

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MARCH 7, 2013**

UNAPPROVED  
MAY 15, 2013

PRESENT: Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Mason District  
James R. Hart, Commissioner At-Large  
Janyce N. Hedetniemi, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
Kenneth A. Lawrence, Providence District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Springfield District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: John L. Litzenberger, Jr., Sully District

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The meeting was called to order at 8:15 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner de la Fe announced that Patrick Kane, a former planner who had been involved in developing Reston and Tysons Corner, passed away on Tuesday, March 5, 2013. He noted that a funeral service would be held on Saturday, March 9, 2013, at 1:00 p.m. at St. Thomas à Becket Catholic Church. On behalf of the Commission, Chairman Murphy expressed deepest sympathies and condolences to the family and friends of Mr. Kane and recognized his contributions to Fairfax County.

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Commissioner Lawrence congratulated Chairman Murphy for being recognized as the “2012 Fairfax County Citizen of the Year” by the Fairfax County Federation of Citizens Associations.

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Chairman Murphy announced the following schedule for the Advertised Fairfax County Capital Improvement Program (CIP) for Fiscal Years (FY) 2014 through 2018:

- Thursday, March 14, 2013 – Planning Commission’s public hearing
- Wednesday, March 20, 2013 – Commission’s CIP Committee meeting
- Wednesday, March 27, 2013 – Commission’s markup on the CIP proposal
- Tuesday, April 9, 2013, to Thursday, April 11, 2013 – Board of Supervisors’ public hearings on FY 2014 Budget and CIP
- Tuesday, April 23, 2013 – Board of Supervisors’ markup on the FY 2014 Budget and CIP

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FS-P12-34 – NEXTNAV, LLC, 1600 Tysons Boulevard, McLean

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION CONCUR WITH STAFF’S RECOMMENDATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTNAV, LLC, LOCATED AT 1600 TYSONS BOULEVARD, MCLEAN, VIRGINIA 22102, IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioner Litzenberger absent from the meeting.

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FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM (CIP) WORKSHOP – A public workshop will be held, in accordance with Sect. 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2014-2018 (with future Fiscal Years to 2023), with briefings from various County agencies. COUNTYWIDE.

The Planning Commission held a workshop on the CIP, where presentations were made by representatives of the following agencies:

1. Fairfax County Public Schools (FCPS)  
Jeffrey Platenberg, Assistant Superintendent for Facilities and Transportation Services

(A copy of Mr. Platenberg’s presentation is in the date file.)

Mr. Platenberg replied to a question from Commissioner Flanagan regarding the utilization of Mount Vernon High School, which would be vacated by the Islamic Saudi Academy, for other academic activities and said that the school’s vacation would not impact proposed capacity solutions.

Mr. Platenberg responded to questions from Commissioner Sargeant regarding the effect of evolving design standards on construction costs, the possibility of incorporating those standards into renovation projects, the return-on-investment for the sustainability program, the possibility of extending investment costs over more than one fiscal year, and the planned location for South West County High School.

Commissioner Hurley commended Mr. Platenburg for FCPS's progress on stormwater management and mitigating the impact of field lights on surrounding communities. However, she encouraged the FCPS to further investigate the impact of transportation policies and coordinate with the Fairfax County Park Authority to install synthetic turf at high school athletic fields.

Mr. Platenburg replied to questions from Commissioner Hurley regarding the average age of a high school when it was renovated and the allocation of parking fees paid by students.

Responding to questions from Commissioner Hart, Mr. Platenberg confirmed that \$10 million had been allocated for the construction of South West County High School, but a site had not yet been identified. A brief discussion ensued about the acreage requirements for the facility, the various challenges of identifying an appropriate site, and the current efforts to create feasible options for this project.

When Commissioner de la Fe asked if it was possible to shift funding to projects that were further along in the review process, Mr. Platenburg stated that the funds for individual projects outlined in a bond referendum were legally binding. A brief discussion ensued regarding the operation of the bond program wherein Mr. Platenburg described the design and review process for voter-approved projects and reviewed the issues affecting the implementation of certain projects.

Referencing Project Number 12, Tysons Area Elementary School Addition, on page 49 of the CIP under "Capacity Enhancements," Commissioner Lawrence encouraged greater coordination with the Department of Planning and Zoning on sustainability measures for schools in Tysons Corner.

2. Fairfax County Department of Public Works and Environmental Services (Sanitary Sewers)  
Jeff Kent, Financial Chief, Wastewater Monitoring Branch

(A copy of Mr. Kent's presentation is in the date file.)

In reply to questions from Commissioner Lawrence, Mr. Kent stated that based on the projected growth of Tysons, the County could manage the expected capacity. He also confirmed that the impact of better technology in fixtures has resulted in lower water consumption rates.

Replying to questions from Commissioner Sargeant, Mr. Kent identified the Blue Plains Treatment Plant, Alexandria Renew Enterprises, Upper Occoquan Service Authority, and facilities in Arlington and Loudoun Counties as sources for additional wastewater capacity. He also explained that the costs associated with each facility depended on the capacity of the participating locality.

Mr. Kent responded to additional questions from Commissioner Sargeant regarding the co-location of other utilities during underground projects and the expected lifespan of replacement piping.

There was a lengthy discussion between Commissioner Hurley and Mr. Kent, with input from Commissioner de la Fe, regarding the dumping of unused medicine into the wastewater system, the associated environmental impacts, and the possible means of addressing this issue.

Answering questions from Commissioner Flanagan, Mr. Kent confirmed that the County's wastewater emptied primarily into the Potomac River and the intakes for drinking water were farther upstream. A brief discussion ensued about the possibility of receiving wastewater from other counties and the extent to which this water could be effectively treated.

3. Fairfax County Department of Public Works and Environmental Services (Stormwater Management)  
Randy Bartlett, Deputy Director

(A copy of Mr. Bartlett presentation is in the date file.)

In response to questions from Commissioner Flanagan, Mr. Bartlett stated that the identified Huntington Flood Prevention project would include a trail, which was in the Comprehensive Plan. A lengthy discussion ensued regarding money that had been proffered for the trail, the timeframe for the design and construction of the project, the associated environmental issues, and the possibility of additional flooding in the surrounding community prior to the project's completion.

Mr. Bartlett replied to questions from Commissioner Sargeant regarding the occurrence of 100-year flood events in the Huntington area, the factors that contributed to previous flooding in the area, and the function of the pumping systems for the Huntington Flood Prevention project.

Mr. Bartlett responded to additional questions from Commissioner Sargeant regarding the cost difference between the older trench systems and the newer micropool systems, the amount of pipeline replaced annually, and the life expectancy of the replaced pipelines.

4. Fairfax County Department of Transportation (FCDOT)  
Carroll R. Johnson, Senior Transportation Planner, Coordination and Funding  
Division

(A copy of Mr. Johnson's presentation is in the date file.)

There was a lengthy discussion between Commissioner Hart and Mr. Johnson, with input from Commissioner Lawrence, regarding where additional information on specific transportation improvements from Table 7 of the adopted Tysons Plan would be obtained wherein Mr. Johnson said he believed that project details would be included in next year's CIP.

Mr. Johnson replied to an additional question from Commissioner Hart regarding the effect of spending cuts by the federal government on the CIP.

Mr. Johnson replied to a question from Commissioner Hedetniemi regarding the timetable for new bus services that would serve the planned Silver Line Metrorail Stations.

Commissioner Hedetniemi suggested that FCDOT coordinate with Northern Virginia Community College to address concerns regarding student parking in the surrounding neighborhoods.

Commissioner de la Fe stated that a plan was being developed to ensure that the new bus services would be operational when the Silver Line Metrorail opened and emphasized the importance of expanding public transportation services.

Mr. Johnson replied to questions from Commissioner Sargeant regarding the transportation improvements included in the "Second Four Year Transportation Plan" on page 178 of the CIP and the expected completion date of the Base Realignment and Closure Improvements mentioned on page 174.

Responding to questions from Commissioner Flanagan, Mr. Johnson confirmed that the planned improvements to Richmond Highway would not include on-road bike lanes. A lengthy discussion ensued regarding the entrance to the Huntington Metrorail Station referenced in the eleventh bullet, North Kings Highway Median (Fort Drive to North Huntington Metro Entrance), under the list of completed projects on page 173 in the CIP; the feasibility of the pedestrian improvements listed in the last bullet under "Pedestrian Improvements" on page 173, Mount Vernon Highway Walkway (add sidewalk on west side from Route 1 to Sunny View Drive); the plans for the "On-Road Bike Lane Initiative" outlined on page 176; and the feasibility of dedicated bike lanes along Richmond Highway.

Mr. Johnson responded to a question from Commissioner Migliaccio regarding a briefing about the Route 1 Transit Center for District Supervisors mentioned on page 30 of the report entitled, "Status Report on the Fairfax County Board of Supervisors' Third Four-Year Transportation

Program FY 2013-Through FY 2016,” a copy of which was provided with his presentation and is in the date file.

5. Fairfax County Fire and Rescue (FCFR)  
Michael Reilly, Deputy Chief

(A copy of Mr. Reilly’s presentation is in the date file.)

Mr. Reilly responded to questions from Commissioner Sargeant regarding the staffing of the Lorton Volunteer Fire and Rescue Station, the operational challenges for this station, and the FCFR’s efforts to recruit and retain volunteers.

In reply to an additional question from Commissioner Sargeant, Mr. Reilly stated that there were currently no plans to construct an additional fire station in the South County area.

Answering questions from Commissioner Donahue, Mr. Reilly and Laurie Stone, Strategic Planner, FCFR, stated that the Wolftrap Fire and Rescue Station was completed and ready for operation, but the staffing of the station had been postponed. A brief discussion ensued regarding the timeframe for when the station would be staffed.

Mr. Reilly replied to additional questions from Commissioner Donahue regarding the timeframe for the demolition of the Herndon Fire and Rescue Station and the subsequent transition of operations to a temporary station wherein Mr. Reilly indicated that the temporary station at the nearby Horn Motors property would provide sufficient space for equipment and personnel.

There was a discussion between Mr. Reilly and Commissioners Flanagan and Murphy regarding the possibility of installing a cell phone tower or a tree pole at the Lorton Volunteer Fire and Rescue Station to help fund its operations.

Commissioner Hall pointed out that the temporary fire station at Horn Motors was approximately blocks from the existing station and Mr. Reilly noted that the difference in response time would be minimal.

6. Fairfax County Public Libraries (FCPL)  
Edwin S. Clay III, Director

Commissioner Migliaccio and Mr. Clay discussed the status of a project to construct a new library in Kingstowne.

Commissioner Hall complimented the FCPL facilities in the Mason District and pointed out the significant usage of the Woodrow Wilson Public Library.

Chairman Murphy also commended Mr. Clay and the FCPL staff.

Commissioner de la Fe commented on the status of the Reston Regional Library.

7. Fairfax County Police Department (FCPD)

Major Shawn Bennett, Commander, Resource Management Bureau

(A copy of Mr. Bennett's presentation is in the date file.)

In response to questions from Chairman Murphy, Mr. Bennett stated that the FCPD had two helicopters and listed the staff responsible for their operation.

In reply to questions from Commissioner Hurley, Mr. Bennett indicated that the parking garage at the proposed Public Safety Headquarters could not accommodate large police vehicles.

There was a lengthy discussion between Mr. Bennett and Commissioners de la Fe and Murphy regarding the possibility of storing large police vehicles at the Wolftrap Fire and Rescue Station, the security requirements at storage sites, and the incorporation of large vehicle bays into renovations for police stations.

Replying to questions from Commissioner Hall, Mr. Bennett clarified that 100 seized vehicles mentioned on slide 20 of his presentation had been seized within the County. He explained that these vehicles had not yet been forfeited and FCPD was required to store them in a safe facility in the interim. In addition, Commissioner Hall suggested that the FCPD contract local vendors to provide storage and maintenance.

Answering a question from Commissioner Hart, Mr. Bennett stated that the funds for the new Public Safety Headquarters listed on page 111 of the CIP did not include the demolition cost for the Massey Building.

There was a discussion between Mr. Bennett and Commissioner Hedetniemi regarding the importance of storing large police vehicles to prevent corrosion.

Mr. Bennett responded to a question from Commissioner Lawrence regarding the use of proceeds from the auction of forfeited vehicles to lease additional storage space for large police vehicles. Additional discussion ensued amongst Mr. Bennett and Commissioner Hall regarding potential sites to store these vehicles wherein Chairman Murphy pointed out the challenges associated with storing such vehicles, the growing use of larger police vehicles, and the importance of incorporating bays into new police stations. In addition, Mr. Bennett noted the benefits of storing these vehicles at various stations across the County.

8. Fairfax County Community Services Board (FCCSB)

Jeannette Cummins Eisenhour, Investment and Development Manager

(A copy of Ms. Eisenhour's presentation is in the date file.)

When Commissioner de la Fe pointed out a discrepancy on slide 7 of her presentation, “A New Direction for CSB CIP Plan FY 14 Capital Budget Request,” Ms. Eisenhour clarified that the fourth bullet, which referred to housing for aging adults with intellectual disabilities, had been removed. She added that that other options for housing these individuals were being explored.

Ms. Eisenhour answered questions from Commissioner Hurley regarding the length of time required for detoxification.

Responding to additional questions from Commissioner Hurley, Ms. Eisenhour indicated that the FCCSB would coordinate with the Virginia State Department of Behavior Health to relocate the 125 Fairfax County residents from the training center in the Braddock District, which the State planned to close. A brief discussion ensued regarding the operation of the training center, the challenge of relocating the residents, and the timeframe for finalizing a plan to deal with this issue.

In response to a question from Commissioner Hall, Ms. Eisenhour described the process of social detoxification.

Replying to a question from Commissioner Hedetniemi, Ms. Eisenhour stated that the FCCSB had made assisted living programs a priority.

9. Fairfax County Park Authority (FCPA)

David R. Bowden, Director, Planning and Development Division

(A copy of Mr. Bowden’s presentation is in the date file.)

Commissioner Lawrence commended the FCPA for coordinating with the Department of Planning and Zoning in pursuing active recreation in Tysons Corner and recommended that they research the potential use of biophilic designs.

In reply to a question from Commissioner Hedetniemi, Mr. Bowden confirmed that the US Amateur Golf Tournament would be held at Laurel Hill Golf Club in July 2013.

Chairman Murphy and Mr. Bowden discussed the status of Patriot Park, the amount of money that had been proffered, and the possibility of adding another athletic field.

Commissioner Hurley said she believed there was a disparity between the FCPA and Fairfax County Public Schools regarding the installation of turf fields and encouraged greater coordination to install turf fields at every high school in the County. In response, Mr. Bowden pointed out that the Board of Supervisors had formed a committee to address that issue.

Replying to questions from Commissioner Sargeant, Mr. Bowden explained that the engineering study referenced in Item Number 15 on page 64 of the CIP was originally intended to study

whether the Mount Vernon Recreation Center could be replaced. However, it was later revised to determine ways to maintain its current operation. Further discussion ensued regarding the construction of additional parking spaces at the South Run Recreation Center and the possible addition of a third recreation center in the South County area.

Chairman Murphy commended Mr. Bowden for the FCPA's work on the South Run Recreation Center.

Commissioner Flanagan and Mr. Bowden discussed the improvements at Lamond Park and the current access to the site wherein Mr. Bowden stated that while there was currently no vehicular entrance to the park, the FCPA would investigate the possibility of installing additional parking so the facilities could be utilized for community events.

10. Fairfax County Department of Housing and Community Development  
John Payne, Deputy Director for Real Estate

Mr. Payne responded to a question from Commissioner Hurley regarding housing opportunities for families needing three or more bedrooms. Mr. Payne acknowledged that this was an issue and pointed out that older existing garden style apartments that have the larger units would become available as the agency moves families into the Workforce Housing program, freeing up these larger units for families.

Referencing Item Number 3 on page 81, Commissioner Flanagan supported efforts to retain the residences at North Hill Park. He also pointed out that Comprehensive Plan encouraged the retention of existing mobile home parks, described the current prevalence of mobile home parks throughout the County, and noted that such developments could provide affordable homes for residents of certain income levels. In response, Mr. Payne said that he believed that cost of the policy was a concern and the Board of Supervisors would consider various options in meeting the affordable housing goals.

Answering questions from Commissioner Sargeant, Mr. Payne clarified that mobile homes were classified as manufactured homes under *Virginia State Code* and indicated that these were the types of homes proposed for North Hill Park.

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The meeting was adjourned at 12:08 a.m.  
Peter F. Murphy, Chairman  
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

CLOSING

March 7, 2013

Minutes by: Jacob Caporaletti

Approved on: \_\_\_\_\_

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Jeanette Nord, Acting Clerk to the  
Fairfax County Planning Commission

UNAPPROVED