

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 11, 2015**

PRESENT: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
Julie M. Strandlie, Mason District
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Earl L. Flanagan, Mount Vernon District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
Janyce N. Hedetniemi, Commissioner At-Large

ABSENT: Timothy J. Sargeant, Commissioner At-Large

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The meeting was called to order at 8:16 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

Chairman Murphy stated that, due to the inclement weather, the Planning Commission's workshop for the Capital Improvement Program (CIP) for Fiscal Years 2016 to 2020 originally scheduled for Thursday, March 5, 2015, had been canceled. He then announced that the workshop had been rescheduled for tonight and the public hearing for the CIP that had also been scheduled for tonight would be held after the workshop had concluded

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Chairman Murphy said that Commissioner Sargeant had chaired the Planning Commission's Capital Improvement Program (CIP) Committee last year. However, he indicated that Commissioner Sargeant had taken a leave of absence to run for office on the Board of Supervisors. Subsequently, he stated that Commission Litzenberger would serve as the chair for the CIP Committee this year. Chairman Murphy then announced that this committee would be constituted on Thursday, March 19, 2015 and the markup for the CIP was scheduled for Wednesday, March 25, 2015.

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On behalf of the Planning Commission, Chairman Murphy expressed condolences to the family of William Lockwood, who served as Commissioner of the Providence District from 1968 to 1980 and as an At-Large Commissioner from 1987 to 1990. He said that Mr. Lockwood passed

away on March 1, 2015 and a memorial service would be held at St. Ambrose Catholic Church in Annandale on Friday, March 13, 2015.

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Chairman Murphy announced that Jacob Caporaletti from the Planning Commission Office had been promoted from Associate Clerk/Administrative Assistant III to Deputy Clerk/Administrative Assistant IV and congratulated him on behalf of the Commission.

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Commissioner Flanagan stated that he had intended to move on an administrative item tonight regarding RZ/FDP 2002-MV-040, Spring Hill Senior Campus. However, he noted that since revised drawings had been distributed prior to tonight's meeting, he would move on this item at the Planning Commission's meeting on Thursday, March 12, 2015.

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Commissioner Hart announced that John W. Cooper, Clerk to the Planning Commission, had distributed minutes from the meetings on July 2014 and September 2014 to the Commissioners. He then announced his intent to move to approve these minutes at the Commission's meeting on Wednesday, March 25, 2015.

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2232A-L09-13-2 – T-MOBILE, 6500 Byron Avenue
FSA-Y01-50-1 – T-MOBILE, 14900 Conference Center Drive

Chairman Murphy: WITHOUT OBJECTION, I MOVE THE CONSENT AGENDA.

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(The motion carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.)

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FS-L14-55 – VERIZON WIRELESS, 6601 Telegraph Road

Commissioner Migliaccio: Mr. Chairman, I have one "feature shown." I MOVE THAT THE PLANNING COMMISSION FIND THAT FS-L14-55, LOCATED AT 6601 TELEGRAPH ROAD, BE CONSIDERED A "FEATURE SHOWN," PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of the motion to concur with the "feature shown" determination, FS-L14-55, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Migliaccio: Thank you.

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(The motion carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.)

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FS-H13-84 – NEW CINGULAR WIRELESS PCS LLC/AT&T MOBILITY, 11955 Democracy Drive

Commissioner de la Fe: Yes, Mr. Chairman. I have a “feature shown.” It is FS-H13-84 and with New Cingular Wireless PCS, LLC and AT&T Mobility at 11955 Democracy Drive at Reston Town Center. And I MOVE THAT THE PLANNING COMMISSION CONCUR THAT THE COLOCATION OF 12 PANEL ANTENNAS ON THE ROOF OF AN EXISTING BUILDING, SIX PROPOSED AND SIX FUTURE, ALONG WITH A SUPPORTING GENERATOR SHELTER AND STEEL PLATFORMS BY NEW CINGULAR WIRELESS PCS, LLC DOING BUSINESS AS AT&T MOBILITY AT 11955 DEMOCRACY BOULEVARD [sic] IN RESTON, VIRGINIA IS SUBSTANTIALLY IN ACCORD WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN,” PURSUANT TO *VIRGINIA CODE* 15.2-2232, AS AMENDED.

Commissioner Lawrence: Second.

Chairman Murphy: Seconded by Mr. Lawrence. Is there a discussion of the motion? All those in favor of the motion to concur with the “feature shown” determination in FS-H13-84, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motion carried by a vote of 11-0. Commissioner Sargeant was 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 2016-2020 (with future Fiscal Years

to 2025), 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 Department of Management and Budget
Martha Reed, Capital Programs Coordinator, Wastewater Planning and Monitoring

Ms. Reed gave a presentation that provided an overview of the CIP for Fiscal Years 2016-2020. (A copy of Ms. Reed's presentation is in the date file.)

2. Fairfax County Department of Public Works and Environmental Services (DPWES),
Sanitation Sewers
Shahram Mohsenin, Director, Wastewater Planning and Monitoring

Mr. Mohsenin gave a presentation on sanitation sewer projects by DPWES, as outlined in the CIP from pages 152 to 158. (A copy of Mr. Mohsenin's presentation is in the date file.)

3. Fairfax County Fire and Rescue (FCFR)
John Burke, Assistant Fire Chief

Mr. Burke gave a presentation on FCFR projects, as outlined in the CIP from pages 108 to 114. (A copy of Mr. Burke's presentation is in the date file.)

Commissioner Lawrence stated that the Merrifield Fire and Rescue Station in the Providence District was located near a residential neighborhood and expressed concern about the impact of the use of sirens on emergency vehicles in this neighborhood, pointing out that the fire trucks directly faced the neighborhood when exiting this station. He then suggested that fire trucks modify how sirens on trucks are activated to mitigate the noise impact on residential neighborhoods.

Commissioner de la Fe asked about the impact of the Wiehle Avenue Metrorail Station on the Reston Fire and Rescue Station. Mr. Burke explained that traffic had been increasing in the area surrounding this station prior to the opening of the Metrorail Station and indicated that such traffic made operating the station more difficult.

When Commissioner de la Fe asked whether the FCFR planned to renovate the Reston Fire and Rescue Station on its existing site or rebuild the station at another site, Mr. Burke stated that the FCFR intended to renovate the existing station, but added that moving the station would be considered if a suitable site was secured. He also noted the limited availability of suitable sites for such a station in the surrounding area. In addition, Mr. Burke said that the call volume at the Reston Fire and Rescue Station was increasing and additional resources were needed to accommodate this volume.

Commissioner Flanagan pointed out that the Woodlawn Fire and Rescue Station in Alexandria was located on Lukens Lane at a section where emergency vehicles could turn north or south

onto Richmond Highway at a signalized intersection. He then stated that the Penn Daw Fire and Rescue Station was not located near such an intersection and emergency vehicles were required to utilize a specialized traffic signal that operated only when a vehicle was exiting the station, which sometimes caused congestion for vehicles traveling south on Richmond Highway. Commissioner Flanagan also stated that the Comprehensive Plan had been modified to permit specialized fire lanes in certain areas. When he asked about the usage of these specialized fire lanes for the Penn Daw Fire and Rescue Station, Mr. Burke indicated that these lanes were being used, adding that such lanes could be utilized to improve operations at other fire stations.

Commissioner Flanagan asked whether the FCFR had considered relocating certain fire stations, such as the Penn Daw Fire and Rescue Station. Mr. Burke said the possible relocation of these stations was being studied, but noted that the growth of certain areas made it difficult to secure a suitable site.

In response to questions from Commissioner Ulfelder, Mr. Burke indicated that the condition of a fire station was a factor in the FCFR's process of recruiting and retaining personnel, noting the growing importance of health and fitness equipment at a station. In addition, he stated that the retention rate for personnel was higher in Fairfax County compared to surrounding jurisdictions.

4. Fairfax County Community Services Board (FCCSB)

Ferdous Hakim, Administration for Human Services

Michael Finkle, Office to Prevent and End Homelessness

Evan Braff, Department of Neighborhood and Community Services

Jeannie Cummins-Eisenhour, Investment and Development Manager

Ina Fernandez, Director, Office for Women and Domestic and Sexual Violence Services

Mr. Hakim gave a presentation on FCCSB projects, as outlined in the CIP from pages 136 to 144, and noted that he would yield to his colleagues to discuss certain portions of this presentation. (A copy of the presentation is in the date file.)

Mr. Hakim then yielded to Mr. Finkle, who continued the presentation and highlighted the projects pertaining to homeless shelters.

When Commissioner Migliaccio asked whether a site for the possible relocation of the Bailey's Crossroads Shelter had been determined, Mr. Finkle said that potential sites were being evaluated, but no determination had been made.

Commissioner Hurley asked for additional information about the FCCSB's plans to relocate the residents at the Northern Virginia Training Center (NVTC), which was scheduled to close. Mr. Finkle deferred to Ms. Cummins-Eisenhour on this issue who responded later in the discussion.

When Commissioner Ulfelder asked that the definition of permanent housing units be clarified, Mr. Finkle stated that permanent housing units were defined as shelters that did not have a specified time limit for a resident's stay. He added that shelters had time limits for residents and the FCCSB would attempt to move these residents to permanent housing options within this time limit.

In reply to questions from Commissioner Litzenberger, Mr. Hakim confirmed that universal design would be incorporated into shelters scheduled for renovation to accommodate handicapped residents. He also said that the implementation of these improvements was subject to the approvals granted within a budgetary cycle.

Chairman Murphy asked why improvements to the Boys' Probation House were not being requested. Mr. Hakim explained that a feasibility study had been conducted to consider an expansion for this facility, but indicated that additional research was required to assess the usage of the site. In addition, he stated that additional issues with this facility had arisen, pointing out that features such as meeting rooms and training areas were insufficient. Mr. Hakim also indicated that the FCCSB would coordinate with the Fairfax County Courts and DPWES on future feasibility studies.

Mr. Braff continued the presentation and highlighted the projects pertaining to community centers. Mr. Braff then yielded to Ms. Cummins-Eisenhour, who continued the presentation and highlighted the projects pertaining to substance abuse and mental health treatment facilities.

Replying to questions from Commissioner Hedetniemi, Ms. Cummins-Eisenhour said that the FCCSB's ability to accommodate the demand at substance abuse and mental health treatment facilities was primarily limited by staff requirements. She also indicated that staffing at these facilities had increased, but the licensure rules and the capacity of these facilities limited the FCCSB's ability to accommodate such increases.

Commissioner Hurley reiterated her question regarding the FCCSB's plans to relocate the residents at NVTC. Ms. Cummins-Eisenhour explained that the FCCSB would organize individualized plans for each resident currently living at the NVTC to relocate them to a suitable living environment, noting that these plans were limited by the availability of housing and the FCCSB's Medicaid program to fund the necessary services. In addition, she stated that the FCCSB would also coordinate with private providers to construct additional care facilities that would not be operated by the County. A discussion ensued between Commissioner Hurley and Ms. Cummins-Eisenhour regarding the ability of the FCCSB to include funds within the CIP for the construction of additional housing for the residents at NVTC wherein Ms. Cummins-Eisenhour clarified that the State of Virginia had ordered the closure of the NVTC by March 2016, but noted that this closure date was subject to change because the facility could only be closed once each resident had been relocated to an appropriate residence.

Responding to questions from Chairman Murphy, Ms. Cummins-Eisenhour indicated that the State of Virginia was not involved in the decision to determine the closure date for the NVTC and the County would be responsible for relocating the residents. She also said that the State of Virginia would fund 50 percent of the services provided to residents of the NVTC, but no funds would be provided for the construction of other facilities.

Ms. Fernandez continued the presentation and highlighted the projects pertaining to shelters for victims of domestic abuse.

Ms. Fernandez yielded to Mr. Hakim, who finished the presentation and highlighted the projects pertaining to human services facilities.

Commissioner Hedetniemi expressed concern about the number of feasibility studies in the CIP for the FCCSB compared to funded construction projects, noting the increasing demand for services and the vulnerability of the population involved. Mr. Hakim clarified that the feasibility studies for homeless shelters listed in the CIP also included funding requests for rebuilding and renovating features determined to be necessary by these studies. He also pointed out that only one out of the four projects for substance abuse/treatment facilities was a feasibility study, adding that the other three projects in the CIP included funding to address the needs determined by feasibility studies. Mr. Hakim then stated that there were approximately three requests for feasibility studies in the FCCSB's CIP and the remaining projects listed were funding requests. A discussion ensued between Commissioner Hedetniemi and Mr. Hakim, with input from Ms. Reed, regarding the list of feasibility studies being requested on Slide 4 of the FCCSB's presentation wherein Mr. Hakim and Ms. Reed explained the following:

- The list of feasibility studies on Slide 4 included studies that had already been funded in previous years;
- The feasibility studies listed on Slide 4 included studies that were not yet complete and had not determined an appropriate funding request;
- The feasibility studies listed on Slide 4 for homeless shelters were nearing completion and would be subject to a bond referendum in Fall 2016; and
- The other feasibility studies listed on Slide 4 were still ongoing and were scheduled for completion in 2020.

When Commissioner Lawrence asked about opportunities to pursue public or private partnerships for certain services, such as domestic violence support, Mr. Hakim stated that the FCCSB did not object to such partnerships and potential partnerships were being studied. Ms. Fernandez also indicated that the FCCSB coordinated with other organizations that provided service for domestic violence victims, but noted that some of the services offered were limited.

Answering questions from Commissioner Flanagan, Ms. Reed explained that the \$12 million funding estimate for the Eleanor Kennedy Shelter was a preliminary estimate and the feasibility study was intended to confirm this estimate. In addition, she clarified that the feasibility study for this facility had been funded by previous CIPs and confirmed that funds from bond referendums were not utilized for this feasibility study.

5. Fairfax County Police Department (FCPD)
Major Gun Lee, Human Resource Management Bureau

Mr. Lee gave a presentation on FCPD projects, as outlined in the CIP from pages 108 to 114. (A copy of Mr. Lee's presentation is in the date file.)

In response to questions from Chairman Murphy, Dennis Holder, Building Design Branch, Building Design and Construction Division, DPWES, said that multiple sites were being evaluated for a new FCPD facility in the South County area and FCPD was coordinating with the Department of Planning and Zoning to determine an appropriate site. He also indicated that the land located behind a fire station in the South County area was not being considered because it was too small. Chairman Murphy then expressed support for developing a public facility on this land.

When Commissioner Flanagan asked about the location of the sites being considered for the new FCPD facility in the South County area, Mr. Holder indicated that one of the sites was located near the former site of the Lorton Prison.

Mr. Lee continued his presentation.

Commissioner Lawrence stated that Tysons would develop over an extended time period and would incorporate more sophisticated security equipment in the process. He then pointed out that applicants pursuing developments in Tysons had proffered commitments to ensure their coordination with the FCPD in developing efficient mechanisms to share information. In addition, he noted that such development would make Tysons a major communications hub and this hub would be required to function during emergency situations, such as inclement weather. He added that he supported further improvements that would ensure these uses in Tysons functioned efficiently.

A discussion ensued between Commissioner Migliaccio and Mr. Lee regarding the number of residents served by the South County Police Facility and the Franconia District Police Station wherein Mr. Lee confirmed that these two stations served approximately 200,000 residents and the average FCPD facility served approximately 125,000.

Replying to questions from Commissioner Migliaccio, Mr. Lee said that there were eight FCPD stations in the County. He also confirmed that the South County Police Facility and the Franconia District Police Station served approximately 40 percent of the residents in Fairfax County. In addition, Mr. Lee indicated that FCPD had coordinated with the fire station located behind the Franconia District Police Station to provide additional parking for the facility and Mr. Holder indicated that the fire station did not object to securing an official agreement for parking. Mr. Holder also concurred that additional parking would be required while the Franconia District Police Station was being renovated.

Commissioner Litzenberger asked about potential hazards pertaining to the usage of the West Ox Heliport. Mr. Lee stated that the FCPD had purchased two additional helicopters and the West Ox Heliport employed 23 officers. He then indicated that there had been no complaints submitted by the staff at this facility, but expressed concern about ensuring that the staff was sufficiently trained. In addition, Mr. Lee and Mr. Holder said that the proposed renovations at the West Ox Heliport would not increase the chances of an accident.

Responding to questions from Commissioner Hurley, Mr. Lee confirmed that stored evidence in the Police Annex Building would be relocated to other facilities during its renovation. Mr. Holder added that certain facilities would not be able to handle heavier kinds of stored evidence. A

discussion ensued between Commissioner Hurley and Mr. Holder regarding the extent to which the Police Annex Building would be renovated.

Commissioner Hedetniemi expressed concern regarding the traffic at the access areas for the Operations Support Bureau and the impact that additional staff would have on the surrounding roads, noting that Woodburn Avenue was narrow. Mr. Holder explained that the proposed increase in staff at this facility and the subsequent traffic impact would not be significant, adding that the usage of larger FCPD vehicles would not be increased at this site. Mr. Lee and Mr. Holder also indicated that the parking provisions for motorcycles at this site were insufficient and the proposed renovations would have a single area for this use. A discussion ensued between Commissioner Hedetniemi and Mr. Lee regarding the noise impact of motorcycle usage at the site on surrounding residential areas.

Answering questions from Commissioner Ulfelder, Mr. Lee said that the McLean District Police Station was nearing completion, adding that its estimated time of completion was June 2015. He also stated that this station would coordinate with FCPD personnel working in Tysons Corner while a suitable location for a station in this area was secured, adding that the FCPD was also evaluating sites for sub-stations within Tysons. A discussion ensued between Commissioner Ulfelder and Mr. Lee regarding the kinds of police activities that would occur in Tysons Corner and the facilities that would support these activities wherein Commissioner Ulfelder said he would coordinate with Commissioner Lawrence and the FCPD to locate a suitable site for a police station in Tysons Corner.

A discussion ensued between Commissioner Strandlie and Mr. Lee regarding the methods the FCPD utilized to determine the population growth in certain areas of the County and the improvements that the FCPD facilities required to accommodate this growth.

Commissioner Flanagan asked for additional information on the organization of the various police districts throughout the County. Mr. Lee stated that this information was posted online at the FCPD website.

When Commissioner Flanagan asked about improving coverage in certain districts to aid stations, such as the Franconia District Police Station, Mr. Lee explained that the construction of the South County Police Facility would decrease the size of the service areas for other FCPD facilities in the surrounding area and improve response times. A discussion ensued between Commissioner Flanagan and Mr. Lee regarding the method by which the FCPD assigned a call to units within a police district.

6. Fairfax County Department of Transportation (FCDOT)
Michael Lake, Senior Transportation Planner

Mr. Lake gave a presentation on FCDOT projects, as outlined in CIP from pages 163 to 180. (A copy of Mr. Lake's presentation is in the date file.)

Commissioner Hurley asked about the CIP funds that FCDOT would allocate to implement revised stormwater management requirements. Mr. Lake explained that each FCDOT project would be reviewed to determine the appropriate stormwater management provisions to

implement and the FCDOT would coordinate with DPWES on these projects, noting that the size and scope of each project varied. He then indicated that the cost of this method could not be determined until a project was sufficiently reviewed.

Commissioner Hedetniemi asked whether FCDOT's estimated funds for road improvements were sufficient to repair the roads damaged by snow removal. Mr. Lake pointed out that the Virginia Department of Transportation (VDOT) was responsible for maintaining most of the major roads in the County, including damage associated with snow removal.

Commissioner Lawrence pointed out that the revised stormwater management practices would be utilized for the planned widening of Interstate-66. He then encouraged FCDOT to coordinate with DPWES to manage stormwater runoff without utilizing ponds to avoid the taking of land, which would increase costs. Mr. Lake indicated that this issue had been discussed with VDOT and the Board of Supervisors.

Referring to page 29 of the CIP, Commissioner Flanagan said that the Metrorail would receive \$120 million from bond referendums scheduled for 2016 and 2020 and asked why it was not listed on the chart on page 180 of the CIP. Ms. Reed explained that the items on pages 28 and 29 of the CIP were projections and the items on page 180 were either approved or funded. She added that FCDOT projected an annual \$30 million contribution to Metrorail and the bond referendums reflected these contributions.

Commissioner Flanagan asked whether the Virginia Department of Rail and Transit study on Richmond Highway was included in the CIP. Mr. Lake said that this study was included in the Transportation Planning Board's long-range plan, but noted that the study was still ongoing.

7. Fairfax County Park Authority (FCPA)

David R. Bowden, Director of Planning and Development Division

Mr. Bowden gave a presentation on FCPA projects, as outlined in the CIP from pages 57 to 67. (A copy of Mr. Bowden's presentation is in the date file.)

Chairman Murphy asked whether the CIP had contributed funds for Patriot Park. Mr. Bowden stated that approximately \$1 million had been allocated from the previous bond referendum to implement the second phase of this park, but noted that this project was on hold to accommodate an extension of Shirley Gate Road. He added that another property had been purchased by the FCPA along Braddock Road near Willow Springs Elementary School and this property was being evaluated as a site for an athletic field.

Chairman Murphy asked about the FCPA's policy on permitting monopolies at their facilities and asked how many had been installed in the past year. Mr. Bowden said that the FCPA's policy had been revised to better accommodate monopolies. He also stated that this policy had been modified to facilitate improvements to existing telecommunications facilities on FCPA properties. Mr. Bowden stated that no monopolies had been installed at FCPA facilities over the past year, but indicated that some facilities were being considered for future monopolies.

Commissioner de la Fe asked whether inclement weather had delayed the ongoing improvements to Lake Fairfax. Mr. Bowden said that these improvements would be completed by mid-summer of 2015, which was consistent with the initial plans for Lake Fairfax.

Commissioner Litzenberger commended the FCPA for its work on the Sully Woodlands Trails. He then commended the FCPA and the Commission for their work on funding the Sully Highland Park Athletic Fields, which had been negotiated through proffered commitments from a neighboring residential development. Mr. Bowden concurred and added that the FCPA had coordinated with a youth group to install additional features, such as restrooms and picnic shelters, at this park.

Commissioner Flanagan pointed out that there were numerous developments along Richmond Highway that included proffered commitments for park facilities, but noted that these commitments were not always implemented in areas near these developments and were sometimes utilized for other projects. Mr. Bowden concurred, explaining that the District Supervisor determined how these commitments would be allocated. When Commissioner Flanagan asked where the Commission could obtain information on where and how these proffered commitments would be implemented, Mr. Bowden said that DPWES collected the proffered funds during the site plan review phase for a development and these commitments could be tracked over the course of a fiscal year, adding that this information was publicly available.

Commissioner Flanagan stated that a monopole had been installed at the George Washington Recreation Center and the revenue from this monopole was paid to the FCPA. A discussion ensued between Commissioner Flanagan and Mr. Bowden regarding the portion of this revenue that was reserved for the George Washington Recreation Center, the FCPA's policy on how revenue from telecommunications facilities was distributed, and the method for tracking the allocation of this revenue.

Commissioner Lawrence commended the FCPA for coordinating with the Department of Planning and Zoning to obtain the necessary land in Tysons Corner for public parks and athletic fields.

A discussion between Commissioner Ulfelder and Mr. Bowden regarding the impact of climate change on the FCPA's planning process and the associated maintenance requirements wherein Commissioner Ulfelder suggested that the FCPA coordinate with other organizations to advise them on addressing this issue.

8. Fairfax County Public Schools (FCPS)
Ajay Rawat, Coordinator, Facilities Planning Services

Mr. Rawat gave a presentation on FCPS projects, as outlined in the CIP from pages 47 to 58. (A copy of Mr. Rawat's presentation is in the date file.)

Commissioner Hurley noted the challenges of renovating FCPS' oldest facilities first. Mr. Rawat indicated that the FCPS planned to renovate its facilities in a 20 to 25 year cycle, but noted that this was not always possible due to funding limitations.

Commissioner Strandlie asked how the age and condition of an FCPS facility impacted recruitment and retention, pointing out that certain facilities did not accommodate disabled students and some parents had withdrawn students from these facilities because of this condition. Mr. Rawat concurred that there were instances of parents withdrawing students from older facilities, but added that information on the impact of accommodations for the disabled or lack thereof was not available.

In reply to questions from Commissioner Strandlie, Mr. Rawat explained that the FCPS coordinated with the Department of Planning and Zoning to recommend appropriate proffer commitments for rezoning applications that would affect FCPS facilities in the area. He then said that the extent of these commitments was calculated on the basis of how many additional students the development would generate above the estimated students generated from a by-right development. In addition, Mr. Rawat stated that the current proffer commitment per student was approximately \$11,749. He also indicated that the zoning of a property and the density of a given development was utilized by the FCPS to estimate the appropriate proffer commitments.

Commissioner Litzenberger asked about the annual cost per student for FCPS. Mr. Rawat said that the average cost was approximately \$15,000 and confirmed that the cost per student increased as the student got older.

Commissioner Hart pointed out that the \$120 million construction project labeled “Future West High School” on page 52 of the CIP was listed as unfunded because a suitable site had not been secured. He then asked about the size requirements for this site. Mr. Rawat explained that an average high school facility required approximately 35 to 50 acres, but noted that the FCPS was considering smaller sites of approximately 12 to 28 acres to accommodate a more urban design.

Commissioner Flanagan said that the Saudi Royal Academy, which was currently located along Richmond Highway, would be relocating within the next five years. He then asked whether the FCPS planned to utilize this building once it was vacated. Mr. Rawat said that the FCPS was studying uses for this facility.

9. DPWES, Stormwater Management

Chad Crawford, Director, Watershed Projects Implementation Branch

Mr. Crawford gave a presentation on DPWES’s stormwater management projects, as outlined in the CIP from pages 90 to 98. (A copy of Mr. Crawford’s presentation is in the date file.)

Commissioner Ulfelder asked about the impact of climate change on the planning process and the design of stormwater management facilities, noting that instances of flooding would be more common. Mr. Crawford concurred that the County’s stormwater management facilities needed to be sufficiently resilient to accommodate the impact of climate change. He added that while the stormwater management standards had not changed, the Army Corp of Engineers had studied the stormwater facilities along the East Coast of the United States to address this issue. In addition, Mr. Crawford said that stream restoration efforts and channels were designed to include additional capacity. He then stated that the flood plains throughout the County had been designed

to prevent flooding in residential areas, but noted that there were areas where localized flooding occurred.

Commissioner Flanagan asked about the status of the stream restoration project for Little Hunting Creek, which would restore this creek from the Potomac River to the Beacon Hill Shopping Center. Mr. Crawford stated that this project had been discontinued due to concerns about flooding in residential areas, explaining that the existing paved channels were more efficient than natural channels. A discussion ensued between Commissioner Flanagan and Mr. Crawford regarding the use of bond funds for this project.

10. Fairfax County Department of Housing and Community Development (FCDHCD)
Hossein Malayeri, Deputy Director for Real Estate

Mr. Malayeri gave a presentation on FCDHCD projects, as outlined in the CIP from pages 74 to 82.

A discussion ensued between Commissioner Litzenberger and Mr. Malayeri regarding the shortage for suitable housing for senior residents.

Commissioner Flanagan said that there were approximately 8,000 detached single-family homes in multiple districts throughout the County that could be purchased for less than \$100,000, but noted that the number of homes at this level of affordability were declining. He added that the Comprehensive Plan recommended that the County protect these affordable communities, but they were not sufficiently protected in certain areas of the County. He then pointed out that the CIP did not contain any provisions to protect these communities, adding that some of these homes were owned by the FCDHCD. Mr. Malayeri explained that there were insufficient funds to protect these communities, noting that the County only provided 17 percent of the FCDHCD's \$115 million budget for the 2015 fiscal year while the Federal Government provided 61 percent. He also said that due to this lack of funding, the FCDHCD was coordinating with developers to create public/private partnerships to provide more affordable housing throughout the County.

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At the conclusion of the workshop, Chairman Murphy announced that the Planning Commission would conduct the regular public hearing for the Capital Improvement Program for Fiscal Years 2016 to 2020.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. CAPITAL IMPROVEMENT PROGRAM (FY 2016-2020) PUBLIC HEARING

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FAIRFAX COUNTY ADVERTISED CAPITAL
IMPROVEMENT PROGRAM (CIP) – A public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2016-2020 (with future Fiscal Years to 2025). COUNTYWIDE. PUBLIC HEARING.

Chairman Murphy inquired whether there were any speakers for this item. There begin none, he waived the presentation by staff. No objections were expressed and the Commission had no concluding questions or comments; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Litzenberger for action on this item.

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Chairman Murphy: Then the public hearing is closed. Recognize Mr. Litzenberger.

Commissioner Litzenberger: Thank you, Mr. Chairman. I MOVE TO DEFER FOR DECISION ONLY ON THE PC RECOMMENDATION ON THE CAPITAL IMPROVEMENT PROGRAM TO A DATE CERTAIN OF MARCH 25TH, WITH THE REMAINING OPEN FOR WRITTEN COMMENTS.

Commissioner Flanagan: Second.

Chairman Murphy: Seconded by Mr. Flanagan. Is there a discussion? All those in favor of the motion to defer the decision only on the Capital Improvement Program to a date certain of March 21st – 25th, rather, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 11-0. Commissioner Sargeant was absent from the meeting.)

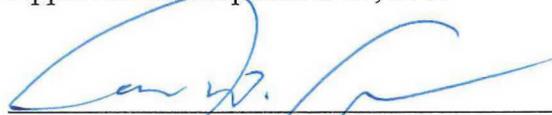
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The meeting was adjourned at 11:26 p.m.
Peter F. Murphy, Chairman
James R. Hart, Secretary

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: Jacob Caporaletti

Approved on: September 17, 2015



John Cooper, Clerk to the
Fairfax County Planning Commission