

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 8, 2007**

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Earl L. Flanagan, Mount Vernon District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District
Nancy Hopkins, Dranesville District
Peter F. Murphy, Jr., Springfield District

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

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COMMISSION MATTERS

Commissioner Lusk announced that the Planning Commission's Redevelopment and Housing Committee would meet with the Redevelopment and Housing Authority on Wednesday, March 14, 2007, at 7:30 p.m., in the Board Conference Room, to continue discussion on the recommendations of the High-Rise Affordability Panel to increase the amount of available affordable/workforce housing.

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Commissioner Lusk announced the following schedule for the Capital Improvement Program (CIP):

CIP Public Hearing – Thursday, March 15, 2007
CIP Committee Meeting – Wednesday, March 21, 2007, at 7:30 p.m.
CIP Markup – Thursday, March 29, 2007

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ORDER OF THE AGENDA

Vice Chairman Alcorn noted that the only item on the agenda was the Fairfax County Capital Improvement Program Workshop.

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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 2008-2012 (with future Fiscal Years to 2017), with briefings from various County agencies. COUNTYWIDE.

The Planning Commission held a workshop on the Capital Improvement Program (CIP) for Fiscal Years 2008 through 2012. Robert Stalzer, Deputy County Executive, presented introductory remarks.

Commissioner de la Fe recommended that the CIP Review team include an Office of Public Affairs' staff member to address concerns raised by the public regarding Virginia Public Private Education Facilities and Infrastructure Act partnerships involved in the County's capital planning process.

Following introductory remarks by Susan Datta, Director, Department of Management and Budget, presentations were made by the following agencies:

1. Fairfax County Park Authority (FCPA)
Sandra Stallman, Park Planning Branch, Planning and Development Division

Following her presentation, Ms. Stallman responded to questions from Commissioner Lawrence about how FCPA expanded and balanced financing sources and partnerships and from Commissioner Flanagan regarding FCPA's collaboration with the Fairfax County Department of Transportation, the Department of Public Works and Environmental Services (DPWES), and the Trails Committee to provide trail connections. (A copy of Ms. Stallman's presentation is in the date file.)

Charles Bittenbring, Director, Park Services Division, FCPA, replied to questions from Commissioner Sargeant regarding the Laurel Hill Park planning process and the associated projects that were currently being considered under public-private partnerships.

Commissioner de la Fe requested that Ms. Stallman provide the Planning Commission's Parks Committee with the latest proffer status report at its meeting on Thursday, March 15, 2007. Vice Chairman Alcorn also requested that she identify which CIP projects and categories would receive the proffered contributions.

Mr. Stalzer responded to a question from Commissioner Hart regarding how resources from the County or other funding sources were allocated to meet capital needs.

2. Fairfax County Fire and Rescue Department
Daryl Louder, Assistant Chief, Business Services

Following his presentation, Mr. Louder, responding to a question from Commissioner Harsel, explained that the Fire and Rescue Department was working with engineering firms to install an Opticon System, which allowed an emergency vehicle to transmit a signal to change traffic lights to red before it reached the intersection to allow it to pass safely through.

3. Fairfax-Falls Church Community Services Board
Pam Gannon, Director, Facility Planning and Site Development

Following her presentation, Ms. Gannon replied to questions from Commissioner de la Fe, Commissioner Lusk, and Commissioner Harsel about the handicapped accessible group home prototype for six adult residents with physical and mental disabilities. (A copy of Ms. Gannon's presentation is in the date file.)

Carey Needham, Chief, Capital Facilities Branch, DPWES, responded to questions from Commissioner Sargeant regarding the inflated construction cost impacts on approved and planned CIP projects.

Ms. Gannon replied to questions from Vice Chairman Alcorn and Commissioner Hart about the requested funding estimate for the group home construction projects.

4. Fairfax County Department of Public Works and Environmental Services
Steve Aitcheson, Director, Stormwater Planning Division

Following his presentation, Mr. Aitcheson replied to questions from Commissioner Flanagan about the watershed management planning efforts, implementation funding distribution among watershed projects, and the Little Hunting Creek watershed project.

5. Fairfax County Public Library
Edwin S. Clay III, Director

Following Dr. Clay's presentation, Mr. Needham responded to a question from Commissioner Hart about the construction expenditures for the current library projects.

6. Fairfax County Department of Transportation
Michael R. Lake, Senior Transportation Planner, Coordination and Funding Section

Following his presentation, Mr. Lake replied to questions from Commissioner Flanagan regarding funding for the Transportation Advisory Council Spot Improvement Program; from Commissioner Lusk regarding the impacts of the Base Realignment and Closure proposal on future transportation capital projects; and from Vice Chairman Alcorn about the potential impact of infrastructure costs associated with Transportation Demand Management on future transportation initiatives.

7. Fairfax County Department of Community and Recreation Services
Christopher Leonard, Deputy Director

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

8. Fairfax County Police Department
Major Larry Moser, Commander Technical Services Bureau

Following his presentation, Major Moser responded to questions from Vice Chairman Alcorn about federal funding for County police facilities and the current storage of evidence of all unsolved felonious crimes and those offenses awaiting trial in the Police Annex Building and from Commissioner Sargeant about the future South County police station. (A copy of Mr. Moser's presentation is in the date file.)

9. Fairfax County Public Schools
John Bertocchi, Coordinator, Office of Facilities Planning Services

Following his presentation, in response to a question from Commissioner de la Fe, Mr. Bertocchi said he would provide him with the actual amount for this fall's School Bond Referendum.

Mr. Bertocchi replied to questions from Commissioner Sargeant regarding the projected construction costs for South County Middle School. Commissioner Sargeant suggested that Mr. Bertocchi provide the Commission with a more current estimate of the construction costs in order to determine the amount of funding needed from public-private partnerships. Mr. Bertocchi said that he would provide the Commission with a two to three-year estimate.

Mr. Bertocchi and Mr. Stalzer responded to questions from Commissioner Flanagan regarding the Board of Supervisors' adopted amount per fiscal year for school bond sales.

Mr. Stalzer replied to questions from Commissioner Harsel about the school bonding capacity and the County's cash flow and outstanding debt and needs. Mr. Stalzer stated that he would discuss the financial issues in more detail at the Planning Commission's CIP Committee meeting.

Mr. Bertocchi responded to a question from Vice Chairman Alcorn about Countywide schools enrollment projections. Vice Chairman Alcorn noted that the Commission's School Facilities Committee could further explore this matter.

Mr. Bertocchi replied to questions from Commissioner Hart regarding the additional needed funding for the South County Middle School and Dulles Area High School projects; from Commissioner Flanagan regarding the high school capacity available in the Mount Vernon area; from Vice Chairman Alcorn regarding the inflation impact on construction costs; and from Commissioner Harsel regarding “High Schools of the future.”

10. Fairfax County Department of Housing and Community Development
John Payne, Director, Revitalization and Real Estate Planning Division

After Mr. Payne's presentation, Commissioner Flanagan pointed out that on page 83 of the Advertised CIP, Kings Crossing Town Center should be cited as being located in Mount Vernon District, not Lee District. Mr. Payne said this would be corrected.

Vice Chairman Alcorn called for concluding staff remarks from David Marshall and David Jillson, both with the Planning Division, Department of Planning and Zoning, who declined.

Mr. Payne replied to a question from Commissioner Sargeant regarding the Magnet Housing projects and opportunities to provide affordable housing for up to two years for individuals and families who participated in workforce development programs.

Commissioner Lusk thanked staff for their work on developing this year’s CIP and congratulated them on producing an excellent document.

There were no further comments or questions from the Commission; therefore, Vice Chairman Alcorn closed the workshop and adjourned the meeting.

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The meeting was adjourned at 11:22 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

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

Minutes by: Kara A. DeArrastia

Approved on: September 11, 2008

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission