

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 13, 2019**

PRESENT: Peter F. Murphy, Chairman, Springfield District
James R. Hart, Commissioner At-Large
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
Walter C. Clarke, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Donté Tanner, Sully District
Mary D. Cortina, Commissioner At-Large

ABSENT: James T. Migliaccio, Lee District

//

The meeting was called to order at 7:05 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 2020 through 2024 Advertised ((With Future Fiscal Years To 2029). He said a public hearing on the CIP would be held at the conclusion of the workshop.

//

Commissioner Hurley announced the Planning Commission and the public were invited to attend two site visits on Saturday, March 23, 2019 for PA 2018-II-F2, One University Development Partners, LLC and Erickson Living located at the intersection of Ox Road and University Drive.

//

Commissioner Sargeant announced the Schools Committee would meet on Thursday, March 14, 2019, at 6:30 p.m., in the Board Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035 to continue review of recommendations on locations of future school and educational facilities.

//

Chairman Murphy recognized Commissioner Sargeant, Chairman of the Planning Commission's Capital Improvement Program Committee.

//

Commissioner Sargeant announced the CIP Committee would conduct a follow-up session after the workshop and public hearing on Wednesday, March 21, 2019, at 7:30 p.m., in the Board Conference Room of the Fairfax County Government Center. The meeting was open to the public. Commissioner Sargeant added markup of the recommendations were scheduled for Wednesday, March 27, 2019, at 7:30 p.m., in the Board Auditorium of the Fairfax County Government Center. The CIP workshop would be recorded and televised on Channel 16 for public viewing.

//

CAPITAL IMPROVEMENT PROGRAM (CIP) – FISCAL YEARS 2020 – 2024 ADVERTISED (With Future Fiscal Years To 2029) – A public workshop will be held, in accordance with Section 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2020-2024 (with future Fiscal Years to 2029), with briefings from various County agencies. COUNTYWIDE.

//

The Planning Commission held a workshop on the 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 2020-2024 Advertised (with future Fiscal Years to 2029). (A copy of Ms. Reed's presentation is in the date file.)

A discussion followed between Ms. Reed and multiple Commissioners regarding the following:

- The need for a consolidated maintenance list of schools and other County owned facilities; and
- Fiscal Year 2020 Infrastructure Replacement and Upgrade Program; a response of electrical and HVAC safety hazards for the Government Center facility.

There were no changes to this item, however staff would submit clarification to the Planning Commission regarding compliance of electrical and HVAC safety hazards for the Government Center facility.

2. 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 80 to 91. (A copy of Mr. Bowden's presentation is in the date file.)

A discussion followed between Mr. Bowden and multiple Commissioners regarding the following:

- Park Authority's latest ten-year Needs Assessment plan;
- Future plans for the revitalization of indoor tennis facilities;
- Implementation of the Laurel Hill Park Master Plan;
- Market study for the St. James Sport, Wellness and Entertainment and the Audre Moore RECenter Center facilities;
- Park Authority's priority system for assigning Fairfax County School teams to golf courses;
- Timeframe for installation of signage for the newly renamed parks;
- An example of an urban park type framework for the Tysons area was presented;
- The number of properties that were eligible for the Resident Curator Program; and
- Status of the Park Authority's Stewardship Education Center project which was located in the Sully Woodlands Regional Park.

There were no changes to this item, however Mr. Bowden would submit a list of properties to the Commission that were eligible for the Resident Curator Program.

3. Fairfax County Fire and Rescue Department (FCFRD)
John Butler, Fire Chief

Chief Butler gave a presentation on the Fairfax County Fire and Rescue Department, (FCFRD) projects, as outlined in the CIP document, pages 136 to 145. (A copy of Assistant Chief Butler's presentation is in the date file.)

A discussion followed between Mr. Butler; Teresa Lepe, Building Design and Construction Division, Capital Facilities; and multiple Commissioners regarding the following:

- Cost savings measures for emergency vehicle preemption devices that were utilized in smart cities;
- Average cost to modernize and accommodate a diverse workforce within the Fire/Emergency Management Services (EMS) facilities;

- Assurances that preemption devices were compatible with all emergency vehicles, to include backup and reserved. A list/map/formula of priority areas for installation of preemption devices;
- Available grant opportunities to purchase equipment for emergency first responders;
- Renovation and design accommodations for sleeping areas for female firefighters, and the percentage of female fighters in the active line of duty;
- Reasons for the WellFit facility leasing space;
- List of places in need of preemptive devices and FCFRD and Department of Planning and Zoning (DPZ) partnering to obtain funds from rezoning and special exceptions applications to achieve that need; and
- Clarification of infill fire stations to meet emergency service needs in high-density areas.

There were no changes to this item, however Mr. Butler would submit a map of planned priority areas for installation of preemption devices. Mr. Butler would also provide the Commission with estimated costs to modernize Fire/EMS facilities and would offer a clarification of infill fire stations.

//

Chairman Murphy informed the Commission the CIP public workshop would continue after consideration of the two decision only applications.

//

CSPA 84-D-049-05 TYSONS GALLERIA, LLC AND TYSONS GALLERIA ANCHOR ACQUISITION, LLC

(Decision Only) (Public Hearing on this application was held on January 16, 2019)

Start Verbatim Transcript

Commissioner Niedzielski-Eichner: While they're coming down, Mr. Chairman, let me express my apology to my colleagues and to those who have been waiting – applicants who have been waiting for my arrival. It was – I wish I could have an excuse other than I flipped night's and had the wrong time. And anyway, I apologize for that. I apologize for keeping you waiting. Mr. Chairman, I – this is a relatively straightforward situation where, you'll remember, at the public hearing the applicant had to actually ask for a deferral to allow for some additional consideration be given to the applicant's responsibility to a – to the shopping center owner. And, all that has now been taken care of. And I – we're ready to move on this. And I would ask the applicant to come forward and to confirm for the record your agreement to the proposed development conditions dated March 11th, 2019.

Russ Forno, Applicant's Agent, Odin, Feldman & Pittleman, P.C.: Yes. On behalf of the applicant, we are in agreement with the proposed development conditions.

Chairman Murphy: And would you identify yourself for the record please?

Mr. Forno: Name is Russ Forno with Odin, Feldman and Pittleman.

Chairman Murphy: Thank you very much.

Mr. Forno: Thank you.

Commissioner Niedzielski-Eichner: Thank you, Mr. Feldman (sic). So, I MOVE, MR. CHAIRMAN, THAT THE PLANNING COMMISSION APPROVE CSPA 84-D-049-05, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MARCH 11TH, 2019.

Commissioner Tanner: Second.

Chairman Murphy: Seconded by Mr. Tanner. Is there a discussion of the motion? All those in favor of the motion to approve CSPA 84-D-049-05, say aye.

Commissioners: Aye.

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

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

End Verbatim Transcript

//

SEA 88-D-008/2232-P18-20 – VA. ELECTRIC & POWER CO., D/B/A DOMINION ENERGY VIRGINIA

(Decision Only) (Public Hearing on this application was held on February 27, 2019)

Start Verbatim Transcript

Commissioner Niedzielski-Eichner: Thank you, Mr Chairman. There is also then a decision only with regard to Dominion Energy.

Commissioner Sargeant: Mr. Chairman? Mr. Chairman?

Chairman Murphy: Hold on.

Commissioner Sargeant: Mr. Chairman, just for the record, as you know I am employed by Dominion Energy. I recused myself from the public hearing on these two applications. And I am recusing myself from the decision. Thank you.

Chairman Murphy: Is there anyone here for these applications? Don't be shy. Go ahead.

Commissioner Niedzielski-Eichner: So, Mr. Chairman, as – as we move forward with this we have some additional conditions that have been modified from the public hearing. I deferred the action to this evening on the – on the – to allow for us to make some changes to the conditions. We still have some fine-tuning. We're about ready with it. But I'm gonna move that we defer this for another week. I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR APPLICATION 2232-P18-20 AND SEA 88-D-008 TO A DATE CERTAIN OF MARCH 20TH, 2019, WITH THE RECORD REMAINING OPEN FOR WRITTEN OR ELECTRONIC COMMENT.

Commissioner Tanner: Second.

Chairman Murphy: Seconded by Mr. Tanner. Is there a discussion of the motion? All those in favor of the motion to defer decision only SEA 88-D-008 and 2232-P18-20 to a date certain of March 20th, with the record remaining open for comments, say aye.

Commissioners: Aye.

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

The motion carried by a vote of 10-0. Commissioner Migliaccio was absent from the meeting. Commissioner Sargeant recused himself from the vote.

End Verbatim Transcript

//

Chairman Murphy resumed the CIP pubic workshop.

//

4. 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 70 to 77. (A copy of Mr. Platenberg's presentation is in the date file.)

A discussion followed between Mr. Platenberg and multiple Commissioners regarding the following:

- Supplemental funding from the state and federal government for infrastructure replacement;
- Renovation status for Falls Church High School and Oakton High School;

- Funded and unfunded modulars and possible relocation of those modulars used for support services and storage needs;
- Construction cash flow summary five- and ten-year requirement for funded and unfunded projects;
- Impact of transfer of students on schools and reasons for those transfers;
- The percentage of proffers that cover the needs of the school system;
- The need for adding a third category of a 30-year requirement in addition to the five- and ten-year funded and unfunded requirement for the capital construction cash flow. This new category should address the impact for additional needs that were not reflected in the five- and ten-year funded and unfunded projects;
- Differences between student membership projections versus the countywide average yield on housing growth projections;
- Clarification of support staff services;
- Environmental sustainability and targeted timeframes for Fairfax County Public Schools;
- Timeframes for construction of new schools to accommodate over capacity; and
- Funding for schools to accommodate indoor plumbing at athletic fields before arrival of the average 40 to 50-year renovation mark.

The discussion resulted in no changes to this item.

5. Department of Public Works and Environmental Services (DPWES)

Randy Bartlett, Director of DPWES, gave a presentation on behalf of Shahram Mohsenin, Director, Wastewater Planning and Monitoring Division Sanitary Sewers Management Division

Mr. Bartlett gave a presentation on Sanitary Sewers Management Division by DPWES, as outlined in the CIP from pages 180 to 186. (A copy of Mr. Bartlett's presentation is in the date file.)

A discussion followed between Mr. Bartlett and multiple Commissioners regarding the following:

- Regulatory upgrades to bio-solids, treatments, and methods of disposal;

- Wastewater flow and treatment to the Noman M. Cole, Jr., Pollution Control Plant and the overall regional operational and gravity flow of the plant;
-
- Future planning, existing capacity and realigning of pipes, and impact on high-density revitalization areas; and
- Channel of running utilities for grid of streets.

The discussion resulted in no changes to this item.

//

The Commission went into recess at 9:28 p.m. and reconvened in the Board Auditorium at 9:44 p.m.

//

6. Department of Public Works and Environmental Services (DPWES)
Emma Gutzler, Director, Stormwater Planning Division

Ms. Gutzler gave a presentation on Stormwater Management projects by DPWES, as outlined in the CIP from pages 187 to 194. (A copy of Ms. Gutzler's presentation is in the date file.)

A discussion followed between Ms. Gutzler and multiple Commissioners regarding the following:

- Reasons for streams and water quality improvements for the newly built Public Safety Headquarters in the Braddock District;
- Flood prevention and the City of Alexandria's level of participation with the Huntington Levee's water flow;
- Priority ranking projects for watersheds throughout the County;
- All-inclusive review of impacts on streams and tree preservation for new applications; and
- Progress made toward the Chesapeake Bay total maximum daily loads and the reduction percentage requirements met for phosphorus, nitrogen and sediment.

The discussion resulted in no changes to this item.

7. 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 152 to 156. (A copy of Ms. Hudson's presentation is in the date file.)

A discussion followed between Ms. Hudson, Ms. Lepe, and multiple Commissioners regarding the following:

- Co-location option for the Reston library with other public facilities;
- Co-location for the Lorton Community Library, the Community Action Center, and the associated number of buildings for that site;
- Percentage of saved park space from the new design;
- The existing and new square footage, the total projected estimated cost for construction of the library and the projected number of parking spaces;
- Square footage and renovation plans for the Sherwood Regional Library; and
- Levels of use for the libraries and whether those uses met the needs of the various communities.

There were no changes to this item, however Ms. Hudson would follow-up with the Commission regarding the amount of saved park space from the newly designed Lorton Community Library.

Chairman Murphy commended the staff of FCPL for all their efforts.

8. 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 124 to 133. (A copy of Mr. Barnett's presentation is in the date file.)

A discussion followed between Mr. Barnett; Lynn Thompson, Regional Services, Neighborhood and Community Services; and multiple Commissioners regarding the following:

- Reduction of waiting periods for detox centers and rehabilitation facilities;
- Reasons for identifying McLean Community Center and Reston Community Center as a department under Health and Human Services;
- Graham Road Elementary School conversion status; and
- The benefits of Diversion First to the Department of Health and Human Services and the capital need associated with the program.

There were no changes to this item, however staff from the Department of Neighborhood and Community Services would submit an explanation of why the McLean Community Center and Reston Community Center were identified as a department under Health and Human Services. Mr. Barnett would provide the Commission with a status report of the Graham Road Elementary School conversion.

9. Fairfax County Police Department (FCPD)

Major Bob Blakley, Resource Management Bureau

Mr. Blakley gave a presentation on the FCPD projects, as outlined in the CIP from pages 136 to 145. (A copy of Major Blakley's presentation is in the date file.)

A discussion followed between Mr. Blakley; Dennis Holder, Building Design and Construction Division, Capital Facilities; and multiple Commissioners regarding the following:

- Status of the newly design police heliport;
- Project status of the police heliport at Davidson Army Airfield;
- Clarification of funding for Sully District Police Station co-located facility;
- Status of the Police Annex evidence storage and the Massy Complex Master Plan projects;
- Potential development options for a walkup type police facility and types of technology incorporated to service the Tyson's urban area;
- The square footage, renovation design plans and co-location options for the Mount Vernon Police Station; and
- Design plans and process for the South County Police Station and Animal Shelter and incorporation of ideas from the community.

Chairman Murphy commended the staff of FCPD for all their efforts, in particular the department's mission to accommodate the growing population in Fairfax County.

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 114 to 123. (A copy of Mr. Rayyan's presentation is in the date file.)

A discussion followed between Mr. Rayyan; Thomas Fleetwood, Director, FCHCD; and multiple Commissioners regarding the following:

- Design considerations for various housing types;
- Tree preservation in areas with predominantly green open spaces;
- Affordable housing opportunities, design options and investment opportunities for housing at Route 50 and West Ox Road;
- Expiration timeframes for developments on previously approved land use applications;
- Estimated number of affordable housing and workforce dwelling units needed in Fairfax County;
- The growing need for affordable housing a labor force that fall under certain income levels;
- Revenue generated on an annual basis from the additional penny to support new affordable housing developments;
- Other sources available to help meet the need of affordable housing absent from proffers and housing vouchers;
- Investments made by FCHCD and the amount of revenue Plan Amendment 2018-II-F2 One University project would generate to assist with additional projects;
- The redevelopment of North Hill townhomes, status of project, and funding sources;
- Identifying housing challenges for the current and future generation workforce;
- Status of Murrygate Village Apartments renovation and relocation plan in place for those residents; and
- The number of vouchers issued for the North Hill affordable housing project.

The discussion resulted in no changes to this item.

11. Fairfax County Department of Transportation (FCDOT)
Noelle Dominguez, Transportation Planning Staff

Ms. Dominguez gave a presentation on the Department of Transportation projects, as outlined in the CIP from pages 200 to 218. (A copy of Ms. Dominguez's presentation is in the date file.)

A discussion followed between Ms. Dominguez and multiple Commissioners regarding the following:

- Available funding sources for the Reston Funding Plan;
- Status of the Tysons Transportation Plan project for the growth of the area, available funding sources and funding demand over a 40-year period;
- Funding sources for sidewalk installation projects;
- Reallocation of funds to the Washington Metropolitan Area Transit Authority (WMATA) projects;
- Tysons Transportation Funding Plan and transportation infrastructure improvements in the area;
- Richmond Highway Public Transit Initiatives and funds allocated to improve public transportation, construction of new transit centers, bus shelters, transit access in addition to the Richmond Highway Corridor, and widening of the Mount Vernon Memorial Highway;
- Funding sources for undergrounding of utilities on the Richmond Highway corridor;
- Funds allocated to WMATA from the Reston Funding Plan; and
- Status of the Smart Scale application and funding allocated for the bus rapid transit.

There were no changes to this item, however staff would submit available revenue sources and required funding amount for the Tysons Transportation Plan project over a 40-year period.

//

2232-V18-29 – NB+C, on behalf of T-Mobile, 8426 Reformatory Way, Lorton, VA 22079

(Start Verbatim Transcript)

Commissioner Clarke: Yes. Thank you, Mr. Chairman. We have a 2232 that I would like to move on this evening. And the staff has worked hard on this and I've spoken with the planning staff, Mr. Botello. And going over the application, it's a "feature shown". So I, Mr. Chairman, would like to move on a motion. I CONCUR WITH THE STAFF CONCLUSION THAT THE PROPOSAL BY T-MOBILE TO CO-LOCATE A CELL SITE AND INSTALL SIX PANEL ANTENNAS SCREENED IN EXISTING STEEL-LATTICE STRUCTURE ON A BUILDING ROOFTOP, LOCATED AT 8426 REFORMATORY WAY, LORTON, VIRGINIA, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN VIRGINIA CODE SECTION 15-2-2232, AS AMENDED AND THEREFORE, MR. CHAIRMAN, THAT THE PLANNING COMMISSION FIND THIS APPLICATION 2232-V18-29, SUBSTANTIALLY IS IN ACCORDANCE WITH THE PROVISIONS OF THE ADOPTIVE COMPREHENSIVE PLAN.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the...

Commissioner Hurley: [Inaudible]. I have questions.

Chairman Murphy: Go ahead.

Commissioner Hurley: I'm being glared at. Was this the project that is in addition to the antennas is – they're also putting a generator at the foot of it?

Commissioner Clarke: The generator at the foot of it, right?

Commissioner Hurley: How close is it? Have you looked at the generator? How close it to the houses? Is there an issue? Has it already been taken care of?

Commissioner Clarke: Yes...

Commissioner Hurley: Just say yes, it's been taken care of.

Commissioner Clarke: Yes. It's been taken care of and that was the question. And you and I had a conversation about, which I did speak with Bryan Botello in the planning office. And...

Commissioner Hurley: The noise has been taken care of? Okay. Good, good.

Commission Clarke: He explained that it's....

Commissioner Hurley: Move on...

Commissioner Clarke: Yeah. Thank you.

Chairman Murphy: Further discussion? All those in favor of the motion to concur with the feature shown determination in 2232-V18-29, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

(End Verbatim Transcript)

//

ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. CAPITAL IMPROVEMENT PROGRAM – FISCAL YEARS 2020 – 2024
ADVERTISED (With Future Fiscal Years To 2029)

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 2020-2024 (with future Fiscal Years to 2029).
COUNTYWIDE. PUBLIC HEARING.

Commissioner Ulfelder asked if the only bond item for November 2019 was in reference to the Fairfax County Public Schools. Ms. Reed confirmed.

Commissioner Sargeant 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. As referenced above, Commissioner Sargeant again announced the CIP meeting on Wednesday, March 21, 2019, and the scheduled markup of the CIP recommendations on Wednesday, March 27, 2019, at 7:30 p.m. The CIP workshop and meeting was taped and would be available on Channel 16.

Commissioner Niedzielski-Eichner asked whether answers to questions asked during the workshop were available for the work session. Commissioner Sargeant confirmed.

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 Sargeant for action on this application.

//

(Start Verbatim Transcript)

Commissioner Sargeant: Thank you, Mr. Chairman. I'd like to MOVE – MAKE A MOTION THAT THE PLANNING COMMISSION'S MARKUP OF THE CIP FOR THIS FISCAL YEAR REMAIN – DEFER DECISION ON THIS CIP TO THE FINAL DATE OF MARCH 27TH, 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 on the workshop – on this Capital Improvement Program to a date certain of March 27th, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much everyone.
The motion carried by a vote of 11-0. Commissioner Migliaccio was absent from the meeting.

//

The meeting was adjourned at 12:08 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 552, Fairfax, Virginia 22035.

Minutes by: Samantha Lawrence

Approved on: October 24, 2019



Teresa Marie Wang

Jacob Caporaletti

Jacob L. Caporaletti, Clerk to the
Fairfax County Planning Commission