

**FAIRFAX COUNTY PLANNING COMMISSION
CAPITAL IMPROVEMENT PROGRAM COMMITTEE
WEDNESDAY, MARCH 21, 2007**

COMMITTEE MEMBERS PRESENT:

Frank A. de la Fe, Hunter Mill District
Rodney Lusk, Lee District
Peter F. Murphy, Jr., Springfield District

COMMITTEE MEMBERS ABSENT:

None

OTHER PLANNING COMMISSION MEMBERS PRESENT:

Walter A. Alcorn, At-Large
Earl L. Flanagan, Mount Vernon District
Timothy J. Sargeant, At-Large

OTHERS PRESENT:

Barbara J. Lippa, Executive Director, Planning Commission Office
Linda B. Rodeffer, Clerk to the Planning Commission
Susan Datta, Director, Department of Management and Budget (DMB)
Leonard Wales, County Debt Manager, DMB
Martha Reed, Budget Analyst, DMB
David Marshall, Assistant Director, Planning Division (PD), Department of Planning and Zoning (DPZ)
David Jillson, PD, DPZ
Carey F. Needham, Chief, Building Design Branch, Planning and Design Division, Department of Public Works and Environmental Services
Neal McBride, South Run Coalition/Laurel Hill Task Force

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Planning Commission Vice Chairman Walter A. Alcorn, constituted the committee at 7:30 p.m. in the Board Conference Room, at 12000 Government Center Parkway, Fairfax, Virginia, pursuant to Section 4-102 of the Commission's *Bylaws & Procedures* and indicated that the first order of business was to elect a committee chairman.

Commissioner de la Fe MOVED TO ELECT RODNEY L. LUSK AS CHAIRMAN FOR 2007.

Commissioner Murphy seconded the motion which carried unanimously.

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Chairman Lusk said the following issue raised at the public hearing on the Capital Improvement Program (CIP) held on March 15, 2007 would be addressed:

- Fairfax County Park Authority (FCPA) request to increase its bond allocation for 2008 from \$50 million to \$150 million.

Leonard Wales, County Debt Manager, Department of Management and Budget (DMB), explained that if the FCPA bond allocation was increased as requested, \$100 million would have to be saved somewhere else in the CIP. He said the County was at its debt capacity at this time in terms of future projections, assuming a three percent increase in revenue. He noted, however, that the economic picture was uncertain for the next few years.

Chairman Lusk asked how the Committee wanted to proceed on the FCPA request.

Commissioner de la Fe MOVED TO RECOMMEND TO THE PLANNING COMMISSION THAT, TO THE EXTENT POSSIBLE, CONSIDERATION BE GIVEN TO INCREASING THE PARK AUTHORITY BONDING CAPACITY TO AT LEAST \$100 MILLION.

Commissioner Murphy seconded the motion which carried unanimously.

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Commissioner Sargeant asked if item 13, on page 45 of the FY 2008-FY 2012 Advertised CIP, should be corrected to reflect that a public-private partnership could reduce the projected cost of \$76 million for the construction of a South County middle school by about \$45 to \$50 million. (A copy of the Advertised CIP is in the date file.) He said that he had asked this question at the March 8, 2007 CIP Workshop. Susan Datta, Director, DMB, said she would provide Commissioner Sargeant with that information as soon as possible.¹

Commissioner Flanagan explained that the motion passed by the School Board indicated that they would support the building of the South County middle school if funds were made available earlier to Fairfax County Public Schools (FCPS) as long as no other planned CIP projects were delayed by this action. He said he had discussed this with Mount Vernon District Supervisor Gerry Hyand who had suggested that item 13 might be less misleading if the language was clarified. Ms. Datta said perhaps the language cited by Commission Flanagan could be used.

In response to a question from Commissioner de la Fe, Mr. Wales said to show a smaller figure in the CIP to fund the planned middle school would imply that construction could start earlier, but noted that a trade-off to fund this without interfering with other priorities had not been identified yet.

¹ Information was provided in a memorandum from Gary Chevalier, Department of Facilities and Transportation Service, Fairfax County Public Schools, dated March 22, 2007, a copy of which is in the date file.

Responding to a question from Commissioner Flanagan, Mr. Wales said if a public-private partnership was successful in expediting the construction of the middle school, the impact would be neutral on the current structure and would not free up bonding capacity until 2013-2017.

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Chairman Lusk said the Committee should next discuss Neil McBride's recommendation at the March 15th public hearing to change the priority rankings on three projects within the "out-years" beyond the current five-year CIP period, as found on page 41 of the Advertised CIP. He explained that the recommendation was to move up the #4 ranking on both the Lorton Road from Route 123 to Furnace Road (in Laurel Hill) and the Transit - Lorton Commuter Rail Station expansion projects to the #3 ranking and to move up the #4 ranking on the Hooes Road (in Laurel Hill) project to the #2 ranking. Chairman Lusk noted that changing the rankings on these projects would have no direct impact on the CIP. He said that these projects were among many others that would be reprioritized to help address the transportation impacts of the Base Realignment and Closure (BRAC) recommendations.

In response to a question from Commissioner Alcorn, Chairman Lusk said consideration of changes to the prioritization of transportation-related projects within the Fort Belvoir area might be more appropriate in the BRAC-related study and Area Plans Review process.

Responding to a question from Commissioner Sargeant, Chairman Lusk suggested a hybrid approach of making policy revisions specific to Mr. McBride's recommendation and indicated that these items would be thoroughly vetted and discussed during an ongoing BRAC study with the opportunity to suggest further revisions.

Commissioner Murphy explained that the Planning Commission and the Board of Supervisors concurred that the best method to examine the area surrounding Fort Belvoir was to ask staff to address the three districts included in the area as one entity and to use that as a center of a group of concentric circles. He noted that staff would gather information on the currently developed, zoned, and planned uses within the study area and determine if they would effectively absorb the impacts of the influx of 22,000 people to the area on all types of infrastructure, including roads, public safety, libraries, and schools. He stated that the Commission's Fort Belvoir/BRAC Committee would begin discussing this process after Department of Planning and Zoning (DPZ) staff had an opportunity to provide comments on the Draft Environmental Impact Statement on April 17, 2007.

Commissioner Flanagan pointed out that citizens and Fairfax County Department of Transportation staff had identified approximately 20 additional off-site transportation projects for inclusion in the BRAC study.

Commissioner Murphy MOVED TO RECOMMEND TO THE COMMISSION'S FORT BELVOIR/BRAC COMMITTEE THAT IT CONSIDER CHANGES TO THE PRIORITY RANKINGS AND FUNDING SOURCES OF TRANSPORTATION PROJECTS BEYOND THE FIVE-YEAR CIP PERIOD TO ADDRESS THE BRAC RECOMMENDATIONS.

Commissioner de la Fe seconded the motion which carried unanimously.

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In response to questions from Commissioner Alcorn, Ms. Datta explained that proffered contributions for a specific school, school pyramid, or attendance area were transferred directly to FCPS and appropriated in the school construction fund, but said they were not counted toward the County's paydown amount. She noted that unspecified school contributions were transferred to FCPS's general fund for appropriation on a monthly basis. She said she would provide the Committee with the County's current paydown amount.

Commissioner de la Fe referred to page 40 of the Advertised CIP and asked whether the project entitled "Lake Anne Village Center Parking Facility" could be changed to "Lake Anne Revitalization." Martha Reed, Budget Analyst, DMB, replied that she would verify with Department of Housing and Community Development staff about changing the title.

Commissioner Sargeant requested that language be inserted in the last paragraph on page 55 of the Advertised CIP to include a more up-to-date statement about the status of the Laurel Hill area Sportsplex to assist in future planning efforts. Ms. Reed agreed with this request.

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After a brief discussion, Commissioner de la Fe **MOVED TO RECOMMEND TO THE PLANNING COMMISSION THAT IT SUPPORT THE COMMUNITY SERVICES BOARD'S REQUEST FOR THE COUNTY TO FIND A HALF ACRE OF LAND TO BUILD A PROTOTYPE BARRIER-FREE GROUP HOME AS QUICKLY AS POSSIBLE.**

Commissioner Murphy seconded the motion which carried unanimously.

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Mr. Wales stated that the CIP Review Team had recommended revisions to the Public-Private Educational Facilities and Infrastructure Act (PPEA) review policy to provide guidance in bringing PPEA and other tax-supported proposals more inline with the CIP and determining the best projects to be considered for implementation. He said the new guidelines would enable staff to evaluate and react to proposals that did not impact the general fund and the debt program and to also take advantage of opportunities to address public needs.

Commissioner de la Fe said that to the extent possible, the public should be involved early in the PPEA proposal review process. He suggested that the CIP Review team include a representative from the Fairfax County Office of Public Affairs to address concerns raised by the public regarding PPEA proposals. Mr. Wales replied that the County's PPEA guidelines would incorporate a recent change to the PPEA statute that required a public comment period both on the acceptance of a PPEA proposal and on any agreements resulting from final negotiations. He

said the CIP Review Team had been examining how to best implement the public comment period and would ensure multiple opportunities for public comment on all PPEA-related issues.

Commissioner Murphy recommended that the CIP Review Team develop a mechanism that kept the Planning Commission informed of the status of all PPEA projects. Mr. Wales said the team would incorporate this recommendation in the PPEA procedures.

Commissioner Sargeant stated that flexibility should be provided in the guidelines to allow staff and/or the Board of Supervisors to change priorities for PPEA proposals. Mr. Wales concurred and noted that staff would base their recommendations to the Board on these guidelines. He said if staff identified strong reasons to stray from these guidelines, they would be presented to the Board for consideration and decision.

Commissioner Alcorn commented that it was important to provide guidelines for the review of PPEA proposals that preserved the overall public interest represented by the CIP and helped staff recognize opportunities to address public needs.

Responding to a question from Commissioner Sargeant, Mr. Wales said staff would consider accelerating the timeframe for a PPEA proposal that had no impact to the County's general fund or any CIP project.

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The meeting was adjourned at 8:14 p.m.
Rodney Lusk, Chairman

An audio recording of this meeting is available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Meeting taken by: Linda B. Rodeffer
Minutes by: Linda B. Rodeffer and
Kara A. DeArrastia

Administratively approved on: October 3, 2007

Barbara J. Lippa, Executive Director
Fairfax County Planning Commission

Linda B. Rodeffer, Clerk
Fairfax County Planning Commission