

## Board Meeting Minutes

April 28, 2016

Approved XXX

The April meeting of the Board of the Fairfax County Federation of Citizens Associations was called to order on April 28, 2016, by President Tim Thompson at 7:42 p.m. at Dunn Loring Center, Room 108 (Entrance 2), [2334 Gallows Road, Dunn Loring, VA 22027](https://www.google.com/maps/place/2334+Gallows+Road,+Dunn+Loring,+VA+22027).

### Present:

Officers: Tim Thompson (President/Colvin's Glen-Colvin's Forest Citizens Association), Ed Wyse (First Vice President/Springfield/Membership/ Civic Association of West Springfield), Bill Barfield (Second Vice President/Legislation), Matthew Bell (Treasurer/Legislation), Curtis Anderson (Recording Secretary/Budget), and Fred Costello (Corresponding Secretary/Land Use/Fox Mill Estates Homes Association).

District Council Representatives: John Birch (Mason/Bel Air Homeowners Association), Katherine Ward (Mt. Vernon/Legislation), Flint Webb (Providence/Environment).

Committee Chairs: Ed Saperstein (Education/Glen Haven Farms Homeowners Association), Monica Billger (Environment), Morgan Jameson (Human Services), Kathy Kaplan (Library/ Woodside at Holly Oak).

Other: John Cockayne (FCFCA representative to CCC), Leslie Johnson (Fairfax County Zoning Administration), Donna Pesto (Fairfax County Zoning Administration), Tammi Petrine (Reston 2020 Co-Chair), John Hanley (Vice President RCA Reston), Hank Schonzeit (RCA Board Member – Reston), Pete Sitnik (MVCCA Guest), Diane Donley (MVCCA Guest), Fred Selden (Fairfax County Planning and Zoning Director), and Rob Whitfield (Fairfax County Taxpayers Alliance).

### Administrative and Organizational Topics: Tim Thompson –

1. Dr. Dane Remembrance: Tim reported on the Fairfax County School Board session honoring Dr. Charles Dane.
2. Resolution Committee Chair: Tim Thompson nominated, seconded by Flint Webb to appoint Jeff Parnes to be Resolution Committee Chair. Approved unanimously.
3. Commission and Committee Vacancies: Tim Thompson nominated, seconded by Bill Barfield, Morgan Jameson to the Community Action Advisory Board. Tim Thompson nominated, seconded by Bill Barfield, Shirley Ginwright to the Criminal Justice Advisory Board. Approved unanimously.

**Bulletin/Newsletter:** Fred Costello – Articles are due Saturday, April 30, at 9 am.

### Meeting Minutes:

1. February 25, 2016 and March 17, 2016: Curtis Anderson presented the approval draft of the minutes for February 25, 2016 and March 17, 2016. Flint Webb moved, seconded by Curtis Anderson to approve the minutes as submitted. Approved unanimously.

### Treasurer's Report:

1. Budget Proposal: Matthew Bell presented the budget proposed by the Finance Committee. It was recommended that someone other than the Citizen of the Year (COY) Chair be responsible for raising funds for the COY. Bill Barfield moved, seconded by Flint Webb, to approve the budget presented. Passed by voice vote, Curtis Anderson voting against.
2. Treasurer's Report: By email Matthew Bell noted that the current balance in the BB&T account is \$18,789.20.

### Unfinished Business:

1. Resolution Opposing Proposed Zoning Ordinance Amendment Regarding the PDC/PRM Districts: Fred Costello moved, seconded by Kathy Kaplan to approve the attached proposed resolution (Attachment 2). Fred Costello discussed the proposed resolution which recommends the county adopt option 2. Fred Selden (Fairfax County Planning and Zoning Director) discussed the role of the Comprehensive Plan and the role of the Zoning Ordinance; he also discussed the relevance of FAR. Flint Webb moved, seconded by Katherine Ward, to call the question; the motion passed and the question was called. The vote on the main motion failed: Aye - 4; Nay - 5; Abstain - 0. Hearings have been scheduled for May 25 at 8:15 pm and June 21 at 4:00 pm.

### New Business:

1. Reports from Federation Representatives to Commissions and Boards: Katherine Ward asked if we have received reports from our representatives to the various Commissions and Boards. Bill Barfield indicated that some have presented in person at Federation meetings, but most have not provided reports.
2. Resolution on Police Station: Bill Barfield moved, seconded by John Birch, the Public Safety Committee's proposed resolution. Ed Wyse moved, seconded by Curtis Anderson, to table this motion to the next board meeting; approved unanimously.

### Board & Committee Reports

1. Budget – Curtis Anderson – No report.
2. Citizens Association Services – Don Hinman – No report.
3. Citizen of the Year (COY) Banquet – Jeff Parnes – No report.
4. Education – Ed Saperstein & Nancy Trainer – No report.
5. Environment - Flint Webb & Monica Billger – On May 14 there will be a special Green Breakfast at the Fairfax County Government Center during which participants will plant a native species meadow.
6. Human Services – Cherie Tripp Lejeune & Morgan Jameson – No report.
7. Land Use - Fred Costello – No report.

8. Library - Kathy Kaplan and Dennis Hayes – Library still disposing of books – mandatory culling of books unused during the previous 24 months. New Head Librarian will come on board June 13.
9. Legislation - Bill Barfield, Matt Bell and Katherine Ward – No report.
10. Membership – Ed Wyse & Shiasta Keating – No report.
11. Public Safety – Patrick Smaldore and Daniela Cockayne – No report.
12. Resolutions – Jeff Parnes – No report.
13. Transportation – Jeff Parnes & Karen Campblin – No report.
14. Website – Jeff Parnes and Fred Costello – No report.

### **District Council Reports**

(Dranesville & Hunter Mill - N/A)

1. Braddock – Art Wells – No report.
2. Lee – Vacant – No report.
3. Mason – John Birch – Mason District Council (MDC) proposed to the Board of Supervisors the return of the Willston Center to the Fairfax Public Schools. There were several coordinated cleanups. MDC discussed the FAR proposal without resolution. MDC conducted a community preparedness exercise in a couple of neighborhoods.
4. Mt. Vernon – Katherine Ward – Report attached (Attachment 1).
5. Providence – Flint Webb – Next meeting May 11 on report from Richmond and election of officers.
6. Springfield – Ed Wyse - No report.
7. Sully – Jeff Parnes – No report.

President's Acknowledgement of Kathy Kaplan: Tim Thompson thanked Kathy Kaplan for leading the Ad Hoc Library Committee which sunsets on April 30, 2016.

**Adjournment** - The meeting adjourned at 10:01 p.m.

Minutes prepared by Curtis M. Anderson, Recording Secretary

### **Next Meetings:**

**Membership Meeting** – May 19, 2016, 7:30 pm at Mason Governmental Center  
[6507 Columbia Pike, Annandale, VA 22003](#) – “HOA/Condo Policy & Legislative Issues”  
Del. David Bulova & “Pia” Trigiani, Election of Officers, Approval of Federation Budget.

**Board Meeting** – May 26, 2016, 7:30 pm at Dunn Loring Center, Room 108 (Entrance 2), 2334 Gallows Road, Dunn Loring, VA 22027.

Attachment 1

**Mount Vernon District Council Report (Katherine Ward):**

In lieu of its monthly meeting The MVCCA General Council members participated in a community wide workshop regarding the development of the North Hill property on Rt1. This 33 acre property is owned by the county and is going to be developed into a mixed income rental and for sale residential community and large county park.

MVCCA was instrumental in getting the county to alter the density on this land. Previously it was going to be a 67 unit trailer park at the estimated development cost of \$11 million. Now it will consist of approximately 273 rental apartment units and 195 for sale town homes being developed under a public private partnership.

Anticipated start construction timing will be around summer of 2017.

Attachment 2 [DID NOT PASS]

**Resolution Regarding Proposed Zoning Ordinance Amendment for PDC/PRM Districts**

**WHEREAS**, the county has demonstrated no requirement for new regulations permitting floor area ratios (FARs) exceeding 3.0 and as high as 5.0 to support development in Planned Development Commercial (PDC) and/or Planned Residential Mixed Use (PRM) districts in all Community Business Centers (CBCs), Commercial Revitalization Districts (CRDs), and/or Transit Station Areas (TSAs), (pg 4, #1) and

**WHEREAS**, the proposed zoning ordinance amendment could trigger a proliferation of 5.0 FAR developments thereby damaging surrounding communities, in particular communities surrounding areas like the Annandale CRD in Mason District that have form-based plans in lieu of FAR limits, (pg 4, #2), and

**WHEREAS**, presumptive designation of all CBCs for development at FARs as high as 5.0 would not be in the best interests of the community given the fact that CBCs provide essential retail outlets and services for surrounding neighborhoods, (pg 4, #1) and

**WHEREAS**, presumptive designation of all CRDs for development at FARs as high as 5.0 would not be in the best interests of the community given the fact that local conditions and community values and interests may dictate more modest development densities/intensities as has been the case with the 1.4 FAR Mosaic District development in Providence District, (pg 4, #1) and

**WHEREAS**, the Board's policy to allow concurrent plan amendments to accommodate rezoning applications in CRDs would allow comprehensive plan density/intensity recommendations to be changed on a case-by-case basis, thereby eliminating any effective limit on proliferation of 5.0 FAR developments in CRDs, (pg 4, #3) and

**WHEREAS**, the lack of quantitative limits on the sizes of CBCs, CRDs, and TSAs would allow the Board to designate areas of any size for high-density development up to 5.0 FAR (pg 5, #4) and

**WHEREAS**, the community is concerned that the Board intends to extend the definition of "Transit Station Area" to include not only areas adjacent to Metrorail Stations but to areas surrounding other transit facilities such as surface rapid transit stations, (pg 5, #4) and

**WHEREAS**, current land unit plans in the comprehensive plan developed by the community are based on zoning ordinance regulations limiting FAR to 3.0, and increasing the FAR limit to 5.0 would require community re-planning activities to assure that the change would not produce unacceptable consequences, (pg 5, #5) and

**WHEREAS**, in land units zoned PDC or PRM districts, the proposed amendment does not require public hearings to approve developments at FARs up to 5.0. (pg 5, #6)

**THEREFORE BE IT** (pg 5, #7)

**Resolved**, the Federation recommends that regulations for high-density developments should limit the maximum FAR to 4.0 except within 1/4 mile of Metrorail stations where the limit should be 5.0. The regulations should be applicable to any land unit appropriate for high-density development; should not single out CBCs, CRDs, and/or TSAs; and should include provisions that adequately protect surrounding communities from negative consequences of high-density development. One approach would be to establish regulations for a High-Density overlay district that could be applied in PDC and PRM districts in the same manner in which Appendix 7 regulations for Commercial Revitalization Districts are applied.