

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 20, 2014**

PRESENT: Frank A. de la Fe, Hunter Mill 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
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Peter F. Murphy, Springfield District
Timothy J. Sargeant, Commissioner At-Large
John C. Ulfelder, Dranesville District

ABSENT: Kenneth A. Lawrence, Providence District

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The meeting was called to order at 8:19 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 Hart announced that the Planning Commission's Environment Committee met earlier this evening to continue discussions with staff on electric vehicle charging station infrastructure. He stated that the Environment Committee would meet again on the following dates at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center:

- Thursday, April 3, 2014;
- Wednesday, June 18, 2014; and
- Thursday, July 10, 2014.

He also said that the Environment Committee would conduct a workshop on electric vehicle charging station infrastructure on Thursday, May 8, 2014 at 7:00 p.m. in Conference Rooms 9/10 in the Fairfax County Government Center.

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ORDER OF THE AGENDA

On behalf of Secretary Hall, Chairman Murphy established the following order of the agenda:

1. FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM

This order was accepted without objection.

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FAIRFAX COUNTY ADVERTISED CAPITAL
IMPROVEMENT PROGRAM – A public hearing will be held on
the Fairfax County Advertiser Capital Improvement Program
(CIP), Fiscal Years 2015-2019 (with future Fiscal Years to 2024).
COUNTYWIDE. PUBLIC HEARING.

Commissioner Sargeant announced that the Planning Commission's CIP Committee would meet on Thursday, March 27, 2014 at 7:00 p.m. He added that the Planning Commission would conduct a mark-up for the CIP at its meeting on Wednesday, April 2, 2014. *[Note: This date was subsequently revised and the mark-up was scheduled for Thursday, April 3, 2014.]*

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Ken Quincy, 12055 Government Center Parkway, Suite 927, Fairfax, representing the Fairfax County Park Authority (FCPA) Board, thanked the Commission for its continued support of the FCPA. He added that County's parks system had been awarded the National Gold Metal of Work for Excellence in the field of Park and Recreation Management on multiple occasions by the National Recreation and Park Association. He explained that the FCPA's mission was to enhance the quality of life of County residents through quality recreation opportunities and to preserve the natural and cultural resources under its care. Mr. Quincy said that the County's park system consisted of approximately 23,000 acres of parkland, which constituted approximately 9.2 percent of the County landmass, and approximately 400 parks. He also stated that the FCPA operated 9 recreation centers, 3 lakefront parks, 8 golf courses, over 400 athletic fields, 5 nature centers, 10 historic sites, 300 miles of trails, and various specialty parks. He added that the FCPA offered over 300 classes and accommodated a summer camp program with a capacity of approximately 40,000 participants. He then indicated that the FCPA park facilities experienced approximately 18 million annual visits. Mr. Quincy said that numerous FCPA operations were funded by user-fees at various facilities. He then explained that the foundation for the FCPA's CIP was the 2004 Needs Assessment, which included a 10-year capital plan with projects valued at approximately \$377 million. He noted that the impact of this plan was approximately \$435 million when adjusted for inflation. He said that park bonds had provided approximately \$228 million since the 2004 Needs Assessment was concluded, which left a funding gap of approximately \$207 million in unfunded projects through 2013. Mr. Quincy expressed support for the approximately \$63 million park bond that was included in the CIP, but pointed out that the needs of the FCPA would likely grow. He added that these needs would also reflect the need to maintain existing FCPA facilities and protect the County's natural and cultural resources. He stated that FCPA would initiate public engagement efforts to conduct a new Needs Assessment. Mr. Quincy noted the age of existing FCPA facilities and that the demand for FCPA facilities continued to increase while the FCPA's budget for maintenance and operations had been reduced. He indicated that the park bond would provide additional funding to off-set these reductions and aid the FCPA in renovating existing facilities while promoting efforts to preserve the County's natural and cultural resources. Mr. Quincy also expressed support for allocating bond premiums to the FCPA's CIP. He then stated that the Commission's support of the FCPA

had facilitated the implementation of recreational facilities in the redevelopment of areas such as Reston and Tysons Corner. In addition, he pointed out that FCPA had conducted a survey that concluded that approximately 80 percent of County households rated quality park systems as vital to their quality of life. In conclusion, he recommended that the Commission continue to support sustaining funding for park development.

When Commissioner Litzenberger asked about the funding source for the \$63 million park bond, Mr. Quincy stated that these funds came from tax revenue.

Referring to cost summaries listed in Items 17 and 18 on Page 59 of the CIP, Mr. Sargeant asked what percentage of FCPA's budget was allocated for land acquisition. Mr. Quincy stated that he would provide him with more information on this issue, but noted that the FCPA had placed a greater emphasis on the renovation and maintenance of existing facilities.

Commissioner Sargeant asked whether the FCPA would need to modify its facilities to accommodate aging demographics within the County. Mr. Quincy acknowledged the County's changing demographics, but noted that changes in ethnic populations would also impact FCPA operations. He pointed out that certain recreation activities were popular within certain ethnic groups, such as cricket, and that some FCPA facilities had been modified to accommodate these activities. In addition, Mr. Quincy indicated that the FCPA was committed to improve FCPA facilities to accommodate aging populations.

Commissioner Flanagan expressed concern about the FCPA's interpretation about what constituted a "park use," stating that issues had arisen regarding telecommunications facilities whenever land was conveyed for park purposes. He explained that past interpretations of a "park use" had determined that a telecommunications facility was determined to be an inappropriate use on park land and noted the importance of accommodating such facilities. He then asked for more information regarding this determination. Mr. Quincy indicated that this issue had been reviewed and explained and the FCPA had revised this determination in June 2013 to include criteria for locating telecommunications facilities on park land.

A discussion ensued between Commissioner Flanagan and Mr. Quincy regarding the extent of this revised determination wherein Mr. Quincy acknowledged that the previous determination had been exceedingly prohibitive to telecommunications facilities, but indicated that the revised determination would provide greater flexibility for such facilities.

Chairman Murphy pointed out that certain parkland contained strict covenants that precluded telecommunications facilities and expressed support for the FCPA's revised determination regarding telecommunications facilities. He then recommended that the FCPA ensure it had a sufficient means of processing the applications for telecommunications facilities objectively. Mr. Quincy said that in addition to revising the FCPA's determination regarding telecommunications facilities, the FCPA also streamlined the processing of applications for such facilities. He also indicated that the FCPA had revised its guidelines for the allocation of revenue generated by telecommunications facilities, saying that 20 percent of the revenues would fund countywide projects for natural and cultural resources while 80 percent of the revenues would be allocated to projects within the facility's planning district.

Commissioner Hedetniemi asked that Kirk Kincannon stand and be recognized as the new director of the FCPA.

Commissioner Hall pointed out that there was a monopole located at a park facility within Mason District, but noted that this facility had not received any complaints from surrounding residents.

Commissioner de la Fe added that a similar facility was located at Frying Pan Park and had also received no complaints from residents.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Sargeant for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON THE FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM TO A DATE CERTAIN OF THURSDAY, APRIL 3, 2014, WITH THE RECORD REMAINING OPEN FOR WRITTEN AND ELECTRONIC COMMENTS.

Commissioner Migliaccio seconded the motion which carried by a vote of 11-0. Commissioner Lawrence was absent from the meeting.

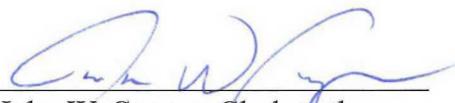
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The meeting was adjourned at 8:38 p.m.
Peter F. Murphy, Chairman
Janet R. Hall, Secretary

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

Minutes by: Jacob Caporaletti

Approved on: October 22, 2014


John W. Cooper, Clerk to the
Fairfax County Planning Commission