

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 12, 2020**

PRESENT: Peter F. Murphy, Chairman, Springfield District  
John C. Ulfelder, Dranesville District  
Timothy J. Sargeant, Commissioner At-Large  
Julie M. Strandlie, Mason District  
Mary D. Cortina, Braddock District  
John A. Carter, Hunter Mill District  
Daniel G. Lagana, Lee District  
Phillip A. Niedzielski-Eichner, Providence District  
Evelyn S. Spain, Sully District

ABSENT: Walter C. Clarke, Mount Vernon District  
Candice Bennett, Commissioner At-Large  
Andres Jimenez, Commissioner At-Large

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The meeting was called to order at 7:03 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 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 2021 through 2025 Advertised (With Future Fiscal Years To 2029). He said a public hearing on the CIP would be held at the conclusion of the workshop. He also noted the role the CIP had in the development of the County's annual budget, which the Board of Supervisors would review in early April.

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**CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEARS 2021 THROUGH 2025 ADVERTISED (With Future Fiscal Years To 2030)** – A public workshop will be held, in accordance with Section 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2021-2025 (with future Fiscal Years to 2030), with briefings from various County agencies. The CIP is the County's five-year roadmap for creating, maintaining and funding present and future capital infrastructure requirements. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements. The CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales,

investment planning and project planning. Fairfax County's CIP includes not only a 5-year plan but a future outlook that includes a glance at the potential long-term requirements beyond the current 5-year period. COUNTYWIDE.

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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 2021-2025 Advertised (with future Fiscal Years to 2030). (A copy of Ms. Reed's presentation is in the date file.)

There were no changes to this item.

2. Fairfax County Fire and Rescue Department (FCFRD)  
Jason Jenkins, Assistant Chief

Assistant Chief Jenkins gave a presentation on the Fairfax County Fire and Rescue Department, (FCFRD) projects, as outlined in the CIP document, pages 128-137. (A copy of Assistant Chief Jenkins' presentation is in the date file.)

A discussion followed between Mr. Jenkins; Ms. Reed; Laurie Stone, Office of Planning, Fire and Rescue Department; and multiple Commissioners regarding the following:

- The possibility of a land swap for the Gunston Fire Station;
- Reasons for waiting for proffers to fund the Tysons Fire Station, as opposed to securing funding through bonds;
- Equipment and procedures for responding to high-rise building emergencies;
- Factors for determining appropriate sites for FCFRD facilities;
- Building design review standards by FCFRD for providing adequate walkability and foliage for its facilities;
- Clarification on the funding that comes from grants, proffers, and the general fund for emergency vehicle preemption devices; and

- Creating plan language that included the qualifications and prioritization for emergency vehicle preemption device provisions.

There were no changes to this item.

3. Fairfax County Housing and Community Development  
Tom Fleetwood, Director

Mr. Fleetwood gave a presentation on the Housing and Community Development projects as outlined in the CIP from pages 112 to 117. (A copy of Mr. Fleetwood's presentation is in the date file.)

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

- The need for preserving existing affordable housing and the challenges associated with securing such housing;
- The importance of creativity, flexibility, and working with other County agencies;
- The implementation of the Laurel Hill Park Master Plan;
- Market forces that impact efforts to secure affordable housing;
- Efforts to pursue opportunities for locating affordable units in conjunction with efforts to implement such housing in areas of need;
- Ongoing partnerships with public servants employed by INOVA, FCPS, FCPD, and FCFD;
- Utilizing energy saving resources like solar panels to offset the cost of utilities; and
- Consideration to aspects of quality of life, such as school facilities, in the planning phase for affordable housing.

There were no changes to this item, however Mr. Fleetwood stated that the agency would consider energy saving resources for future projects.

4. Fairfax County Department of Transportation (DOT)  
Michael Lake, Assistant Superintendent, Department of Facilities and  
Transportation Services

Mr. Lake gave a presentation on the Department of Transportation projects, as outlined in the CIP from pages 194 to 210. (A copy of Mr. Lake's presentation is in the date file.)



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

- Revenue from tolls and the allocation of funds for road improvements;
- Smart Scale funding reduced due to state restrictions;
- Grant funding for traffic management and planning programs;
- Utilization of State and Urban Standards within Reston and along Richmond Highway;
- Safety issues for pedestrians along highways fronted by high-density development;
- Planned improvements that included the installation of sidewalks and bicycle lanes along Richmond Highway and Braddock Road;
- The extent that the Transportation Priorities Plan (TPP) reflected the recommendations of the Comprehensive Plan; and
- Responses to citizen survey and implementation into the Transportation Project Plan.

The discussion resulted in no changes to this item, but Mr. Lake indicated that he would coordinate with staff to determine an appropriate process for aligning the TPP with the Comprehensive Plan.

5. Fairfax County Public Library (FCPL)

Ted Kavich, Division Director, gave a presentation on behalf of Jessica Hudson, Director

Mr. Kavich gave a presentation on FCPL projects, as outlined in the CIP from pages 142 to 145. (A copy of Mr. Kavich's presentation is in the date file.)

A discussion followed between Mr. Kavich; Ms. Reed; Tiya Raju, Building Design & Construction Division, Department of Public Work and Environmental Services (DPWES); and multiple Commissioners regarding the following:

- Strategies the system was utilizing to meet the needs of the changing population;
- Target areas in the county that were in need library services and facilities;
- Cost savings through co-location facilities;
- Plans for Reston Library renovation efforts;
- The availability of bond funds that were scheduled to expire in 2022;

- Procedures for evaluating co-location opportunities at library facilities; and
- Interior designs for George Mason Library renovation.

The discussion resulted in no changes to this item. However, Ms. Reed said that she would report back to the Planning Commission on the bond expiration date for Reston Library.

6. Fairfax County Public Schools (FCPS)  
Jeff Platenberg,

Mr. Platenberg gave a presentation on FCPS 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:

- Challenges for the school system, including land availability and usage of satellite buildings;
- The extent that the Comprehensive Plan accounted for FCPS's student projections in the CIP;
- Methods to address overcrowding at schools;
- Utilizing proffered funds for renovations at Glasgow Middle School;
- Methods to appropriately manage stormwater at FCPS facilities;
- Impact of boundaries and higher density developments on student projections;
- Factors that the public schools utilized in determining the future planning and design for a new school facility; and
- Considerations to schools operating under capacity when evaluating a re-zoning for a higher-density development.

The discussion resulted in no changes to this item, but Commissioner Niedzielski-Eichner recommended that staff evaluate possible changes to the procedures for determining school district boundaries.

7. Fairfax County Department of Public Works and Environmental Services (DPWES)  
Shahram Mohsenin, Division Director, Wastewater Management

Mr. Mohsenin gave a presentation on Sanitary Sewers, as outlined in the CIP from pages 175 to 180. (A copy of Mr. Mohsenin's presentation is in the date file.)

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

- Planning the budget and funding the improvements associated with Embark Richmond Highway;
- The budget and status of the lining program for existing sewer lines;
- Procedures for the replacement and maintenance of filtration systems;
- Percentage of saved park space due to the new designs for sewer systems;
- Fund allocation for work required to get through backlog of unfinished projects by 2030;
- Impacts of pump stations in efforts to provide improved sewer services
- Status of the first water utility to operate as an enterprise and issue its own bonds; and
- The 10-year projections for Tysons and Reston for providing adequate sewer services.

There were no changes to this item.

8. Fairfax County Administration for Human and Health Services (HHS)  
Samantha Hudson, Project Manager

Ms. Hudson gave a presentation on HHS programs, as outlined in the CIP from pages 118 to 125. (A copy of Ms. Hudson's presentation is in the date file.)

A discussion followed between Ms. Hudson; Anne-Marie Twohie, Office for Children, Department of Neighborhood and Community Services; and multiple Commissioners regarding the following:

- Adult Care facilities and associated programs in the County;
- The Possibility of utilizing former school facilities, such as Graham Road Elementary, as an Adult Day Care facility;
- Co-location projects and how the senior citizen population could benefit from such efforts; and
- Processes for measuring the effectiveness of HHS services and determining program needs.

There were no changes to this item.



9. Fairfax County Police Department (FCPD)

Major Bob Blakley, Resource Management Bureau

Major Blakley gave a presentation on the FCPD projects, as outlined in the CIP from pages 128 to 137. (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:

- The ongoing efforts and procedures for installing a station in Tysons;
- The status of efforts to provide space for evidence and digital data storage;
- Clarification of the funding for a co-located facility for the Sully District Police Station;
- Status of efforts to secure a site in Lorton for a new FCPD facility; and
- Clarification on the necessary size, design, service area, and square-footage for FCPD stations;

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

10. Fairfax County Park Authority (FCPA)

David Bowden, Director, Design, Development and Construction Division

Mr. Bowden gave a presentation on the FCPA 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:

- The Priority level of the Audrey Moore Center;
- Funding sources for the Sports Tourism Task Force;
- Land acquisition efforts for athletic fields in Tysons;
- Percentage of the budget reserved for land acquisition;
- Offsetting the costs from the sinking fund for project spending;
- Criteria for determining the need for replacing playground equipment;
- Contributions to the NOVA Park Authority WO&D Trail;

- Replacement of the turf on County turf fields; and
- Usage of space at Lorton Workhouse in Laurel Hill.

The discussion resulted in no changes to this item, but Commissioner Niedzielski-Eichner recommended that the FCPA coordinate with developers in Tysons to secure adequate land for athletic fields. Chairman Murphy thanked Mr. Bowden for his work at the Park Authority and wished him well in his retirement.

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#### ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2021 THROUGH 2025  
ADVERTISED (With Future Fiscal Years To 2030)

This order was accepted without objection.

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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 2021-2025 (with future Fiscal Years to 2030).  
COUNTYWIDE. PUBLIC HEARING.

Chairman Murphy called the listed speaker for this item.

Terry Jemison, 2804 Boswell Avenue, Alexandria, VA, representing the Hybla Valley Farms Civic Association spoke in support of the CIP, but requested additional resources be allocated to complete the last block on Boswell Avenue sidewalk. (A copy of Mr. Jemison's testimony is in the date file.)

There was a discussion between Mr. Jemison and Commissioner Lagana on the existing traffic conditions on the roads near the Hybla Valley Farms community and the need for additional improvements.

Commissioner Sargeant expressed thanks to the agency representatives, staff, and Martha Reed for their contributions to the presentations.

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CLOSING

March 12, 2020

The meeting was adjourned at 11:19 p.m.  
Peter F. Murphy, Chairman  
Timothy J. Sargeant, 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: Keisha Strand

Approved on: July 29, 2020

*Jacob Caporaletti*

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

County of Fairfax  
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 14 day of August 2020, by  
Jacob Caporaletti.

*Dorothy M. Steele*  
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Signature of Notary

Notary Seal

Notary registration number: 7114113

Commission expiration: January 31, 2024

