

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 7, 2018**

PRESENT: Peter F. Murphy, Chairman, Springfield District  
James R. Hart, Commissioner At-Large  
James T. Migliaccio, Lee District  
Timothy J. Sargeant, Commissioner At-Large  
Ellen J. Hurley, Braddock District  
John C. Ulfelder, Dranesville District  
John A. Carter, Hunter Mill District  
Julie M. Strandlie, Mason District  
Earl L. Flanagan, Mount Vernon District  
Phillip A. Niedzielski-Eichner, Providence District  
Donté Tanner, Sully District  
Mary D. Cortina, Commissioner At-Large

ABSENT: None

//

The meeting was called to order at 7:06 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

**COMMISSION MATTERS**

Chairman Murphy announced that the meeting would consist of a workshop wherein staff members from various agencies would brief Commissioners on the County's Capital Improvement Program (CIP) for Fiscal Years 2019 through 2023. He said a public hearing on the CIP would be held at the conclusion of the workshop.

//

Chairman Murphy recognized Commissioner Sargeant, Chairman of the Planning Commission's Capital Improvement Program Committee, who announced the CIP Committee would conduct a follow-up session after the workshop and public hearing on Wednesday, March 14, 2018 at 7:30 p.m. in the Board Conference Room of the Fairfax County Government Center. He added the meeting was open to the public.

//

CAPITAL IMPROVEMENT PROGRAM (CIP) – FISCAL YEARS 2019 – 2023 ADVERTISED (With Future Fiscal Years To 2028) – A public workshop will be held, in accordance with Section 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2019-2023 (with future Fiscal Years to 2028), with briefings from various County agencies. COUNTYWIDE.

//

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 2019-2023. (A copy of Ms. Reed's presentation is in the date file.)

A discussion followed between Commissioner Sargeant and Ms. Reed regarding infrastructure and replacement upgrades, identifying shared use facilities with the school system, and the types of shared facilities. Ms. Reed stated shared facilities would fall under any uses that would fit with the proposed use. Examples of those uses would be the presence of human services in schools, or childcare services placed in County facilities. Commissioner Sargeant stated the Planning Commission's Schools Committee worked with the schools, facility planners, as well as members of the School Board. He further stated compiled data regarding the review process should be provided to the Commission.

Commissioner Flanagan inquired about the coordination of specialists within the school's system that provided community uses of schools' facilities, and whether the team was led by Ms. Reed. Ms. Reed indicated she was part of the team of specialists. The team met throughout the fall of 2017 and would continue to meet. The team of specialists provided information to Board of Supervisors of all upcoming projects for both the County and schools. The CIP contained a breakdown of this information.

Commissioner Niedzielski-Eichner inquired about the Countywide infrastructure and replacement requirements and the remaining work to be completed. He also inquired about the matrix used for County facilities and maintenance approach. Ms. Reed referenced the list in the CIP which addressed the inquiry. This list included infrastructure challenges some of the facilities faced. After the remaining facilities were assessed, the list would be amended to include those remaining facilities. Regarding maintenance of County facilities, Ms. Reed stated infrastructure projects were matrix rated. Some facilities had a 5-year plan which would address their infrastructure replacement needs. Others addressed the need based on worst case projects in the given year. Commissioner Niedzielski-Eichner stated he believed the maintenance needs fell short of its expectations, and should be a focus in the next CIP.

2. Fairfax County Fire and Rescue Department (FCFRD)  
John Caussin, Assistant Fire Chief

Assistant Chief Caussin gave a presentation on the Fairfax County Fire and Rescue Department, (FCFRD) projects, as outlined in the CIP document, pages 132 to 141. (A copy of Assistant Chief Caussin's presentation is in the date file.)

Commissioner Sergeant and Mr. Caussin discussed the Insurance Services Office, Inc. (ISO) certification. The ISO visited fire station placement locations, available resources, and timed responses on establishing how long it would take to establish a sustained water supply in non-hydrant areas. There were other performance measures in place. Ratings were based on certain criteria. The ISO ratings scale for the FCFRD was updated from 2/3 to 1. More specific information regarding the rating scale would be provided to the Planning Commission.

Commissioner Sergeant asked whether there was a broader strategic placement plan in place throughout the County with regards to the emergency vehicle preemption devices. In response, Mr. Caussin stated the emergency vehicle preemption request was brought into the proffered process to provide information to the Board of Supervisors regarding the plan. Supervisor Jeffrey C. McKay requested the FCFRD submit a presentation to the Transportation Committee. Mr. Caussin presented the Commission with the outcome that resulted from the presentation to the Transportation Committee. With ongoing updates to the fire station facilities, Commissioner Sergeant asked how revitalization would fit into those plans. In response, Mr. Caussin used the Tysons Station as a reference. He stated based on the number of high-rises, the emergency preemption vehicles would allow for a horizontal response time. The higher density areas would allow for a vertical response time. Higher density buildings would all have a full sprinkler system in place. The sprinkler system would allow time for the FCFR to reach the top floors of those buildings. Building codes were also in place for those high-density buildings. Medical calls for service and vertical response time was also a top priority for the FCFR.

Commissioner Flanagan asked if the ISO reports were available to the public. Mr. Caussin stated he believed the reports were available to the public. Those reports were not confidential. The public should be referred to the FCFRD's office to obtain copies of those reports.

Regarding the two, Fairfax County Fire and Rescue Stations 24 and 29 located in Tysons, Commissioner Niedzielski-Eichner asked for the County's obligation for the proportion of land or buildings, compared to that of the private sector. Mr. Caussin stated in return for the parcel of land on Spring Hill Road, for Tysons Corner Fire Station 29, the developer would develop a high-rise with a fire station at the developer's expense, and would meet all standard requirements. With the proposed colocation on a County parcel, the developer would incur those expenses. The Highland District East Tyson's Fire Station obligations would be incurred by the developer.

Commissioner Strandlie asked how the traffic signal preemption devices would be allocated. Mr. Caussin stated the preemption devices were based on the development and the proximity to the two closest stations and the signaled intersections between those two stations. Based on the information a request would be made for those devices. Once those devices were received, FCFRD would then confer with the commander of the closest station to determine the most important signaled intersections. A survey was conducted for all 38 work locations, and the prioritized location of the preemption devices was established. Mr. Caussin stated compiled data for the signaled intersections, and the types of preemptive devices housed at those locations, were a work in progress.

### 3. Fairfax County Administration for Human Services (FCAHS)

Tom Barnett, Program Manager, Prevent and End Homelessness

Mr. Barnett gave a presentation on FCAHS programs, as outlined in the CIP from pages 120 to 129. (A copy of Mr. Barnett's presentation is in the date file.)

Commissioner Hurley expressed her concern for the waiting lists for the detox centers, such as A New Beginning, Artemis House and Cornerstones. She stated there was an immediate need for those programs and admissions should be expedited. Commissioner Hurley voiced her support for the intermediate care facilities listed for the 2020 bond. The individuals in those facilities were in the Northern Virginia training center. Those facilities were closed and the residents were dispersed throughout the County. Daryl Washington, Acting Executive Director, Fairfax-Falls Church Community Services Board (CSB) stated the CSB tried to place as many residents from those closed facilities within the County. Fifty percent of those individuals that exited the training center were housed in the County. The remaining residents were offered their second and third choice location preferences.

Commissioner Sargeant stated some of the facilities mentioned reminded him of the office building repurposing. He said there may or may not be cost savings efficiencies useful to the CSB. Repurposing addressed high density areas and suburban offices. Those may offer strategic locations with the required facility spaces and parking. Commissioner Sargeant asked that community resource center and community center be defined. Karla Bruce, Deputy Director, Neighborhood and Community Services (NCS) stated the County had several community centers that served various groups of citizens. NCS tried to co-locate the services provided through traditional community centers, with a broader range of publicly or community delivered services. The traditional community center model would be combined with additional flexible use space to be used by various Human Services agencies or non-profit partners. Commissioner Sargent made reference to the proposed Lorton Community Center and its close proximity to the Lorton Library. He asked whether there was an opportunity for co-location. Ms. Bruce stated NCS was in the process of looking into that the option and was in the process of determining the possibility of combining the two uses. Jessica Hudson, Director, Fairfax County Public Library stated the Lorton Library was moved from the 2026 bond referendum to the 2022 bond referendum as an opportunity for additional synergy as the center was being developed.

Commissioner Flanagan made reference to the number of workforce housing and affordable dwelling units on Page 111 of the CIP. He inquired about the overwhelming need for rental of affordable housing units in the County. Mr. Barnett stated there would be a separate housing development presentation regarding the CIP which would address the concern. He stated affordable housing was an important part of Health and Human Services and deferred the Commission to the staff of the Department of Housing and Community Development.

Commissioner Cortina inquired about the community centers and how they overlapped with the Park Authority's programing. Mr. Barnett stated the community centers were part of NCS. Ms. Bruce added the community centers worked closely with the Park Authority to coordinate and deliver the services. Most of the programing within the community centers were either free of charge or low cost. These programs were housed in communities that have been historically low income based. As the County grew and diversified, the location of the community centers changed and so did the clients served. Those community centers offered a range of programing which ranged from youth to senior services, and family-focused programing. NCS's programs

were considered human services and they utilized recreation as a modality that addressed other pressing needs and location choices.

Commissioner Niedzielski-Eichner inquired about the 5-year CIP period and potential shared use of opportunities by the districts and how they differentiated. Ms. Reed stated the list provided in the CIP was a list of future projects. Mr. Washington stated there was a possible plan for relocation of individuals being served by Boys Probation House post-dispositional residential placements program. The number one priority of CSB's CIP was the Woodburn Place Crisis Care crisis stabilization unit. As part of the feasibility study, CSB looked at the possibility of repurposing that site. Individuals served at Woodburn Place Crisis Center would be transferred to the Boys Probation House.

4. Department of Public Works and Environmental Services (DPWES)  
Michael Goodrich, Branch Chief, Financial Monitoring Branch,  
Wastewater Management Division

Mr. Goodrich gave a presentation on Wastewater Management Program by DPWES, as outlined in the CIP from pages 176 to 182. (A copy of Mr. Goodrich's presentation is in the date file.)

Commissioner Sargeant asked whether the Wastewater Management Division kept up with the treatment and maintenance of the Norman Cole Jr. Pollution Control Plant (NCPCP). Mr. Goodrich stated it did. He added the Blue Plains Advanced Wastewater Treatment Plant was continually investing in their treatment capacity. There was a number of partners that tied into the plant facility which expanded their capacity and efficiency. Commissioner Sargeant inquired about the lifespan for cured-in-place pipe. Shahram Mohsenin, Director, Wastewater Planning and Monitoring Division, DPWES, stated the anticipated lifespan was approximately 100 years. He further stated the lifespan would also be dependent on the pipe's location and how it was utilized.

Commissioner Niedzielski-Eichner complemented Mr. Goodrich on DPWES business management.

Commissioner Ulfelder inquired about the Difficult Run Pump Station and the limit on the amount of sewage and stormwater sent to the Blue Plains Advanced Wastewater Treatment Plant. Mr. Mohsenin stated the pump station was built in anticipation of flows which exceeded the allocation of the Blue Plains Advanced Water Treatment Plant. There were 31 million gallons per day of capacity. The projections for the plant's service area exceeded 40 million gallons a day. The Difficult Run Pump Station could divert 10 million gallons a day out of the service area into the NCPCP service area. The treatment plant received a flow of 27 million gallons a day with an allocation of 31 million gallons. With the anticipation of the Tysons growth, preparation was being made to assure there would be no delay in development.

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

Mr. Carinci gave a presentation on Stormwater Management projects by DPWES, as outlined in the CIP from pages 183 to 190. (A copy of Mr. Carinci's presentation is in the date file.)

Commissioner Sergeant referenced Page 194 of the CIP report. He asked whether the division made progress to reduce the amount of impervious surface. Mr. Carinci stated the redevelopment of the older sites improved the stormwater. The older sites had either deficient stormwater controls or none at all. The by-right infill residential areas did increase the impervious service and runoff.

Commissioner Hart asked whether the need to replace older decaying pieces of the system were on an upward trend each year. Mr. Carinci stated additional funds with the increase of the stormwater tax allowed for additional investments. Commissioner Hart asked whether the upward trend was a result of the division being more proactive or because the system was deteriorating. Mr. Carinci stated the system was getting older. Twenty-five percent of the pipes were over 45 years old. With the increased funding, the division was still not able to address some of those deficiencies. Commissioner Hart inquired about the additional funding source. Mr. Carinci stated additional funds were received from the stormwater tax, established for stormwater. A bond referendum was not required.

Commissioner Ulfelder noted in the Drainesville District, there were several subdivisions that were built in the 1960s through 1980s, where many of the established requirements were not imposed. Several small streams in the Great Falls area showed visible effects of stormwater runoff issues. He asked whether the division had a program in place to work with those neighborhoods. Mr. Carinci stated a program was in place to address the needs of those neighborhoods. In 2011 the division conducted a Comprehensive Watershed Management Plan and assessed all the streams in the County. 1700 projects countywide derived from that assessment. Those projects were prioritized on an annual basis. The division also solicited feedback from residents. Commissioner Ulfelder recommended the division be proactive in working with the neighborhoods to address stormwater and runoff concerns.

Commissioner Niedzielski-Eichner referred to Page 60 of the CIP's stormwater, infrastructure replacement and upgrade requirements for stormwater facilities. He noted \$32,600,000 in projected annual requirements were estimated toward the conveyance system and stormwater management facilities. He noted there was a shortfall in the revenue to meet those needs. He asked for the implications because of the shortfall. Mr. Carinci agreed there was a deficit. The quarter cent increase would allow the division to get to the level of program required to fully maintain all the facilities. He stated more of the focus was placed on infrastructure maintenance and inspection needs.

Commissioner Hurley asked what would happen to the old facility. Mr. Carinci stated the division planned on selling the old facilities as part of the overall budget of new facilities. He stated more detailed information would be provided to the Planning Commission. Commissioner Hurley informed Ms. Reed there were many public needs with an immediate need for space and selling the old facility would not be the best idea.

Commissioner Flanagan asked whether daylighting the streams were more expensive than the sewers. Mr. Carinci supported daylighting of streams. He stated they were better for the environment. None of the biota that lived in a stream could live in a pipe system. Natural stream design techniques should be applied, opposed to a man-made channel. Commissioner Flanagan asked whether it was possible to have previous recommendations made by the Chesapeake Bay engineers of Resource Protection Areas and flood plain lines, made available to online users. Mr. Carinci stated he was not certain and would get back to the Planning Commission.

Commissioner Cortina stated preventive maintenance policies should be in place for streams. She further stated the community should be linked in and informed of the restorations made to streams, coupled with the funds spent on stream restoration. Those communities either through non-profits or volunteers could provide other measures for the upkeep of those streams.

Commissioner Cortina stated the financing of those streams were provided from the stormwater tax, pay-as-you-go operational funds. Stream restorations were multi-year, multi-million dollar items and green bonds on the market should be an option. Financing of some of those projects would free up some of the pay-as-you-go operational funds, which would allow for more prevention. Mr. Carinci agreed, and stated the division offered protection to areas before they became degraded. He further stated the streams being addressed were degraded and continued to degrade. Property owners were at a loss. These streams also contributed high volumes of sediment loads downstream of the Potomac River. Mr. Carinci stated the division would work with the community once the stream was in place, and in cases where gifting laws were not applicable. In regards to green bonds, Mr. Carinci stated the Stormwater Planning Division had the resources. The County applied for the State of Virginia's local stormwater assistance funds. The County received \$13,000,000 from the state through a grant program. Bonds posed a challenge for the types of services offered through DPWES.

#### 6. Fairfax County Public Library (FCPL)

Jessica Hudson, Director, Library Administration

Ms. Hudson gave a presentation on FCPL projects, as outlined in the CIP from pages 148 to 151. (A copy of Ms. Hudson's presentation is in the date file.)

Commissioner Migliaccio asked for additional information regarding the Kingstowne Regional Library, and co-location with other County facilities. Regarding co-location, Ms. Hudson referred Commissioner Migliaccio to Major Edward O'Carroll, Resource Management Bureau, Fairfax County Police Department (FCPD). Ms. Hudson stated the Kingstowne Regional Library was a top priority for FCPL. The library was housed in a small leased space and the County had land allotted to that the future facility. There were opportunities to co-locate with other facilities to include the FCPD Franconia District Station.

To reduce utility costs, Commissioner Sargeant asked whether solar energy was useful in some of the new facilities. Ms. Hudson referred to the Dolly Madison Library, which was suited to assist with water management, would best fit the need. She further stated FCPL would look into solar energy and cost efficiencies for their facilities and would follow up with the Planning Commission. Commissioner Sargeant suggested multi-story sites above tree level would provide the opportunity. In response, Ms. Hudson stated for staffing purposes, FCPL preferred one-story

libraries. More levels required additional staffing for maintenance needs. Updates were made to FCPL's design manual regarding protocols for multi-level libraries. Commissioner Sargeant inquired about the impact of digital libraries and possible opportunities for satellite locations. Ms. Hudson stated FCPL have not fully explored satellite libraries. There were mini-libraries in place. No funding, nor locations was set aside for satellite libraries. The design manual and the Library Board of Trustees Policy Manual contained language should they be developed. Regarding digital materials, Ms. Hudson stated there was an increase in circulation of physical materials and digital usage but added that this increase and usage change did not decrease foot traffic throughout the libraries.

In reference to the Sherwood Regional Library, Commissioner Strandlie asked what precipitated the need to serve a large middle school population. Ms. Hudson stated a large middle school population would use the library. FCPL partnered with the Fairfax County Public School libraries. The Sherwood Regional Library was part of a large community and was within walking distance. There was a separate children's section with computers and programs were developed for that age range. The second floor of the facility housed a technology center. Commissioner Strandlie asked whether there was an opportunity to mirror the resources of the Sherwood Regional Library at other library facilities. Ms. Hudson stated the staff at the various branches developed programs tailored to their community needs.

Commissioner Flanagan noted there was a \$10,000,000, 2022 bond referendum scheduled for the Lorton Community Library. He asked whether drawings were done to determine money needed for the bond referendum. Ms. Hudson stated as part of the library's regular referendum schedule, funding was set aside for the next set of libraries and renovation costs. Discussions continued between Commissioner Flanagan and Ms. Hudson regarding the number of floors for upcoming renovations. Ms. Hudson stated unless this was a new construction, libraries were renovated within their current footprint. Commissioner Flanagan asked whether the public had access to the plans assessment. Ms. Hudson stated they were.

Commissioner Tanner noted renovation of the Centerville Regional Library was pushed to the year 2026. He asked whether the library was the top priority for that year. Ms. Hudson stated libraries have not been identified as top priorities for that year. Libraries were queued in the number of categories. Infrastructure degradation factors with libraries were top priorities. Kingstowne Regional Library became a top priority because it was in a leased space. The libraries' CIP items were on the list due to the age of the facility or last renovation year. Commissioner Tanner asked whether there was a change in cost estimation. Ms. Hudson stated there was an increase in construction costs. For every updated year of the CIP, those figures were reviewed and reassessed.

Chairman Murphy commended the staff of FCPL for their efforts.

The Commission went into recess at 9:19 p.m. and reconvened in the Board Auditorium at 9:34 p.m.

7. Fairfax County Police Department (FCPD)  
Major Edward O'Carroll, Resource Management Bureau

Mr. O'Carroll gave a presentation on the FCPD projects, as outlined in the CIP from pages 132 to 141. (A copy of Major O'Carroll's presentation is in the date file.)

Chairman Murphy asked whether a police headquarter site for South County had been identified. Mr. O'Carroll stated a site had not been identified. Five sites were discussed and proposed and the advantages and disadvantages were being discussed. Dennis Holder, Building Design and Construction Division, DPWES interjected. He stated a site had been identified and was part of the Comprehensive Plan. The site was located on Lorton Road and Workhouse Way and concepts were being developed on that site.

Commissioner Sargeant asked whether two sites were being considered for heliports in the County. Mr. O'Carroll stated FCPD looked at the analysis of the two sites and came to the conclusion, in terms of staffing, would not be efficient. Twice as many paramedics, pilots and fueling stations were needed. A central location for medevac or police mission, was most efficient for rapid launch and community response. The challenging areas were the north-northwest areas of Dulles and unique areas of the south were Fort Belvoir with some flight restrictions. Commissioner Sargeant and Mr. O'Carroll discussed the evidence facility, the need for additional space and the possibility of a separate facility for cyber investigation and security information, and additional satellite offices for community policing. Mr. O'Carroll stated policing had changed. There was an electronic presence with cyber connections and that presence mirrored every detective case. The current evidence center could analyze and hold all information. The recently constructed FCPD campus had a specialized area that also maintained the information. In response to community policing in satellite offices, Mr. O'Carroll stated satellite offices carried a small footprint and communities have welcomed access to various community centers.

Commissioner Migliaccio asked for an update of the Franconia District Station, planning and possible co-location. Mr. O'Carroll stated the Franconia District Station had a 3 ½ acre footprint. He gave an example of a co-located facility like the Fairfax County Fire Station 27 and Supervisor Pat Herrity's District office. FCPD welcomed the opportunity to co-locate with the proposed Kingstowne Regional Library site. The department also had ongoing discussions with Supervisor Jeffrey C. McKay regarding available options. The site offered an urban setting, was walkable and easily accessible. Commissioner Migliaccio asked whether the bond money approved in 2015 was sufficient for the construction of a new facility. Mr. O'Carroll stated if the department acquired their own parcel, those funds would be sufficient. However, the complexity of an urban station and parking garage, would require additional funding.

Commissioner Niedzielski-Eichner asked for an explanation of the Practical Plaza. He also inquired about the storage of digital data generated from the dashboards of police vehicles and body cameras. Mr. O'Carroll stated the Practical Plaza was a simulated training environment for police officers. In response to digital data, Mr. O'Carroll stated body worn program was a wirelessly held pilot program on virtual servers. They did not utilize the Fairfax County servers at the police stations nor the evidence center. Once the program was implemented, the FCPD evidence section would not be responsible for housing the in-car mounted fixed camera video. Those videos were channeled to the newly constructed FCPD complex. Should the community support the body worn camera program, and Board of Supervisors implement it, the complexity

of video and storage location would be determined. In response to a demand for a Tysons police station, Mr. O'Carroll stated FCPD served the Tysons community from the McLean station. Police officers patrolled the community at large; however, McLean station was the home base. Once an arrest was made, the prisoner would be transported to the McLean station. As Tysons grew, the need for a separate facility may be required.

Commissioner Hurley stated the Northern Virginia Training Center, which was part of Health and Human Resources and the former care facility, now owned by a private entity, was being used for Special Weapons and Tactics training. She stated this was an example of a public-private relationship and applauded FCPD for utilizing the available resources.

Commissioner Hart asked whether the police annex building was a new construction or was an old building being renovated and expanded. Mr. O'Carroll stated the FCPD's facility at 10600 Page Avenue, Fairfax, would not be renovated. The building exceeded its life's expectancy. A new evidence holding facility would be required on the complex of the courthouse. Commissioner Hart asked should the Massey building at 4100 Chain Bridge Road, Fairfax, be demolished, would that be a possible location for the police annex building. Mr. O'Carroll indicated the site was an option, however his preference would be the flat lot, north of the Massey building. There was a contingency plan in place should the building suffer a catastrophic structural issue.

Commissioner Flanagan noted \$30,000,000 was reserved for the South County Police Animal Shelter. There were some sites currently under review for the expenditure of those funds. He asked how the FCPD calculated the cost of the construction of a police and animal shelter at the sites currently under review. Mr. O'Carroll stated there was a baseline in place for determining the site. Square footage, uniqueness of the prisoner holding area, the interview rooms and the infrastructure of the security concerns, were determining base line factors. FCPD's goal was to come in under budget and a completion date to best serve the community. Commissioner Flanagan asked whether there were plans in place to support the estimated \$30,000,000. Mr. Holder said there were plans in place and the cost was based on three sites. The estimated dollar amount was based on the most expensive of the three sites.

Commissioner Ulfelder followed up on Commissioner Niedzielski-Eichner's question regarding the Tysons station. He stated the old courthouse area was being redeveloped at a slower pace under the Tysons plan and asked whether there was flexibility for a proposed use for the FCPD. Mr. O'Carroll stated there was. With a possible new station in the Tysons area, Commissioner Ulfelder asked whether there would be a split patrolled between the McLean station and the possible new Tysons station. Mr. O'Carroll stated most stations were staffed between 100 to 140 officers. The urban model Tysons station may only have 35 or 55 officers and may not be in operation for 24 hours a day. The possible Tysons station area, night time calls, occupancy, may differ in service from the McLean station. As the Tysons area grew, Commissioner Ulfelder expressed the need to have additional officers service the needs of the Tysons community. Mr. O'Carroll stated deployment of officers in an urban area would require additional foot patrol, segways and green smart car concept. Chairman Murphy acknowledged that with the increased population, the work of the police department became more complex.

8. Fairfax County Park Authority (FCPA)

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 76 to 86. (A copy of Mr. Bowden's presentation is in the date file.)

A discussion followed between Commissioner Carter and Mr. Bowden regarding the Washington and Old Dominion Railroad Regional Park (W&OD) trail and ongoing projects. There was an opportunity for expansion and improving access. Commissioner Carter asked whether there was a CIP item for similar projects and the provided fees developers paid into the CIP. As part of the Reston planning, there was a parks plan that provided the number of required facilities needed. The development of park facilities was acquired through proffers. The Comprehensive Plan for the Reston and Tysons areas, provided specific contribution level for parks. The developer could provide the turnkey park facilities or there was a value associated with those facilities.

Commissioner Sargeant asked whether the rate of land acquisition was altered. Mr. Bowden stated there was a significant change. With the cost increase of land, the County could purchase less with a direct acquisition. As the Embark Richmond Highway plan moved forward, FCPA participated in the development in parts of Tysons, Reston, and other redevelopment areas. FCPA received developer proffers where property was acquired. Commissioner Sargeant asked whether FCPA had any issues related to crumb rubber. Mr. Bowden stated FCPA did not have issues with crumb rubber, and the use was a discussion within the community regarding health issues. The Environmental Protection Agency completed its first phase of the study. Exposure studies were conducted and the results of that report would be completed in the summer of 2018. The Washington State Department of Health stated they were not able to find a relationship between playing on synthetic turf field with crumb rubber and the increase in cancer rate.

Discussion followed with Commissioner Ulfelder and Mr. Bowden regarding the Tysons and Reston collaboration with the private sector, the number of fields built, proffered but unbuilt, those expected from pending application and future goals. Mr. Bowden provided information on the size and shapes of the fields and the types of materials used on those fields. He also discussed the number of full and half-sized fields required for various types of sports activities. Mr. Bowden indicated the urban areas provided compacted spaces. Commissioner Ulfelder asked whether the FCPA had discussions with the Tysons partnership on how they would work with groups of developers to locate sites that would be provided mutually by more than one developer in order to spread the costs. Mr. Bowden stated FCPA had discussions and some of the properties were being considered.

Commissioner Flanagan stated the CIP did not contain information regarding the North Hill property. He noted when the rezoning of the property was approved, 1.5 million dollars would be used for clean-up efforts. With an added 1.5 million dollars, FCPA would use the property as a passive park. Commissioner Flanagan also inquired about the George Washington Recreation Center. Mr. Bowden stated there were funding sources available to the FCPA. The Board had the ability to appropriate those funds to that project. Regarding the George Washington Recreation Center, Mr. Bowden stated the recreation center was being rebranded. The property was under study with the old Mount Vernon High School. The center would be used in conjunction with the

George Washington University Hospital for rehabilitation efforts. Commissioner Flanagan and Mr. Bowden discussed the approval of earmarks for the site for the first five years of income for the site. Mr. Bowden stated the funds earmarked for the site would be used for the Mount Vernon District.

Commissioner Hurley concurred with Commissioner Ulfelder's comments regarding the athletic fields. She stated there was a need for larger fields. Commissioner Hurley requested an inventory of existing facilities and the location of those facilities be provided to the Planning Commission. Mr. Bowden stated many of the high school stadium and diamond fields had little to no community use. He stated he welcomed further discussion regarding existing facilities.

Based on FCPA's most recent Needs Assessment Study, Commissioner Cortina requested a list of those needs by district be provided to the Planning Commission. She stated there was a decline in various sports and some were oversubscribed. The community requested open space also included trails and not only playing fields. Mr. Bowden stated the FCPA would provide the requested information. He further stated the Park's Committee was briefed on the results of the Needs Assessment Study.

Commissioner Hart referred to page 13 of FCPA's presentation which referenced strategic recommendations. He asked for an explanation of the term "divest." Mr. Bowden stated expansion was not shown based on the market area and the use of the recreation center. Based on the current use, expansion was not recommended. George Washington Recreation Center was coded red because of the loss of funds. The recreation center had a large pool and was near the Mount Vernon Recreation Center and the Lee District Recreation Center and shared the marketed area. Many of the George Washington Recreation Center's hours were curtailed and there was a reduction in cost. Expansion of the recreation center would hurt the surrounding recreation centers.

Adding to Commissioner Hart and Mr. Bowden's discussion, Commissioner Flanagan pointed out his reasons for the Master Plan discussion. He stated reason the George Washington Recreation Center did not yield the expected revenue because it was a single use. He suggested a multiple use would rectify the shortfall in revenue. Commissioner Flanagan further noted funds were earmarked for that purpose and have not been used.

9. Fairfax County Department of Transportation (FCDOT)  
Michael Lake, Transportation Planning Staff

Mr. Lake gave a presentation on the Department of Transportation projects, as outlined in the CIP from pages 196 to 211.

Commissioner Niedzielski-Eichner asked whether there was a relationship in the Comprehensive Plan of the transportation program and funding sources and what triggered those funds. Mr. Lake stated the Embark Richmond Highway project as well as projects in Reston and Tysons were major and were not categorized as a single project. He stated the Richmond Highway Public Transportation initiative was also part of the Embark Richmond Highway program. This was a 55-million-dollar project designed to improve the transit portion of Richmond Highway. The

Richmond Highway Public Transportation initiatives were part of the County's projects for a number of years. The Embark Richmond Highway project was an expansion of that project for the entire corridor of Richmond Highway. Projects were identified by staff, the Virginia Department of Transportation (VDOT) and citizens. Various funding sources were used to fund those projects. Discussions continued between Commissioner Niedzielski-Eichner and Mr. Lake regarding the manner in which the Comprehensive Plan triggered funds for transportation funding.

Regarding Fairfax County's unfunded transportation projects, Commissioner Flanagan inquired about the benefits and cost ratio ratings. Mr. Lake stated the ratings were based on the Cost Benefit Analysis. The FCDOT's Cost Benefit Analysis was developed by staff with the assistance of a consultant. FCDOT solicited feedback from the Board of Supervisors regarding the list of unfunded transportation projects before adopting. Many of the projects on the list could have a lower rating but a higher priority. Commissioner Flanagan inquired about an online survey conducted by the Department of Transportation that requested members of the community to identify transportation projects they would like to have addressed. Mr. Lake stated he was not involved with the survey nor was he aware.

Commissioner Carter noted the CIP did not provide information nor funding that addressed street lights or grid of streets. He asked for reasons why they were not included. Mr. Lake stated VDOT owned most of the roads in the County. VDOT would make a request to Dominion Virginia Power for street light installation. Commissioner Carter suggested there should be a way of breaking the impasse of who should be responsible for the grid of streets. Mr. Lake stated he would research and provide an answer to the Commission. Commissioner Ulfelder added that all street light should be made ready for 5<sup>th</sup> Generation technology.

10. Fairfax County Department of Housing and Community Development (FCHCD)  
Ahmaed Rayyan, Director, Design, Development and Construction Division

Mr. Rayyan gave a presentation on the Housing and Community Development projects as outlined in the CIP from pages 110 to 119. (A copy of Mr. Rayyan's presentation is in the date file.)

Commissioner Hurley inquired about the One University affordable and student housing project. She asked for the number of proposals submitted. Mr. Rayyan stated under the procurement regulations he was not allowed to disclose requested information. Commissioner Hurley asked for the number student, affordable and senior affordable housing at that location. Mr. Rayyan shared the information posted for the public. The proposal submitted for affordable housing provided 720 beds, 320 units for student housing, structured parking and 240 affordable housing units.

Commissioner Tanner referenced pages 111 and 112 of the CIP's Housing Development report. He noted there was a need for approximately 49,000 net new affordable units and those were proposed in phases. The growth of Fairfax County for the next 10 years and the immediate housing needs were continuously rising. Commissioner Tanner asked whether FCHCD had a long-term plan in place to address the greater need for affordable housing. Mr. Rayyan

acknowledged the challenge with affordable housing. He stated FCHCD worked hard to create affordable housing and actively pursued public-private partnerships. Funding for affordable housing was limited. The penny for affordable housing generated approximately 10 million dollars annually. This funding was distributed in the form of grants to non-profit organizations to create affordable housing. The private sector also provided affordable housing units.

Commissioner Tanner asked if there was anything the Planning Commission could do to assist with addressing the need for affordable housing. Mr. Rayyan stated most of the projects FCHCD dealt with required land use approval and that would be the area that required the Commission's assistance. He added additional funding was welcomed.

A discussion followed between Commissioner Strandlie and Mr. Rayyan regarding the need for housing for teachers and first responders. Most teachers and first responders who worked in Fairfax County could not afford to live in the County. Because of their commute, most teachers could not stay after school to work with students. Commissioner Strandlie referred to other jurisdictions who focused on housing geared specifically toward public employees. She asked whether FCHCD considered the repurposing of office buildings and converting them to affordable housing. Mr. Rayyan stated he was not aware of mentioned projects; however, FCHCD would consider. Hossein Malayeri, Deputy Director of Real Estate, Finance and Development, FCHCD, stated there was a Workforce Housing Policy in place that was proffered based on incentives for public employees. There were several other projects in the pipeline with the private sector to provide workforce housing. Regarding the conversion of office buildings into residential, FCHCD visited the option; however, FCHCD could not undertake due to the extensive work and challenges and lack of funds and excessive costs.

Referring to pages 111 and 112 of the CIP's Housing Development report, Commissioner Flanagan noted the statistics regarding the number of workforce units produced since 2007 and Affordable Dwelling Units from 1990 as part of the Zoning Ordinance. Commissioner Flanagan stated better statistics coupled with a realistic calculation should be in place to address the demand for affordable housing. Mr. Rayyan stated FCHCD considered several initiatives. There were several current programs in place, the ADU program, workforce housing, affordable housing preservation and the department purchased several units. FCHCD underwent housing strategic planning and was conducting surveys to obtain a balanced approach in addressing the need. Commissioner Flanagan suggested FCHCD find ways where housing could be curtailed to 33% of one's income level. Mr. Malayeri stated the loss of affordable housing in Fairfax County was because of the rate of rent increase, as opposed to the lack of increase to household incomes.

In reply to questions from Commissioner Flanagan, Mr. Rayyan stated the following:

- Higher density would allow for additional affordable housing;
- Rezoning an area to residential use would allow for additional housing; and
- FCHCD faced the same land use challenges as developers.

Chairman Murphy added there were limits to the Comprehensive Plan. Increased density would require a change to the Comprehensive Plan.

Commissioner Migliaccio stated at the public meeting Thomas Fleetwood, Director, FCHCD, indicated the community outreach efforts were part of the five-year Communitywide Housing Strategic Plan. Mr. Rayyan confirmed. Commissioner Migliaccio said the Planning Commission would like to assist with the need for affordable housing. He suggested FCHCD attend the Planning Commission's Housing Committee meetings and brief the committee on affordable housing developments. Mr. Rayyan stated FCHCD would plan to attend. Updates regarding housing developments have been provided to the Board of Supervisor's Housing Committee.

Commissioner Cortina pointed out the recurring issues regarding affordable housing. She stated solving the problem by demographic would also be helpful. There were different challenges with affordable housing and needs for seniors compared the needs of families with younger children. The school's systems were also impacted. FCHCD had the opportunity for strategic planning and providing information to various communities. Mr. Rayyan agreed. He stated as part of any new development project FCHCD looked at the impact of public schools.

#### 11. Fairfax County Public Schools (FCPS)

Jeffrey Platenberg, Assistant Superintendent, Department of Facilities and Transportation Services

Mr. Platenberg gave a presentation on the Department of Transportation projects, as outlined in the CIP from pages 66 to 73.

Commissioner Niedzielski-Eichner asked for the consequences of not funding the School Board's request for the 50-million-dollar increase. Mr. Platenberg stated the 25 million dollars advanced the number of ongoing projects for approximately three years. The 50 million dollars would allow for the completion of the 2009 renovation pipeline by 2028. The average life of the use and purpose of the County's school buildings was 37 years.

Commissioner Hurley requested a comparison of school buildings and needs to those of libraries. She inquired about the three modular relocations. Mr. Platenberg stated the locations of the modulars have not been specified. A comparison of the needs would be provided to the Planning Commission.

Commissioner Carter noted school sites were not designated in the Master Plan. Mr. Platenberg stated as part of the joint Planning Commission's Schools Committee some of the "feature shows" had been discussed. Many unfunded projects did not include the land for new facilities. FCPS were considering existing school sites.

Commissioner Flanagan noted the 2232 process had been abbreviated and that the CIP addressed all the issues. He stated members of the community were concerned about their ability to participate in the community facilities discussions. One issue of concern was that some non-profit organizations were charged for certain uses at those community facilities. Those charges should be directed toward for-profit uses of those facilities. Mr. Platenberg said a better job

would be done with communicating this information to the community. FCPS was in the process of developing a fee structure that would help offset the cost. Chairman Murphy stated this was not a land use issue and FCPS should work this issue out with the citizens.

Referring to the CIP page 69, Site Acquisition, Commissioner Hart asked whether 10 million dollars was sufficient for the purchase of a site. Mr. Platenberg stated 10 million dollars as a place holder was not sufficient.

Commissioner Niedzielski-Eichner asked Ms. Reed to provide information regarding the consequences of raising the cap of another 25 million dollars for FCPS funding. Ms. Reed stated the general fund would have to contribute another 2.5 million dollars in sales. For 50 million dollars, the total would be 5 million dollars in sales. Ms. Reed would provide a breakdown of the 10% ratio to the Planning Commission.

//

Commissioner Sergeant commended the staff representatives from the various County agencies for their presentations and participation in the public hearing. He stated the information provided required further discussion.

//

#### ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. CAPITAL IMPROVEMENT PROGRAM – FISCAL YEARS 2019 – 2023  
ADVERTISED (With Future Fiscal Years To 2028)

This order was accepted without objection.

//

FAIRFAX COUNTY ADVERTISED CAPITAL IMPROVEMENT PROGRAM (CIP) – A public hearing will be held on the Fairfax County Advertised Capital Improvement Program (CIP), Fiscal Years 2019-2023 (with future Fiscal Years to 2023). 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 and recognized Commissioner Sergeant for action on this application.

//

*(Start Verbatim Transcript)*

FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM  
(CIP) WORKSHOP

March 7, 2018

Commissioner Sargeant: Therefore, Mr. Chairman. No, thank – thanks to all for participation tonight. It was very helpful and please consider – continue as Martha mentioned...

Commissioner Hart: Last night [inaudible]. It's this morning [inaudible].

Commissioner Sargeant: Another correction. What am I, in school? Thank you, Sir. Yes, this morning. All who participated last night and this morning. So, I appreciate that very much and please continue to provide and forward comments to Martha Reed as soon as we move forward from the March 14<sup>th</sup> Committee meeting. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER DECISION ON THE FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM, FISCAL YEARS 2019 TO 2023, TO A DATE CERTAIN OF MARCH 22<sup>ND</sup>, 2018, WITH THE RECORD REMAINING OPEN FOR PUBLIC COMMENT.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer decision only on the Capital Improvement Program to a date certain of March 22<sup>nd</sup>, with the record remaining open for comments, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

//

The meeting was adjourned at 12:07 a.m.

Peter F. Murphy, Chairman

James T. Migliaccio, 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: Samantha Lawrence

Approved on: June 21, 2018

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