

**FAIRFAX COUNTY PLANNING COMMISSION
CAPITAL IMPROVEMENT PROGRAM (CIP) COMMITTEE
WEDNESDAY, MARCH 24, 2010**

COMMITTEE MEMBERS PRESENT:

Frank A. de la Fe, Hunter Mill District
John L. Litzenberger, Jr., Sully District
Rodney L. Lusk, Chairman, Lee District
Peter F. Murphy, Jr., Springfield District
Timothy J. Sargeant, At-Large

OTHER PLANNING COMMISSION MEMBER PRESENT:

Earl L. Flanagan, Mount Vernon District

STAFF PRESENT:

Leonard Wales, County Debt Manager, Department of Management and Budget (DMB)
Martha Reed, Capital Programs Coordinator, DMB
David Jillson, Planning Division, Department of Planning and Zoning
Carey Needham, Chief, Building Design Branch, Planning and Design Division,
Department of Public Works and Environmental Services
Barbara J. Lipka, Executive Director, Planning Commission Office
Kara A. DeArrastia, Deputy Clerk to the Planning Commission

ATTACHMENTS:

- 1) FY 2011 Summary of CIP Issues
- 2) Park Authority Telecommunications Policy Program
- 3) Use of FCPS Facilities and Resources to Provide Community Programs

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Planning Commission Chairman Peter F. Murphy, Jr., constituted the CIP 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 chairperson.

Commissioner de la Fe MOVED TO ELECT RODNEY L. LUSK AS CHAIRMAN OF THE 2010 CAPITAL IMPROVEMENT PROGRAM COMMITTEE.

Commissioner Litzenberger seconded the motion which carried unanimously.

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Chairman Lusk noted that Department of Management and Budget (DMB) staff would discuss the *FY 2011 – FY 2015 Advertised Capital Improvement Program (CIP), With Future Fiscal Years to 2020*, and address issues raised at the CIP workshop, held on March 4, 2010, as well as the public hearing, held on March 18, 2010. (A copy of the CIP document is in the March 18,

2010 date file.) He also noted that three handouts had been distributed to the Committee, as shown in Attachments 1-3.

Martha Reed, Capital Programs Coordinator, DMB, reviewed the CIP issues concerning the County's bond capacity, bond referendums, limited Paydown program, capital renewal, proposed increase in the stormwater service district rate, and future challenges requiring both capital and operating support, as outlined in Attachment 1.

In response to a question from Commissioner de la Fe, Leonard Wales, County Debt Manager, DMB, discussed funding of the Dulles Corridor Metrorail Project and financial support and projected revenues of the County-owned underground parking garage at the Wiehle Avenue Metro Station site.

Mr. Wales responded to questions from Commissioner Litzenberger about the County's bond capacity. He reviewed bonding referenda included in the CIP for Fairfax County Public Schools (FCPS), a new public safety headquarters, replacement of the Woodburn Mental Health Center, and affordable housing.

Responding to questions from Commissioner Flanagan, Ms. Reed explained that no further action had been taken by the General Assembly after the Virginia Supreme Court had overturned a bill which would have allowed localities to create a regional taxing authority to generate revenue for transportation projects. She said the same bill did, however, allow imposing taxes on commercial and industry properties but since that market had declined, so had revenue. Mr. Wales noted that the Virginia Supreme Court had recently granted an appeal challenging this tax. He said different funding mechanisms that did not depend upon state or federal revenues or the County's General Fund were being investigated.

Answering a question from Chairman Lusk, Ms. Reed explained that the Committee would need to decide whether it supported the following recommendations:

- Continue the \$155 million sales level for FCPS through FY 2012;
- Place the County bond referendums previously planned for fall 2012 (FY 2013) and fall 2014 (FY 2015) on hold;
- Implement a short-term borrowing plan to address the backlog of capital renewal projects at County-owned facilities; and
- Increase the stormwater service district rate from one penny per \$100 of assessed value to a penny and a half per \$100 of assessed value.

Following discussion about the Massey Building, Commissioner de la Fe suggested a note be included in the CIP that buying an existing building would be less expensive than renovating or replacing it. Chairman Lusk said he would make that recommendation.

In reply to a question from Commissioner Sargeant, Mr. Wales discussed the potential impact of lower construction costs on school renovation projects and South County Middle School.

Chairman Lusk indicated that he would draft a Committee recommendation prior to the March 31st markup and circulate it to the Committee for comment.

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The meeting was adjourned at 8:22 p.m.
Rodney L. Lusk, Chairman

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

Minutes by: Kara A. DeArrastia

Administratively approved on: July 13, 2010

Linda B. Rodeffer, Clerk
Fairfax County Planning Commission

FY 2011 Summary of CIP Issues

1. Review bond capacity every year
 - Sales target remains at \$275 million per year
 - **Continue commitment to schools of \$155m through FY 2012 – in FY 2013 sales go back to \$130m**
 - Continues to fund projects underway
2. Referendum
 - Schools referendum every other year at \$240 million in fall 2011 and 2013
 - County Referendum fall 2010 for Metro \$120m only
 - **Other County referendum on hold (fall 2012 and 2014)**
3. Limited Paydown program
 - Decreased \$5m from FY 2010
 - Athletic field maintenance proposed to decrease 10% or approximately \$540,000
 - Could be offset by raising the Athletic Services Fee from \$5.50 to \$8 per season per participant
4. Capital Renewal
 - For several years staff has indicated annual support of \$22-26m is required
 - Facility assessment in 2004 indicated \$13m annually for 50% of inventory
 - Industry standard indicates \$3 per square foot at 8.8 million = \$26m
 - Current backlog is \$35m
 - CIP recommends short term borrowing to eliminate backlog (5m/15m/15m over 3 years)
 - General fund contribution stays consistent – but backlog will be eliminated and eventually a level of \$10m annually can be provided (a reasonable level and can be completed)
5. Increase in the stormwater rate from 1 penny to 1 ½ pennies
 - Generates \$28m (\$11.4 for staff and operating costs, \$16.6 for capital projects and regulatory requirements)
 - Between FY 2006 - FY 2008 – value of the real estate penny was provided
 - In FY 2009 – staff and operating began being charged to the Stormwater fund
 - In FY 2010 – new service district created
 - 30% of infrastructure is over 40 years old, with remaining over 30 years
 - Need to be able to address regulatory Chesapeake Bay requirements and EPA requirements
6. Future challenges requiring both capital and operating support
 - Public Safety headquarters to replace Massey
 - Tyson's redevelopment
 - Other redevelopment efforts in Baileys, Annandale, Springfield
 - Dulles Rail

Park Authority Telecommunications Policy Program

The Telecommunications Program for the Fairfax County Park Authority has been in operation for the past 18 years, and the Park Authority Board's approach to the review or approval of requests to place telecommunications facilities on parklands is contained in Park Authority Policy 303 - Telecommunication Sites. The policy addresses the location of telecommunications facilities on parkland that balances the Park Authority's clear mandate for the stewardship of parklands with the Fairfax County Comprehensive Plan policies of encouraging co-location of telecommunications facilities on public land. The policy states that "the Park Authority Board shall consider the placement of telecommunications monopoles and related equipment on park property only if all other possible locations have been exhausted by the Applicant and no feasible and prudent alternative site exists, and all of the location criteria have been met." In summary, the location of telecommunication facilities in a public park should be the property of last resort after other public and private sites have been explored.

The telecommunications program in parks today contains 11 existing facilities throughout the county and three newly approved facilities not yet constructed. Eight of these facilities are monopoles with a primary carrier and six are co-locations with Dominion Virginia Power facilities. Nine additional formal requests for facilities, or co-location on existing facilities, are under evaluation and will be considered by the Park Authority Board within the next 3 months. Revenues generated from existing telecom facilities came to a total of \$342,000 dollars in FY2009. Revenue generated from a telecom facility is dedicated to use at the park where the telecom facility is located or by action of the Park Authority Board based on the term of the license based on current Policy 303. Existing and approved facilities are listed in the following table:

District	Park	Facility
Mount Vernon	George Washington RECenter* South Run Stream Valley	Monopole DVP Co-location
Lee District	Lee District Park Byron Avenue Park*	Monopole Monopole
Braddock District	Wakefield Park	DVP Co-location
Mason District	Mason District Park	Monopole
Springfield District	South Run District Park Confederate Fortifications Park	DVP Co-location DVP Co-location
Sully District	Cub Run Stream Valley Park	DVP Co-location
Hunter Mill District	Frying Pan Park Clarks Crossing Park* Stratton Woods Park	Monopole DVP Co-location Monopole
Dranesville	Pimmit Run Stream Valley Park	Monopole

	Riverbend Park	Monopole- Emergency Transmission for Montgomery County only
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*Denotes telecom facility locations approved but not yet constructed

A program review was recently conducted and included a survey of other county agencies and other jurisdictions to compare programs, lease/license documents, application fees and lease/license revenues.

As a result, we have instituted some changes to the program that include the following:

- Introduction of a new multi-platform license agreement for monopole facilities.
- Streamlining the internal review process to institute separate internal review processes for co-locations on existing facilities from “raw build” monopole facilities.

The previous license agreement that was used for telecommunications facilities required an amendment to that agreement each time a telecommunications carrier wished to co-locate on the monopole. This results in a significant amount of staff time to evaluate the request and negotiate separate amendments each time a carrier wishes to co-locate on the monopole, when the impacts of the site to park resources and operations have already been evaluated with the approval of the original license agreement.

A new master license agreement was developed that includes the monopole with the primary carrier, and all co-locations that can be technically accommodated. This agreement requires the primary carrier to size both the monopole and compound area to capacity, and charges a license fee based upon all co-locations, whether the co-locations are there or not. The new agreement allows staff and the Park Authority Board to gauge all the impacts from the site when the monopole is fully developed. Subsequent co-locations on the monopole do not require an amendment to the license and only require administrative review to ensure that the antennas are consistent with the original approval.

As a result of these changes we have been able to reduce our backlog of telecommunications requests by roughly half.

Use of FCPS Facilities and Resources to Provide Community Programs

To expand community-based offerings to citizens, FCPA makes extensive use of FCPS school facilities for its programs. FCPA programs are held in over 120 schools, or about 80% of eligible schools, including schools in every magisterial district and every school cluster. Use of schools is governed by an existing agreement* drafted in July of 1995 between the FCPS School Board and the County Board of Supervisors details the FCPS facility use for community recreational activities including:

- *FCPA classes held in schools* - FCPA provides classes for children, teens and adults at school sites year-round. Classes are held both indoors and outdoors during evenings and weekends, with some after-school programs. Areas include Dance, Exercise, Fine Arts, Fitness, Martial Arts, Performing Arts, Sports and other programs.
- *FCPA Camps held in schools* - Youth Services offers more than 40 sports and activity camps at more than 20 FCPS locations.
- *After-School Programs* - FCPA currently conducts after school programs at more than 40 FCPS Elementary Schools Middle Schools/High Schools/Secondary Schools.
- *School Bus Use* - FCPA contracts with FCPS Transportation services each year to provide safe and efficient transportation for RECenter summer camp programs, Rec-PAC field trips and daily Adventure Camp programs.
- *Rec-PAC* is an affordable, quality summer recreation program for Fairfax County children in first through sixth grade. Provided at more than 50 Fairfax County elementary schools each summer, Rec-PAC features weekly themes with organized cooperative games, team sports, crafts, nature music, storytelling, and a field trip or special event. *Rec-PAC at Summer School Locations* – At the request of school principals, Rec-PAC hosts several modified schedule sites to accommodate the FCPS summer school schedule. At these schools, Rec-PAC begins at 11:30 immediately following summer school programs to provide continuous care for families during the summer.
- *Staff Training and Recruiting Events* - FCPA uses FCPS sites for its summer staff training events and staff recruiting events, including Camp Counselor, Rec-PAC Staff Training, CIT Training, and Open Hire diversity recruitment events.

Support of FCPS Programs

- *High School Swim Teams* – FCPA pools house FCPS swim and dive team practices and meets, November through February each year.

- *Free and Reduced Lunch Program* - Free lunches are provided to eligible children at qualifying schools during summer Rec-PAC programs, extending the schools' free and reduced lunch school year program.
- *Character Counts!* - FCPA is integrating Character Counts! principles into its camp and Rec-PAC programs to fully participate in a Board of Supervisors county-wide initiative.
- *Golf Teams* - All golf courses provide free golf to the Fairfax County Public Schools for their golf teams, equating to greens fees exceeding \$35,000 annually.
- *FCPS Field Trips* - Resource Management Division hosts numerous class and camp outings at sites for FCPS school and summer programs.
- *Cross Country Teams* - Burke Lake Park hosts approximately 20 high school cross country races each year, as well as district and regional championships.
- *Tennis Teams* - Jefferson District Park hosts high school tennis matches and tournaments.
- *All Night High School Grad Parties* – Each year, RECenters across the county FCPS and PTA groups by hosting the all-night grad parties at many RECenters, providing thousands of graduating seniors with a safe alternative.

Responsiveness to School Requests

- *School-Use Liaison* – In response to FCPS desire for a single point of contact for facility use, the FCPA Program Section created a full-time staff person who coordinates scheduling of FCPA class and camps programs at public schools. The liaison creates and maintains the 8423 document that outlines school specific usage, coordinates school cancellations responds to school issues.
- *Site Visits* - Each year, FCPA Park Services Division staff meet with administrators from each school that host FCPA programs. These meetings ensure that school staff understand the recreational programs scheduled at their facilities and they have been effective in improving custodial scheduling, reducing the number of facility issues and scheduling conflicts.

Other Partnerships Between The Park Authority and Public Schools

- *Community Use Task Force* - FCPA is participating in the Community Use Task Force, a multi-year examination of user fees at FCPS facilities, development of a web-based facility reservation system, and to coordinate building management of community use.
- *Coordination of Class Programs* – FCPA and FCPS Office of Adult and Continuing Education (ACE) have developed an agreement outlining program areas to avoid competition or duplication of services. In addition, a database of thousands of class listings is available for registration and center staff to use to assist customers in identifying which organization can provide a particular class or service.

* MOU agreement currently under review by OCA representing FCPS/CRS/FCPA