

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 1, 2023**

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, Providence District
Timothy J. Sargeant, Vice Chairman, Commissioner At-Large
Evelyn S. Spain, Secretary, Sully District
John C. Ulfelder, Parliamentarian, Dranesville District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Daniel G. Lagana, Franconia District
Daren Shumate, Mason District
Walter C. Clarke, Mount Vernon District
Peter F. Murphy, Springfield District
Andres Jimenez, Commissioner At-Large
Candice Bennett, Commissioner At-Large

ABSENT: None

//

The meeting was called to order at 7:05 p.m., by Chairman Phillip A. Niedzielski-Eichner, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

COMMISSION MATTERS

Chairman Niedzielski-Eichner announced that the meeting would consist of a workshop wherein staff members from a number of agencies would brief Commissioners on the County's Capital Improvement Program (CIP) for Fiscal Years 2024 through 2028 Advertised (With Future Fiscal Years To 2033). He said a public hearing on the CIP would be held at the conclusion of the workshop.

//

2023 PLANNING COMMISSION COMMITTEE ASSIGNMENTS, CONSTITUTION, AND
THE ELECTION OF OFFICERS

Commissioner Sargeant MOVED THAT THE PLANNING COMMISSION APPROVE THE COMMITTEE APPOINTMENTS AS SET FORTH IN THE CHAIRMAN'S MEMORANDUM DATED FEBRUARY 28, 2023, WITH THE FOLLOWING REVISION:

- ADD COMMISSIONER EVELYN S. SPAIN AS A REGULAR MEMBER OF THE HOUSING COMMITTEE.

AS NOTED IN THE MEMORANDUM, ON MARCH 8, 2023, EACH PLANNING COMMISSION COMMITTEE WOULD MEET IN THE BOARD AUDITORIUM OF THE

FAIRFAX COUNTY GOVERNMENT CENTER, 12000 GOVERNMENT CENTER PARKWAY, FAIRFAX, VIRGINIA 22035, AT 6:30 P.M. AND CONSECUTIVELY CONSTITUTE EACH COMMITTEE, ELECT A CHAIRMAN, AND IF APPLICABLE, A VICE CHAIRMAN.

Commissioner Murphy seconded the motion, which carried by a vote of 12-0.

//

Chairman Niedzielski-Eichner recognized Commissioner Sargeant, Chairman of the Planning Commission's Capital Improvement Program Committee, and relinquished duties of the Chair.

//

Vice Chairman Sargeant announced the CIP Committee would conduct a follow-up session after the workshop on Wednesday, March 16, 2023, at 7:30 p.m., in the Board Conference Room of the Fairfax County Government Center. The meeting was open to the public. Vice Chairman Sargeant added that the markup of the Commission's recommendations were scheduled for Wednesday, March 29, 2023, 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 – FISCAL YEARS 2024 – 2028
ADVERTISED (With Future Fiscal Years to 2033) – A public workshop will be held, in accordance with Section 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2024-2028 (with future Fiscal Years to 2033), 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 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 2024-2028 (with future Fiscal Years to 2033). (A copy of Ms. Reed's presentation is in the date file.)

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

- Clarification on the number of agencies affected by the bond referendum change from a four-year cycle to a six-year cycle;
- Staff’s rationale for changes made to the bond cycle and future impact as a result of that change;
- Clarification on a reference made to the Bond Buyers index with a 3.3% interest rate;
- Clarification on whether the difference between the Bond Byers index rate of 2.98% and the 3.3%, was the same as the difference that existed between the 1.75% and the bond index that was received in January 2022;
- Clarification on the 10-12% inflationary factors added to future building projects, the consistency of that plan, and whether there was a difference in spending limitations between the private sector and the government;
- The cost and benefits of collocation projects on County versus non-County owned land; and
- Clarification on whether there was a shortage of land in the County that would impact the ability of future collocation projects.

2. Fairfax County Public Library (FCPL)

Kevin Osborne, Deputy Director, Library Administration

Mr. Osborne gave a presentation on FCPL projects, as outlined in the CIP from pages 91 to 112. (A copy of Mr. Osborne’s presentation is in the date file.)

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

- Whether the library considered utilizing unleased spaces in the Mosaic District versus constructing new facilities;
- Clarification on the Library’s mission statement for recreational resources;
- The current circulation usage for the Fairfax County public libraries;

The Library’s assessment on access to technology and how it factored into the customers’ ability to download reading materials; and

- The Library’s prospective on a future location in the Tysons area, and whether there was sufficient demand for potential services that would warrant a County investment to the bond program.

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

Chief Edmonston gave a presentation on the Fairfax County Fire and Rescue Department, (FCFRD) projects, as outlined in the CIP from pages 148 to 159. (A copy of Chief Edmonston’s presentation is in the date file.)

A discussion followed between Chief Edmonston; Kristin Schneider, Business Solutions, Fire and Rescue; and multiple Commissioners regarding the following:

- Clarification on whether funds allocated to the department for the installation of emergency vehicle pre-emption devices was depleted;
- Clarification on the average cost for emergency vehicle traffic signal control preemption devices;
- The targeted number of traffic signal control preemption devices required for the County;
- Whether the traffic signal control preemption devices were only available to the County’s Fire and Rescue emergency vehicles;
- Efforts made by the County that would encourage developers to fund and proffer traffic signal control preemption devices;
- Clarification on whether the need for larger fire stations resulted from the need for added equipment space and future capacity;
- The number of existing facility spaces that could be expanded or were limited as a result of surrounding development;
- Clarification on whether preemption devices increased the response time;
- Clarification on whether the need for preemption devices were solely dependent on proffers; and
- Fire stations in the surrounding area that met the need for emergency services for Tysons.

4. Fairfax County Department of Housing and Community Development (FCHCD)
Tom Fleetwood, Director

Mr. Fleetwood gave a presentation on the Housing and Community Development projects as outlined in the CIP from pages 127 to 146. (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 Workforce Dwelling Comprehensive Plan Amendment would provide housing opportunities for individuals to live and work in the Tysons area;
- A recommendation to increase the affordable housing fund from a half penny to an additional cent;
- Clarification on the ways in which recommendations made by the Manufactured Housing Task Force factored into the preservation of the eight remaining housing communities;
- The allocation of funds from the Amazon Equity Fund for the Dominion Square apartment community affordable housing project;
- Clarification on whether the proposed number for the construction and preservation of affordable units, was included as part of the County's 10,000 unit goal for affordable housing;
- Whether the County's goal for the production of a minimum of 10,000 new affordable units by 2034 was feasible; and
- A suggestion was made that FCHCD brief the Planning Commission on the County's workforce dwelling unit policy, versus proffering toward a committed project.

5. 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 from pages 204 to 227. (A copy of Mr. Mohsenin's presentation is in the date file.)

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

- Clarification on the new reimbursement policy that reimbursed developers for the construction of pipes greater than 8" at 40%, 80%, and 100%;
- Clarification on whether the Wastewater division worked with the Department of Health on sampling sewage waste as a means of tracking the COVID-19 pandemic;
- The County's designated treatment plant locations for the disposal of sewage from homes built on septic;
- The previous instances in which the County attempted to install another disposal facility, but was unable to because of public opposition;

- Clarification on the County’s shared contributions paid to the neighboring jurisdictions; and
- The increase in the County’s shared contributions to the neighboring jurisdictions over time and future year forecasts.

//

The Commission went into recess at 8:57 p.m. and reconvened in the Board Auditorium at 9:11 p.m.

//

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

Ms. Cole gave a presentation on Park Authority projects as outlined in the CIP from pages 91 to 107. (A copy of Ms. Cole’s presentation is in the date file.)

A discussion followed between Ms. Cole; Michael Peter, Director of Business Administration, Park Authority; and multiple Commissioners regarding the following:

- The Park Authority’s plan to prioritize its projects and services with an equity lens;
- Clarification on the Park Authority’s backlog of assets that were past end of life, in need of repair, and the funds allocated to the maintenance of those assets;
- The implementation of innovative technologies to newer park facilities;
- The Park Authority was in the process of developing a comprehensive asset management program that would utilize more condition-based and life cycle assessments for its assets;
- Fifty-five percent of the park’s taxed based system was paid for by users of that system;
- Clarification on the reasons why the Park Authority was not able to complete a backlog of projects that were funded in a four-year bond cycle;
- Whether there was an alternative to the six-year cycle that would allow the Park Authority to accelerate their backlog of projects;
- Suggestion that parks be included in future Site-Specific Plan Amendments;
- Clarification on whether the \$10.5 million for land acquisition included the potential for easement purchases;
- The Park Authority’s request for the current funding cycle;

- Opportunities for collocation projects for Park Authority facilities with other agencies; and
- The status of funding negotiations between the Park Authority and the County.

7. Fairfax County Department of Transportation (FCDOT)
Michael Cuccias, Transportation Planning

Mr. Cuccias gave a presentation on the Department of Transportation projects, as outlined in the CIP from pages 231 to 249. (A copy of Mr. Cuccias' presentation is in the date file.)

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

- Clarification on the types of bicycle improvements projects made by FCDOT in the County;
- The percentage of FCDOT's projects that benefited from investments made by the Virginia Department of Transportation;
- Clarification on whether the bike and pedestrian projects from the 2014 Bond Referendum fund for the 200 countywide pedestrian projects were completed;
- The total investments for transportation initiatives in the proposed CIP allocated for future pedestrian projects;
- Clarification on the cost of sidewalk and crosswalk replacements in the County;
- The factors FCDOT considered in prioritizing pedestrian oriented projects;
- Concerns regarding limited pedestrian access to the Silver Line and Yellow Line Metrorail stations;
- A suggestion that the Build Back Better Act signed by the President of the United States, which includes transportation infrastructure funding initiatives, be pursued as a source of funding for many of the County's transportation projects; and
- A suggestion to revisit the subdivision process in order to obtain additional land to improve the quality of sidewalks and pedestrian experience.

8. Fairfax County Police Department (FCPD)
Major Jack Hurlock, Resource Management Bureau

Major Hurlock gave a presentation on the FCPD projects, as outlined in the CIP from pages 147 to 162. (A copy of Major Hurlock's presentation is in the date file.)

A discussion followed between Major Hurlock and multiple Commissioners regarding the following:

- The impact of collocation efforts at FCPD facilities;
- Efficiency improvements that impact response times;
- The crime statistics and data analysis for the Tysons area;
- The primary base police station that provided support for the Tysons area;
- Confirmation on whether there was a shortage in sworn staffing positions at the McLean District Station;
- Recruitment efforts by the Fairfax County Police Department to mitigate staffing shortages;
- Recruitment obstacles faced by the Police Department;
- Clarification on whether the use of patrol cars as a source of recruitment advertising was successful; and
- The construction date of the South County Police Station and Animal Shelter and the date it was later renovated.

9. Fairfax County Administration for Human Services (FCAHS)
Jill Clark, Neighborhood and Community Services

Ms. Clark gave a presentation on FCAHS programs, as outlined in the CIP from pages 127 to 146. (A copy of Ms. Clark's presentation is in the date file.)

A discussion followed between Ms. Clark; Daryl Washington, Director, Fairfax-Falls Church Community Services Board; Jessica Witter, Family Services, Health and Human Services; and multiple Commissioners regarding the following:

- Clarification on whether the estimated cost for early childhood facilities was for new construction projects or renovation of existing facilities;
- Clarification on whether the estimated cost for the Tim Harmon Campus, which housed Cornerstones, A New Beginning, and Fairfax Detox, were new facilities;
- Whether a location for the Springfield Community Resource Center was determined and whether the County planned on taking an equity look for that facility;

- Clarification on whether the Department of Health tested waste from the COVID-19 pandemic to determine virus trends;
- The average time it took for the Fairfax County Health Department to receive COVID-19 reports from the Virginia Department of Health; and
- Clarification on whether the JoAnne Jorgenson Health Laboratory was still part of a future initiative.

10. Fairfax County Public Schools (FCPS)

Chuck Fanshaw, Interim Superintendent, Department of Facilities and
Transportation Services

Mr. Fanshaw gave a presentation on the Department of Transportation projects, as outlined in the CIP from pages 81 to 90. (A copy of Mr. Fanshaw's presentation is in the date file.)

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

- The location of the students who left the Fairfax County School System, whether those families would return, and future enrollment projections;
- Whether there was a geographic distribution for the number of students who left the school system;
- Clarification on the factors that determined six capacity enhancement projects;
- Clarification on whether the partially funded site acquisition project was in a specific area of the County;
- The process for prioritizing the schedule for renovating school facilities;
- The status of the remote facilities where students utilized one teacher and whether this model presented future opportunities;
- The status of capacity enhancements at multiple school facilities;
- Clarification of the schools determination on partially funded projects;
- Investments made in the schools HVAC systems and the status of those projects;
- The number of students who resided in the Tysons area that attended school in other areas;

- The projected number of students who lived in the Tysons area that would attend the planned Tysons Elementary School;
- A list of the neighboring schools with capacity that supported the Tysons area; and
- Determining factors that warranted a new school facility.

The above referenced discussions resulted in the Commission’s request for additional information from staff, to mitigate the aforementioned issues of concern, that would result in a consensus on a favorable recommendation.

//

Chairman Niedzielski-Eichner resumed duties of the Chair.

//

ORDER OF THE AGENDA

Chairman Niedzielski-Eichner established the following order of the agenda:

1. CAPITAL IMPROVEMENT PROGRAM – FISCAL YEARS 2024 – 2028 (With Future Fiscal Years to 2033)

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 2024-2028 (with future Fiscal Years to 2033). COUNTYWIDE. PUBLIC HEARING.

Chairman Niedzielski-Eichner 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 Niedzielski-Eichner closed the public hearing and adjourned the meeting.

//

The meeting was adjourned at 11:30 p.m.
Phillip A. Niedzielski-Eichner, Chairman
Evelyn S. Spain, Secretary

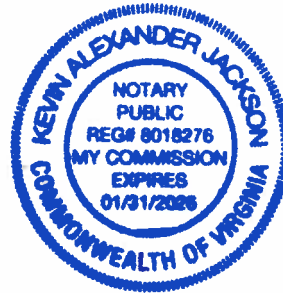
Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Samantha Lawrence

Approved on: June 7, 2023



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



June 14, 2023

Notary #: 8018276

Expiration date: January 31, 2026



