

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MARCH 3, 2016**

**PRESENT:** Peter F. Murphy, Springfield District  
Frank A. de la Fe, Hunter Mill District  
James R. Hart, Commissioner At-Large  
Timothy J. Sargeant, Commission At-Large  
Ellen J. Hurley, Braddock District  
John C. Ulfelder, Dranesville District  
James T. Migliaccio, Lee District  
Julie M. Strandlie, Mason District  
Karen Keys-Gamarra, Sully District  
Janyce N. Hedetniemi, Commissioner At Large

**ABSENT:** Earl L. Flanagan, Mount Vernon District  
Kenneth A. Lawrence, Providence District

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The meeting was called to order at 7:34 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 announced that the meeting tonight was a workshop with members of county staff regarding the Fairfax County Capital Improvement Program (CIP). He noted that there would be a public hearing following these presentations. Chairman Murphy announced the CIP schedule:

- March 9, 2016 – CIP Committee Meeting
- March 16, 2016 – CIP Mark Up
- April 5, 6 and 7, 2016 – Board of Supervisors CIP Public Hearing
- April 19, 2016 – Board of Supervisors CIP Decision

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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 2017-2021 (with future Fiscal Years  
to 2026), with briefings from various County agencies.  
COUNTYWIDE.

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The Planning Commission held a workshop on the Capital Improvement Program (CIP), where presentations were made by the representatives of the following agencies:

1. Fairfax County Department of Management and Budget  
Martha Reed, Capital Programs Coordinator

Ms. Reed gave a presentation that provided an overview of the CIP for Fiscal Years 2017-2021. (A copy of Ms. Reed's presentation is in the date file.)

2. County Executive Office  
Rob Stalzer, Deputy County Executive

Mr. Stalzer gave a presentation that provided an overview of the Lines of Business (LOB) for Fairfax County Government.

3. Department of Public Works and Environmental Services (DPWES)  
Jeff Kent, Management Analyst IV, Wastewater Planning and Monitoring

Mr. Kent gave a presentation on Wastewater Plan Program by DPWES, as outlined in the CIP from pages 156 to 162. (A copy of Mr. Kent's presentation is in the date file.)

Commissioner Sargeant noted that in the CIP report DPWES had referenced planning for Tysons, which was a long term vision, and asked Mr. Kent how they factored that into their strategic planning for the future. Mr. Kent explained that DPWES maintained a computerized flow model which was updated every year to reflect any changes to the Comprehensive Plan and would project the needs of their facilities. In addition, Commissioner Sargeant and Mr. Kent discussed the various methods utilized to replace underground utility pipes.

Commissioner Sargeant and Mr. Kent discussed the UV Light Filtration System at the wastewater treatment plant wherein Mr. Kent explained that it would be installed at the Norman Cole facility to handle disinfection. He noted that a pilot program was run on this system with positive results with a second one planned in the next couple of weeks.

Commissioner Ulfelder and Mr. Kent discussed the Difficult Run Pumping Station and the septage receiving site located next to it wherein Mr. Kent explained that the County was reaching capacity at the Blue Plains Watershed Facility so they were required to pull flow out of the Potomac Interceptor and reroute to the Norman Cole Facility.

4. Fairfax County Public Schools

Warren James, Facilities and Transportation Services

Mr. James gave a presentation on the Fairfax County Public Schools, (FCPS) projects, as outlined in the CIP from pages 47 to 54. (A copy of Mr. James presentation is in the date file.)

In response to a question from Commissioner Sargeant regarding the new Fort Belvoir Elementary School, Mr. James said that FCPS would get approximately 80 percent of the monies collected from the Department of Defense.

Commissioner Ulfelder and Mr. James discussed the schools ability to determine future growth and student needs wherein Mr. Kent explained that FCPS Planning Department had obtained a new software package and were confident in their projections. Commissioner Ulfelder said it would be helpful if FCPS advised the Commission of any changes made and the reasons.

Several Commissioners discussed the following with Mr. James:

- The difference between the CIP 2015 and 2016 overcrowding maps which showed a significant decrease, particularly in the elementary schools;
- The modular, quads, and trailers located at the schools and whether they were considered part of the school building when evaluating overcrowding along with differences in cost;
- The cost difference between renovating an existing school versus building a new one and how FCPS made that decision;
- The changing needs of students and how it impacts the design or planning criteria for a new school;
- The percentage of outside county funding that goes to the renovation of the Thomas Jefferson High School; and
- The status on the sewer line extension and renovations at Forestville ES.

5. Fairfax County Police Department

Major Edward O'Carroll, Resource Management Bureau

Major O'Carroll gave a presentation on the Fairfax County Police Department, (FCPD) projects, as outlined in the CIP from pages 106 to 115. (A copy of Major O'Carroll's presentation is in the date file.)

Commissioner Sargeant asked what area of the county would be suitable to locate and consolidate all of the seized vehicles. Major O'Carroll said a secured facility was preferred rather than a facility in close proximity to the courthouse.

Commissioner Sargeant asked for an update on the South County Police Station; wherein, Major O'Carroll explained that the Police Department was coordinating with the Federation to determine a suitable location and noted that this facility would also be shared with the Animal Services Division. He added that the County was covered by eight police stations so it was a priority to construct the new station.

Noting the long period of time before a police station would be considered in the Tysons area, Commissioner Hedetniemi asked if there was adequate coverage currently and in the future for this growing area. Major O'Carroll said that Tysons was handled by the McLean District Station which had recently acquired additional officers to maintain adequate coverage; however, he said a satellite station or partnership might be beneficial in the future to have officers in closer proximity. Commissioner Ulfelder confirmed with Major O'Carroll that FCPD had started the initial process of identifying areas within Tysons to locate a future police station and suggested that they coordinate with the Department of Planning and Zoning for assistance in developing criteria and locating possible sites.

In response to a question from Chairman Murphy, Major O'Carroll said they were anticipating the new Fire and Police Headquarters Building to be completed by the summer or fall of 2017.

#### 6. Fairfax County Fire and Rescue

John Caussin, Assistant Fire Chief

Assistant Chief Caussin gave a presentation on the Fairfax County Fire Department, (FCFD) projects, as outlined in the CIP from pages 106 to 115. (A copy of Assistant Chief Caussin's presentation is in the date file.)

Commissioner Migliaccio and Assistant Chief Caussin discussed the costs associated with the Emergency Vehicle Priority System (EVP).

Commissioner Strandlie said that the Mason District was slated to have two additional fire stations and noted that the Temporary Fire Station at South Street and Annandale Road would be located at a congested intersection, especially during peak traffic hours. She asked if those traffic lights would be programmed with the EVP system. Assistant Chief Caussin explained that FCFD was aware of the traffic issues and would need to evaluate the light pattern at that

intersection. Commissioner Ulfelder pointed out that due to upcoming changes in legislation regarding proffer contributions, the Fire Department might need to find other ways of funding the EVP program.

Commissioner Sargeant and Assistant Chief Caussin discussed possible locations for a Fire Marshall's office in the South County area.

Commissioner Sargeant asked whether the Urban Search and Rescue site would require modifications to expand its range of uses. Assistant Chief Caussin said that the Fire Department was coordinating with staff to analyze this possibility.

Commissioner Hurley and Assistant Chief Caussin discussed the fire apparatus versus neighborhood street size and whether there was sufficient space for the larger trucks to maneuver. He agreed that the industry has evolved to larger vehicle sizes and noted that FCFD were in discussions with staff regarding truck specifications in an attempt to accommodate the County's more urban areas.

7. Fairfax County Department of Public Works and Environmental Services (DPWES)  
Craig Carinci, Director, Stormwater Planning Division

Mr. Carinci gave a presentation on the Stormwater projects, as outlined in the CIP from pages 89 to 97. (A copy of Mr. Carinci's presentation is in the date file.)

Commissioner Sargeant asked whether Mr. Carinci had suggestions to help avoid developer defaults on projects for stormwater management that could be incorporated by the Commission through the planning process. He said that would require further research.

Commissioner Sargeant questioned Mr. Carinci how DPWES budgets for required maintenance on facilities such as levees, wherein Mr. Carinci explained that the funds would come from their Dam Safety Program under operational costs.

Referring to the DPWES list of watersheds and streams in the County requiring maintenance, Commissioner Ulfelder discussed with Mr. Carinci the total cost, how the projects were prioritized, and what had already had been completed since FY 2009.

8. Fairfax County Park Authority  
David Bowden, Director of Planning and Development Division

Mr. Bowden gave a presentation on the Park Authority projects as outlined in the CIP from pages 56 to 65. (A copy of Mr. Bowden's presentation is in the date file.)

Commissioner Hurley noted that the turf field user fee was going to be increased and asked Mr. Bowden if the organizations that make contributions to these turf fields would also be required to pay the higher fee. He explained that they would request contributions for the replacement of those turf fields from those organizations to maintain their partnership and they would also be subject to the fee increase. Addressing Commissioner Hurley's question about the durability of the newer turf fields, Mr. Bowden explained that the suggested industry standard was 8 years however, the County had been successful with a 10 year replacement schedule.

In response to a question from Commissioner Sargeant, Mr. Bowden said current studies regarding a possible health risk with synthetic crumb rubber turf fields had been inconclusive. He noted that the Environmental Protection Agency (EPA) announced an intent to initiate their own study and indicated that the results would be published by the end of the year; therefore, the County had decided to wait for those results prior to rendering any decisions about future synthetic turf fields. Commissioner Sargeant asked about alternatives to the crumb rubber and Mr. Bowden explained that there were several: sterile manufactured rubber products, organic products, or granular products. He noted that these options were more costly due to the different construction techniques with the synthetic turf.

Commissioner Sargeant and Mr. Bowden discussed the Park Authority's land acquisition process wherein Mr. Bowden explained that Fairfax County Park Authority, (FCPA) sought out alternatives to obtain land either through proffers, donations, or County owned property especially in the urban development areas where land was scarce and costly. In addition, Mr. Bowden noted that a study was planned to determine what other areas of the County had a need for a recreation center and what land opportunities were available in those areas.

Commissioner Hart reiterated concern over the synthetic turf fields. Mr. Bowden explained that all but one field consisted of the crumb rubber and noted that the other options were less proven and more expensive. Commissioner Strandlie suggested a survey be conducted to gather citizen opinion since they were the users of these fields. Mr. Bowden said the Neighborhood and Community Services Department would handle that request because they manage the fields. Commissioner Ulfelder requested further information on the EPA study and how the Park Authority planned to use that information to make decisions about the turf fields.

Commissioner Hart discussed with Mr. Bowden the telecom spending policy wherein Mr. Bowden explained that the Park Authority had implemented their CIP plan to use the telecommunications income to address areas of shortfall which were the National and Cultural Resource projects and infrastructure replacement.

Commissioner Hedetniemi asked what the Park Authority's most pressing need was. Mr. Bowden said that FCPA needs to address the backlog of maintenance regarding their infrastructure. He noted that an estimated 70 million dollars' worth of repairs were needed, with an additional 63 million dollars in the next five years. In response to a question from

Commissioner Strandlie, Mr. Bowden said that a study was planned to prioritize required maintenance at the remaining recreation centers.

9. Fairfax County Administration for Human Services

Ferdous Hakim, Physical Resources & IT Strategic Planning

Michael Finkle, Office to Prevent and End Homelessness

Karla Bruce, Department of Neighborhood and Community Services

Will Williams, Community Services Board

Mr. Hakim gave a presentation for the Administration for Human Services as outlined in the CIP from pages 140 to 147, 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.

Mr. Finkle yielded to Ms. Bruce, who continued the presentation and highlighted the projects pertaining to the new Lorton and Sully Community Centers. In response to a question from Chairman Murphy, Ms. Bruce clarified that during the renovation senior services would be maintained. However, upon completion these two community centers would replace the senior centers to serve the entire population.

Ms. Bruce yielded to Mr. Williams, who continued the presentation and highlighted the three facilities that had been identified for the 2020 bond referendum which included the Fairfax Detox New Beginning, Crossroads Residential, and Cornerstones Dual Diagnosis Programs.

10. Fairfax County Department of Transportation

Ray Johnson, Coordination and Funding Division

Mr. Johnson gave a presentation on the Department of Transportation as outlined in the CIP from pages 167 to 184.

Commissioner Sargeant asked Mr. Johnson about the level of funding from Federal sources wherein Mr. Johnson explained that it had remained flat for the last several years and was expected to continue that way into the immediate future. Mr. Johnson said their primary sources of Federal funding was from the Regional Service Transportation Program and Congestion Mitigation Air Quality. He noted that they might receive notice of funding availabilities or grant opportunities from other programs as well.

Commissioner Ulfelder and Mr. Johnson discussed the Phase 1 and Phase 2 Special Tax Districts regarding the Metro Silver Line.

Commissioner Hurley and Mr. Johnson discussed the fence to be installed along the VRE line at Burke Center.

11. Fairfax County Department of Housing and Community Development  
Hossein Malayeri, Deputy Director of Real Estate

Mr. Malayeri gave a presentation on the Housing and Community Development projects as outlined in the CIP from pages 72 to 81.

Commissioner Sargeant and Mr. Malayeri discussed The Residences at North Hill Park project, Page 77 of the CIP wherein Mr. Malayeri clarified that the original plan was to build 67 pre-manufactured homes, but it was determined that a more innovative approach was needed for the site. He said they were in negotiation with a developer for 100 plus units, but it had not been approved because it was a complicated project due to the low income housing tax credit; therefore, only the original plan was listed. Commissioner Sargeant commented that a note needs to be added to better reflect what the real plan might be. Commissioner Hedetniemi asked about accommodations made for the residents to ensure they had access to public transportation. Mr. Malayeri said when they build a new development with the private sector it was a priority to have them close to public transportation; however, FCHCD did not provide additional services.

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. CAPITAL IMPROVEMENT PROGRAM (FY 2017-2021) 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 2017-2021 (with future Fiscal Years to 2026). COUNTYWIDE. PUBLIC HEARING.

Chairman Murphy inquired whether there were any speakers for this item. There being 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.

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*(Start Verbatim Transcript)*

Chairman Murphy: The public hearing is closed. If there is no other business before the Planning Commission I want to thank Martha Reed, as usual, for all the great work she does putting this together. This is just the tip of the iceberg, it's all Martha does with the CIP and with these kinds of issues and I want to thank Rob Stalzer for coming down and calling people who didn't show up and sent substitutes, okay we won't go into that. Thank you very much, I appreciate it. If there is no other business before the Planning Commission, Mr. Sargeant did you have something you wanted to add?

Commissioner Sargeant: Thank you, Mr. Chairman. Just, just a reminder the CIP Committee will meet on Wednesday, March 9<sup>th</sup>, to discuss our findings and address questions that came up during this process. Then the CIP markup is scheduled for March 16<sup>th</sup> and we look forward to any additional comments received between those two times. Thank you.

*(End Verbatim Transcript)*

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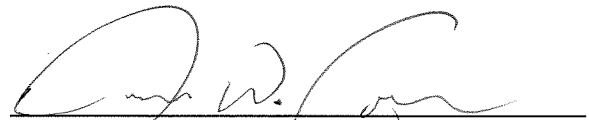
The meeting was adjourned at 11:35 p.m.  
Peter F. Murphy, Chairman  
James R. Hart, Secretary

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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: Teresa M. Wang

Approved on: October 6, 2016

A handwritten signature in black ink, appearing to read "John W. Cooper", is written over a horizontal line.

John W. Cooper, Clerk  
Fairfax County Planning Commission

