All pole locations must conform to the current edition of the VDOT Road Design Manual, Appendix ~~Section~~ A-2, Clear Zone Requirements ~~Guidelines and must meet the~~ VDOT ~~clear zone requirements~~ or pass current crash test requirements for obstacles within street clear zones.

B. ~~1.Residential Areas.~~ Poles located at intersections must be installed as close as possible to, but outside, the radius of the intersection. Poles located along roadways between intersections ~~must be installed with a 1-foot offset to side lot property boundaries. All pole placements and bracket lengths must conform to the standards set forth in Tables 7.7. 2.Commercial/Industrial Areas. Poles located at intersections must be installed as close as possible to, but outside, the radius of the intersection. Poles located along roadways between intersections must~~ should be installed, if possible, within the public right-of-way with at least a 1-foot offset ~~to side lot~~ from property boundaries. ~~All pole placements and bracket lengths must conform to the standards set forth in Tables 7.7.~~

C. Standard concrete poles (RF-2) should be installed a minimum of 7.5 feet from the face of curb or 2.0 feet behind the sidewalk. Standard wood poles (RF-1) should be installed a minimum of 10 feet from the edge of pavement.

D. All standard streetlights must be installed to maintain a minimum roadway overhang of 2 feet. The maximum bracket length for standard concrete poles (RF-2) is 12 feet, available in 2.5-, 6-, 8-, 10-, and 12-foot options. Longer brackets, up to 20 feet (available in 16- and 20-foot lengths), may be used with heavy-duty concrete poles. Wood poles require downguide for brackets longer than 12ft. Brackets length for wood poles (RF-1) range from 6 feet to 20 feet in 2 foot increments.

E. ~~B.~~Standard colonial style roadway lighting fixtures (RF-3) must utilize black fiberglass poles. These poles should be installed 2 feet behind the face of curb.

~~C. If a development has frontage on an existing or proposed public service road, street lights must be located to light the main roadway in accordance with adopted illumination standards.~~

F. Existing utility poles may be used for streetlight installation, provided it is determined to be feasible based on safety, structure capacity, and approval from the utility company.

7-0803.5 ~~7-0804.5 Luminaire Mounting Height – All RF-1 and RF-2 luminaires must be installed with mounting heights as specified in Tables 7.7. All RF-3 luminaires must be installed at a height of 14 feet.~~Plan Submission Requirements

A. All existing streetlights within 300 feet of the site's frontage must be shown and labeled with fixture style, luminaire size, and mounting height.

B. All proposed RF-1, RF-2, RF-3, EX-1, and EX-2 streetlights must be plotted accurately to scale on the plans with respect to pole location and, where applicable, bracket length.

~~7-804.6 Street light information to be shown on development plans:~~

1. ~~A.The standard roadway fixture for use on ditch section roadways is the RF-1 (Plate 28-7). However, the RF-1 can be substituted with the RF-2 (concrete pole with underground wiring) if desired.~~ The RF-1 locations must be designated on the plan using ~~in accordance with~~ the symbol shown in Plate 28-7 ~~or 29-7. Each RF-1 location must be~~ and dimensioned from edge-of-pavement to face-of-pole. The label must include ~~Each RF-1 location must be labeled as to~~ luminaire size, bracket length and mounting height as follows: RF-1-luminaire size-bracket length (mounting height), e.g., RF-1-88~~45~~-12(35) refers to a 88~~45~~ watt luminaire with a 12-foot bracket length at a mounting height of 35 feet.

2. ~~B.Standard roadway fixture for use on curb-and-gutter roadways (Plate 29-7).~~ The RF-2 locations must be designated on the plan using ~~with~~ the symbol shown in Plate 29-7 and dimensioned from face of curb to face of pole. ~~Each RF-2 location must be labeled as to~~ The label must include luminaire size, bracket length and mounting height as follows: RF-2-luminaire size-bracket length (mounting height), e.g., RF-2-60~~71~~-10(30~~35~~) refers to a 60~~71~~ watt luminaire with a 10-foot bracket length at a mounting height of 30~~35~~ feet.

3. ~~C.Standard colonial style roadway lighting fixture (Plate 30-7).~~ The RF-3 locations must be designated on the plan using ~~in accordance with~~ the symbol shown in Plate 30-7. ~~Each RF-3 location must be~~

~~labeled as to~~ The label must include luminaire size as follows: RF-3-luminaire size, e.g., RF-3-66~~72~~ refers to a 66~~72~~ watt luminaire.

4. ~~D.Special Expressway lighting fixture (~~Plate 29A-7~~).~~ The EX-1 and EX-2 locations must be designated on the plan using ~~in accordance with~~ the symbol shown in Plate 29A-7. ~~Each EX-1 and EX-2 location must be labeled as to~~ The label must include luminaire size, bracket length, mounting height and tilt as follows: EX-1-luminaire size-bracket length(mounting height)(tilt), e.g., EX-1-105~~145~~-1(35)(0) refers to a 105~~145~~ watt luminaire with a 1-foot bracket length at a mounting height of 35 feet with a tilt of zero.

~~E.All RF-1, RF-2, RF-3, EX-1, and EX-2 street lights must be plotted accurately to scale on the plans with respect to pole location and, where applicable, bracket length.~~

C. Street classification, right-of-way boundaries, easements, intersections, mid-block crosswalks, and pedestrian conflict areas need to be clearly shown.

D. Other features within the streetscape must be clearly shown on the lighting plan to identify potential conflicts. Such features include, but are not limited to: trees, planters, traffic control devices, pedestrian access points, pedestrian facilities and crosswalks.

E. A photometric plan must be provided by the developer to LDS to demonstrate compliance with Tables 7.8 and 7.9. All photometric plans must include the following:
   1. Results from Illuminance method-minimum maintained average values in footcandles (fc).
   2. Calculation zone areas. Calculations may be point-by-point or software-based and must include grid spacing, calculation boundaries, and relevant assumptions.
   3. Uniformity ratios: average/minimum.
   4. Lighting loss factor (LLF): Light loss factor of not less than 0.85 should be used for light emitting diode (LED) or 0.72 for high intensity discharge (HID) lamps.
   5. Certification: the plan must be sealed by a Lighting Certified professional by the National Council on Qualifications for the Lighting Professional (NCQLP), or a State licensed professional engineer, architect, landscape architect, or land surveyor.

F. When Tables 7.10 and 7.11 are used for roadway lighting design, the submitted plan must clearly label the distance between poles along the roadway.

~~7-0804.7 For design examples, see Plates 23-7 through 27-7.~~

~~**Table 7.5 Area Classification**~~

~~**Residential** – All land uses as described in Section 2102 of the Zoning Ordinance.~~

~~**Commercial Industrial** – All land uses as described in Sections 2103 and 2104 of the Zoning Ordinance.~~

~~**Planned Development** – All land uses as described in Section 2105 of the Zoning Ordinance.~~

~~**Table 7.6 Road Classification**~~

~~**Local** – Roadways used primarily for direct access to residential, commercial, or industrial or other abutting property. These roadways do not carry through traffic.~~

~~**Collector** – Roadways used for serving through traffic between arterial and local roadways. These roadways are used mainly for traffic movement within residential, commercial and industrial areas.~~

~~**Arterial** – Roadways used as a principal network for through traffic flow. These roadways connect areas of principal traffic generation and important rural highways entering population centers such as cities.~~

~~7-0804.8~~

~~Lighting Levels Tables~~

~~**Table 7.7 Lighting Levels For Proposed and Existing Streets: Standard Roadway Fixture (RF-1 and RF-2)(Light Emitting Diode)**~~

~~Area Classification~~	~~Roadway Section Type ft.~~	~~Roadway Width ft.~~	~~Luminaire Size Watts~~	~~Maximum Spacing ft.~~	~~Mounting Height ft.~~	~~Notes~~
~~Residential~~	~~Curb & Gutter~~	~~30~~	~~54~~	~~175~~	~~30~~	~~1,3,4~~
		~~36~~	~~54~~	~~165~~	~~30~~	~~1,3,4~~
		~~44~~	~~71~~	~~200~~	~~35~~	~~1,3,4~~
	~~Ditch Section~~	~~24~~	~~37~~	~~170~~	~~25~~	~~1,3,4~~
		~~36~~	~~54~~	~~165~~	~~30~~	~~1,3,4~~
		~~48~~	~~71~~	~~200~~	~~35~~	~~1,3,4~~
~~Industrial/Commercial~~	~~Curb & Gutter~~	~~30~~	~~105~~	~~220~~	~~35~~	~~1,3,4~~
		~~36~~	~~105~~	~~215~~	~~35~~	~~1,3,4~~
		~~44~~	~~145~~	~~220~~	~~35~~	~~2,3,4~~
	~~Ditch~~	~~24~~	~~105~~	~~220~~	~~35~~	~~1,3,4~~

~~**Table 7.7 Lighting Levels For Proposed and Existing Streets: Standard Roadway Fixture (RF-1 and RF-2)(Light Emitting Diode)**~~

~~Area Classification~~	~~Roadway Section Type ft.~~	~~Roadway Width ft.~~	~~Luminaire Size Watts~~	~~Maximum Spacing ft.~~	~~Mounting Height ft.~~	~~Notes~~
	~~Section~~	~~36~~	~~105~~	~~215~~	~~35~~	~~1,3,4~~
		~~48~~	~~145~~	~~220~~	~~35~~	~~1,3,4~~

~~NOTES:~~

~~1/ All luminaires to be installed on one side of the roadway.~~

~~2/ Luminaires are to be set symmetrically on both sides of the roadway. When the development only fronts one side of the road, street lights only need to be provided on that side at the spacing specified.~~

~~3/ Luminaires bracket lengths are to be sized as to provide a 2-ft. roadway overhang. The maximum bracket length for standard concrete poles is 12 ft. Longer brackets, up to 20 ft. (in 2-ft. increments), are available for wood poles (down guiding is required) and for special concrete poles. Pole locations are to be determined based on current VDOT Road Design Manual, Section A-2-Clear Zone Guidelines.~~

~~4/ Unless otherwise approved by the Director, the light source must have a Correlated Color Temperature (CCT) of 3,000 Kelvin, or lower where approved, and a Type III Distribution.~~

~~**Table 7.8 Lighting Levels For Proposed Curb & Gutter Streets: Alternate Security Fixtures (RF-3)(Light Emitting Diode)**~~

~~Area Classification~~	~~Roadway Classification~~	~~Luminaire Size Watts~~	~~Maximum Spacing ft.~~	~~Mounting Height ft.~~
~~Residential, Single Family Detached~~	~~Local~~	~~72~~	~~160~~	~~14~~

~~NOTES:~~

~~Poles to be placed on one side of the roadway.~~

~~Unless otherwise approved by the Director, the light source must have a Correlated Color Temperature (CCT) of 3,000 Kelvin, or lower where approved, and a Type III Distribution.~~

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), by revising §7-0804 (Standards and Criteria), to read as follows:

7-0804 ~~Standards and Criteria 7-0805~~ Nonstandard Streetlights

7-0804.1 ~~7-0805.1~~ It is the County's objective to provide for the implementation of a safe, effective, and economical street-light~~ing~~ system. ~~To this end~~, ~~s~~Standard fixtures, lighting intensities, and implementation criteria are specified in § 7-0801 through ~~§ 7-0804~~§ 7-0803. However, nonstandard

street-light~~ing~~ systems may be approved to satisfy the requirements of § 7-0800 *et seq*., if the resulting lighting levels meet or exceed those specified for the area under consideration. In addition, the nonstandard street-light~~ing~~ system must meet the general County goals of crime deterrence, increased pedestrian safety, and reduced hazardous driving conditions. Any proposed streetlight system that does not conform to the requirements of § 7-0801 through ~~§ 7-0804~~§ 7-0803 is considered nonstandard. This may include any deviation from standard fixtures, poles, brackets, illumination intensities, light sources and lighting layout required in § 7-0800 *et seq*. However, minor adjustments of standard pole locations to accommodate lot lines or unusual physical topographical features of the site are allowable and will not cause a lighting system to be considered nonstandard.

~~7-0804.2 7-0805.2 The procedure to obtain approval of a nonstandard street light system will be as follows:~~

~~A. The developer must submit to DPWES a written request to use a nonstandard street light system. This request will include a description of the nonstandard street light system components and lighting layout, and lighting computations as per § 7-0805.5B. Schematic drawings or pictures of the nonstandard street light components, manufacturer's specifications, and photometric data must also be submitted.~~

~~After reviewing the information submitted, DPWES will provide a recommendation on the acceptance, modification, or rejection of the proposed nonstandard street light system~~

7-0804.2 Nonstandard streetlights have been approved for properties located within development centers including: Tysons Urban Center (PTC), Reston Transit Station Area (TSA), Huntington TSA, West Falls Church TSA, Commercial Revitalization Districts (CRD), including Annandale, Bailey's Crossroads and Seven Corners, McLean and Richmond Highway, Commercial Revialization Areas (CRA) including Lincolnia, Lake Anne, and Merrified, Springfield CRA/TSA.

A. The Board has approved nonstandard streetlights with adoption of the Tysons Urban Design Guidelines, Guidelines for Development in Reston TSAs, and Fairfax County Urban Design Guidelines. These guidelines include streetlight suggestions that may differ from the requirements set forth in the PFM based upon the unique characteristics of the urban environment. Developers are strongly encouraged to use the guidelines in by-right development proposals in these areas.

~~7-0804.3 7-0805.3 All nonstandard street light systems must comply with VDOT requirements for street lights, including clear zone consideration.~~

Table 7.12 – Summary of Procedures for Nonstandard Streetlights in the Right-of-Way

Nonstandard Streetlight Classification	Procurement of Materials	Maintenance and Operations	Construction	Electrical Design	Installation	Ownership	Maintenance Agreement (Note 1)
Private Nonstandard	Developer	Developer	Developer	Developer	Developer	Property Owner	YES
Premium Nonstandard	Dominion	Dominion	Dominion	Dominion	Dominion	Dominion	NO
Pre-selected Nonstandard fixtures (Note 2)	Developer	Dominion	Dominion	Dominion	Dominion	Dominion & DPWES	NO

Notes:

1. See § 7-0804.6 for requirements of private maintenance agreement.
2. Pre-selected nonstandard lighting fixtures that have been approved by the utility company and DPWES. These lights are operated and maintained by Dominion, however, the developer is responsible for procurement. Developer must coordinate with Dominion prior to installation. Refer to § 7-0805.4 for authorization and installation procedures.

7-0804.3 ~~7-0805.4 If a nonstandard street light system is proposed for a planned development made up of more than one section, then an overall nonstandard street lighting layout for the entire development must be submitted to DPWES before approval of any section of the development~~ Other nonstandard streetlights may be proposed by the developer. The procedure to obtain approval of a nonstandard streetlight system will be as follows:

A. The developer must submit to LDS a written request to use a nonstandard streetlight system. This request will include a description of the nonstandard streetlight system components and lighting layout, and compliance with the lighting requirements per §7-0804.4. Schematic drawing or pictures of the nonstandard streetlight components, manufacturer's specifications, and photometric data must also be submitted.

B. The request will be coordinated with DPWES. After reviewing the information submitted, DPWES will provide a recommendation on the acceptance, modification or rejection of the proposed nonstandard streetlight system.

~~7-0804.4 7-0805.5 The following conditions must be met before a final approval of a nonstandard street light system:~~

~~A. The existing and/or proposed nonstandard street light system must include all areas where street lighting is specified in accordance with § 7-0800 *et. seq*.~~

~~B. Lighting computations for the proposed nonstandard lighting system must be provided by the developer to DPWES. These computations must show that the proposed nonstandard lighting system meets the ANSI/IES RP-8-18 or latest version, and that it conforms to the guidelines of the International Dark-Sky Association (IDA) concerning glare and light trespass. These computations must be sealed by a Lighting Certified professional by the National Council on Qualifications for the Lighting Professional (NCQLP), or by a State licensed professional engineer.~~

~~C. The developer must, as a condition of the approval of the nonstandard street light system, enter into an agreement with the County for the perpetual maintenance and operation of the lighting system. This agreement must be recorded in the land records of the County and must run with the title of the land. The agreement will stipulate the following:~~

~~1. The arrangements for and all costs associated with perpetual operation and maintenance of the nonstandard street light system must be the responsibility of and at the sole expense of the property owner(s). The County will not be obligated to bear any of the cost to operate or maintain the nonstandard street light system.~~

~~2. The nonstandard street light system will be replaced with standard street lights, as specified in § 7-0800 *et seq*., at the option of the County, if this system is not properly operated or maintained in the future. Such a street light replacement must be at the sole expense of the property owner(s).~~

~~3. The County will not be obligated to install, remove or replace or to pay for the installation, removal or replacement of nonstandard street lights.~~

7-0804.4 All nonstandard streetlight systems must comply with the following standards:

A. American National Standards Institute/Illuminating Engineering Society's (ANSI/IES) Recommended Practice for Design and Maintenance of Roadway and Parking Facility Lighting (ANSI/IES RP-8-22, or the most recent adopted edition)

B. The International Dark-Sky Association (IDA) guidelines to minimize glare and light trespass. Fixtures must have zero uplight (U0) distribution to reduce light pollution and conform to IDA guidelines.

C. All pole locations must conform to Clear Zone Requirements in the current edition of the VDOT Road Design Manual, Appendix A-2, or pass current crash test requirements for obstacles within street clear zones.

D. LED light source must have a Correlated Color Temperature (CCT) of 3,000 Kelvin, or lower where approved,

~~7-0804.5 7-0805.5 The following conditions must be met before a final approval of a nonstandard street light system:~~

~~A. The existing and/or proposed nonstandard street light system must include all areas where street lighting is specified in accordance with § 7-0800 *et. seq*.~~

~~B. Lighting computations for the proposed nonstandard lighting system must be provided by the developer to DPWES. These computations must show that the proposed nonstandard lighting system meets the ANSI/IES RP-8-18 or latest version, and that it conforms to the guidelines of the International Dark-Sky Association (IDA) concerning glare and light trespass. These computations must be sealed by a Lighting Certified professional by the National Council on Qualifications for the Lighting Professional (NCQLP), or by a State licensed professional engineer.~~

~~C. The developer must, as a condition of the approval of the nonstandard street light system, enter into an agreement with the County for the perpetual maintenance and operation of the lighting system. This agreement must be recorded in the land records of the County and must run with the title of the land. The agreement will stipulate the following:~~

~~1. The arrangements for and all costs associated with perpetual operation and maintenance of the nonstandard street light system must be the responsibility of and at the sole expense of the property owner(s). The County will not be obligated to bear any of the cost to operate or maintain the nonstandard street light system.~~

~~2. The nonstandard street light system will be replaced with standard street lights, as specified in § 7-0800 *et seq*., at the option of the County, if this system is not properly operated or maintained in the future. Such a street light replacement must be at the sole expense of the property owner(s).~~

~~3. The County will not be obligated to install, remove or replace or to pay for the installation, removal or replacement of nonstandard street lights.~~

7-0804.5 Plan Submissions for nonstandard streetlight systems must include the following:

A. A description of the nonstandard streetlight system components with schematic drawings or pictures. Provide manufacturer's specifications and details including photometric data, procedures for installation, operation and maintenance, and maintenance responsibility.

B. Submission requirements as specified in § 7-0803.5A, § 7-0803.5C, § 7-0803.5D, and § 7-0803.5E.

C. The best lighting practices in § 7-0803.3D should be used.

D. Mounting heights should be 30 feet, 35 feet or 40 feet for either local, collector, or major roads and spaced as necessary to provide the required lighting, where height remains consistent along the road. Subject to approval by the director, other mounting heights may be considered.

E. For development in development centers specified in §7-0804.2, pedestrian lighting will be analyzed separately from roadway lighting as follows:
   1. LED pedestrian lighting luminaire may be attached to the back side of the roadway lighting at a 15-foot or 20-foot mounting height, with additional freestanding pedestrian lighting between 15-foot or 20-foot mounting height added as needed between the roadway lighting. Consistent pedestrian light mounting height along a given street is encouraged.
   2. Design criteria for pedestrian walkways should achieve illumination levels and uniformity in Table 7.13 as recommended by ANSI/IES RP-8-22 or latest version.

Table 7.13 Design criteria for Walkways within Right of Way

ANSI/IES Pedestrian Activity Classification	E_{avg}(fc)	E_{avg}/E_{min}
High	0.9	5.0
Medium	0.5	5.0
Low	0.2	10.0

Emin: Minimum horizontal illuminance at the surface of the sidewalk.
Eavg: Minimum maintained average horizontal illuminance at the surface of the sidewalk.

F. If a nonstandard streetlight system is proposed for a planned development made up of more than one section, then an overall nonstandard streetlight layout for the entire development must be submitted to LDS before approval of any section analysis of the development. Lighting analysis should include the following:
   1. CDP/FDP area's lighting computation. Demonstrate with light computations that the CDP/FDP lighting layout is viable. Show proposed on-site lights and future lights for those areas within CDP area (off-site from site plan) and those adjacent areas that are expected to redevelop in the near future. Show existing lighting and street geometry for areas that are not expected to redevelop in the near future. Applicants with larger CDP areas may submit lighting plans for sections of development that account for the site plan area and 300 feet surrounding the site plan area.
   2. Site plan lighting computations. Demonstrate with light computations that the site plan area's lighting layout is viable.
      a. Show how proposed on-site lights and existing off-site lighting and street geometry conditions perform.
      b. Show how proposed on-site lights perform in future site plan with ultimate street geometry. Areas not expected to be redeveloped should be shown with existing street geometry. Areas expected to redevelop in the near future (by another CDP or similar) should show ultimate street geometry. Streets that are entirely new streets should show ultimate street geometry, even if they are not expected to redevelop in the near future.

7-0804.6 Before final plan approval, the developer must enter into an agreement with the County for the perpetual maintenance and operation of the lighting system classified as private nonstandard streetlight in Table 7.12. This agreement must be recorded in the land records of the County and must run with the title of the land. The agreement will stipulate the following:

A. The arrangements for and all costs associated with perpetual operation and maintenance of the nonstandard streetlight system must be the responsibility of and at the sole expense of the property owner(s). The County will not be obligated to bear any of the cost to operate or maintain the nonstandard streetlight system.

B. The nonstandard streetlight system will be replaced with standard streetlights, as specified in § 7-0800 *et seq.*, at the option of the County, if this system is not properly operated or maintained in the future. Such a streetlight replacement must be at the sole expense of the property owner(s).

C. The County will not be obligated to install, remove or replace or pay for the installation, removal or replacement of nonstandard streetlights.

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), by revising §7-0805 (Nonstandard Street Lighting), to read as follows:

7-0805 ~~Nonstandard Street Lighting 7-0803~~ Authorization and Procedures

7-0805.1 ~~7-0803.1~~ Fairfax County is served by two electric utility companies: Dominion Energy (Dominion) and the Northern Virginia Electric Cooperative (NOVEC). When standard lights are used, see procedures in § 7-0805.2 and § 7-0805.3 depending on which electric service area the project is located in, ~~the following authorization and procedures apply~~. When pre-selected nonstandard lights are used, see procedures in § 7-0805.4.

7-0805.2 ~~7-0803.2~~ Dominion Electric Service Area:

A. In order to minimize cost and disruption, Dominion may include the cabling to the new streetlights in their construction plans for the electrical infrastructure serving the development. As soon as construction begins, the developer must provide approved plans to Dominion showing all the streetlight~~ing~~ improvements that have been bonded with the development.

B. A minimum of ~~135~~ 160 days before the desired streetlight installation date, the developer must request that DPWES obtain a cost estimate and construction sketch for the streetlights. DPWES will submit this cost estimate request to Dominion. Dominion will prepare and submit to DPWES a construction sketch and cost estimate within approximately ~~45~~ 60 days. The use of common trenches for streetlight wiring and the electric service to the lots is to be considered in order to minimize cost. Upon receipt, DPWES will review the construction sketch and cost estimate to ensure that the scope of the streetlight installations conforms to the approved plan and then DPWES will forward the cost estimate to the developer for payment to the County.

C. The developer must make full payment to the County for the streetlight installations within 30 days after receiving the copy of the cost estimate, but in no case will the payment be accepted by DPWES after the cost estimate has expired. Fully executed copies of all deeds of the required streetlight easements must be transmitted directly to Dominion. Dominion will not be obligated to install any streetlights until authorization from DPWES and all signed easement agreements from the developer have been received. After the payment has been received and cleared by the bank, DPWES will authorize Dominion to proceed with the streetlight installation.

D. The developer must coordinate directly with Dominion to schedule the installation of streetlights. This coordination must be for installation of the wiring for the streetlights, concurrently with the electric service, and the subsequent installation of the light poles, fixtures, and final connection when the site is ready for such work. If the streetlight installations have not been scheduled within one year of the date of the cost estimate, and if the delay is not the fault of Dominion, Dominion may revise the cost estimate, which may require additional payment by the developer.

E. Once full payment has been made by the developer for the bonded streetlights and all easements have been granted to Dominion, the developer's bond can be reduced to account for the streetlight installation 120 days after receipt of the payment, ~~A~~any damage claims resulting from the installation of the streetlights must be resolved between the developer and Dominion before final bond release.

F. The County will make final payment to Dominion and accept the streetlights into the County Streetlight System upon the submission of an invoice requesting payment and a standard completion report to DPWES by Dominion, except that the streetlight installations must be inspected and approved by the County before making final payment and acceptance.

7-0805.3 ~~7-0803.3~~ NOVEC Electric Service Area

A. As soon as construction begins, the developer must request in writing that NOVEC prepare a cost estimate for the required streetlights. The developer must provide approved plans to NOVEC showing all the streetlight~~ing~~ improvements that have been bonded with the development.

B. NOVEC must prepare and deliver a streetlight wiring construction sketch and cost letter to the developer for payment. The use of common trenches for streetlight wiring and the electric service to the lots is to be considered in order to minimize cost. The developer is to pay NOVEC directly for the required streetlight wiring work. NOVEC will prepare and provide the developer a cost estimate for the subsequent installation work of the streetlight poles and fixtures included on the plans, with a copy sent to DPWES. The streetlight poles and fixtures are to be installed when the site is ready for such work by NOVEC. Easement agreements and plats must be included with this cost letter.

C. DPWES will review NOVEC's construction sketch and cost estimate to ensure that the scope of the streetlight installations conforms to the approved development plan. DPWES will authorize NOVEC in writing to include the new streetlights into the Fairfax County Streetlight Account. If the cost estimate is not in agreement with the approved plans, DPWES will mark up the streetlight construction sketch indicating the deficiencies found and return it to NOVEC for correction. Adjustment to the streetlight layout may need to be made to account for any change in the original existing conditions when the plans were approved. After NOVEC has made the necessary corrections, it will be authorized by DPWES to include these streetlights into the County account.

D. The developer must make full payment to NOVEC for the streetlight installations within the time frame that the cost estimate is valid. Fully executed copies of all deeds of the required streetlight easements must be included with the payment. NOVEC will not be obligated to install any streetlights until full payment and all signed easement agreements have been received. NOVEC must provide DPWES with a copy of the receipt provided to the developer for the streetlight installation payment.

E. The developer must coordinate directly with NOVEC to schedule the installation of streetlights. This coordination must be for installation of the wiring for of the streetlights, concurrently with the electric service, and the subsequent installation of the light poles and fixtures when the site is ready for such work. If the streetlight installations are not completed within one year of the date of payment of the estimated cost, providing the delay is not the fault of NOVEC, NOVEC may require the developer to make additional payment.

F. The developer must submit to the County payment receipts for all the streetlight installations indicated on the approved plans as verification that the streetlight requirements have been satisfied. Subject to verification that all required easements have been provided to NOVEC, the developer's bond can be reduced to account for the streetlight installation.

G. The County will accept the streetlights into the County Streetlight System upon the submission of a standard completion report to DPWES by NOVEC, except that the streetlight installations must be inspected and approved by the County before acceptance.

~~7-0805.4~~ ~~7-0803.4~~ DPWES ~~will review the electric utility company construction sketch and cost estimate to ensure that the scope of the street light installations conforms to the approved development plan.~~ DPWES ~~will authorize in writing the electric utility company to include the new street~~

~~lights into the Fairfax County Street Light Account. If the cost estimate is not in agreement with the approved plans, DPWES will mark up the street light construction sketch indicating the deficiencies found and return it to the electric utility company for correction. Adjustment to the street light layout may need to be made to account for any change in the original existing conditions when the plans were approved. After the electric utility company has made the necessary corrections, it will be authorized by DPWES to include these street lights into the County account.~~

7-0805.4 Pre-selected Nonstandard Streetlights

Pre-selected nonstandard streetlights should generally follow the authorization and procedures for the Dominion service area in Section 7-0805.2 above and the subsections below.

A. The developer must coordinate directly with Dominion prior to installation of the light fixture or facilities.

B. The developer must arrange the procurement of light fixtures or facilities with the manufacturer as specified by Dominion and in coordination with DPWES.

C. The Developer will supply Dominion the nonstandard facilities needed for installation work including fixtures, brackets and/or poles.

D. The County will not be obligated to bear any of the cost associated with the installation of the nonstandard light system.

~~7-0803.5 The developer must make full payment to the electric utility company for the street light installations within the time frame that the cost estimate is valid. Fully executed copies of all deeds of the required street light easements must be included with the payment. The electric utility company will not be obligated to install any street lights until full payment and all signed easement agreements have been received. The electric utility company must provide DPWES with a copy of the receipt provided to the developer for the street light installation payment.~~

~~7-0803.6 The developer must coordinate directly with the electric utility company to schedule the installation of street lights. This coordination must be for the wiring of the street lights, concurrently with the electric service, and the subsequent installation of the light poles and fixtures when the site is ready for such work. If the street light installations are not completed within one year of the date of the cost estimate payment, providing the delay is not the fault of the electric utility company, the electric utility company may require the developer to make additional payment.~~

~~7-0803.7 The developer must submit to the County payment receipts for all the street light installations indicated on the approved plans as verification that the street light requirements have been satisfied and that the developer's bond can be reduced to account for the street light installation.~~

~~7-0803.8 The County may accept the street lights into the County Street Light System upon the submission of a standard completion report to DPWES by the electric utility company, except that the street light installations must be inspected and approved by the County before acceptance.~~

Amend Chapter 7 (Streets, Street Lights, Parking and Driveways), §7-0000, by revising Plate 23-7, 24-7, 25-7, 26-7, 28-7, 29-7, 29A-7, and 30-7 as indicated in red texts below. Plate 27-7 will be removed from the PFM.

Attachment A

Plate 23-7 Design Example: Residential Subdivision

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



This is a proposed hypothetical residential subd
less than 18,000 square feet. According to §7-0
at all entrances to the subdivision and along a
State roadway system. A minimum of three ligh
to the subdivision. This existing State roadway
with a 44-foot pavement width. Therefore, the
in accordance with §7-0804.1. According to Tab
maximum spacing of 200 feet are required with

According to §7-0804.1B, the preferred luminair
subdivision is the standard RF-3. According to
road with single family detached dwellings, a lu
required at a spacing of 160 feet. The poles mu
curb as specified on Plate 30-7 and along the

This is a proposed hypothetical residential subdivision containing lots averaging less than 18,000 square feet. In accordance with §7-0802.1, two street lights are required at both entrances to the subdivision. Street lights are also required along the existing public street abutting the subdivision, as well as along the proposed subdivision roads that will be included in the State roadway system.The existing State roadway is a curb-and-gutter local roadway with a 44-foot pavement width. Therefore, standard RF-2 must be utilized in accordance with §7-0803.1. According to Table 7.10, 60-watt street lights with a mounting height of 30 feet are required at a spacing of 194 feet.The proposed subdivision roads are curb-and-gutter roadways with a 36-foot pavement width; therefore, standard RF-3 is used. According to Table 7.11, a luminaire size of 41 watts is appropriate at a spacing of 100 feet. Poles must be placed 2 feet behind the curb as specified on Plate 30-7. When RF-3 is used, no separate lighting calculation is required for interior intersections.

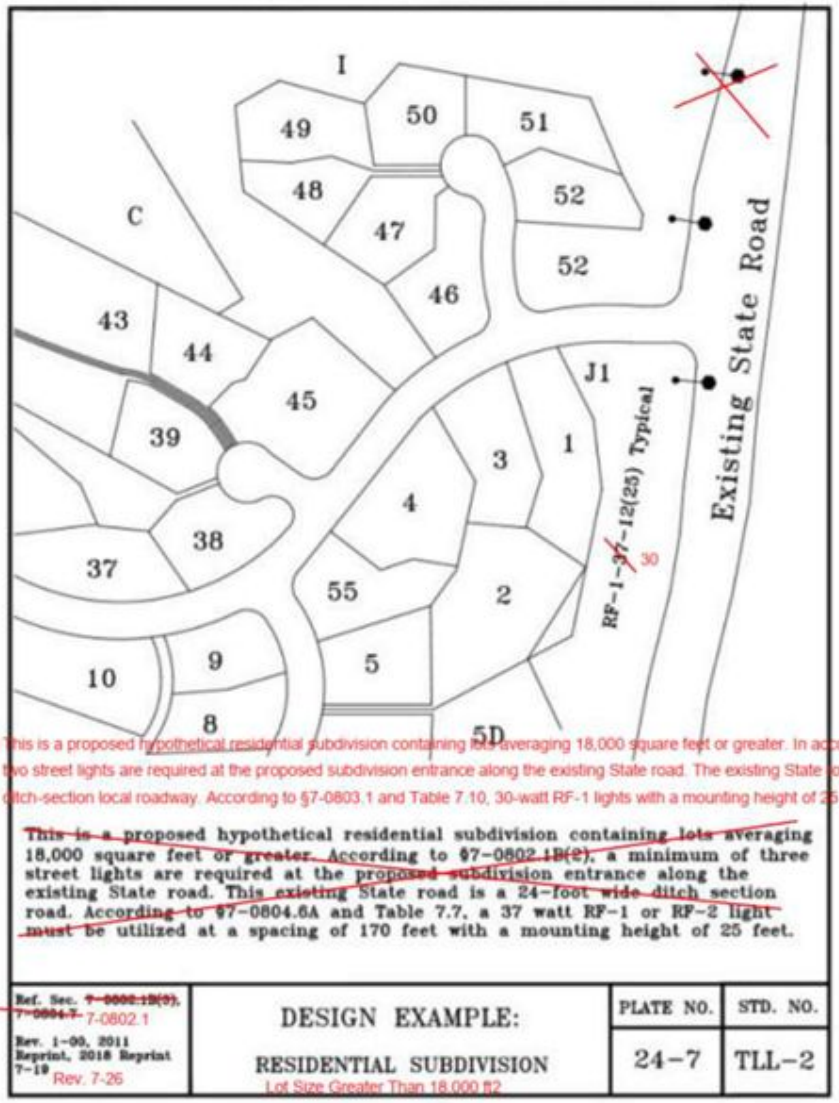
Ref. Sec. ~~7-0800.1A(3), 7-0804.7~~ 7-0802.1 Rev. 1-00, 2011 Reprint, 2018 Reprint, 7-19	DESIGN EXAMPLE: RESIDENTIAL SUBDIVISION Lot Size Less Than 18,000 ft2	PLATE NO.	STD. NO.
		23-7	TLL-1

Rev. 7-26

Attachment A

Plate 24-7 Design Example: Residential Subdivision

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



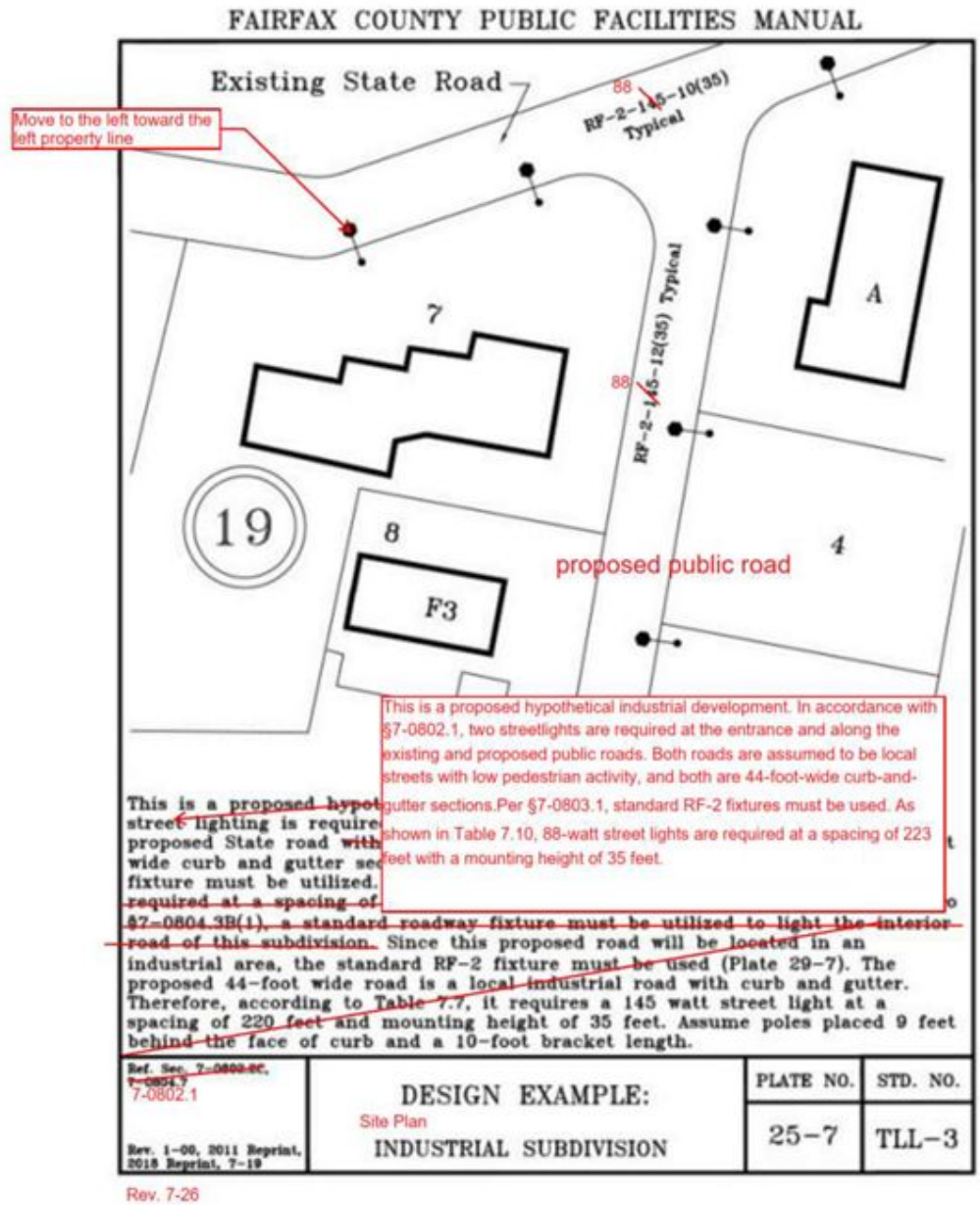
This is a proposed hypothetical residential subdivision containing lots averaging 18,000 square feet or greater. In accordance with §7-0802.1, two street lights are required at the proposed subdivision entrance along the existing State road. The existing State road is a 24-foot-wide ditch-section local roadway. According to §7-0803.1 and Table 7.10, 30-watt RF-1 lights with a mounting height of 25 feet are appropriate.

~~This is a proposed hypothetical residential subdivision containing lots averaging~~ 18,000 square feet ~~or greater~~. According to ~~§7-0802.1B(2)~~, a minimum of three street lights are required at the ~~proposed~~ subdivision entrance along the existing State road. ~~This existing~~ State road is a 24-~~foot wide ditch~~ section road. ~~According to §7-0804.6A and Table 7.7, a 37 watt RF-1 or RF-2 light must be utilized at a spacing of 170 feet with a mounting height of 25 feet.~~

Ref. Sec. ~~7-0802.1B(2), 7-0804.7~~ 7-0802.1 Rev. 1-00, 2011 Reprint, 2018 Reprint 7-19 Rev. 7-26	DESIGN EXAMPLE: RESIDENTIAL SUBDIVISION Lot Size Greater Than 18,000 ft2	PLATE NO.	STD. NO.
		24-7	TLL-2

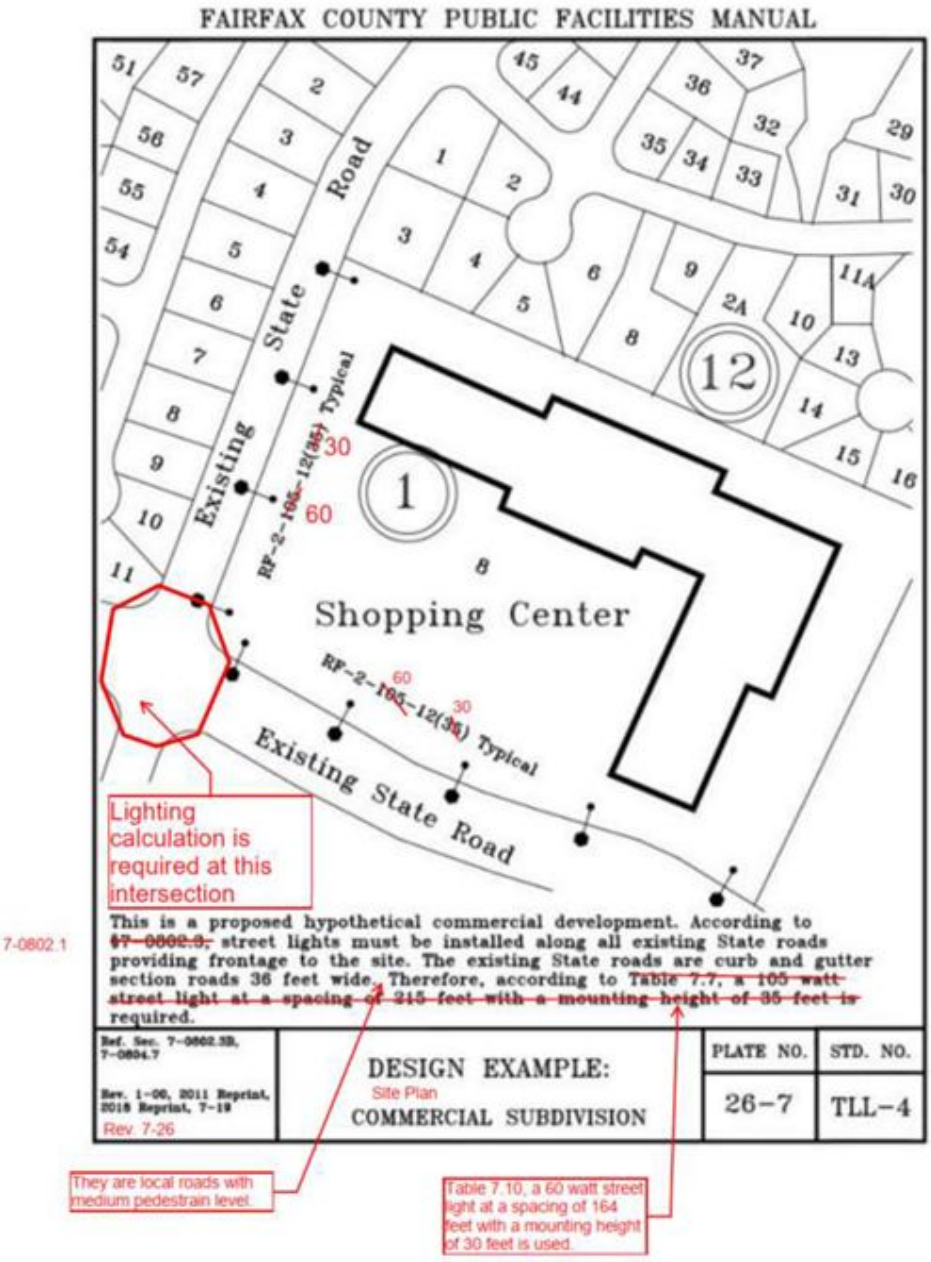
Attachment A

Plate 25-7 Design Example: Industrial Subdivision



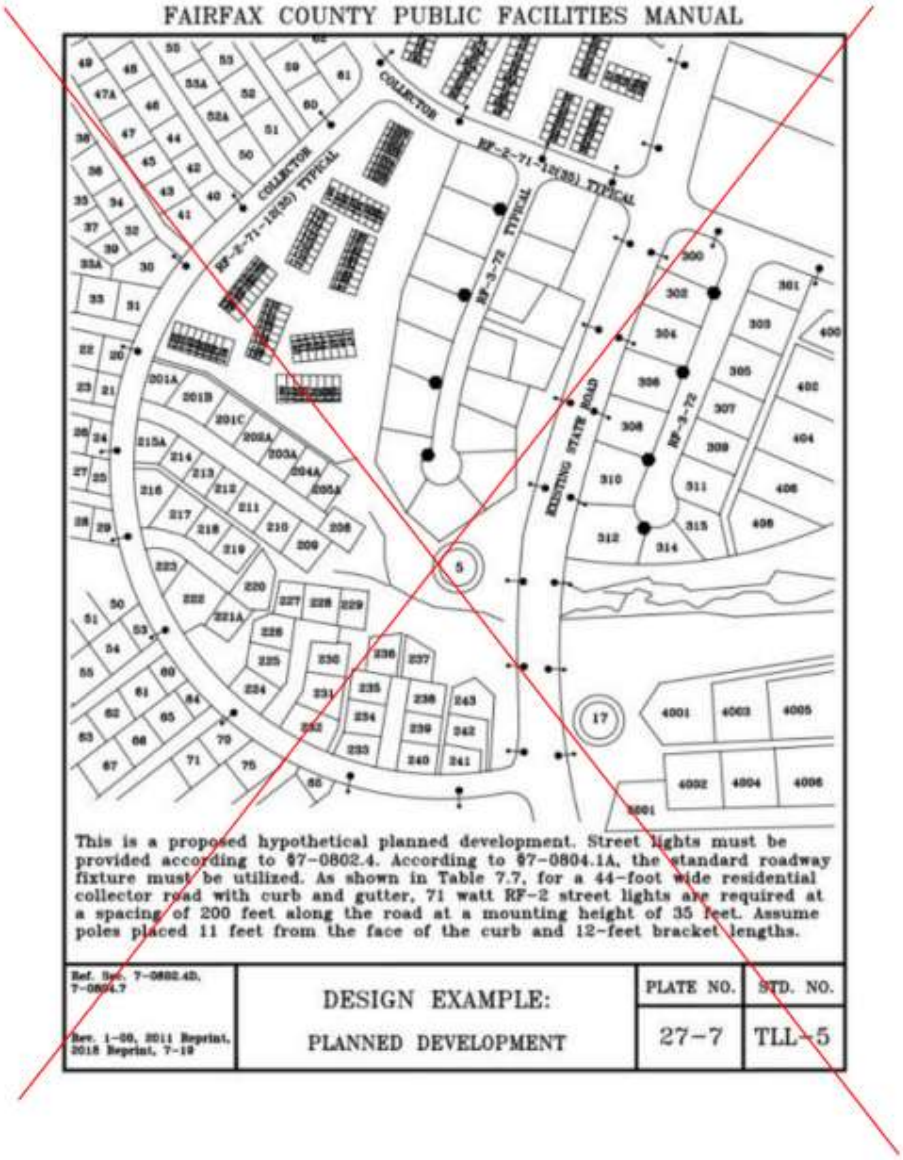
Attachment A

Plate 26-7 Design Example: Commercial Subdivision



Attachment A

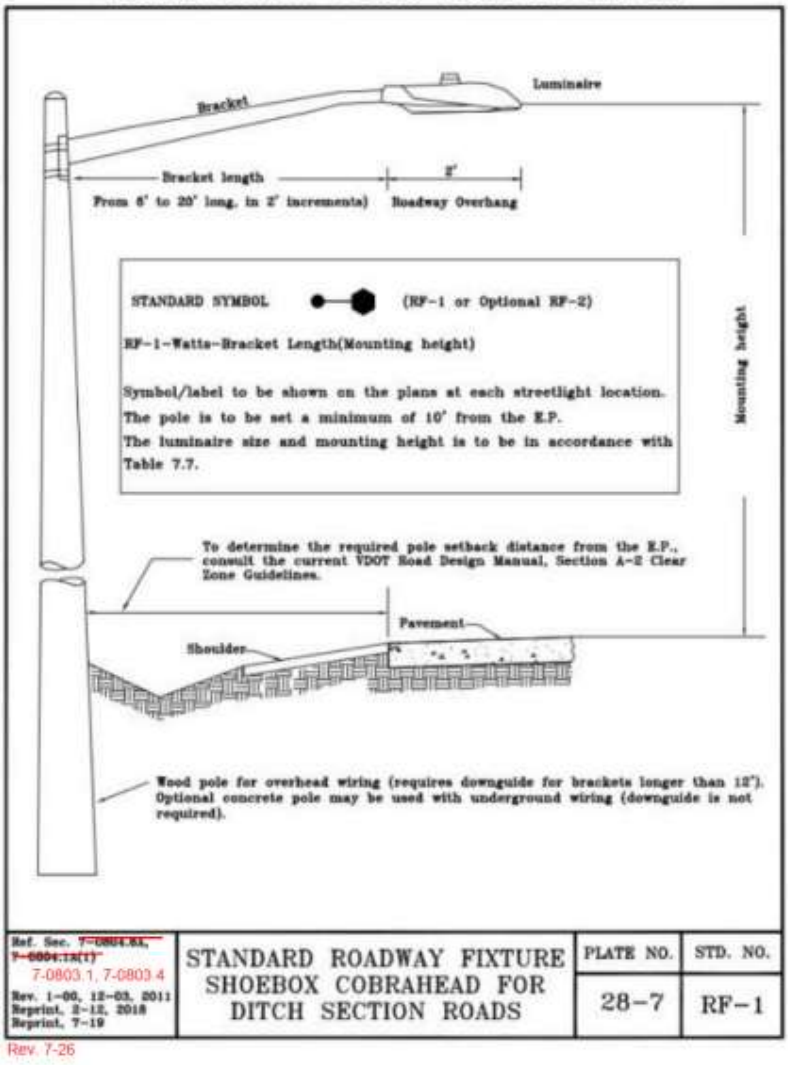
Plate 27-7 Design Example: Planned Development



Attachment A

Plate 28-7 Standard Roadway Fixture Shoebox Cobrahead for Ditch Section Roads

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



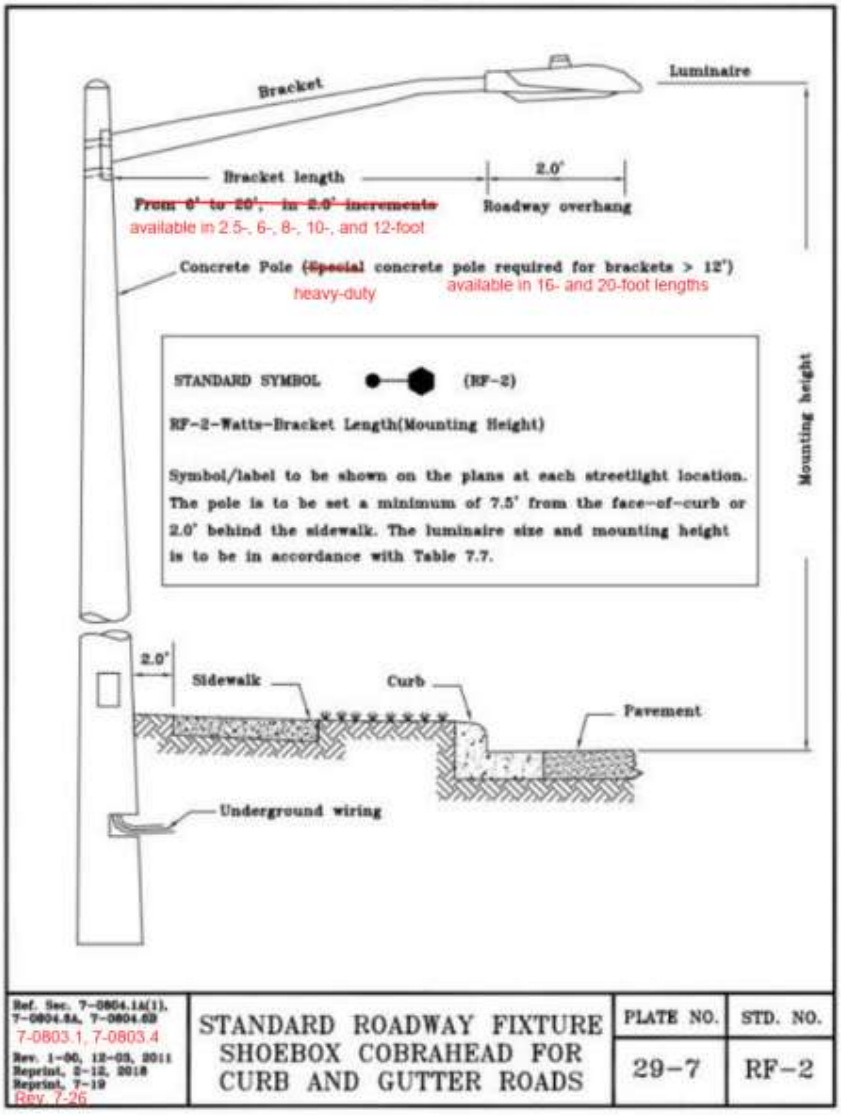
Ref. Sec. 7-0804.8A, 7-0804.1A(1) 7-0803.1, 7-0803.4 Rev. 1-00, 12-03, 2011 Reprint, 2-12, 2018 Reprint, 7-19	STANDARD ROADWAY FIXTURE SHOEBOX COBRAHEAD FOR DITCH SECTION ROADS	PLATE NO.	STD. NO.
		28-7	RF-1

Rev. 7-26

Attachment A

Plate 29-7 Standard Roadway Fixture Shoebox Cobrahead for Curb and Gutter Roads

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

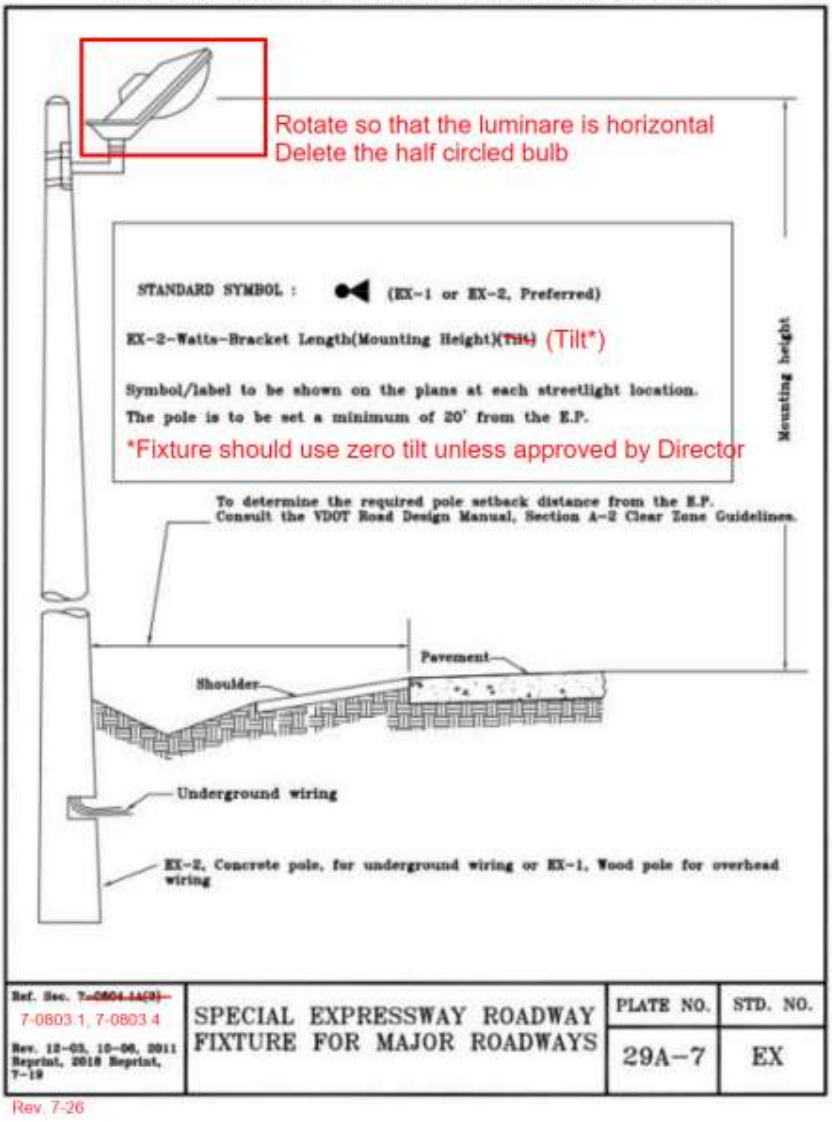


Ref. Sec. 7-0804.1A(1), 7-0804.8A, 7-0804.8B 7-0803.1, 7-0803.4 Rev. 1-00, 12-03, 2011 Reprint, 2-12, 2018 Reprint, 7-19 Rev. 7-26	STANDARD ROADWAY FIXTURE SHOEBOX COBRAHEAD FOR CURB AND GUTTER ROADS	PLATE NO.	STD. NO.
		29-7	RF-2

Attachment A

Plate 29A-7 Special Expressway Roadway Fixture for Major Roadways

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. ~~7-0804.1A(3)~~ 7-0803.1, 7-0803.4 Rev. 12-03, 10-06, 2011 Reprint, 2018 Reprint, 7-19	SPECIAL EXPRESSWAY ROADWAY FIXTURE FOR MAJOR ROADWAYS	PLATE NO.	STD. NO.
		29A-7	EX

Rev. 7-26

Attachment A

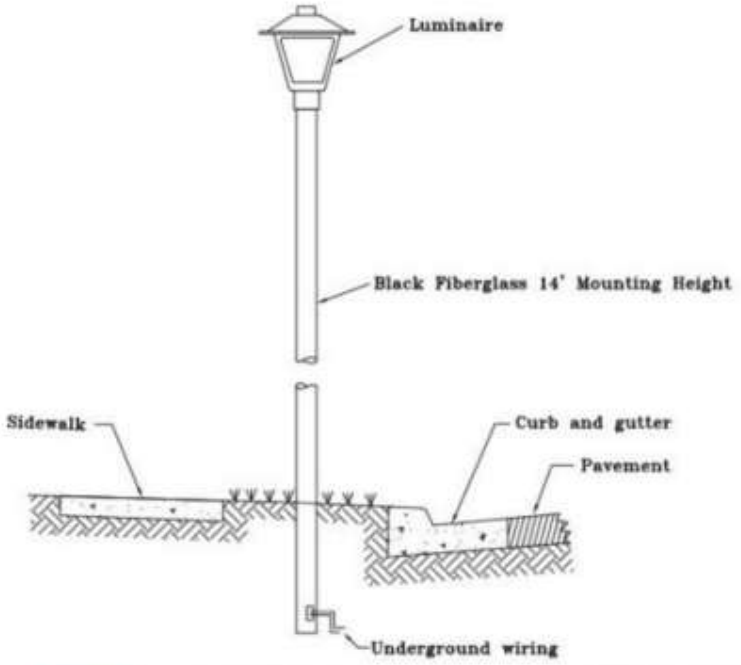
Plate 30-7 Colonial Style Fixture for Subdivision Roadways with Curb and Gutter

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

STANDARD SYMBOL ⬢ (RF-3)

RF-3-Watts

Symbol/label to be shown on the plans at each streetlight location. The pole is to be set in the utility strip in accordance with VDOT clear zone requirements. The luminaire size and mounting height are to be in accordance with Table ~~7.8.~~ 7.7



Ref. Sec. ~~7-0804.1(4), 7-0804.3C~~ 7-0803.1, 7-0803.4 Rev. 1-00, 11-05, 7-06, 2011 Reprint, 2-12, 2018 Reprint, 7-19	COLONIAL STYLE FIXTURE FOR SUBDIVISION ROADWAYS WITH CURB AND GUTTER	PLATE NO.	STD. NO.
		30-7	RF-3

Rev. 7-26

Board Agenda Item
June 9, 2026

4:00 p.m.

Public Hearing to Consider an Ordinance Expanding the Edison Residential Permit Parking District, District 50 (Franconia District)

ISSUE:
Public hearing to consider a proposed amendment to Appendix G of *The Code of the County of Fairfax, Virginia* (Fairfax County Code), to expand the Edison Residential Permit Parking District (RPPD), District 50, to include Brookland Road, from the northern property boundary of Tax Map #81-4((39))A to Foldi Street, east side; and from Franconia Road to Foldi Street, west side; Pratt Street, from Brookland Road to Foldi Street, east side; and from Brookland Road to the northern property boundary of Tax Map #81-4((8)) 0005; then from the southern property boundary of Tax Map #81-4((8))0006 to Foldi Street, west side; and Foldi Street, from Pratt Street to Brookland Road, south side.

RECOMMENDATION:
The County Executive recommends that the Board adopt an amendment to Appendix G of the Fairfax County Code (Attachment 1) to expand the Edison RPPD, District 50.

TIMING:
On May 5, 2026, the Board authorized advertisement of a public hearing to consider the proposed amendment to Appendix G of the Fairfax County Code to take place on June 9, 2026, at 4:00 p.m.

BACKGROUND:
Section 82-5A-4(a) of The Code of the County of Fairfax, Virginia, authorizes the Board to establish and/or expand an RPPD encompassing an area within 2,000 feet walking distance from the pedestrian entrances and/or 1,000 feet from the property boundaries of an existing or proposed high school, existing or proposed rail station, or existing Virginia college or university campus if: (1) the Board receives a petition requesting the establishment or expansion of such a District, (2) such petition contains signatures representing at least 60 percent of the eligible addresses of the proposed District and representing more than 50 percent of the eligible addresses on each block face of the proposed District, and (3) the Board determines that at least 75 percent of the land abutting each block within the proposed District is developed residential. In addition, an application fee of $10 per petitioning address is required for the establishment or expansion of an RPPD. In the case of an amendment expanding an existing District, the foregoing provisions apply only to the area to be added to the existing District.

Residents of Brookland Road and Pratt Street have petitioned for the expansion of District 50 due to the large number of student vehicles parked on the residential streets during school hours. Staff have verified that the petitioning blocks are within 2,000 feet walking distance from the pedestrian entrances and/or 1,000 feet from the property boundaries of Edison High School and thus qualify for expansion of the RPPD. Staff have also verified that all other requirements to expand the RPPD discussed above have been met.

EQUITY IMPACT:
The project area is located within a low vulnerability index. Approximately 19% of residents in this Census tract are in low-income occupations, and approximately 9% of the residents speak English less than well. Establishing residential parking restrictions to prohibit non-resident vehicles during restriction hours through community engagement and public hearing supports One Fairfax Focus Area 8 by fostering trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood. However, at this time, there is insufficient information to determine an overall equity impact related to this change.

FISCAL IMPACT:
Funding of approximately $3,700 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 G
Attachment 2: Map Depicting Proposed Expansion of Edison RPPD, District 50

STAFF:
Jennifer Miller, Deputy County Executive
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:
F. Hayden Codding, Assistant County Attorney

PROPOSED CODE AMENDMENT

THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA
APPENDIX G

Amend *The Code of the County of Fairfax*, *Virginia*, by adding the following street block in Appendix G-50, Section (b)(2), Edison Residential Permit Parking District, in accordance with Article 5A of Chapter 82:

Brookland Road (Route 1373):

From the northern property boundary of Tax Map #81-4((39))A to Foldi Street, east side.

From Franconia Road to Foldi Street, west side.

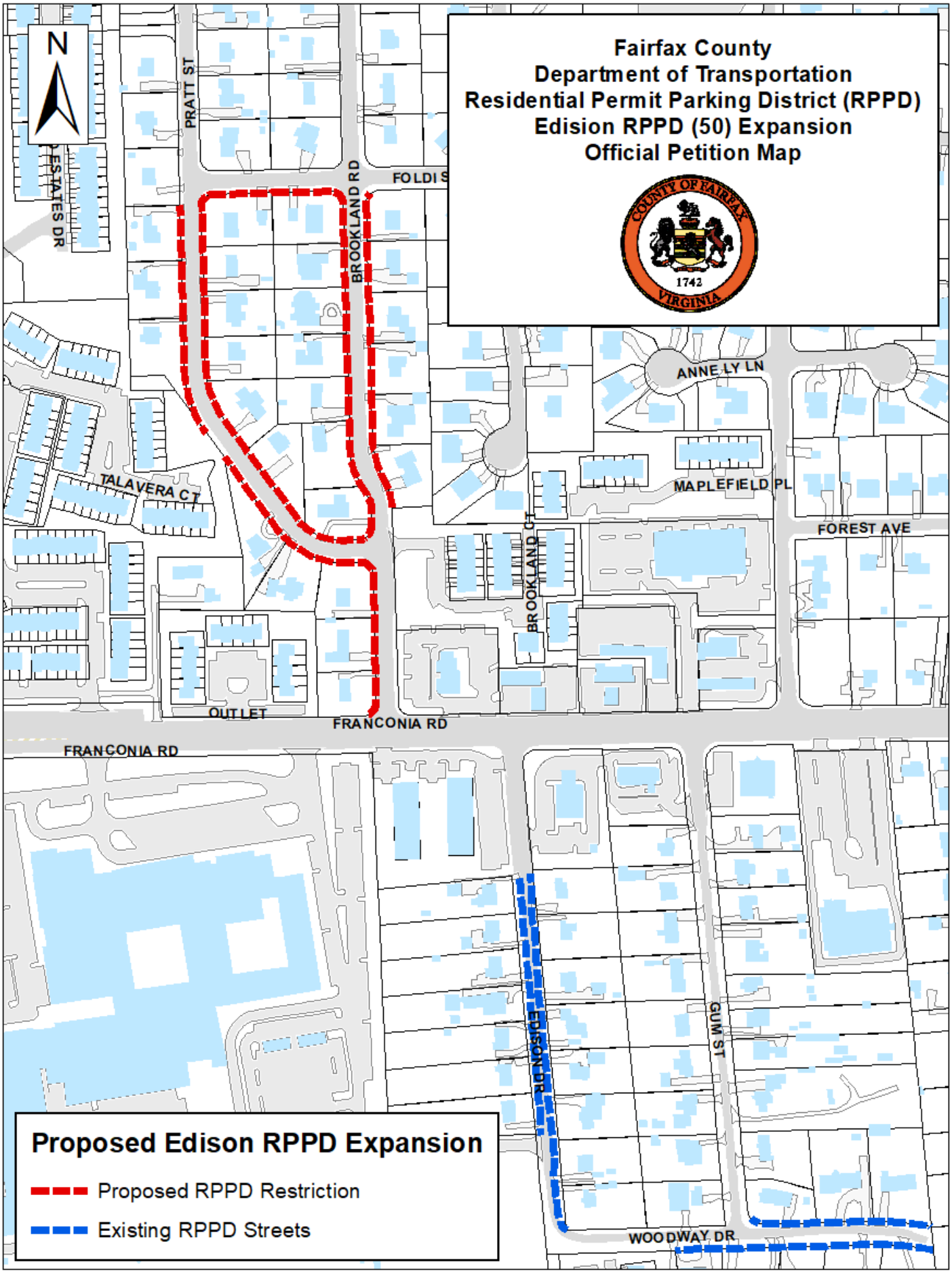
Pratt Street (Route 1374):

From Brookland Road to Foldi Street, east side.

From Brookland Road to the northern property boundary of Tax Map #81-4((8)) 0005; then, from the southern property boundary of Tax Map #81-4((8))0006 to Foldi Street, west side.

Foldi Street (Route 1375), south side:

From Pratt Street to Brookland Road.


Fairfax County
Department of Transportation
Residential Permit Parking District (RPPD)
Edision RPPD (50) Expansion
Official Petition Map
COUNTY OF FAIRFAX
1742
VIRGINIA
N
PRATT ST
FESTUS DR
FOLDI S
BROOKLAND RD
ANNE LY LN
TALAVERA CT
MAPLEFIELD PL
FOREST AVE
BROOKLAND CT
OUTLET
FRANCONIA RD
FRANCONIA RD
EDISON DR
GUM ST
WOODWAY DR
Proposed Edison RPPD Expansion
Proposed RPPD Restriction
Existing RPPD Streets

Board Agenda Item
June 9, 2026

4:00 p.m.

Public Hearing to Consider Adopting Chapter 82 (Motor Vehicles and Traffic), Article 2 (Signs, Signals and Markers), Section 10 to The Code of the County of Fairfax, Virginia Relating to Changing Speed Limits on Certain Highways

ISSUE:
Public hearing to consider the adoption of Chapter 82 (Motor Vehicles and Traffic), Article 2 (Signs, Signals and Markers), Section 10 of the *Code of the County of Fairfax, Virginia* (Fairfax County Code). The proposed ordinance authorizes the County Executive, or designee, to change speed limits on certain highways within business or residence districts.

RECOMMENDATION:
The County Executive recommends that the Board of Supervisors adopt Chapter 82 (Motor Vehicles and Traffic), Article 2 (Signs, Signals and Markers), Section 10 to the Fairfax County Code, effective upon adoption.

TIMING:
On May 5, 2026, the Board of Supervisors authorized advertisement of a public hearing to consider the adoption of Chapter 82 (Motor Vehicles and Traffic), Article 2 (Signs, Signals and Markers), Section 10 of the Fairfax County Code to take place on June 9, 2026, at 4:00 p.m.

BACKGROUND:
In 2024, the Virginia General Assembly amended *Virginia Code §46.2-1300* authorizing the governing body of a locality, by ordinance, to authorize its chief administrative officer to reduce speed limits to less than 25 miles per hour, but not less than 15 miles per hour, on highways located in a business district or residence district where the existing posted speed limit is 25 miles per hour. The chief administrative officer may also restore any speed limit previously reduced. A reduced or restored speed limit must be indicated by lawfully placed signs.

The proposed ordinance offered for consideration (Attachment 1) authorizes the County Executive or Designee to reduce or restore the speed limit of highways within the County located in a business or residence district, pursuant to the authority set forth in *Virginia Code §46.2-1300(A)(4)*.

Board Agenda Item
June 9, 2026

Fairfax County Department of Transportation (FCDOT) staff met with the Board Transportation Committee (BTC) on September 17 and October 29, 2024, to discuss implementation of locality-reduced speed limits (LRSL). At the direction of the BTC on October 29, 2024, FCDOT is undertaking a pilot study of 20 mph LRSL ("Pilot Study") at nine locations (one area per Supervisor District). The Pilot Study will measure the impacts of LRSL by collecting public feedback, traffic volume and speed data. FCDOT will provide an assessment to the Board of Supervisors upon completion of the Pilot Study to allow them to determine whether LRSL will continue beyond the Pilot Study.

Pilot Study zones are being developed alongside the proposed ordinance in coordination with staff from BOS district offices. The Pilot Study will be implemented in three phases of three Supervisor Districts. If the BOS approves the proposed ordinance, staff will submit the land use permit application for locality-reduced speed limits (LUP-LRSL) to the Virginia Department of Transportation (VDOT) for placement of new speed limit signs.

EQUITY IMPACT:
Implementation of reduced speed limits in Fairfax County support One Fairfax Focus Area 14, a multi-modal transportation system that supports the economic growth, health, congestion mitigation, and prosperity goals of Fairfax County and provides accessible mobility solutions that are based on the principles associated with sustainability, diversity, and community health, by potentially lowering driving speeds to make roads safer for those walking, biking, riding and driving.

Because LRSL would be new for Fairfax County, there is currently no data available to make an equity determination for impact. The Pilot Study will measure the impacts of LRSL using public feedback, traffic volume and speed data, which can be used to assess the equity impact if reduced speed limits are implemented beyond the Pilot Study.

FISCAL IMPACT:
VDOT guidance states "the locality is responsible to procure, purchase, install and maintain all signs…associated with the locality-reduced speed limit." The one-time costs for sign fabrication, installation, and maintenance to complete the Pilot Study's three phases are estimated to total $24,000, which can be covered under the existing appropriation for the Department of Transportation. The LRSL for the Pilot Study will be implemented by staff currently supporting the Traffic Engineering Section, so no additional positions are required to complete the Pilot Study.

Board Agenda Item
June 9, 2026

STAFF IMPACT:
Staffing and operating requirements to continue LRSL implementation beyond the scope of the Pilot Study will be included in the assessment provided after the Pilot Study is complete.

ENCLOSED DOCUMENTS:
Attachment 1 – Proposed Ordinance, Section 82-2-10 of the Fairfax County Code

STAFF:
Jennifer Miller, Deputy County Executive
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
Vanessa Holt, Engineer IV, FCDOT

ASSIGNED COUNSEL:
John Dorsey, Assistant County Attorney

AN ORDINANCE AMENDING
ARTICLE 2 OF CHAPTER 82 OF THE FAIRFAX COUNTY CODE, RELATING TO SIGNS, SIGNALS AND MARKERS

AN ORDINANCE to amend the Fairfax County Code by adopting a new Section numbered 82-2-10, relating to changing speed limits on certain highways.

Draft of March 18, 2026.

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

1. That Section 82-2-10 is adopted, as follows:

Chapter 82 – Motor Vehicles and Traffic

ARTICLE 2. – Signs, Signals and Markers.

Section 82-2-10. –Changing speed limits on certain highways within business or residence districts.

(a) For the purposes of this Section "business district" and "residence district" have the same meanings ascribed to them in Va. Code § 46.2-100.
(b) The County Executive or Designee is authorized to reduce or restore the speed limit of any highway within the County that is located in a business district or residence district pursuant to the authority set forth in Va. Code § 46.2-1300(A)(4).
(c) Any speed limit reduced or restored pursuant to this Section will be indicated by lawfully placed signs.
(d) Prior to changing a speed limit on any highway in the state highway system pursuant to this Section, the Board of Supervisors, through the County Executive or Designee, will provide written notice of the change to the Commissioner of Highways as required by law.

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

3. That the provisions of this ordinance will take effect upon adoption.

GIVEN under my hand this _____ day of _____, 2026.

_____
Jill G. Cooper
Clerk for the Board of Supervisors