

**MINUTES OF
PLANNING COMMISSION MEETING
MARCH 10, 1993**

PRESENT: Lawrence C. Baldwin, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Patrick M. Hanlon, Providence District
Suzanne F. Harsel, Braddock District
Robert v. L. Hartwell, Commissioner At-Large
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Carl L. Sell, Jr., Lee District
Alvin L. Thomas, Commissioner At-Large

ABSENT: Henry E. Strickland, Mason District

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The meeting was called to order at 8:23 p.m. by Chairman Peter F. Murphy, Jr.

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As there were no Commission matters, Chairman Murphy announced the only item slated for discussion that evening was the Capital Improvement Workshop.

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CAPITAL IMPROVEMENT PROGRAM (CIP) WORKSHOP - The Planning Commission will meet with representatives from various agencies seeking funds through the CIP for FY 94 - FY 98 to discuss agencies' needs. Discussions will also be held with staff from the Office of Management & Budget & the Deputy County Executive for Planning & Development concerning the financial interrelationship between the advertised CIP & the FY '94 budget. COUNTYWIDE.

Mr. David Marshall, Assistant Director, Planning Division, Office of Comprehensive Planning, made introductory remarks explaining that the purpose of tonight's workshop was to provide the Commission with an overview of the newly released FY 1994 - FY 1998 Capital Improvement Program. He noted that the CIP represented the five-year fiscal capital requirements for the County with some 451 projects to include all general County programs, Schools, Park Authority, Water Authority and the City of Falls Church water, sanitary sewer, solid waste, and transportation programs. Mr. Marshall pointed out that the plan was conservative and comprehensive in nature. He brought the Commission's attention to the new format which provided the ability to compare project costs for the previous fiscal year as well as the upcoming year.

For information, he noted a list of long term capital needs of agencies. (A copy of the Advertised Capital Improvement Program, Fiscal Years 1994 - 1998, is contained in the date file.)

Mr. Anthony Griffin, Deputy County Executive for Planning and Development, provided a financial perspective explaining the input and preparation of documents, certain financial limitations of the program, and the County's position on funding. He noted that no new programs were proposed and because of declining revenues, the Board of Supervisors (BOS) had adopted a policy to halt activity on different authorized projects with unissued bonds as well as limit bond sales for schools. Mr. Griffin explained that if the BOS wanted to accelerate a project or make a change, then funds would have to be transferred from some other project. He concluded his remarks by stating that the County was financially constrained which was the reason why this proposed CIP was so conservative.

Mr. Griffin responded to Commissioner Hanlon's questions regarding bond ratings and noted that the 10 percent cap decision was Board policy.

Chairman Murphy called the first agency representative.

Mr. James Johnson, Office of Facilities Planning Services, FCPS, noted that increasing enrollment was the major factor influencing the school budget planning. He pointed out that the capacity to handle growth requirements for existing facilities was declining due to special enrollments and the ability to support and provide the necessary programs. Mr. Johnson explained that there was a great need to keep the older facilities abreast of current program requirements through a "renewal program" which was designed to extend the 30 year life of a facility for an additional 20 years. He pointed out that renewals upgraded existing physical facilities and addressed program equity. He noted the infrastructure maintenance program as an important aspect of the program explaining that it was of a preventative nature intended to assure no accelerated day to day maintenance problems such as a roof replacement program and boiler replacement.

Discussion followed among Commissioners Baldwin, Byers, Hanlon, Harsel, Hartwell, Palatiello, Sell, and Mr. Johnson regarding bond referendums, renewals, the necessity for a 23 percent increase to the School program's CIP needs, closures, and enrollment statistics.

Mr. Thaddeus Zavora, Facilities Development Division, Park Authority, presented the monetary distribution of park bond referendum funds which included land acquisition and facility development. He pointed out that initially the funds were fairly ambitiously appropriated but after the BOS's approved deferral of funds, and with the County's ceiling on the amount of bonds to be sold, adjustments were made to extend the monies over a longer period of time. He noted several major projects currently under construction such as boardwalk renovation, community park facilities, horticultural additions, athletic lighting renovations, trails, stonewall repairs, a district maintenance facility, soccer field renovations, and playgrounds. Mr. Zavora stated that with the history of park bond referendum successes to fund park development, the continued need for additional facilities, and the necessity for renovation of existing park facilities, the Park Authority submitted their proposal to the Planning Commission for its favorable consideration.

Mr. Zavora answered questions from Commissioners Byers and Hanlon concerning allocation of funds.

In response to Commissioner Sell's query, Mr. Greg Evans, Chairman of the Park Authority, confirmed that the current extended bond referendum plan, due to the budget constraints, did not meet the County's needs. Mr. Evans responded to Commissioner Downer's question regarding the consideration of privatization of certain projects and the continued need to acquire additional lands. Commissioner Sell voiced concern over privatization and its effect on historical and natural park areas which didn't generate their own operational funds but depended on other County park facilities as sources of revenue.

Mr. David Marshall and Mr. Evans responded to Commissioner Hanlon's question regarding the long term needs of the Park Authority. Mr. Evans explained that the County was rapidly approaching an "urban park system" which required adoption of different strategies for consolidation of land acquisitions in order to have contiguous natural resource protection areas.

Mr. Michael Scheurer, Division of Housing Development, Department of Housing and Community Development, noted that the primary document which guided the Housing Authority in its programs was the "Comprehensive Housing Affordability Strategy" (CHAS) with the goal of relating on a continual basis to the CIP. He pointed out that the fastest growing segments of the population in terms of needs were senior citizens and single mothers. Mr. Scheurer submitted a copy of their requested budget, a copy of which is contained in the date file.

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The Commission recessed at 10:36 p.m. and reconvened at 10:54 p.m.

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Ms. Janice Schiff, Community Relations and Residential Development, Fairfax- Falls Church Community Services Board, addressed her comments specifically to six projects under the Human Services portion of the CIP (pages 44 and 45) which were grouped under three categories: (1) projects funded and under development; (2) projects approved by voter/bond funding but deferred last year; and (3) projects which had no identified source of funding. She gave names of facilities under each category. Ms. Schiff stressed the great need for the dual diagnosis facility and the adult home. She noted that the funds had been approved by the voters through the sale of bonds but that the development of the two projects had been deferred by the BOS. She entreated the Commission's support to elevate the funding of these projects to a higher priority for, at least, the acquisition of land prior to 1997, the year stipulated in the current CIP. Ms. Schiff also requested that funding for renovation of the Woodburn Center for Mental Health and the Mount Vernon Center for Mental Health be included in the next bond referendum for future development because of their desperate need for revitalization. She pointed out that the Services Board continued a multi-path development approach which included public/private

partnerships, aggressive use of HUD and state grants, and local housing authority funds, and that there continued to be a great need for larger treatment residences which would require planning in the CIP.

Chief Glenn Gaines, Fire & Rescue Department, listed the five priorities for the Commission's consideration: (1) West Centreville Fire Station; (2) Kingstowne Fire Station; (3) Traffic Light Signalization; (4) Fire Station Safety Improvement; and (5) Northpointe Fire Station. He gave brief explanations and examples of issues involving each. (Chief Gaines' January 26, 1993, memorandum further detailing the above priorities is contained in the date file.)

Mr. Jeffrey Smithberger, Deputy Director, Solid Waste Disposal and Resource Recovery Division, Department of Public Works, noted that funding for the programs in their CIP was provided, not from bonds, but by user fees for the landfills and transfer stations. He listed facilities, their functions and the services they provided. Mr. Smithberger pointed out that their largest budget item was a landfill closure. He responded to Commissioner Byers' question explaining that many of the projects were phased to be undertaken during various fiscal years with monies set aside for the project's funding.

Mr. John Koenig, Director, Utilities Planning and Design Division, Department of Public Works, stated that trails and streetlights had not been funded for some time and therefore would not appear in the CIP. He noted that there was an extremely large backlog of storm drainage projects because of an ongoing attempt to implement regional stormwater detention ponds. He also informed the Commission that the County was under increasing federal and state mandates for water quality and stormwater management. Mr. Koenig stressed the need for a dependable funding source for stormwater management and drainage needs. At the request of the BOS, he advised, a feasibility study on the establishment of a stormwater utility had been performed and a proposal would be presented to the Board this summer.

Mr. Koenig responded to questions from Commissioners Baldwin, Byers, and Hanlon regarding stormwater management problems affecting older and newer developments, the percentage of regional management systems in place throughout the County, and the impact of EPA stormwater requirements on the County's programs.

Mr. Joseph Sunday, Director, Office of Road Program Management, Department of Public Works, stated that the Commission would be presented with a brief narrative of their program. He then introduced his assistant, Mr. Tom Russell, who would address the Neighborhood Improvement aspect of the CIP.

Mr. Thomas Russell, Branch Chief, Neighborhood Improvement Program, Department of Public Works, brought the Commission's attention to the handout distributed that night, a copy of which is in the date file. He pointed out that the program provided public facilities improvements such as curb and gutter, sidewalks, street widening, and storm drainage improvements to improve the conditions and appearance of participating neighborhoods. He noted that the program was funded through four bond referendums.

Mr. Ahmed Rayyan, Branch Chief, Commercial Revitalization Program Branch, Department of Public Works, stated that the program's purpose was to rejuvenate the economic vitality of older commercial areas in the County by constructing underground utilities, sidewalk reconstruction, and installing street lights, street furnishings, and landscaping. He explained the different tables as depicted in the handout which is located in the date file.

Mr. Robert Etris, Engineering Manager, Engineering & Construction Division, Water Authority, referred the Commission to page 97 of the Advertised CIP, noting that their capital improvement program had commenced in 1986, was funded through FY 97, and that a large number of their projects had completed construction. He stated that they anticipated a bond issue in 1998, the scope of which would be determined at that time.

Mr. Samuel Chamberlain, Highway Operations Division, Traffic Operations, Office of Transportation, directed the Commission's attention to pages 101 through 120 of the CIP which summarized the transportation issues. He explained that the project descriptions were listed under categories of Interstate System Construction Program, Primary System Construction Program, State Secondary System Construction Program, Revenue Sharing Projects, and Fairfax County Road Bond Projects. Mr. Chamberlain emphasized that most of the projects were state and federally funded, or County and state shared funded, and came from the state's six year programs. He added that they were included in the CIP primarily for information purposes. He named projects under each category which were currently under construction. Mr. Chamberlain also described a computerized signal system which should be under construction later this year.

Mr. Andrew Szakos, Transit Operations Division, Office of Transportation, noted that the public transportation projects' costs were summarized on pages 119 and 120. He advised the Commission that the FY 94 CIP allowed the County to continue forward on a number of projects. He informed the Commission that anything beyond land acquisition had been deferred to after FY '98. He listed the funded projects underway and those projects to be constructed. Mr. Szakos stated that the Reston South and Rolling Valley Expansions of the Park and Ride projects were not listed on this year's CIP because they were to be completed with funding from FY '93. Concerning the Dulles Park and Ride program, he stated, there was money in the CIP to continue the work on the Reston East project and to commence work on designing the Herndon/Monroe Park and Ride project.

In response to Chairman Murphy's question, Mr. Szakos said that they would provide Mr. Marshall with a long term need list of projects beyond what was shown on this CIP. He explained the issue of privatization in response to Commissioner Palatiello's question.

In response to Commissioner Palatiello's query, Mr. Griffin explained that the County was in the process of performing a survey of its facilities to ascertain the cost issue and impact of compliance to the Americans with Disabilities Act. Mr. Griffin said that next year's CIP should reflect a program which identified what the County must do and the cost. He answered Commissioner Palatiello's question concurring that any required changes to the County's buildings were federally mandated without any federal funding.

Chairman Murphy reminded everyone that the CIP public hearing would be held Thursday, March 11, 1993, at 8:15 p.m.

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The meeting was adjourned at 12:50 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of the meeting, reference may be made to the audio and video recordings which can be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Paula A. McFarland

Approved on: July 29, 1993

A handwritten signature in cursive script that reads "Mary A. Pascoe". The signature is written in black ink and is positioned above a horizontal line.

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission