

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, MARCH 10, 2022**

PRESENT: Peter F. Murphy, Chairman, Springfield District  
John C. Ulfelder, Vice Chairman, Dranesville District  
Timothy J. Sargeant, Secretary, Commission At-Large  
Mary D. Cortina, Braddock District  
John A. Carter, Hunter Mill District  
Daniel G. Lagana, Lee District  
Walter C. Clarke, Mount Vernon District  
Phillip A. Niedzielski-Eichner, Providence District  
Candice Bennett, Commissioner At-Large

ABSENT: Julie M. Strandlie, Parliamentarian, Mason District  
Evelyn S. Spain, Sully District  
Andres Jimenez, Commissioner At-Large

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The meeting was called to order at 7:08 p.m., by Secretary Timothy J. Sargeant, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Secretary Sargeant announced that Commissioner Ulfelder would participate in the meeting remotely. Due to connectivity issues, he would be joining later in the evening, at which time the Commission would pause the workshop to recite the Policy for Participation in Meetings by Electronic Communication.

Secretary Sargeant stated that the purpose of tonight's meeting was to hold a workshop wherein staff members from various agencies would brief Commissioners on the County's Capital Improvement Program (CIP) for Fiscal Years 2023 through 2027 Advertised (With Future Fiscal Years To 2032), after which a public hearing would follow. He stated the workshop consisted of ten presentations, with a ten-minute recess following the conclusion of the fifth presentation. He noted that there would be time for questions from the Commission at the end of each presentation, adding that questions regarding specific projects could be forwarded to appropriate staff at the conclusion of the workshop.

Secretary Sargeant announced that the Planning Commission's Capital Improvement Program Committee would conduct a follow-up session on Thursday, March 24, 2022, in the Board Auditorium of the Fairfax County Government Center to discuss the information presented in tonight's workshop and the mark-up of the recommendations for the CIP would occur during Planning Commission's scheduled meeting on Wednesday, March 30, 2022.

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CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEARS 2023 THROUGH 2027 ADVERTISED (With Future Fiscal Years To 2032) – A public workshop will be held, in accordance with Section 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2023-2027 (with future Fiscal Years to 2032), 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.

The Planning Commission held a workshop on the CIP, where the representatives of the following agencies made presentations:

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

Ms. Reed gave a presentation which provided an overview of the CIP for Fiscal Years 2023-2027 Advertised (with future Fiscal Years to 2032). 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 impact of the six-year plan on the outstanding maintenance backlog for facilities in need of repair;
- Concerns regarding the re-allocation of funding from the Sinking Fund and Annual Pay-Down budget to address minor maintenance concerns;
- Clarification on how agencies projected the availability of the County's general fund for each agency and the impact of debt management on such projections;
- Concerns regarding sewer capacity issues and increases in the wastewater fee rate in the five-year plan;
- The causes of various backlogs on providing funds for projects at certain collocated County facilities; and
- The efforts to pursue consolidation of co-location opportunities at facilities such as police stations or libraries and the associated impact on the outstanding backlog.

There were no changes to this item.



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The Commission paused to recite the *Remote Participation Policy* to permit Commissioner Ulfelder to join the meeting.

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In accordance with the Planning Commission's remote participation policy, Secretary Sargeant stated that Virginia law authorizes the remote participation of members of any public body provided that a policy exists to ensure that such remote participation is consistently administered. The Planning Commission adopted its Policy for Participation in Meetings by Electronic Communication on September 22, 2021, which included the following stipulations:

- Verification that the remote participant's voice was clear, audible and at an appropriate volume for the meeting room;
- Confirmation of their location; and
- That their remote participation comports with the policy.

In accord with that policy, John C. Ulfelder, Vice Chairman, indicated that he was participating from his home in the Dranesville District due to medical reasons.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION CONFIRM THAT COMMISSIONER ULFELDER'S VOICE COULD BE ADEQUATELY HEARD AND THAT HIS REMOTE PARTICIPATION COMPORTED WITH THE COMMISSION'S REMOTE PARTICIPATION POLICY.

Commissioner Niedzielski-Eichner seconded the motion which carried by a vote of 8-0. Commissioners Strandlie, Spain, and Jimenez were absent from the meeting.

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Secretary Sargeant resumed the CIP public workshop.

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2. Fairfax County Public Schools (FCPS)  
Pranita Ranbhise, Coordinator III, Office of Facilities and Planning Services

Ms. Ranbhise gave a presentation on Fairfax County Public Schools (FCPS) projects, as outlined in the CIP report, pages 81 to 89. A copy of Ms. Ranbhise's presentation is in the date file.

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

- Clarification on FCPS efforts to invest in improved ventilation at school facilities;

- Discussion regarding the Boundary Change Report issued by FCPS;
- Clarification on residential growth influences how school renovation projects were prioritized;
- Explanation on the planning and design process for a new elementary school in Tysons, which set to beginning in fiscal year 2027 and anticipated to be completed within five years;
- The public outreach efforts of FCPS on outstanding CIP projects; and
- Discussion on the inclusion of solar power initiative for new construction.

There were no changes to this item, however Ms. Reed would submit clarification to the Planning Commission on the following:

- The status of the HVAC/ventilation upgrades to improve airflow in school facilities;
- The expected impact of the Boundary Change Report;
- The status of the solar panel installation in conjunction the planned Bonnie Brae Elementary School addition;
- Clarification on the requirements for renovations in the school system specific to solar power readiness;
- Consideration for solar canopies in the parking lots as an alternative to locating solar panels on the rooftops of schools; and
- Clarification on the FCPS budget for solar energy in school construction through bond funding.

3. Department of Public Works and Environmental Services (DPWES)  
Shahram Mohsenin, Director, Wastewater Planning and Monitoring Division

Mr. Mohsenin gave a presentation on Wastewater Management, as outlined in the CIP report from pages 208 to 214. A copy of Mr. Mohsenin's presentation is in the date file.

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

- Confirmation that the current wastewater management system could handle the capacity for current customers;
- Clarification on the process for determining which sites required additional sewer connections or improvements;
- Confirmation on the proposed base rate increase on wastewater and the process for determining such rates;
- Clarification on the life expectancy of current sewer and septic systems, the methods for extending the lifespan of certain lines, and the costs associated with such efforts;
- The process for monitoring the operation and functionality of septic systems in the County and for subsequently determining areas in need of improvement;
- Clarification on efforts to upgrade the Difficult Run Pumping Station and the future operation of this station;



- Clarification on the scope of the CIP in ongoing efforts to improve sewer lines within problematic areas; and
- Clarification on the process for funding improvements, expansions, and repairs on existing sewer lines and lines associated with a redevelopment effort.

There were no changes to this item, but Ms. Reed agreed to provide clarification to the Planning Commission on the health and any potential areas of concern of the septic systems throughout the County and the timeline for the completion of the planned Tysons Pumping Station.

4. Fairfax County Fire and Rescue Department (FCFRD)  
Battalion Chief Brian Edmonston

Chief Edmonston gave a presentation on Fire and Rescue Department, as outlined in the CIP report from pages 146 to 148. A copy of Chief Edmonston's presentation is in the date file.

A discussion followed between Chief Edmonston; Ms. Reed; Laurie Stone, Fire and Rescue Department; Michelle Stahlhut, Department of Planning and Development; and multiple Commissioners regarding the following:

- The importance of utilizing proffered commitments to install appropriate traffic signals and ingress/egress for emergency vehicles on major roadways;
- Clarification on the timeline for the completion of Tysons Fire Station 29, the Lorton Fire Station, and the Gunston Fire Station;
- Clarification on the allocation of funding for the construction of Tysons Fire Station 29;
- Efforts to increase the usage of traffic signal preemptive devices throughout high priority areas;
- The utilization of bird-friendly design for Fire and Rescue facilities;
- The publicly available information on response times by emergency services; and
- The utilization and expansion of Well-Fit Centers within Fire and Rescue facilities; and
- The trends in call volume for facilities operating along the Route 1/Richmond Highway corridor.

There were no changes to this item, but multiple Commissioners praised the Fire and Rescue Department for their speed and efficiency regarding their response time and ongoing community engagement efforts in relation to new developments across the County.

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

Ms. Hudson gave a presentation on HHS projects, as outlined in the CIP report from pages 126 to 144. A copy of Ms. Hudson's presentation is in the date file.

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

- Clarification on the utilization of the community resource center located along Graham Road;
- Concerns related to the transportation and arrival for citizens seeking to utilize the detox center; and
- Clarification on the impact of the COVID-19 Pandemic on the budget for HHS and the long-term implications of that impact.

There were no changes to this item.

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The Planning Commission went into recess at 9:09 p.m. and reconvened at 9:27 p.m.

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6. Fairfax County Public Library (FCPL)  
Ted Kavich, Director, Administrative Services Division

Mr. Kavich gave a presentation on Fairfax County Public Library, as outlined in the CIP report from pages 162 to 165. A copy of Mr. Kavich's presentation is in the date file.

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

- Efforts to expand the role of libraries in urban centers, such as Tysons;
- Discussion on library funding mechanisms through philanthropy;
- Discussion of underutilized space in public libraries;
- Discussion of potential opportunities for additional co-location facilities to include libraries with space for community programming;
- The additional services and programs that would be included at certain library facilities;
- Efforts to enhance the architecture of library facilities;
- Discussion on issues relating to the usage of equitable community space;
- Clarification on how public demand for library facilities was determined;
- Discussion on partnerships with FCPS and NCS;
- Clarification on instances in which library facilities would be required to close during renovations; and
- Clarification on the how a temporary site for libraries undergoing renovation would be determined by community needs and funded through the renovation budget.

There were no changes to this item.



7. Fairfax County Park Authority (FCPA)  
Jai Cole, Executive Director, FCPA

Ms. Cole gave a presentation on Fairfax County Park Authority projects, as outlined in the CIP report from pages 91 to 110. A copy of Ms. Cole's presentation is in the date file.

A discussion followed between Ms. Cole; Michelle Stahlhut, Department of Planning and Development and multiple Commissioners regarding the following:

- The amenities and design standards for County Park facilities;
- Discussions on the importance of racial equity in the delivery of public services;
- Discussions on socioeconomic barriers to equal access to parks and recreation centers;
- Discussion on inequitable business models of development;
- Clarification on the status for renovating existing FCPA facilities within the Braddock District;
- The possibility of scheduling a joint meeting between the CIP Committee and Board of Supervisors regarding barriers in the allocation of funding for park facilities;
- Discussions regarding the process for how a park functioned as a point of natural integration in a fragmented community;
- The correlations between the impact of park access on improving health outcomes;
- Efforts to create natural space to meet specific community needs;
- The operation, location, benefits, and function of smaller pocket park facilities;
- Clarification on the priority allocation of bond funds to certain facilities;
- The Park Authority's involvement in the negotiations process with developers on matters pertaining to land acquisition and construction;
- The current progress of the deferred maintenance list, as articulated in the 2016 Park Authority Needs Assessment; and
- The possibility of utilizing a public/private partnership to further FCPA's efforts to repair and upgrade existing facilities.

Secretary Sargeant invited Ms. Cole to meet with the CIP Committee to continue the discussion, but there were no further changes to this item.

8. Fairfax County Department of Transportation (FCDOT)  
Michael Cuccias, Planner, Coordination and Funding Division, FCDOT  
Ray Johnson, Coordination and Funding Division, FCDOT

Mr. Cuccias gave a presentation on funding for transportation projects, as outlined in the CIP report from pages 229 to 248. A copy of Mr. Cuccias's presentation is in the date file.

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

- Confirmation that the requested \$100 million Bond Referendum in 2026 was consistent with the Department of Motor Vehicles (DMV) recommendation;

- Explanation of the revisions to the Transportation Priorities Plan (TPP) to reflect extended timeline for completion of previously approved projects due to the increase of cost estimates;
- Considerations for using Embark Richmond as an example for future planning initiatives in Fairfax County; and
- Considerations for additional cost-saving measures for road projects part of TPP to address funding needs to increase accessibility to transit station.

There were no changes to this item, but Ms. Reed agreed to provide clarification to the Planning Commission on the following:

- The page citations that were mentioned in the presentation;
- Considerations for the need for additional access to transit due to the extension of the Silver Line Metro; and
- Considerations to ensure that TPP better aligned with the recommendations of the Comprehensive Plan.

9. Fairfax County Police Department (FCPD)  
Major Thea Pirnat, Resource Management Bureau, FCPD  
David Jett, Director, Resource Management Bureau, FCPD

Major Pirnat gave a presentation on Police Project Planning process as outlined in the CIP report from pages 145 to 160. A copy of Major Pirnat's presentation is in the date file.

A discussion followed between Major Pirnat; Vrushali Oak, Capital Facilities, Department of Public Works and Environmental Services; and multiple Commissioners regarding the following:

- Clarification on the funding mechanisms and geographic location of the Tysons Urban Police Station;
- Discussion on the potential causes for increase activity among organized crime in the Tysons area;
- Clarification on the current police coverage for the Tysons area and the amount of personnel necessary to serve that area;
- Clarification that the firing range was located at a facility off of Route 50;
- Explanation of the CIP priority projects list that pertained to security upgrades; and
- The extent to which concerns raised in previous years related to the parking lot of the Reston had been addressed.

There were no changes to this item.

10. Fairfax County Department of Housing and Community Development (HCD)  
Thomas Fleetwood, Director, Department of Housing and Community Development

Mr. Fleetwood gave a presentation on Communitywide Housing Strategic Plan, as outlined in the CIP report from pages 125 to 132. A copy of Mr. Fleetwood's presentation is in the date file.



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

- Reviewing potential opportunities for public/private partnerships that incorporated 80 percent market rate housing and 20 percent affordable housing options for new developments;
- Updates on the solar readiness for new affordable housing developments;
- Efforts to improve the sustainability and accommodate green energy features for older buildings throughout the County;
- Clarification on the impact of renovations at North Hill community on current residents;
- Clarification on funding sources HCD utilized to pursue affordable housing developments;
- Efforts to embed affordable housing units with market rate units within a development;
- Efforts to maintain the quality of affordable housing and whether such quality could be sustained; and
- Clarification on the guidelines, standards, and types of financing utilized in affordable housing developments ensures quality and long-term sustainability of the developments.

There were no changes to this item.

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CAPITAL IMPROVEMENT PROGRAM (CIP) – FISCAL YEARS 2023-2027 ADVERTISED (With Future Fiscal Years To 2032) – A public hearing 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.  
. PUBLIC HEARING.

There were no disclosures from the Commission.

Secretary Sargeant called the first listed speaker and recited the rules for public testimony.

Scott Peterson, 9928 Woodrow Street, Vienna, VA, representing the Faith Alliance for Climate Solutions proposed an action plan to increase funding for Capital Improvement Program to achieve Net Zero Energy performance for all County-operated facilities. A copy of Mr. Peterson's testimony is in the date file.

There was a brief discussion between Mr. Peterson and multiple Commissioners on the following:

- Efforts to conduct meetings with staff to discuss green building practices and address environmental issues
- Explanation of proposed funding increase in bond referendum from \$300 million to \$400 million annually to finance Net Zero Energy plan;
- Limitations of power purchase agreement (PPA) service contracts on retrofit of existing buildings; and
- Explanation on the overall community readiness for Net Zero Energy practices.

There were no further comments or questions from the Commission.

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The meeting was adjourned at 11:57 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.

By Satabdi Samaddar  
Approved on: June 8, 2022

*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 June 2022, by  
Jacob Caporaletti.

*Douglas M. Steele*  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2024



Handwritten notes, possibly including "Handwritten notes" and "March 10, 2022".

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