

March 27, 2019.

Submitted by Liz Murphy, Lee District Resident

Please accept my comments and questions as part of the written record reviewing the draft of the Fairfax County FY 2020-2024 CIP. The first set of questions are focused on the implementation of the One Fairfax Policy:

- 1) Why is the “One Fairfax Policy” document (adopted by the BOS in 2017 and FCPS in 2018) not referenced or provided in the draft CIP?

For example, the County Executive’s Letter of Review stating the “9 Primary Objectives and Principles of Sound Capital Improvement Planning,” does not include any language referencing the policy.

For example, the FCPS 2020-2024 CIP excludes the “One Fairfax Policy” document from its Essential Operational Planning Documents.

- 2) When will the “One Fairfax Policy” document become institutionalized into all County planning processes and important documents?
- 3) I notice the Planning Commission’s standing committees only include the development area of Tysons. When will standing committees be added that are dedicated to Innovation Station, Embark and other large developments in the works throughout the county?
- 4) Would the Planning Commission sponsor or direct the appropriate Fairfax County agency to hold a Community Workshop on how the One Fairfax Policy will be implemented in decisions coming before the Planning Commission?
- 5) What information have developers seeking zoning approval from the Planning Commission been given about addressing criteria outlined in the One Fairfax Policy?

The One Fairfax Policy has been discussed during CIP meetings and is referenced in two of the FY 2020 CIP motions. It is a component of the Planning Commission’s Schools Committee policy review and the joint work with members of the School Board. Initiatives are underway by County agencies and departments to incorporate One Fairfax and the consideration of equity. This is a work in progress and progress is being made by the County.

The next set of questions are in response to Jeff Platenberg's FCPS CIP presentation before the Planning Commission's March 13 CIP Work Shop:

- 6) There are many instances when answers are not provided to the Commissioners and will instead be provided "off-line." How is the public informed about the answers to questions that receive an "off-line" response?

Responses to any questions unable to be answered during the Planning Commission CIP Workshop are posted on the CIP website at: <https://www.fairfaxcounty.gov/budget/advertised-capital-improvement-program-cip>

The first question asked by Commissioner Hurley that was deferred was answered later in the question and answer portion of the presentation. See the response to item 7. Commissioner Niedzielski-Eichner asked about having an "off-line" conversation about a comment made by Mr. Platenberg that boundary changes would not address capacity needs. Mr. Platenberg clarified that boundary changes need to be part of the solution. Any option(s) chosen for implementation will be discussed and decided through a transparent process with the appropriate stakeholders, in accordance with School Board Policies and Regulations.

- 7) Mr. Platenberg is asked about FCPS school brick and mortar use at a school that may be requesting a modular. Was the off-line response to this question addressing whether FCPS will be moving supplies out of Woodson HS rooms designed for student use before spending money and placing students in a modular? If no, what was the off-line response to this question?

FCPS would relocate support staff from school facilities where there are capacity needs to other locations before placing a modular at a school.

- 8) The West Potomac HS Addition is in the planning stages (2019, FCPS CIP page 45), yet 6 miles from West Potomac HS sits Mt. Vernon HS with 428 seats currently available. Why build MORE capacity, when there are **428 seats currently OPEN** at a HS in close proximity to West Potomac?

The School Board and FCPS staff have been working to review Policy 8130 Local School Boundaries, Program Assignments, and School Closings at a number of work sessions this year. This review considers the goals of the policy and factors considered in the policy and is currently ongoing. The School Board has also identified Priority Recommended Boundary Adjustments as part of the FCPS FY2020-24 Capital Improvement Program process. These are listed on page 46 of

the FCPS FY2020-24 Capital Improvement Program. West Potomac HS and Mt. Vernon HS boundary adjustments are not listed as priority recommended boundary adjustments.

- 9) Mr. Platenberg also mentions the need to address the overcrowding at McLean HS. Is this the school that will receive the **“UNFUNDED MODULAR ADDITION Relocation”** he mentions on page 5 of his power point presentation?

No, the 2017 Bond Referendum included the relocation of one modular addition.

- 10) If yes, why aren't there plans to move McLean students to the **NEWLY RENOVATED** Langley HS which now has **447 OPEN SEATS** (page 78 FCPS CIP), rather than spending money to expand McLean HS facilities?

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- 11) Why is FCPS spending money NOT identified in the 2020-2024 FCPS CIP on renovating the McLean HS Science labs when Langley HS has an entirely renovated facility and McLean students can be moved to Langley HS?

The renovation of the McLean HS science lab is being funded by proffered funds. Proffers are contributions to address the impact of a property to be developed when new residential development requires a rezoning or proffer condition amendment. As the population at McLean HS increases with new housing development, additional capacity is necessary to accommodate students at the high school level.

12) **COMMENT:** Mr. Platenberg defines McLean HS's needs as "not a renovation" because the overcrowding affects core subjects. Under capacity schools like Langley and Mt. Vernon are similarly affected, but do not receive similar attention or resources. In the case of McLean/Langley and West Potomac/Mt. Vernon, moving students would BENEFIT all of the schools and be a more equitable use of limited FCPS staff and financial resources. Projects such as those at McLean HS and West Potomac also have a DIRECT impact on the RENOVATION CUE of other schools- especially Falls Church HS.

13) Mr. Platenberg refers to a "Funded Project- Route 1 ES (Page 4 of FCPS CIP power point presentation). Is this the Pinewoods Lake ES listed on page 45 of the FCPS CIP?

Yes, the Route 1 ES is also known as the Pinewood Lakes site. The site has also been referred to as the Fairfield ES site.

14) If yes, how can Pinewoods Lake ES be considered Funded when it is not slated for a Bond until 2027?

The Route 1 ES (or the Pinewood Lakes site) was first included in the FCPS FY 2013-17 Capital Improvement Program due to projections showing schools in the area becoming overcrowded in the future. The project was funded as part of the 2013 Bond Referendum. The Route 1 ES timeline has changed to FY 2027 due to currently available capacity at the elementary schools in the area. This capacity has become available due to the opening of Ft. Belvoir Upper ES which was initiated and primarily funded through the U.S. Department of Defense, Office of Economic Adjustment Public Schools on Military Installations Program Authority.

15) On Page 7 of the power point, the Route 1 ES is listed as (NEW) w/the caveat to monitor capacity in Region 3- is this the Pinewoods Lake School?

Yes, the Route 1 ES is also known as the Pinewood Lakes site. The site has also been referred to as the Fairfield ES site.

16) Also on page 7 of the power point is the Fairfax/Oakton ES (New) – is this the school Mr. Platenberg refers to in his presentation?

Yes, the Fairfax/Oakton ES is the school Mr. Platenberg is referencing in his presentation.

- 17) If yes and if this project is unfunded, (Page 4 of the FCPS Power Point presentation) why is scoping and planning proceeding- especially since there is still a considerable amount of opposition to the need for this school –especially at this location?

This project is partially funded. Funding of Capital Projects may be split into two components, planning and construction. Once a project is included in the FCPS Capital Improvement Program, the project is then included in the bond referendum for funding for planning and construction. The planning for the Fairfax/Oakton ES project was included in the 2017 Bond Referendum. The construction for the Fairfax/Oakton ES project is included in the draft 2019 Bond Referendum.

- 18) One of the Commissioners refers to the Schools Committee’s presentation by Steven Fuller. Please provide the public with background information on Mr. Fuller.

The presentation is attached.

- 19) What are the Commission’s next steps toward developing a combined County/FCPS model for regional population estimates?

The Planning Commission relies on County and FCPS staff demographers to project population estimates.

- 20) What other steps are being considered for a more accurate developer proffer formula?

Developments going through the zoning process are expected to mitigate their impacts. Staff work on each case to accurately identify impacts and, on a case by case basis, identify how the proposal mitigates those impacts.

- 21) One of the Commissioner’s describes FCPS’ 20,000 student transfers as a “Hidden Boundary Change.” Mr. Platenberg mentions the growth of the AAP program as one contributor to traffic congestion. How does the Planning Commission intend follow up with FCPS’ plans to re-align programs and keep more students within their assigned boundary pyramid?

The Planning Commission meets regularly with FCPS staff through the Schools Committee.

Thank you for this opportunity to comment and ask questions.