

**BOARD OF SUPERVISORS
TRANSPORTATION and LAND USE COMMITTEE**

MEETING SUMMARY

February 22, 2011

6:00 p.m.

Committee Members:

Kelly Burk, Chair
Eugene Delgaudio
Sally Kurtz
Andrea McGimsey
Scott York

Call to Order

Items for Consideration:

1. ZMAP 2008-0018 & SPEX 2010-0008/Dulles World

Election District: Dulles

Staff Contact: Stephen Gardner & Julie Pastor, Department of Planning

Dulles World Center, LLC of Reston, Virginia has submitted an application to rezone approximately 81.68 acres from the PD-RDP (Planned Development-Research and Development Park) zoning district under the 1972 Zoning Ordinance to the PD-TC (Planned Development-Town Center) and the PD-OP (Planned Development-Office Park) zoning districts under the Revised 1993 Zoning Ordinance. At its December 13, 2010 public hearing, the Board of Supervisors voted 6-2-1 (Supervisors Delgaudio and Kurtz no) to forward these applications to the Transportation and Land Use Committee for discussion of concerns raised during the public hearing. On February 16, 2010, the Committee agreed that the proposed land use mix and intensity are appropriate for this location and asked that staff return to the February 22 Committee meeting to address issues concerning unmet housing needs units, stormwater management, and construction of another eastbound lane on Route 606. Staff provided an update at the February 22 Committee meeting and reported that the outstanding issues had been resolved. The Committee voted 4-1 (Delgaudio – no) to forward the application to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated September 16, 2010, revised to February 17, 2011, and with the attached Findings for approval. The application was forwarded to the Board of Supervisors March 15, 2011 business meeting.

2. Riparian Buffer Incentives Summary

Election District: Countywide

Staff Contacts: Glen Rubis & Terry Wharton, Department of Building and Development

Incentives for establishing and/or maintaining riparian buffers are a potential means for improving and protecting water quality. At the January 19, 2011 Committee meeting, staff provided a summary of potential incentive options and actions taken by the Committee to date and provided additional details concerning county funds being provided to nonprofit organizations. The Committee requested that discussion on other exemption provisions be continued at the February 16 Committee meeting. At its February 16 meeting, however, the Committee postponed discussion to its February 22 meeting at which time staff discussed

incentives including tax-based relief; results of staff discussions with other jurisdictions on potential suburban cost-share program and rural practices not currently eligible for cost-share programs; and County cost-share support through non-profit organizations. The Committee voted 5-0 to direct staff to update the Transportation and Land Use Committee with the status of developing a draft grant proposal for a suburban riparian buffer cost-share project and advise of the status of the Loudon Soil and Water Conservation District as a non-profit entity; and further voted 5-0 to direct staff to bring forward an item on the administration and implementation of a tax exemption ordinance to the full Board of Supervisors. The Committee also directed staff to continue maintaining a list of flexible zoning options as potential tools to incentivize riparian buffers and bring the list back to the Committee.

3. Watershed Management Plan Pilot Project/Supplemental Information/FY12 Budget

Election District: Countywide

Staff Contact: Glen Rubis & Terry Wharton, Department of Building & Development

At its July 21, 2010 meeting, the TLUC voted 3-1-1 (Delgaudio-no; York absent) to forward a recommendation to the Board of Supervisors requesting that \$300,000 be allocated, if possible, to a watershed management plan pilot project. On September 21, 2010 the Board approved the recommendation of the TLUC and recommended an enhancement of \$300,000 in the proposed FY2012 Fiscal Plan for the watershed management pilot project (Attachment B in this item). The FY12 Proposed Budget includes this enhancement request and is subject to further deliberation and action by the Board. At the February 22 Committee meeting, Gem Bingol, Chair of the Water Resources Technical Advisory Committee, reported that the WRTAC voted to endorse the location of the pilot project, the Upper Broad Run watershed, and proposed general project tasks as described in WRTAC's memo dated February 7, 2011 (Attachment 2). Following discussion, the Committee requested that WRTAC consider looking at the Limestone Branch watershed since concerns about water quality have been identified in that area as well. Subsequent to the February 22 Committee meeting, WRTAC discussed options for responding to this request and provided a memo to the Board of Supervisors dated March 22, 2011 that included a proposed assessment plan and tasks to address the concerns of the Limestone Branch.

The Committee accepted the following Information Item as presented.

A. Proposed Plan for Bicycle and Pedestrian Improvements around Metro Stations along Routes 606 & 772.

Election District: Dulles

Staff Contact: Andy Beacher, Office of Transportation Services

On December 7, 2010, the Board of Supervisors directed staff to prepare a multi-modal access plan for the Route 606 and 772 Metro stations. The purpose of this plan is to identify bicycle and pedestrian projects that will connect communities to the stations and identify funding opportunities for those projects, including potential federal funds. This information item is provided to update the Committee on the progress of the item. Findings and recommendations will be presented to the Committee at its April 13, 2011 meeting.