County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

PLACE: **George Mason Regional Library**
7001 Little River Turnpike
Annandale, VA 22003
(703) 256-3800

TIME: 7:00 P.M.

DATE: April 8, 2015

AGENDA

7:00 p.m. **SPECIAL PRESENTATION: Star Volunteers Awards**

8:00 p.m. **BOARD OF TRUSTEES MEETING**

I. PUBLIC COMMENT

1. Jennifer McCullough, President, Fairfax County Public Library Employees' Association
2. Pamela Chin

II. MINUTES – March 2015

III. CHAIR'S REPORT

A. Opening Remarks
B. Budget Public Hearing – Tuesday, April 7, 2015, 4:00 p.m., Government Center, Board Auditorium
C. Woodrow Wilson Library Re-Opening, March 21, 2015
D. Library Board Workshop – Saturday, May 2, 2015, 9:00 a.m., Government Center, Conference Room 9/10
E. Appointment of Nominating Committee
F. Committee Assignments (Attachment 1, Page 1)

IV. COMMITTEE REPORTS

A. Library Foundation – Michael Donovan
B. Budget Committee – Michael Donovan
C. Planning Committee – Priscille Dando
D. Ad Hoc FCPL Director Search Committee – Karrie Delaney
E. Ad Hoc MOU Committee – Michael Donovan
F. Ad Hoc Privacy Committee – Suzanne Levy

V. DIRECTOR'S REPORT

A. Executive Summary
   1. Holds Labels / Privacy Update (Attachment 2, Page 3)
   2. Board of Supervisors Budget Committee (Attachment 3, Page 5)
   3. Response to Questions on the FY 2016 Budget (Attachment 4, Page 45)
   4. Reston Regional Friends Group Donation for Children's Materials
   5. Tysons-Pimmit Temporary Location

VI. CONSIDERATION ITEMS – None

VII. ACTION ITEMS - None

VIII. INFORMATION ITEMS

A. Monthly Statistical Snapshot, February, 2015 – Available at meeting
B. Incident Report – March 2015 – Available at meeting
C. Early Literacy Outreach Visits – March 2015 (Attachment 5, Page 47)
D. Comprehensive Plan Amendment 2014-IV-MV3, Huntington Transit Station area Land Units C and D (Attachment 6, Page 49)
E. Plan Amendment 2014-III-FC2, Fairfax Towne Center – Fairfax Center Sub-UnitJ1 (Attachment 7, Page 59)

IX. ROUNDTABLE

Attachment 1

FAIRFAX COUNTY PUBLIC LIBRARY
BOARD OF TRUSTEES' COMMITTEES

Budget Committee	Michael Donovan, Chairman Darren Ewing Suzanne Levy
Personnel Committee	Karrie Delaney, Chairman Don Heinrichs Dr. Joseph Sirh
Planning Committee	Priscille Dando, Chairman Liz Clements Providence District Member - TBD
Policy Committee	Charles Fegan, Chairman Karrie Delaney Will Jasper
Technology Committee	To Be Announced
Ad Hoc FCPL Director Search Committee	Karrie Delaney, Chairman Dave Molchany Peggy Koplitz Clayton Medford Jennifer McCullough Christine Jones Duwain Ketch
Ad Hoc MOU Committee	Michael Donovan, Chairman Karrie Delaney Darren Ewing Don Heinrichs
Ad Hoc Privacy Committee	Suzanne Levy, Chairman Priscille Dando Will Jasper

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Attachment 2

Holds Options for Library Board Privacy Committee Review

2-25-15

Option #1: Opt Out

Keep system as is with a one-time opt-out option; for those customers with privacy concerns, they can opt to pick up their hold at the circulation desk. For those wishing to opt-out, their hold would be retrieved by staff. This allows customers who are comfortable with the current system to continue as is. This is the recommended approach.

Over 106,000 individual customers placed 1.36 million holds in 2014; one complaint has been received. This would indicate the vast majority of our customers are not concerned with their name and book title being visible. Currently, customers can quickly pick up their hold, use the self-checkout machine and not wait in line.

Option #2: Encode Customer Name

Change system for all customers; shift to some type of code (last 4 letters of customers' last name and last 4 digits of library card number).

This means retraining all customers, many customers don't know the last 4 digits of their library card number. This increases search time as we have many customers with the same last name and/or 4 letters of name. Staff would spend more time shelving; books would be in order by last name and then numerically by library card number.

Option #3: Move Label

Develop a testing program with County Warehouse and library staff. Place the current label over page end of book, test processes, strength of label, etc., capturing staff time. Holds would be placed on shelf spine down.

This would need to be tested and approved by County Warehouse staff. Some delivery staff has been reallocated; each book would need to be rubber banded; labels weren't intended to adhere this way.

Privacy Options for Holds Labels

Option	Pro	Con
#1 **Opt Out**	1. Least risk of failure. 2. Least risk of customer dissatisfaction. 3. Complete privacy for opt-out customers. 4. No impact on satisfied customers. 5. No cost to implement. 6. No testing required.	1. Requires customer education campaign. 2. Requires reallocation of shelf space behind the circulation desk and in the work room. 3. Increases staff workload to shelve and retrieve opt out holds.
#2 **Encode Customer Name**	1. Complete customer privacy.	1. Most risk of customer dissatisfaction — many will see change as an unnecessary and arbitrary barrier. 2. Costs associated — requires ~$400 to reprogram label software. 3. Significant impact on ALL holds as customers need to change to new pick up method: library will require customers to remember yet another "password", i.e., the name/number code. 4. Requires an extensive and on-going customer education campaign. 5. Increases staff workload assisting customers with placing and finding holds. 6. Increases staff workload in learning new system and shelving holds.
#3 **Move Label**	1. Zero customer impact. 2. No customer education campaign.	1. Requires extensive testing with County Warehouse staff to determine if labels will withstand shipping wear-and-tear. Implementation is dependent on a positive outcome of the test. 2. Incomplete customer privacy. 3. Increases staff workload if rubber banding is required.

For all options, new procedures would need to be developed.
Recommendation is to begin any new procedure July 1, 2015.

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Attachment 3

Board Budget Committee

March 17, 2015
1:00 pm

I. FY 2015 Third Quarter Review
Susan Datta, Chief Financial Officer

II. Capital Improvement Program
Martha Reed, Capital Coordinator

III. Proposed Action on County Reserves
Susan Datta, Chief Financial Officer

IV. Lines of Business Process
Edward L. Long Jr., County Executive
Chris Leonard, Neighborhood and Community Services Director

V. Consideration Items

VI. Questions and Answers

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FY 2015 THIRD QUARTER REVIEW

March 17, 2015

County of Fairfax, Virginia

FY 2015 Third Quarter Resources and Adjustments

• Resources available	$15.59 million
• Revenues and balances	
• Required adjustments	$15.59 million
• See detail on next pages	
• Balance Available	$0

Spending Adjustments due to Operations - $3.70 million

- $2.12 million is associated with increases for self-insurance based on actuarially determined accrued liability costs as well as funding to support general insurance costs primarily associated with worker compensation.
- $1.59 million is due to the partial-year funding of the "Booster Shot" for positions supporting increased development activities in the County. More than fully offset with revenue.
- $0.41 million is necessary based on requirements at the Juvenile Detention Center for the allocation of bed space serving District of Columbia youth. More than fully offset with revenue.
- All other adjustments result is a net savings of $0.42 million.

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Disbursement Adjustments Necessary to Fund Tax Litigation Reserve - $14.91 million

- As a result of the Virginia Supreme Court ruling on BPOL, the entire $30 million tax litigation reserve that the Board prudently established in FY 2014 for this purpose will be used
- As staff continues to review the impact of this case and additional potential liabilities, increases are recommended to the tax litigation reserve
  - $15.0 million for FY 2016/2017 requirements primarily from the General Fund:
    - One time balances of $6.1 million available from the FY 2014 Carryover and subsequent audit adjustments
    - One time savings of $8.8 million as a result of agency reductions
  - In addition, funding for payments which may be necessary in FY 2015 has been identified in one-time savings in debt service as well as by scrubbing capital project balances and local cash match available as the result of grant closeouts

Disbursement Adjustment to Increase Funding for Revenue Stabilization - $7.70 million

- As outlined in February 17, 2015 memo, an immediate deposit into the Revenue Stabilization Fund demonstrates the Board commitment to increase its funding level for reserves and is a strong statement to the rating agencies.
  - This contribution is also critical to ensure that FY 2015 balances do not drop from FY 2014 levels and also demonstrates that the Board is committed to both a policy change and the actions necessary to meet the defined goals.
- Recommendation that the Board reallocate the remaining balance in the one-time Sequestration Reserve of $7.70 million to the Revenue Stabilization Reserve.
  - The impacts of federal sequestration actions are still not resolved so the financial impact of future sequestration actions will need to be analyzed when identified and addressed as part of annual and quarterly budget reviews.

Agency Budget Reductions - ($10.72) million

- In July 2014, agencies were directed to identify program reductions – both one-time reductions in FY 2015 and on-going service reductions/efficiencies in FY 2016 in July 2014.
- The FY 2015 reductions total $10.72 million and are necessary to support disbursement requirements noted above.
    - Much of saving is anticipating the $26.86 million in permanent funding reductions included in the FY 2016 Advertised Budget.
    - As a result, these reductions are one-time funds since the recurring impacts have already been included in the FY 2016 budget.

FY 2016 – FY 2020 Capital Improvement Program

March 17, 2015
Budget Committee

CIP Highlights

- **New Process in FY 2016**
  - Started earlier and spent more time in CIP development
  - County Executive met with agencies throughout the fall
  - Future projects prioritized
  - New Referendum Plan developed to address priority projects
- **New Bond Referendum Plan**
  - A more detailed and long-range plan, outlining specific project schedules
  - Regularly scheduled referenda every 4 years for all program areas (parks, public safety, human services, libraries, etc.)
  - More predictable plan for the Board, the public, County agencies, and FMD
  - Maintains FCPS bond referenda at $250 million every other year
  - Includes County bond referenda in alternate years and a Public Safety Referendum in fall 2015 (with FCPS)

Fall 2015 Public Safety Referendum

$151 million Fall 2015 Public Safety Referendum (proposed to address critical requirements)

Fire Station Renovations/Expansions:
Merrifield Fire Station (Built in 1979, 36 years old)
Reston Fire Station (Built in 1972, 43 years old)
Penn Daw Fire Station (Built in 1967, 48 years old)
Woodlawn Fire Station (Built in 1970, 45 years old)
Edsall Fire Station (Built in 1974, 41 years old)

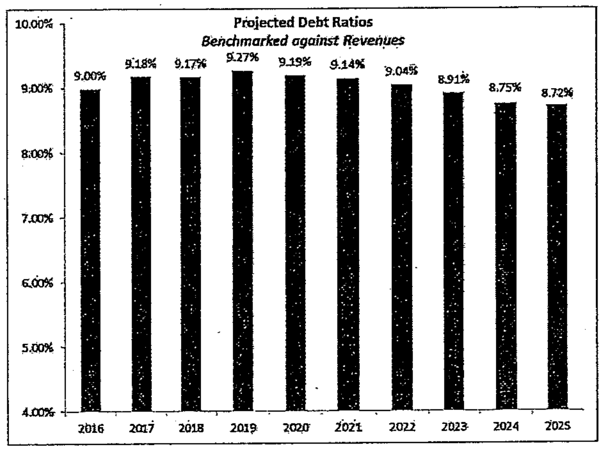
Police Facilities:
South County Police Station/Animal Shelter (new)
Heliport (replacement)
Police Tactical Operations Facility (Pine Ridge, Build in 1969, 46 years old)
Emergency Vehicle Operations Center (EVOC, Built in 1995, 20 years old)
Franconia Police Station (Built in 1992, 23 years old)

New Referendum Plan

- Reviewed debt capacity in light of new Referendum Plan
  - Aggressive plan that will need to be reviewed annually
  - Debt Analysis
    - 10% ratio of Debt Service to General Fund Disbursements per Ten Principles
    - $275 million bond sale limit per year per Ten Principles (Board will need to consider raising sales limits during the next 5 years, last increased from $200m to $275m in FY 2007)
    - Increase in General Fund support for debt service

Debt Analysis

Ten Principles of Sound Financial Management: Debt Service Expenditures not to exceed 10 % of General Fund Disbursements



Debt Analysis

Ten Principles of Sound Financial Management:
$275 million bond sale limit per year

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Sales limit	$275,000,000	$275,000,000	$275,000,000	$275,000,000	$275,000,000
Proposed sales	$272,567,200	$279,149,500	$279,450,000	$299,950,000	$277,200,000
Over/Under sales limits	($2,432,800)	$4,149,500	$4,450,000	$24,950,000	$2,200,000

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Sales limit	$275,000,000	$275,000,000	$275,000,000	$275,000,000	$275,000,000
Proposed sales	$272,500,000	$265,150,000	$298,700,000	$283,450,000	$278,550,000
Over/Under sales limits	($2,500,000)	($9,850,000)	$23,700,000	$8,450,000	$3,550,000

- Average Bond Sale of $280 million, or $5 million above current limit
- Assumes FCPS bond sales at $155 million annually
- Assumes County sales at an average of $125 million

Note: FY 2019 includes increases in cashflow needs for three Public Safety Referenda (2012, 2015, 2018) and Transportation Referendum (2012)

Debt Analysis

Increase in General Fund support for debt service

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Annual Debt Service Payments	$319,140,531	$337,600,173	$352,061,645	$365,230,463	$371,502,901
Increase in Debt Service		$18,459,642	$14,461,472	$13,168,818	$6,272,438
% Change		5.8%	4.3%	3.7%	1.7%

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Annual Debt Service Payments	$379,015,322	$384,318,144	$388,585,822	$391,095,253	$399,602,973
Increase in Debt Service	$7,512,421	$5,302,822	$4,267,678	$2,509,431	$8,507,720
% Change	2.0%	1.4%	1.1%	0.6%	2.2%

Average of $9 million or 2.5 % increase annually

Paydown (Pay-as-you-go) Program

- Developed a stable Paydown Program fairly consistent with FY 2015 Program

  FY 2015 Paydown: $21,183,981

  FY 2016 Paydown: $22,041,768

  Increase of $857,787

  - $250,000 increase for annual contribution to FCPS associated with the SACC Program (last increased in FY 2007)
  - $535,000 increase to fund Environmental Improvement Projects in the baseline (FY 2015 program of $535,000 funded as part of FY 2014 Carryover)
  - Increase of $72,787 due to other minor project adjustments

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Paydown Program Details

Commitments (39%)	
Salona Payment	$916,851
Capital Contribution to Northern Virginia Community College	$2,513,018
Contribution to FCPS for SACC	$1,000,000
ADA Compliance – Parks	$1,840,000
ADA Compliance – FMD	$2,224,750
	$8,494,619
Infrastructure Replacement and Upgrades (58%)	
FMD Replacement and Upgrades	$2,700,000
Athletic Field Program	$5,635,338
Parks (Buildings and Grounds)	$1,682,076
Laurel Hill (Maintenance and Security)	$1,084,735
Trails/Road Maintenance	$450,000
Commercial Revitalization Area Maintenance	$1,210,000
	$12,762,149
Other (3%)	
Developer Defaults	$100,000
Environmental Projects	$535,000
Emergency Directives	$100,000
Survey Monumentation	$50,000
	$785,000
Total	**$22,041,768**

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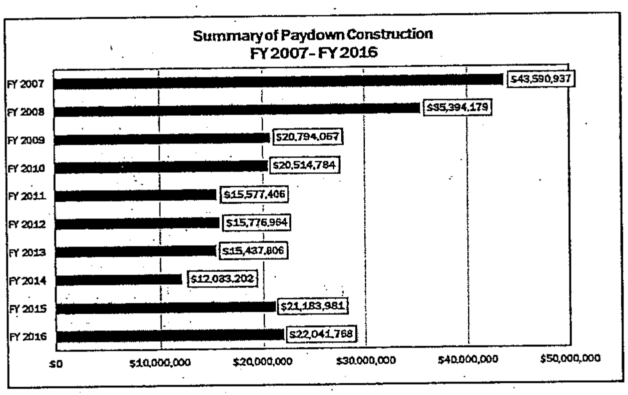
Paydown History



FY 2007 included $8m for construction inflation reserve, $8m for Laurel Hill and Courthouse support
FY 2008 included $2m land acquisition reserve, $9m for PSTOC, Courthouse, Laurel Hill support

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IFC Recommendations

- *"The Committee recommends that the Board of Supervisors establish a goal of additional Pay-as-you-go funding of approximately $20 million annually. A joint working group of county and school staff should engage in a comprehensive review of the condition of School and County facilities and recommend to the Board of Supervisors an appropriate formula for annually dividing the new approximately $20 million in pay-as-you-go funding between Schools, County, and Parks."*
  - FMD Infrastructure Replacement currently budgeted at $2.7 million, but recommended to be $12-15 million annually
- *"The County and Schools should each establish an Infrastructure Replacement and Upgrades Capital Sinking Fund (the "Capital Sinking Fund") as the new budgetary mechanism for funding of Infrastructure Replacement and Upgrades requirements. Principal funding for these projects would come from a joint commitment to devote a designated amount or percentage of carryover funds to the Capital Sinking Fund. This commitment would begin with the FY 2014 Carryover, and the Committee suggests "ramping up" this commitment over three to five years until the Boards reach a funding level of 20 percent of the unencumbered Carryover balance of both the County and Schools budget not needed for critical requirements. Both Boards agree that the School Board may need additional time to reach this goal based on the need to address the School system's current structural budget imbalance."*
  - A County Sinking Fund was established as part of the FY 2014 Carryover in the amount of $2.8 million

IFC Recommendations

- *"FCPS has used an average of $13.1 million in bond funding each year for the past five years to meet what is now termed Infrastructure Replacement and Upgrades. The County and Schools should limit the practice of funding Infrastructure Replacement and Upgrades through bond or proffer funding. To transition to this new system of funding, both Boards should make simultaneous commitments. The Committee recommends that the Schools adopt this recommendation and the County then increase the transfer to the School Construction Fund by $13.1 million per year, beginning in FY 2016."*
  - A transfer of $13.1 million to FCPS is included in the projected FY 2017 budget

Other CIP Highlights

- Includes an increase to the Stormwater rate from \$0.0225 to \$0.0250 per \$100 of assessed real estate value (1/4 penny increase consistent with the 5 year plan approved by the Board)
- Includes Project Details for each future project

Website

CIP Website:

http://www.fairfaxcounty.gov/dmb/fy2016/advertised/cip.htm

CIP Adoption:

April 21, 2015

Lines of Business (LOBs)

March 17, 2015

Long-Term Forecast: Financial Perspective

CONFRONTING ISSUES

1. **Revenue problem: very limited growth**
2. **Too dependent on Real Estate Tax**
   a. Represents 64% of all revenue
3. **Basic requirements cost more each year**

CONFRONTING ISSUES

4. **Sunk costs are significant:**
   a. Debt Service
   b. Metro
   c. Maintenance
5. **Investments must be made:**
   a. Schools
   b. Public Safety staffing
   c. Compensation and Benefits
   d. Facilities
   e. Human Services
   f. Information Technology

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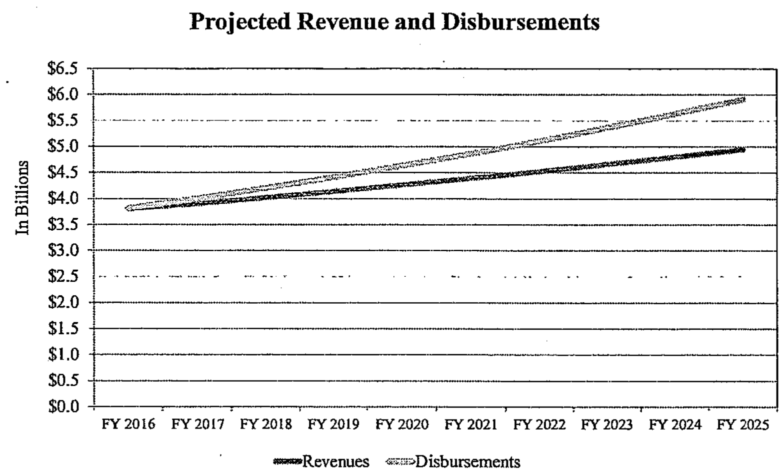
Projected Revenues and Disbursements



3 Budget Subcommittee Meeting: March 17, 2015

FY 2017 Forecast

- Revenue Growth $94.5 million
  - Projected to be 2.48%
- Spending Requirements <u>$187.4 million</u>
- **Projected Shortfall ($92.9 million)**

4 Budget Subcommittee Meeting: March 17, 2015

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FY 2017 Base Requirements

FY 2017 Projected Revenues at 2.48%	**$94.5 million**
Schools	**$72.8 million**
3% increase in General Fund Transfer - $54.75 million	
Debt Service - $5.0 million	
Capital infrastructure requirements - $13.1 million	
County Debt	**$13.5 million**
Compensation	**$54.2 million**
Market Rate Adjustment (MRA) - $19.8 million	
Steps/Longevity - $20.1 million	
Health Insurance - $10.5 million	
Retirement - $3.8 million	
Maintenance/Transit	**$9.3 million**
Total Spending Requirements	**$149.8 million**
Projected Shortfall	**($55.3) million**

Revenue Problem

- Too dependent on Residential Real Estate
- Need Commercial Real Estate Assessments to grow
- Need Sales Tax and Personal Property tax receipts to grow
- Other revenue sources must be discussed
  - Meals Tax

Our Current Budget State

- Reductions since FY 2008 total nearly $300 million and over 700 positions eliminated
- Agencies are operating at 8% position turnover factor
- We cannot afford a bad hire; compensation/benefits are critical
- Succession planning must be emphasized

7 Budget Subcommittee Meeting: March 17, 2015

Lines of Business Actions

- Identify categories, for example:
  - Core
  - Mandated
  - Quality of Life
  - Discretionary
- Review metrics
- Sustainable financial plan to pay for services

8 Budget Subcommittee Meeting: March 17, 2015

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Lines of Business: Summary

- Transformational and Multi-Year process
- Hard decisions will have to be made
- Not a budget-cutting exercise
- Identify creative alternative service delivery models
- Opportunity to build a solid financial services model for the County
- Will include community involvement

Lines of Business Committee

LOBs Committee

- In support of this effort, a Committee of 17 employees from across the organization has been designated to spearhead this effort
- The Committee is not intended to represent every department but instead to provide a wide breadth of experience and expertise in the County to facilitate the discussion and to provide the framework of the process to the County Executive and ultimately to the Board and the community
- The Committee will not only develop the details of the process but will also serve as a link to the wider County organization to ensure inclusion of all departments
- In addition the Committee will review agency submissions and provide input to the Department of Management and Budget and the County Executive and Deputies concerning the initial inventory, the prioritization process and how the LOBs are presented to the Board and the community

Phases

- **Identification of LOBs inventory by each Department**
  - Review by Committee and the County Executive to ensure consistency of approach
  - Discussion with departments if refinements to the inventory of LOBS is needed
- **Preparation of the LOBs documents**
  - The Committee, in coordination with the Department of Management and Budget, will distribute instructions for the preparation of the detailed LOBs
  - Using the FY 2016 Budget as the base, departments will compile the LOB detail to include metrics and explanations of what services are provided

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Phases (continued)

- **Evaluation of LOBS**
  - Departments will provide evaluations of how LOBs relate to the County's priorities (as laid out in the Vision Elements)
  - The Committee will also evaluate each LOB and will discuss any discrepancies with the department
  - As a result of the two rounds of evaluations, the Committee will array all LOBs relative to how well they support the County's priorities
  - The County Executives and Deputies will review the evaluations and validate the work of the Committee
  - Depending on the reductions that are necessary to balance the FY 2017 budget the County Executive will make recommendations in his Advertised budget for review and discussion by the Board and Community

Phases (continued)

- **Presentation of LOBS**
  - The Board and the community will be provided with the summary LOBs as compiled by departments for review
  - Presentations will be scheduled to discuss LOBs in detail
  - The community will be provided opportunities to ask questions and react to the LOBs
- **Decisions of LOBS**
  - As part of the FY 2017 budget decisions the Board will have options available to them
  - Next steps will then be determined

Timeline

- **March:** Inventory reviewed and discussion with Departments occur
- **April - September:** Departments work on LOBs
- **October – November:** LOBs reviewed by Committee and then Evaluated by Department and Committee
- **December 2015 - January 2016:** CEX review and consideration of possible reductions as necessary into the Advertised Budget
- **January - April 2016**: BOS and community review and BOS decisions

15 Budget Subcommittee Meeting: March 17, 2015

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Board action to maintain the County's Triple-A Bond Rating and Revise the 10 Principles

County Triple-A Bond Rating

- Preservation of the Triple-A rating will require continued action by the Board of Supervisors
  - Budget discipline: No one-time funds for recurring requirements in FY 2016 and beyond
  - Pension Funds: Decrease unfunded liability levels as approved in FY 2015 and included in FY 2016 budget and beyond
  - Reserves: Increase reserves closer to the median of other peer Triple-A jurisdictions

Reserve Recommendation #1

Ensure that FY 2015 CAFR balances are consistent with FY 2014 levels

- Year-end balance <u>cannot</u> fall below the FY 2014 level

- Replenish Litigation Reserve consistent with the *FY 2015 Third Quarter Review* recommendations

- Review allocation and presentation of available balances in the CAFR to maximize reserve calculations and methodologies used by rating agencies

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Reserve Recommendation #2

Increase existing reserve policies:

- Increase the Managed Reserve from 2% to 4% of General Fund disbursements
- Increase the Revenue Stabilization Fund from 3% to 5% of General Fund disbursements

Fund increased reserves by:

- A deposit into the Revenue Stabilization Fund as part of the *FY 2015 Third Quarter Review*
- One-time revenues or one-time balances not required for critical one-time expenditures
- Allocate 40% of year-end balances not required for critical items
- Allocate savings from bond refundings
- Consolidation of existing balances such as the Sequestration Reserve
- Budget funds for reserves when available including contributions for increased disbursements

Reserve Recommendation #3

Establish a new reserve

- One percent of General Fund disbursements to allow strategic investment in economic development opportunities

- To act as a revolving reserve to address opportunities that are identified as priorities of the Board

- Criteria would be developed for the utilization of this reserve

- Would be funded after the Managed Reserve and Revenue Stabilization Fund are fully funded at their new levels

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Reserve Recommendation #4

Adjust and reaffirm the County's Ten Principles of Sound Financial Management

- Board action when the budget is adopted in April
- Sends a clear message to the rating agencies of the County's commitment to sound financial management and the resolve to make difficult financial decisions

See attached changes

Summary

- The work of identifying, funding, and accumulating reserves will be ongoing and take time
- A prudent plan is essential to preserving the County's Triple-A rating
- The Triple -A rating provides significant benefit to County priorities, both tangible and intangible
- Maintaining the Triple-A rating is critical to the County's financial foundation and economic success

Ten Principles of Sound Financial Management
Budget Committee Meeting
April 21, 2015

Background

The *Ten Principles,* adopted by the Board of Supervisors on October 22, 1975, endorsed a set of policies designed to contribute to the County's fiscal management and maintain the County's "triple A" bond rating. The County has maintained its superior rating in large part due to its firm adherence to these policies. The County's exceptional "triple A" bond rating gives its bonds an unusually high level of marketability and results in the County being able to borrow for needed capital improvements at low interest rates, thus realizing significant savings now and in the future for the residents of Fairfax County.

From time to time the Board of Supervisors has amended the Ten Principles in order to address changing economic conditions and management practices. For FY 2016, changes have been made which reflect the Board's commitment to increasing the County's reserve policies. These changes are made to respond to feedback from the credit rating agencies that the County reserves are not sufficient, especially when compared to other triple-A jurisdictions. The rating agencies have for many years validated the approach the County has taken identifying a Managed Reserve at 2 percent of General Fund Disbursements and the Revenue Stabilization Reserve at 3 percent of General Fund Disbursements (for a total of 5 percent), as well as funding other replacement reserves, as strong financial management. In order to most directly respond to the ongoing concern adjusting the policy for the two primary reserves has been significantly increased to be more in line with the other triple-A jurisdictions. Funding of this increase will need to begin immediately, however, it will take several years to fully fund the new target level.

In addition to the more traditional methods of long-term financing through General Obligation Bonds, the County has been able to accomplish major capital improvements through the use of alternative financing while maintaining the County's fiscal integrity as required by the *Ten Principles.* Accomplishments such as Metro station parking garages, construction of Route 28, the opening of a commuter rail and construction of government facilities have all been attained in addition to a robust bond construction program. In 2003 the County was able to accelerate the construction of a new high school by three years through the creative use of revenue bonds in connection with the joint development of a senior care facility and a golf course in conjunction with the high school. From 1999 through 2014, the County has approved $3.47 billion of new debt at referendum, with $2.31 billion for Schools and $1.16 billion for the County.

Ten Principles of Sound Financial Management
Budget Committee Meeting
April 21, 2015

Since 1975, the savings associated with the County having a "triple-A" bond rating is estimated at $470.88 million. Including savings from the various refunding sales, the total benefit to the County equates to $702.51 million. Also, implementation of a Master Lease program and judicious use of short-term lease purchases for computer equipment, copier equipment, school buses and energy efficient equipment have permitted the County and the Schools to maximize available technology while maintaining budgetary efficiency.

The *Ten Principles* full text is as follows:

Ten Principles of Sound Financial Management
April 21, 2015

1. **Planning Policy**. The planning system in the County will continue as a dynamic process, which is synchronized with the capital improvement program, capital budget and operating budget. The County's land use plans shall not be allowed to become static. There will continue to be periodic reviews of the plans at least every five years. Small area plans shall not be modified without consideration of contiguous plans. The Capital Improvement Program will be structured to implement plans for new and expanded capital facilities as contained in the County's Comprehensive Plan and other facility plans. The Capital Improvement Program will also include support for periodic reinvestment in aging capital and technology infrastructure sufficient to ensure no loss of service and continued safety of operation.

2. **Annual Budget Plans and Reserves.** Annual budgets shall continue to show fiscal restraint. Annual budgets will be balanced between projected total funds available and total disbursements including established reserves.

   a. A managed reserve shall be maintained in the General Fund at a level sufficient to provide for temporary financing of critical unforeseen disbursements of a catastrophic emergency nature. The reserve will be maintained at a level of not less than four percent of total Combined General Fund disbursements in any given fiscal year. Funding of the additional two percent will be made through a combination of annual appropriations, balances available at year end and by applying one time resources such as bond refundings until the full four percent is reached

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Ten Principles of Sound Financial Management
Budget Committee Meeting
April 21, 2015

b. A Revenue Stabilization Fund (RSF) shall be maintained in addition to the managed reserve at a level sufficient to permit orderly adjustment to changes resulting from curtailment of revenue. The ultimate target level for the RSF will be five percent of total General Fund Disbursements in any given fiscal year. Use of the RSF should only occur in times of severe economic stress. Accordingly, a withdrawal from the RSF will not be made unless the projected revenues reflect a decrease of more than 1.5 percent from the current year estimate and any such withdrawal may not exceed one half of the RSF fund balance in that year. **Funding of the additional two percent will be made through a combination of annual appropriations, balances available at year end and by applying one time resources such as bond refundings until the full five percent is reached.**

c. An Economic Development Reserve shall be established in addition to the Managed Reserve and the Revenue Stabilization Fund. This reserve will provide for strategic investment opportunities that are identified as priorities by the Board of Supervisors and will serve as a revolving investment fund. The ultimate target will be one percent of General Fund Disbursements in any given fiscal year. Funding for this reserve would only occur after the Managed Reserve and the Revenues Stabilization Fund are fully funded at their new levels of four percent and five percent, respectively. Criteria for the utilization and amount of funds will include financial modeling (e.g. cost-benefit analysis, etc.) to determine the fiscal impact to the County of the proposed investment opportunity and final approval from the Board of Supervisors.

d. Budgetary adjustments which propose to use available general funds identified at quarterly reviews should be minimized to address only critical issues. The use of non-recurring funds should only be directed to capital expenditures to the extent possible.

e. The budget shall include funds for cyclic and scheduled replacement or rehabilitation of equipment and other property in order to minimize disruption of budgetary planning from irregularly scheduled monetary demands.

3. **Cash Balances**. It is imperative that positive cash balances exist in the General Fund at the end of each fiscal year. If an operating deficit appears to be forthcoming in the current fiscal year wherein total disbursements will exceed the total funds available, the Board will take appropriate action to balance revenues and expenditures as necessary so as to end each fiscal year with a positive cash balance.

4. **Debt Ratios**. The County's debt ratios shall be maintained at the following levels:

   a. Net debt as a percentage of estimated market value shall be less than 3 percent.

   b. Debt service expenditures as a percentage of General Fund disbursements shall not exceed 10 percent. The County will continue to emphasize pay-as-you-go capital financing. Financing capital projects from current revenues is indicative of the County's intent to use purposeful restraint in incurring long-term debt.

   c. For planning purposes annual bond sales shall be structured such that the County's debt burden shall not exceed the 3 and 10 percent limits. To that end sales of General Obligation Bonds and general obligation supported debt will be managed so as not to exceed a target of $275 million per year, or $1.375 billion over five years, with a technical limit of $300 million in any given year. Excluded from this cap are refunding bonds, revenue bonds or other non-General Fund supported debt.

   d. For purposes of this principle, debt of the General Fund incurred subject to annual appropriation shall be treated on a par with general obligation debt and included in the calculation of debt ratio limits. Excluded from the cap are leases secured by equipment, operating leases, and capital leases with no net impact to the General Fund.

e. Use of variable rate debt is authorized in order to increase the County's financial flexibility, provide opportunities for interest rate savings, and help the County manage its balance sheet through better matching of assets and liabilities. Debt policies shall stipulate that variable rate debt is appropriate to use when it achieves a specific objective consistent with the County's overall financial strategies; however, the County must determine if the use of any such debt is appropriate and warranted given the potential benefit, risks, and objectives of the County. The County will not use variable rate debt solely for the purpose of earning arbitrage pending the disbursement of bond proceeds.

f. For purposes of this principle, payments for equipment or other business property, except real estate, purchased through long-term lease-purchase payment plans secured by the equipment will be considered to be operating expenses of the County. Annual General Fund payments for such leases shall not exceed 3 percent of the annual General Fund disbursements, net of the School transfer. Annual equipment lease-purchase payments by the Schools and other governmental entities of the County should not exceed 3 percent of their respective disbursements.

5. **Cash Management.** The County's cash management policies shall reflect a primary focus of ensuring the safety of public assets while maintaining needed liquidity and achieving a favorable return on investment. These policies have been certified by external professional review as fully conforming to the recognized best practices in the industry. As an essential element of a sound and professional financial management process, the policies and practices of this system shall receive the continued support of all County agencies and component units.

6. **Internal Controls.** A comprehensive system of financial internal controls shall be maintained in order to protect the County's assets and sustain the integrity of the County's financial systems. Managers at all levels shall be responsible for

implementing sound controls and for regularly monitoring and measuring their effectiveness.

7. **Performance Measurement.** To ensure Fairfax County remains a high performing organization all efforts shall be made to improve the productivity of the County's programs and its employees through performance measurement. The County is committed to continuous improvement of productivity and service through analysis and measurement of actual performance objectives and customer feedback.

8. **Reducing Duplication.** A continuing effort shall be made to reduce duplicative functions within the County government and its autonomous and semi-autonomous agencies, particularly those that receive appropriations from the General Fund. To that end, business process redesign and reorganization will be encouraged whenever increased efficiency or effectiveness can be demonstrated.

9. **Underlying Debt and Moral Obligations.** The proliferation of debt related to but not directly supported by the County's General Fund shall be closely monitored and controlled to the extent possible, including revenue bonds of agencies supported by the General Fund, the use of the County's moral obligation and underlying debt.

   a. A moral obligation exists when the Board of Supervisors has made a commitment to support the debt of another jurisdiction to prevent a potential default, and the County is not otherwise responsible or obligated to pay the annual debt service. The County's moral obligation will be authorized only under the most controlled circumstances and secured by extremely tight covenants to protect the credit of the County. The County's moral obligation shall only be used to enhance the credit worthiness of an agency of the County or regional partnership for an essential project, and only after the most stringent safeguards have been employed to reduce the risk and protect the financial integrity of the County.

   b. Underlying debt includes tax supported debt issued by towns or districts in the County, which debt is not an obligation of the County, but nevertheless adds to the debt burden of the taxpayers within those jurisdictions in the County. The issuance of underlying debt, insofar as it is under the control of the Board of Supervisors, will be carefully analyzed for fiscal soundness, the additional burden placed on taxpayers and the potential risk to the General Fund for any explicit or implicit moral obligation.

10. **Diversified Economy**. Fairfax County must continue to diversify its economic base by encouraging commercial and, in particular, industrial employment and associated revenues. Such business and industry must be in accord with the plans and ordinances of the County.

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Attachment 4

Response to Questions on the FY 2016 Budget

Request By: Supervisor Cook

Question: Please provide an overview of what the library system does with donations given to the library system by "Friends of the Libraries" groups. Please include the accounting of funds and what programs/materials they support.

Response: The Library enjoys a robust donation program mostly attributable to Friends of the Library groups which provided over $218,000 in support in FY 2014 in over 275 donations. Donors to the library are required to complete a Gift Donation Form which indicates the donor's wishes and intent when providing funds to the library. In completing the form, a detailed description is provided that indicates how the gift is to be spent. In FY 2014, approximately $246,000 was spent from Friends' supported gift funds, which consist mostly of Friends' donations but which may also include gifts from individuals. It should be noted that spending from gift funds generally ranges from $200,000 to $275,000 annually; however, this total fluctuates from year to year, and the spending of a particular donation is not always completed in the fiscal year the donation was received.

Primarily, gifts fall into 4 major categories; materials, furniture, programming and miscellaneous in support of a wide variety of projects and programs. Friends also contribute directly to branches by supporting a myriad of smaller programs, such as volunteer and staff events or programming supplies. Examples of expenditures have included:

- Furniture for teen spaces
- Children's books
- Performers for the Summer Reading Program
- Specialized magazine subscriptions
- Meeting room chairs
- Author programs
- Display cases

Donations are managed by the Financial Services Division in Library Administration. Close scrutiny is maintained over the life of the donation to ensure the management of gifts complies with the Department of Finance's policy governing donations, Accounting Technical Bulletin 40050, Internal Audit recommendations and the donor's wishes. Donations are segregated into 32 separate funds in the County's financial system, FOCUS, including one for each branch where all donations and corresponding expenses are posted. Activity is reported to the receiving branches quarterly and to individual Friends groups annually. Each of the funds is reconciled monthly and at fiscal year end by the Library's Financial Services Division as per Department of Finance policy, ATB 020 and year end guidelines.

March 2015
Early Literacy Outreach Storytimes

Renee	Susie	Trinity	Jane	Jan
BC 3/20 – Bonnie Brae ES Head Start (tent) **CE** 3/23 – Peek-a-Boo (observing) **MW** 3/18 – Cameron ES Head Start **PH** 3/24 – Bright Horizons (tent) **RR -** 3/24 – TLC4Kids (tent) **SH** 3/17 – Mt Vernon ES Head Start (observing) **WW** 3/25 – Bailey's ES Head Start (observing) **Other Early Literacy Activities** 3/12 – PJ Storytime for Head Start families at TJ 3/13 – OFC Technology Symposium	**FX** 3/2 – Calvary Baptist Church Preschool 3/2 – Rise and Shine Preschool **HE** 3/19 – Clearview ES Head Start 3/19 – Hopkins House **LO** 3/6 – Lorton Station ES Head Start 3/6– Minnieland Gunston Plaza 3/6 – Halley ES Head Start **MW** 3/5 – Bryant Early Learning Center **SH** 3/5 – Woodley Hills ES Head Start **WW** 3/4 – Higher Horizons Head Start **Other Early Literacy Activities** 3/7 – "Who Wrote That?" child care provider training at SH	**GM** 3/4 – Annandale Terrace ES Head Start 3/4 – Belvedere ES Head Start 3/13 – Braddock ES Head Start 3/5 – Mason Crest ES Head Start **MW** 3/11 – Groveton ES Head Start 3/11 – Mount Eagle ES Head Start 3/6 – West Potomac High School Head Start **RB** 3/13– North Springfield ES Head Start **RR** 3/23 – Laurel Learning Center **SH** 3/24 – Capital Kids 3/24 – Mount Vernon High School Head Start 3/24 – Lil' Majors Preschool **TJ** 3/5 – Westlawn ES Head Start 2/3 – James Lee Preschool 3/27 – Timber Lane ES Head Start **WW** 3/25 & 3/27 – Bailey's ES Head Start 3/19 – Glen Forest ES Head Start 3/3 – Seven Corners Children's Center **Other Early Literacy Activities** 3/12 – PJ Storytime for Head Start families at TJ (presenter)	**CE** 3/17 – Maias Child Care* 3/23 – Peek-a-Book Child Care* **CH** 3/12 – Poplar Tree ES Head Start **FX** 3/12 – Childcare Garden* **GM** 3/26 – Arnita's Daycare* 3/11 – Jovana Day Care* **KP** 3/24 – Jackson Child Care **KN** 3/18 – JoAnn Blanks Child Development Center 3/18 – Lewis Village Family Child Care* 3/10 – Vernondale/Herryford Village Family Child Care* 3/18 – Woodlawn Child Development Center 3/10 – Woodlawn Village Family Child Care* **LO** 3/9 – Lucky Stars Preschool Academy* 3/9 – Dina's Little Child Care* **OK** 3/24 – Providence ES Head Start **PO** 3/25 – Laura's Family Child Care* **RR** 3/4 – Horizon Child Development 3/4 – Dogwood ES Head Start	**CE** 3/5 – Centreville ES Head Start **FX** 3/25 – Fairfax UMC Preschool **HE** 3/23 – Hutchinson ES Head Start 3/23 – Dranesville ES Head Start **JM** 3/20 – Franconia Baptist Preschool **KP** 3/6 – Spring Mar Preschool 3/18 – Providence Preschool 3/10 – Weyanoke ES Head Start **LO** 3/10 – Saratoga ES Head Start **MW** 3/3 – Bucknell ES Head Start **SH** 3/17 – Mount Vernon ES Head Start 3/3 – Riverside ES Head Start 3/10 – Washington Mills ES Head Start 3/11 – Hybla Valley ES Head Start **TJ** 3/18 – Fairhill ES Head Start 3/9 – Pine Springs ES Head Start 3/5 – Graham Rd ES Head Start **TY** 3/19 – Freedom Hill ES Head Start 3/19 – Westgate ES Head Start **Other Early Literacy Activities** 3/7 – "Who Wrote That?" child care provider training at SH

Attachment 5

			3/4 – Kid's Corner Learn and Play* **RB** 3/11 – Bren Mar ES Head Start **SH** 3/19 – Creative Learning School 3/19 – Antoyuyi Childcare LLC* **TJ** 3/11 – Wecare Daycare* **WW** 3/26 – Parklawn ES Head Start *family child care providers **Other Early Literacy Activities** 3/7 – "Who Wrote That?" child care provider training at SH (presenter)		

Attachment 6

County of Fairfax, Virginia

MEMORANDUM

DATE: March 3, 2015

TO: Distribution

FROM: Kimberly Rybold, Planner III
Policy and Plan Development Branch
Department of Planning and Zoning, Planning Division (DPZ-PD)

THROUGH: Meghan Van Dam, Chief, Policy and Plan Development Branch, DPZ-PD

SUBJECT: Comprehensive Plan Amendment 2014-IV-MV3, Huntington Transit Station Area Land Units C and D

You or a designated representative is invited to attend a prestaffing meeting scheduled on **Tuesday, March 24, 2015 at 1 p.m. in Room 704 of the Herrity Building** to discuss Comprehensive Plan Amendment (PA) 2014-IV-MV3. If you or a designee is not able to attend or if you have questions regarding the amendment, please contact Kimberly Rybold at 703-324-1363 or kimberly.rybold@fairfaxcounty.gov. Preliminary comments on the proposed amendment should be conveyed to Kimberly Rybold by **COB Friday, March 20, 2015.** Final comments on the proposed amendment should be conveyed by **COB Tuesday, April 7, 2015.**

The following memorandum provides background information to facilitate review and comment on PA 2014-IV-MV3.

BACKGROUND

On December 2, 2014, the Board of Supervisors (BOS) authorized the consideration of a Comprehensive Plan amendment for Land Units C and D of the Huntington Transit Station Area, in the Mount Vernon Planning District, MV1-Huntington Community Planning Sector, Mount Vernon Supervisor District. Specifically, the BOS authorization focuses on land use for 2426 Huntington Avenue, Alexandria, VA 22303 (Tax Map Parcels 83-1 ((1)) 42 and 49A). The approximately six-acre property is currently vacant. The subject property is zoned C-3, and is approved for 200,000 square feet of office use under RZ 90-V-061. A portion of Parcel 42 is located within Land Unit G. This area is not yet included within the BOS authorization; however, staff has requested that the authorization be expanded to include the portion of Parcel 42 within Land Unit G. A map of this area is attached to this memorandum (Attachment I).

Land Units C and D, an area of approximately 14 acres, are planned for office use and public facilities, respectively. The Plan recommends a maximum of 400,000 gross square feet of office space, including a service retail component, on these parcels. As an option, residential use up to a maximum of 450 dwelling units in a mix of townhouse units and high-rise multifamily units is appropriate for the southern portion of

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DEPARTMENT OF PLANNING & ZONING

Land Units C and D. This Plan option has been implemented on Tax Map Parcels 83-1 ((25)) All and 83-1 ((25)) All. The portion of Tax Map Parcel 83-1 ((1)) 42 that is within Land Unit G is planned for office use at an intensity up to .30 FAR.

The western portion of the property contains an easement for the Metrorail Yellow Line. The property is bordered by the Midtown Alexandria Station Condominiums and Huntington Station Court townhouses to the south, Cameron Run to the north, and the Huntington neighborhood to the east. Parcel 49A is located between Midtown Alexandria Station and Huntington Station Court; an easement across the northern portion of this parcel connects these developments. A small stream is located along the southeastern edge of Parcel 42, and a large portion of the subject property is located within a Resource Protection Area (RPA) as delineated on the 2005 Chesapeake Bay Preservation Areas map.

BOARD DIRECTION TO STAFF

The BOS requested that staff consider the Plan recommendations for Land Units C and D of the Huntington Transit Station Area and, more specifically, evaluate residential development for Tax Map Parcels 83-1 ((1)) 42 and 49A in line with the community and county's vision for development near transit stations. A potential applicant for a rezoning application, which has not yet been submitted as of the distribution of this memo, has suggested a concept for multifamily residential use in lieu of the office use that is currently planned for the subject property. The concept includes up to 350 multifamily residential units in a six-story building with structured parking (Attachments II and III). The potential applicant also proposed a markup of the Plan text to support residential development on the northern portion of Land Units C and D (Attachment IV).

A table quantifying the existing, planned, zoned, and proposed development potential is attached to this memorandum (Attachment V).

TIMING

Public hearings for this Plan amendment have not yet been scheduled.

Distribution -DPZ:
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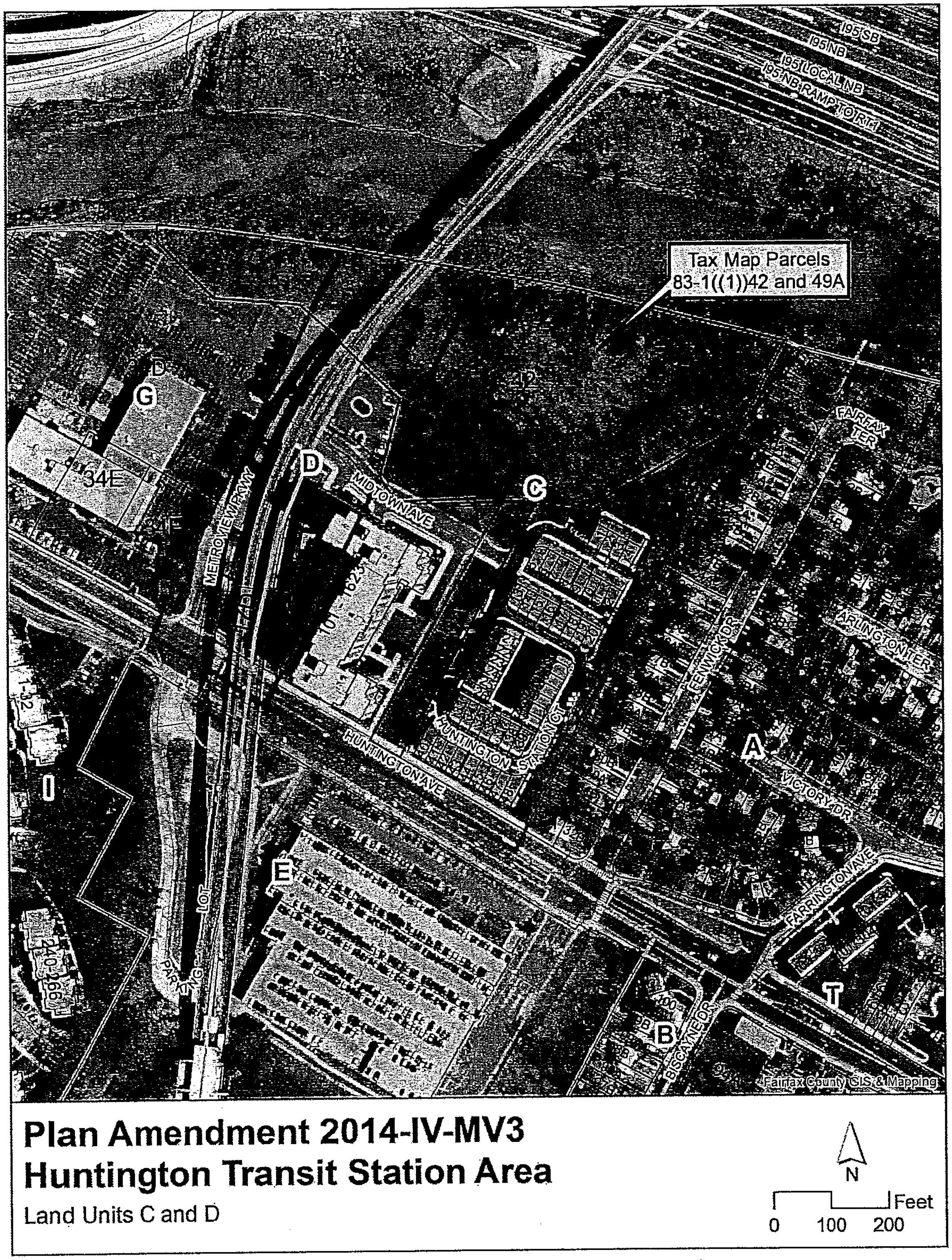
Attachment I – Subject Area Map



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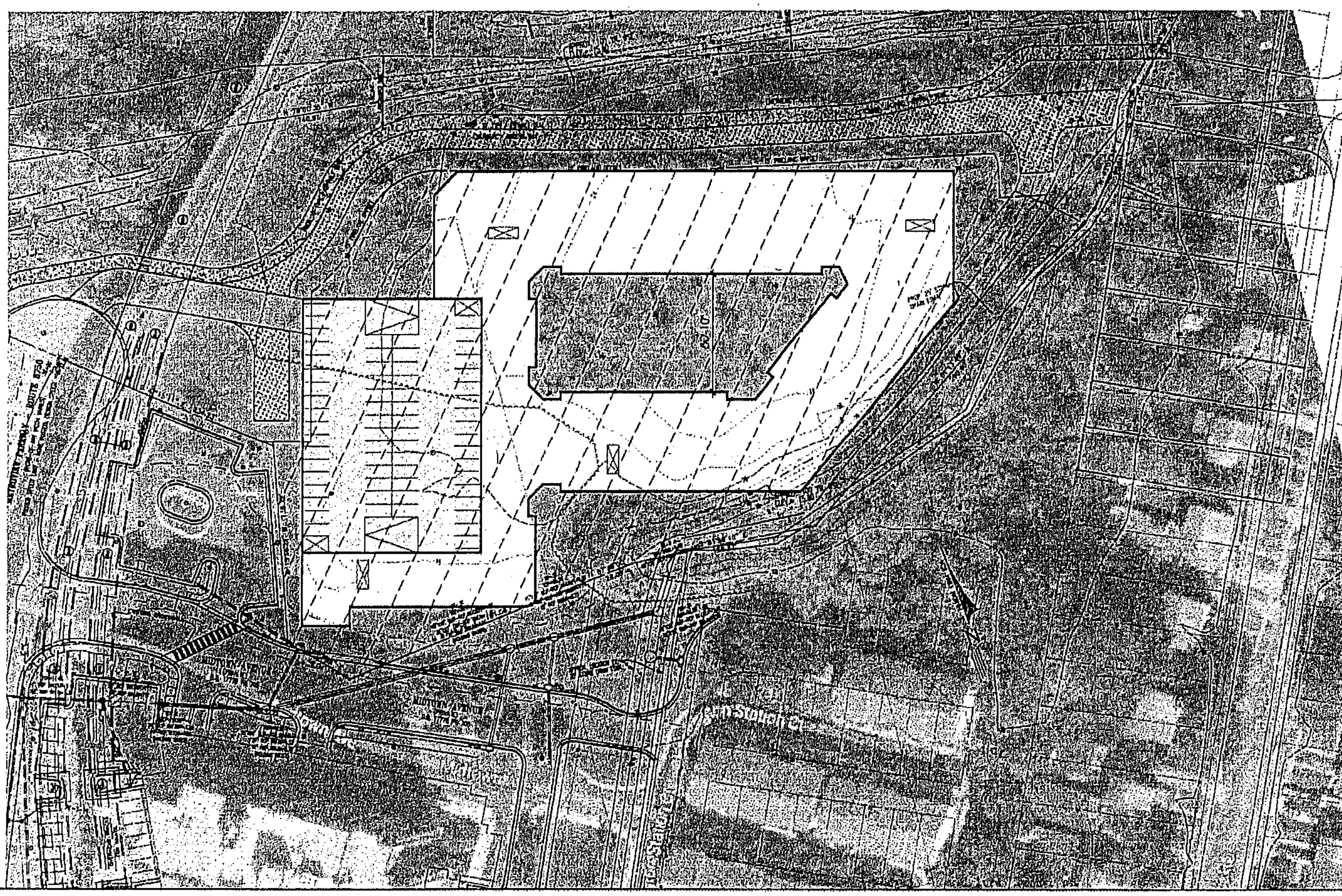
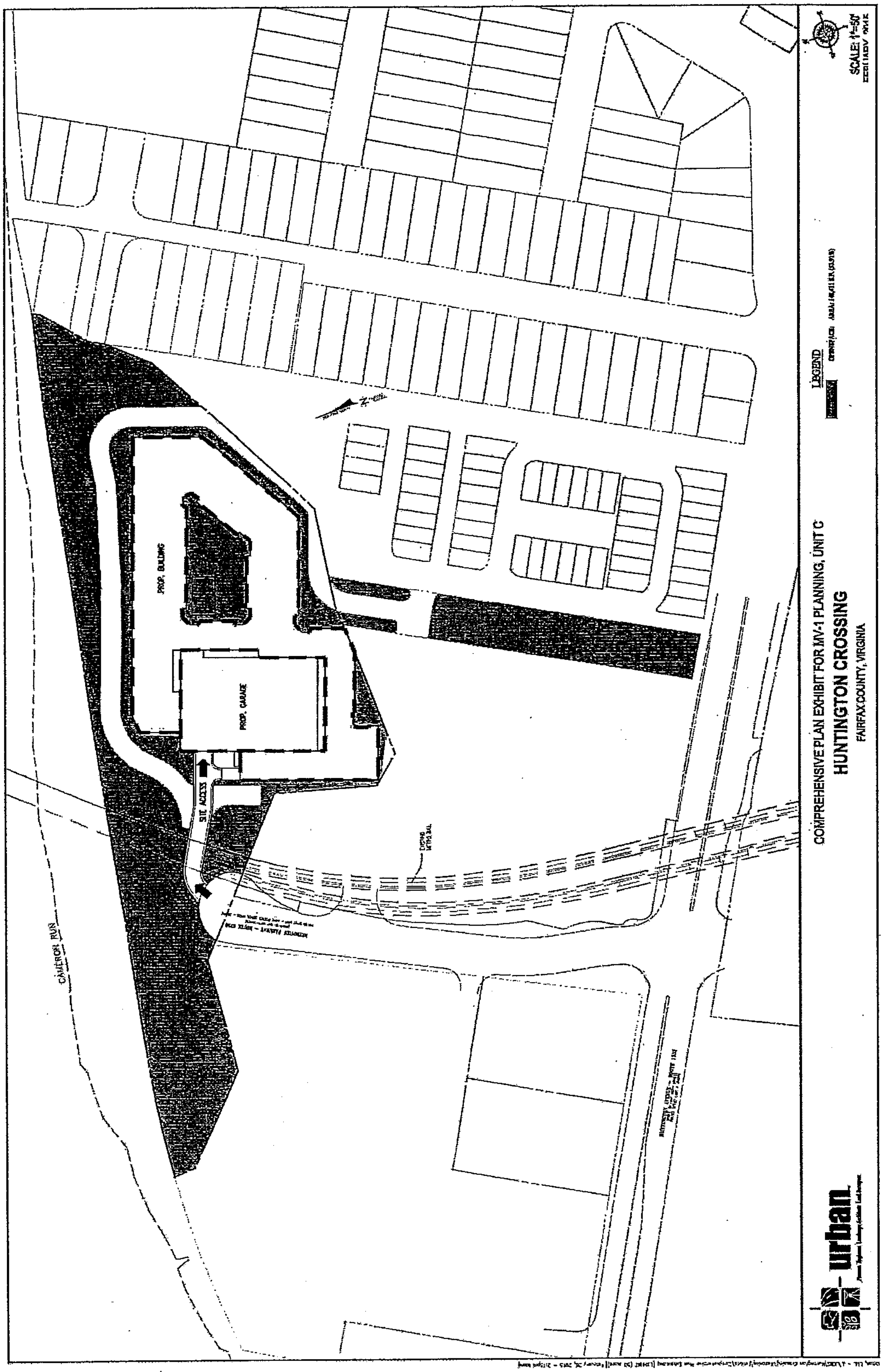
Attachment II – Concept Plan



PENNEY DESIGN GROUP	Lennar Multifamily Communities 950 Herndon Parkway, Suite 340 Herndon, VA	PROPOSED SITE PLAN OPTION 8 08/18/2014	Hunting Point Alexandria, VA LEN001a	A-2 SCALE: 1:30

Attachment III – Proposed Open Space



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Note: This text is based upon an earlier concept for high-rise residential development. The proposed increase in the number of dwelling units is up to 350, not 674 as indicated in this draft text.

DRAFT

Applicant's Proposed Comprehensive Plan Text
Huntington Crossing
October 3, 2014

Mount Vernon Planning District (Area IV)
Huntington Community Planning Sector (MV1)
Land Units C and D

On the north side of Huntington Avenue across from the Metro station parking lot, there are approximately 14 acres which are currently being used for interim parking by Metro. Land Unit D is a four-acre strip that is planned for public facility use and serves as the right-of-way for the Metrorail guideway which passes over Huntington Avenue and Cameron Run. Any development on Land Units C and D should be coordinated and access to development on these lots should be designed to conform with General Development Criterion #9 since this site is located across the street from the Huntington Avenue entrance to the Metro station.

On these parcels, a maximum of 400,000 gross square feet of office space including a service retail component is recommended. This use will provide screening for the residences to the east from Metrorail's elevated tracks to the west, and would also serve as a transitional use from the industrial area on the west.

Any nonresidential development affecting Land Units C and D should satisfy all applicable general development criteria and address each of the following site-specific conditions:

- To reduce the visual impact of new development upon the surrounding community while providing a strong physical image for the Huntington Transit Station Area, it is recommended that development should taper in building heights as shown in Figure 25. A maximum height of 90 feet is recommended for the portion of the land units nearest the Metrorail guideway. Outside this area, building heights are recommended to taper down to 50 feet along the eastern edge of the site to be compatible with the existing residential development and to minimize the impact upon the adjacent neighborhood conservation area.

- Provide appropriate developer contributions for highway improvements and amenities which would offset the additional impacts generated by the development.

- Coordinate and integrate development to the greatest extent possible to address and provide adequate internal circulation, effective buffering as shown on Figure 26 for the adjacent neighborhood conservation area and mitigation of the environmental impacts associated with existing soils conditions and stormwater impacts on Cameron Run.

- Development affecting Land Units C and D should provide adequate measures to mitigate against undue environmental impact. The related floodplain and wetland areas should be protected in accordance with Plan objectives, as well as, other applicable guidelines and regulations, such as the Chesapeake Bay Act.

- This area possesses a high potential for significant archaeological and/or heritage resources. A field survey should precede any development and the preservation and recovery of significant archaeological and/or heritage resources should be incorporated into development plans.

- No vehicle access should be provided directly on Huntington Avenue. Access to the property from Huntington Avenue should be coordinated via Metroview Parkway that borders the western edge of the land unit.

As an option, residential use up to a maximum of ~~450~~ 1,124 dwelling units in a mix of townhouse units and high-rise multifamily units is appropriate for ~~the southern portion of~~ Land Units C and D, provided that all the applicable general development criteria are met, except that in lieu of criterion #6, affordable housing should be provided in accordance with the county's Affordable Dwelling Unit Ordinance. In addition, residential development should also satisfy the following site-specific conditions:

- In order to foster high quality development, any residential development proposed under this option should satisfy the criteria required to merit the high end of the density range as stated in Appendix 9 of the Land Use section of the Policy Plan.

- Taper building heights ~~by placing the townhouse portion of the development~~ with maximum heights of 40' for the townhouses on the eastern portion of the Land Unit and maximum heights of 80' for multifamily units on the eastern portion of the Land Unit and building heights up to a maximum height of 150 feet for the high-rise residential on the western portion of the land units nearest the Metrorail guideway to reduce the visual impact of new development upon the surrounding community while providing a strong physical image for the Huntington Transit Station Area.

- Coordinate and integrate development to the greatest extent possible to address and provide adequate internal circulation and effective buffering ~~as shown on~~ in general conformance with Figure 26, for the adjacent neighborhood conservation area.

- No vehicle access should be provided directly on Huntington Avenue. Access to the property from Huntington Avenue should be coordinated via Metroview Parkway that borders the western edge of the land unit.

- Provide adequate measures to mitigate undue environmental impacts which may include, but not be limited to, adjustments to the resource protection area boundaries, piping the stream in the eastern portion of the Land Unit, and participating in a levee project. The related floodplain and wetland areas should be protected in accordance with Plan objectives, as well as other applicable guidelines and regulations such as the Chesapeake Bay Act.

- This area possesses a high potential for significant archaeological and/or heritage resources. A field survey should precede any development and the preservation and recovery of significant archaeological and/or heritage resources should be incorporated into development plans.

Attachment V – Quantification Table

Location	Size	Existing Use	Zoning District	Maximum Zoned Potential	Adopted Plan Recommendation	Proposed Plan
Tax Map Parcels 83-1 ((1)) 42 pt. and 49A	6 acres	vacant	C-3	200,000 square feet of office use*	200,000 square feet of office use**	350 multifamily residential units

* Proffered in RZ 90-V-061
** Remaining Plan potential in Land Units C and D after implementation of Plan option in the southern portion of these land units

Attachment 7

County of Fairfax, Virginia

MEMORANDUM

DATE: March 2, 2015

TO: Distribution

FROM: Meghan Van Dam, Chief
Policy & Plan Development Branch (PPDB)
Department of Planning and Zoning, Planning Division (DPZ-PD)

SUBJECT: Plan Amendment 2014-III-FC2, Fairfax Towne Center - Fairfax Center Sub-Unit J1

You or a designated representative is invited to attend a prestaffing meeting scheduled on **March 24, 2015 at 11:00a.m.** in Room 704 of the Herrity Building to discuss Comprehensive Plan Amendment (PA) 2014-III-FC2. If you or a designee is not able to attend or if you have questions regarding the amendment, please contact Meghan Van Dam, (703)324-1379 or meghan.vandam@fairfaxcounty.gov.

Preliminary comments on the proposed amendment should be conveyed by **Friday, March 20, 2015.** Final comments on the proposed amendment should be conveyed by **Tuesday, April 7, 2015.**

BACKGROUND

On June 17, 2014, the Board of Supervisors (Board) authorized the consideration of PA 2014-III-FC2 for the Fairfax Towne Center (Tax Map Parcel 46-3((1))24A), in Sub-Unit J1 of the Fairfax Center Area, Bull Run Planning District, Springfield Supervisor District. See page three for a map of the subject property.

The adopted Plan recommends office/mix use up to an intensity of 0.45 floor area ratio (FAR) at the overlay level for Sub-unit J1 as a transition between the mixed-use core area of the Fairfax Center Area to the east and the non-core area to the west and south. An option is recommended for additional 10,000 to 20,000 square feet (SF) of retail use or residential use up to four stories and ground-floor retail use on the western portion of the subject property. Conditions related to design, landscaping, and pedestrian connectivity would apply.

BOARD DIRECTION TO STAFF

The Board requested that staff consider mixed-use redevelopment of the shopping center that may include multifamily, retail/commercial, hotel, and office uses up to a maximum intensity of 1.2 FAR, concurrent with any rezonings, development plans, or site plans. Public hearings for this Plan amendment have not been scheduled.

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DEPARTMENT OF PLANNING & ZONING

Quantification Table

Tax Map Parcel	Size [Square feet (SF) and acres]	Existing Use	Zoning District	Maximum Zoned Potential	Plan Potential	Proposed Plan Potential
46-3((1))24A	992,732 SF or 22.79 acres	270,000 SF retail use	PDC	0.47 FAR (PCA 83-P-107-4) 474,000 SF - 184,000 multi-family residential use (169 units); - 290,000 retail use (incl. 55,000 SF for cinema)	0.45 FAR [assume PCA 83-P-107-4: 474,000 SF - 184,000 multi-family residential use (169 units); - 290,000 retail use]	Phase I (.74 FAR; 736,472 SF total) - 335,000 SF residential (320 multi-family units) - 401,472 SF retail Phase II (1.2 FAR; 1.19 million SF total): - 790,000 SF residential (790 multi-family units) - 340,700 SF retail - 60,000 SF office

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Charlene Fuhrman-Schulz, Dept. of Housing and Community Development
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Sandy Stallman, Park Authority
Keith Cline, DPW&ES, Urban Forestry Management
Tom Biesiadny Dept. of Transportation
Dan Rathbone, Dept. of Transportation
Angela Rodeheaver, Dept. of Transportation
Leonard Wolfenstein, Dept. of Transportation
Tom Burke, Dept. of Transportation
Shahram Mohsenin, DPW&ES, Wastewater Management
Danielle Wynne, DPW&ES, Stormwater Management
Greg Prelewicz, Fairfax Water
John Kapinos, Police Department
Gun Lee, Police Department
Laurie Stone, Fire Department
Christopher Leonard, Neighborhood and Community Services
Edwin Clay, III, Fairfax County Public Libraries

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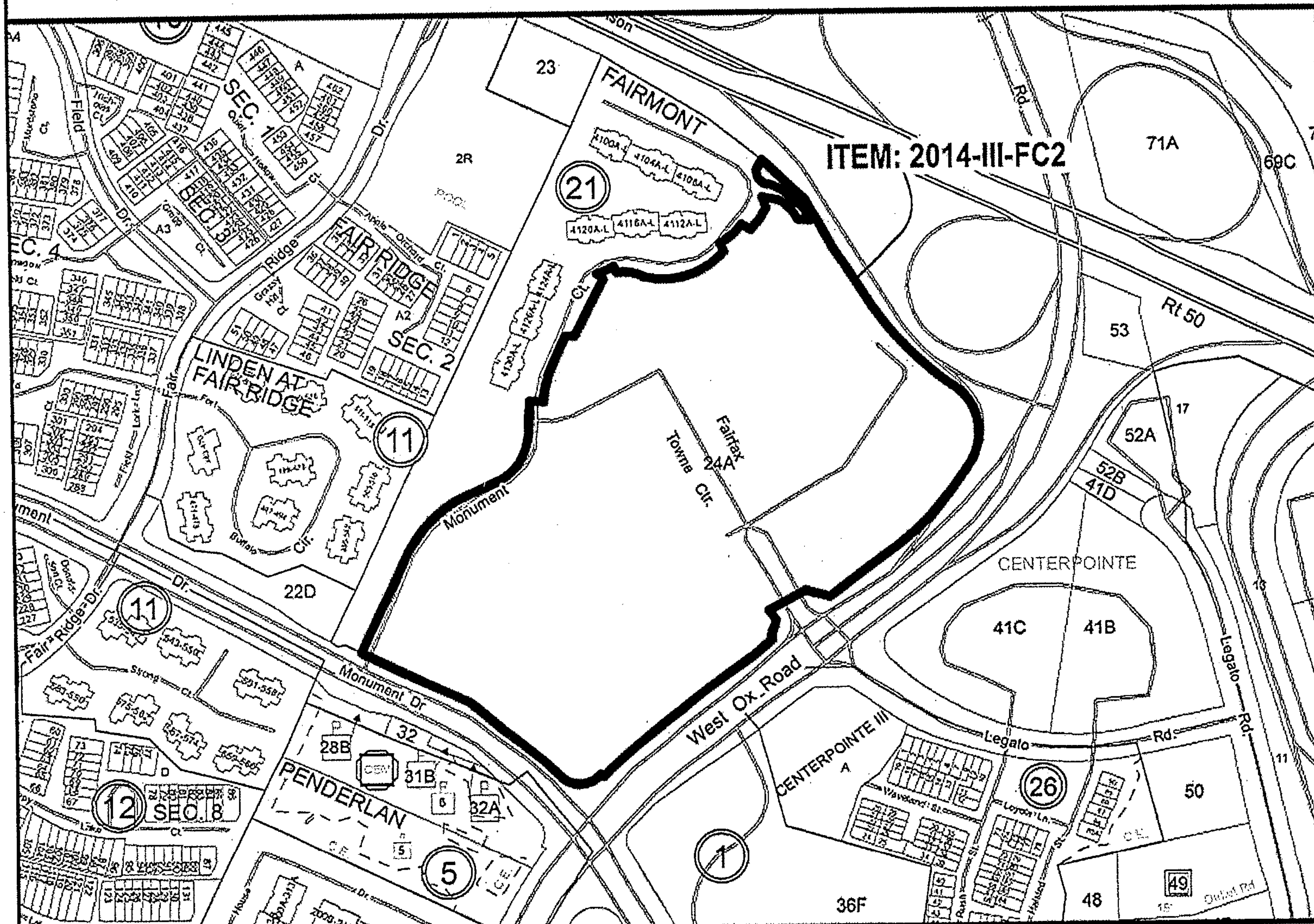
Fairfax Towne Center - Fairfax Center, Sub-unit J1
ITEM: 2014-III-FC2



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO JULY 2014
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