

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, MARCH 6, 2024**

**PRESENT:** Phillip A. Niedzielski-Eichner, Chairman, At-Large  
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  
Alis Wang, Mason District  
Walter C. Clarke, Mount Vernon District  
Jeremy Hancock, Providence District  
Candice Bennett, Commissioner At-Large

**ABSENT:** Peter F. Murphy, Springfield District

**OTHERS:** Martha Reed, Department of Management and Budget  
Jessica Hudson, Director, Fairfax County Public Library  
Assistant Fire Chief John Walser, Fairfax County Department of Fire and Rescue  
Vrushali Oak, Building Design & Construction Division,  
Department of Public Works and Environmental Service (DPWES)  
Major Rachel Levy, Director, Fairfax County Police Department  
Mark Buenavista, Fairfax County Department of Housing &  
Community Development (FCHCD)  
Anna Shapiro, Deputy Director, FCHCD  
William Barrack, Wastewater Management Division, DPWES  
Jai Cole, Executive Director, Fairfax County Park Authority  
Malcolm Watson, Transit Services Division,  
Fairfax County Department of Transportation  
Janice Szymanski, Fairfax County Public Schools  
Zachary Larnard, Department of Health and Human Services  
Jessica Werder, Deputy Director, Fairfax County Health Department  
Jill Cooper, Executive Director to the Planning Commission,  
Department of Clerk Services (DCS)  
Catherine Dushin, Deputy Clerk to the Planning Commission, DCS

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The meeting was called to order at 7:04 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.

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COMMISSION MATTERS

Chairman Niedzielski-Eichner explained that the agenda for tonight’s meeting included Commission matters and the County’s annual Capital Improvement Program (CIP) workshop. He added that the meeting would be divided into two parts. First, the CIP workshop would be conducted by Vice Chairman Sargeant, who was also the chair of the Commission’s CIP Committee. The workshop would consist of presentations, Commissioners’ comments, and staff’s response to any questions. After the conclusion of the presentations, the Commission would conduct a public hearing.

Chairman Niedzielski-Eichner noted that there were no listed speakers for the public hearing.

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Commissioner Spain announced that on February 9, 2024, Commissioners were emailed copies of the draft minutes for Planning Commission meetings held in January 2024. Commissioner Spain announced her intent to move for approval of the January 2024 meeting minutes during the Planning Commission Meeting on March 20, 2024. She requested that Planning Commission members review the January meeting minutes and submit comments and corrections to staff no later than March 18, 2024.

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Chairman Niedzielski-Eichner announced that the Policy Plan Committee meeting would meet on Thursday, March 7, 2024 to discuss the Policy Plan portion of the Comprehensive Plan and recommend updates. He explained that the Planning Commission had a significant role in the creation of the County’s Comprehensive Plan. He added that the intent would be to consolidate all current policies in their totality for the next two years. The meeting would be held at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, located at 12000 Government Center Parkway. The meeting would involve discussion of the strategic plan in relation to land use and the policy planning process with respect to community engagement and public outreach.

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Chairman Niedzielski-Eichner recognized Vice Chairman Sargeant, Chairman of the Planning Commission’s CIP Committee and relinquished the duties of the Chair.

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Vice Chairman Sargeant announced that the workshop for the CIP for Fiscal Years 2025 through 2029 (with future fiscal years to 2034) consisted of ten scheduled presentations with a 10-minute recess after the sixth presentation. After the conclusions of the presentations, a public hearing would follow.

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CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEARS 2025 THROUGH 2029 ADVERTISED (With Future Fiscal Years to 2034) – A public workshop will be held, in accordance with Section 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2025-2029 (with future Fiscal Years to 2034), 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 also a future outlook that includes a glance at the potential long-term requirements beyond the current 5-year period.  
COUNTYWIDE. PUBLIC HEARING.

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 2025-2029 (with future Fiscal Years to 2034). (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 an effort directed towards reserve funds for the County's various projects;
- Discussions about colocation at public facilities as an effective mechanism with the limitations of space and the combined use of facilities;
- Explanation that compatibility of public facilities was necessary for effective colocation projects, including colocation projects done in conjunction with planned renovations;
- Discussions about the existing split in revenue between residential property tax and commercial property tax, and concerns about the burden on residential property owners;
- Confirmation from the Department of Management and Budget that more detailed information would be provided in the future regarding the extent of tax burdens on various populations;

- Explanation on a cap on Economic Development Bonding Authority (EDA) staying between 3% debt-to-market value ratio and 10% debt-to-General Fund Disbursements ratio, and clarification that support by EDA bonds would increase this ratio;
- Confirmation that more detailed information on EDA bonds would be provided in the future;
- Consideration of interest rates and increasing costs for various projects during the adoption of a strategic plan;
- Discussions about the Comprehensive Plan and its impact on the growth of property values throughout the County;
- Concerns about industrial space being taken by residential construction and the importance of ensuring a balance between zones over time;
- Emphasis upon the importance of fostering community in creating new prospects in housing development;
- Example of Arlington Partnership for Affordable Housing to create a community center as part of the project;
- Partnership with the community regarding facilities in need of rehabilitation and consideration of opportunities for future planning;
- Confirmation that colocation was beneficial to community partnerships, and that there was communication between the departments and agencies that helped identify vulnerable areas;
- Whether the CIP would consider further collaboration with the Department of Planning Development to partner with communities;
- The location of a public facility in a revitalization area could facilitate revitalization process, benefit service delivery, and assist the broader community improve its life experience;
- The effect of maintaining a triple-A bond rating on bond sales; and
- Potential research conducted by the Department of Management and Budget on the impact on bond sales and criteria associated with triple-A bond rating.

2. Fairfax County Public Library (FCPL)

Jessica Hudson, Director, Library Administration

Ms. Hudson gave a presentation on FCPL projects, as outlined in the CIP report from pages 147 to 151. (A copy of Ms. Hudson's presentation is in the date file).

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

- Clarification on the feasibility of colocation of an affordable housing project in conjunction with the Chantilly Regional Library;
- Clarification that age of a facility was one of the major criterion for funding a renovation;
- Considerations whether the size of the library was crucial to project planning, and the difference between regional and community libraries;
- Clarification on the effective distribution of hub activities between the libraries;
- Explanation that population was one of the factors in project planning and the feasibility of colocation in case the library was not being fully used due to the population moving to different areas of the County;
- Explanation of potential increases in access in case of the projected population growth; and
- Explanation that libraries served as community centers;
- Clarification on the current status of Tysons-Pimmit Regional Library and its projected colocation projects.

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

Assistant Chief Walser gave a presentation on the Fairfax County Fire and Rescue Department (FCFRD) projects, as outlined in the CIP report from pages 105 to 107. (A copy of Assistant Chief Walser's presentation is in the date file).

A discussion followed between Assistant Chief Walser and multiple Commissioners regarding the following:

- Clarification on whether the use of emergency traffic preemption devices was coordinated with the Police Department or managed solely by the FCFRD;

- Discussions about areas for potential growth for FCFRD services;
- Discussions about implementing gender-neutral facilities to accommodate a diverse workforce;
- Discussions about areas for improvement regarding an ongoing data analysis of emergency incidents and adequate response times;
- Explanation that the National Fire Protection Association’s current standard was a 4-minute response time for 90% of all incidents;
- Explanation that speed limits and delays caused by traffic were also included in the data gathering process;
- Implementation of the Emergency Management Service specialists program that provided requested intensive care for the community members;
- Comments on the PulsePoint App that allowed access to vital information about emergencies occurring within a community;
- Concerns about the impact of speed humps and whether they impacted response times for fire department vehicles;
- Clarification on the type of speed humps and speed tables utilized throughout the County, and the extent to which all traffic calming devices slowed down emergency vehicles;
- Explanation that the FCFRD accepted the standards of the Fairfax County Department of Transportation;
- Explanation of the Hot Zone design as an emergency response strategy that integrated within the fire stations and the process for isolation of the living quarters of the workforce from the areas of contamination (oil, gasoline, carcinogens from fire, etc.);
- Concerns about how the inclusion of the traffic preemptive devices factored into the process of housing redevelopment;
- Confirmation that staff from the FCFRD were cognizant of the number of dwelling units in correspondence with traffic signals;
- Clarification on the effectiveness of emergency response vehicle operating in areas subject to redevelopment;

- Clarification on the current condition of the Tysons Fire and Rescue Station 29 and confirmation of its upcoming renovation;
- Explanation of the impact of the population density and a buildings' height on the projected needs and services of the fire station; and
- Explanation that certain fire stations owned a specialized truck equipped with an adequate ladder to access areas with certain building heights.

4. Fairfax County Police Department (FCPD)  
Rachel Levy, Major

Major Levy gave a presentation on the FCPD projects, as outlined in the CIP report from pages 107 to 111. (A copy of Major Levy's presentation is in the date file).

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

- Confirmation that West Springfield Police Station was collocated with the fire station;
- Confirmation that Mount Vernon Police Station was supported by EDA bonds;
- Potential opportunities for collocation at the Mount Vernon Police Station with the fire station, as well as the Gum Spring Community Center and library;
- Confirmation that the update of data metrics, information about the population density, and crime statistics was performed and evaluated on a continuous basis;
- Confirmation that Fairfax County had a lower crime rate compared to similar jurisdictions;
- Explanation that every jurisdiction had the Community Advisory Committee had monthly meetings that provided information for community members;
- Comments on the County's diversity recruitment strategy and how this strategy was beneficial to the community;
- Clarification on the active involvement of the FCPD in the process of facility project planning;

- Explanation that the training facilities were anticipated to be relocated and confirmation that the Criminal Justice Academy would be potentially collocated with Emergency Vehicle Operations Center/K9 facilities;
- Clarification on the proposed location of the planned Tysons police station and alternate options that would be considered due to certain access limitations;
- Confirmation that the new Tysons police station would be built on the site of an existing fire station;
- Clarification on the FCPD's intent to move its evidence storage facility to the Judicial Complex Building 1, which would be supported by bond funds under the CIP; and
- Comments on the involvement of the FCPD in the residential design of the Tysons area and the impact of police facilities projects on housing development.

5. Fairfax County Department of Housing and Community Development (FCHCD)  
Mark Buenavista, Director of Design, Development and Construction

Mr. Buenavista gave a presentation on the Department of Housing and Community Development projects, as outlined in the CIP report from pages 166 to 172. (A copy of Mr. Buenavista's presentation is in the date file).

A discussion followed between Mr. Buenavista; Anna Shapiro, Deputy Director, Real Estate Finance and Development; and multiple Commissioners regarding the following:

- Discussions about the prospects of meeting the stated goal of securing a minimum of 10,000 affordable housing units by 2034;
- Clarification that 879 units affordable to households earning 60% of Area Median Income (AMI) were delivered, and confirmation that 50 of the 879 units were ADUs and WDUs;
- Explanation of the timeline for completing the 1,000 affordable units that were under construction;
- Comparisons with other jurisdictions in terms of the robust process and policy for implementing affordable housing;
- Comments on 2024 Fairfax County Housing Symposium, and discussions about the utilization of certain properties and creativity of the projects;



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- Clarification that there were 8,500 privately-owned affordable housing units in the County;
- Discussions about the closing of an open period for the Preservation Partner Pool and the process for assessing and purchase affordable housing based on the market conditions;
- Discussion on the process to pre-qualify housing providers for gap financing for including affordable housing;
- Explanation that, based on the current extent of the progress achieved, the County's goal would be to reach 18,000 affordable housing units;
- Discussions about resetting the income levels that would help establish applicability to affordable housing;
- Whether the system for implementing affordable housing would be driven by financial ability to get tax credits;
- Preference for the affordable housing units to be incorporated within the new development projects;
- Discussions about the options in the policy for the developers to include affordable housing units in the project and clarification on whether the proffer process would create a high bar for the payment;
- Collaboration with the Department of Planning and Development to determine the burden of the use of proffers to deliver affordable housing;
- Clarification about the Housing Production Trust Fund being programmed in the CIP and how other funds being used for gap funding;
- Confirmation that subordinate financing would be required to reach the goal of 10,000 affordable housing units over the next 10 years;
- Renaming of the Dominion Square apartment community affordable housing project to The Exchange at Spring Hill Station;
- Explanation about the Public-Private Education Facilities and Infrastructure Act of 2002 (PPEA) that provided framework for private development to partner with the public sector on planning projects;
- The utilization of the PPEA in connection with the Government Center II project; and

- Confirmation that there was no bonding authority associated with the PPEA.

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

William Barrack, Environmental Engineer, Wastewater Planning and Monitoring Division

Mr. Barrack gave a presentation on Wastewater Management projects, as outlined in the CIP report from pages 241 to 247. (A copy of Mr. Barrack's presentation is in the date file).

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

- Discussions about how the mode payments were structured in the negotiations between the County and the developer under the developer reimbursement program;
- Clarification that the developer reimbursement program was included in the Comprehensive Plan and collaboration between the developer, the Wastewater Management Division, and the Department of Planning and Development;
- Clarification on the Alexander Renew Enterprises Program and the upgrading that occurred at their treatment plant, which involved rehabilitation and replacements, and a County contribution in the amount of 1% of the combined sewer tunnel project;
- Discussions about involvement of the Fairfax County in the emergency plan prepared by DC Water after the collapse of one of the segments of a wastewater pipeline at Great Falls;
- Clarification on the continuous assessments and evaluations of the aging wastewater management assets in the Fairfax County;
- Explanation that the Potomac Interceptor facility served numerous jurisdictions and needed rehabilitation;
- Explanation that some sections of the County had older wastewater management assets, with the oldest facilities located in the east;
- Discussions about addressing the potential risks to Tysons regarding adequate wastewater systems and the need for analysis of projected capacity requirements;

- Clarification that Wastewater Management had embarked upon the Wastewater Utility Management Plan with the goal of a conducting countywide analysis to estimate present and potential capacity, as well as evaluating conditions for wastewater systems over the next few decades;
- Clarification that the projects from the Wastewater Utility Management Plan would be programmed in the CIP;
- Discussions about the beneficial sides of the developer reimbursement program; and
- Concerns about the necessity to sample wastewater to determine potential public health concerns and confirmation that sampling of industrial wastewater was conducted regularly.

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The Commission went into recess at 9:43 p.m. and reconvened in the Board Auditorium at 9:59 p.m.

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

Ms. Cole gave a presentation on Fairfax County Park Authority projects, as outlined in the CIP report from pages 173 to 192. (A copy of Ms. Cole’s presentation is in the date file).

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

- Discussions about the FCPA’s intent for prioritizing its projects and services in a manner that appropriately factored matters of equity;
- Discussions about 48% of the population of the Fairfax County that did not have walkable access to an FCPA park;
- Clarification that within in the 2026 bond there were four or five new park locations;
- Clarification on FCPA’s Parks, Recreation, Open Space, and Access strategy, which was intended to help achieve equitable park access countywide;
- Discussions about FCPA’s close cooperation with the Department of Management and Budget;

- Comments about deferred maintenance, how it established the existing conditions of park facilities, and how this impacted issues related to equity;
- Discussions about the disparity between the specific needs of some categories of the population and the quality of life for the overall population of the Fairfax County;
- Discussion about the balance between allocating \$50M for sports tourism with utilizing funds for deferred maintenance equity;
- Explanation about the present determined needs for FCPA facility funding and outstanding requests for additional funding; and
- Discussions about short-term goals associated with the renovation of recreation centers followed by the projects awaiting deferred maintenance equity.

8. Fairfax County Department of Transportation (FCDOT)  
Malcolm Watson, Coordination and Funding Division

Mr. Watson gave a presentation on the Department of Transportation projects, as outlined in the CIP report from pages 203 to 222. (A copy of Mr. Watson's presentation is in the date file).

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

- Concerns regarding the specific projects outlined within the CIP;
- The current status of the Bus Rapid Transit project from Tysons to Alexandria;
- Clarification that the proposal was conducted by Northern Virginia Transportation Commission and FCDOT was currently at Phase 4 of an ongoing proposal;
- Discussions on the status of improvement of the intersection at Route 7 and Route 123;
- Confirmation that multiple County projects included bicycle and pedestrian components;
- Discussions about Dolley Madison Boulevard in McLean and engagement with the community to provide adequate access to information;

- Information about two public outreach events in September 2023 that allowed staff to interact with the residents of the County and receive numerous comments;
- Concerns about FCDOT's involvement in the CIP for 2024 in terms of alternative funding strategy;
- Explanation that most of the projects outlined in the CIP were funded by other sources, which utilized tax revenues generated by commercial and industrial development, as well as other sources of revenue from state and federal programs;
- Explanation that FCDOT would utilize a bond plan for funding projects, but gradually shift to alternative funding sources in the coming years;
- Discussions about \$50 million in funding that were set aside for the pedestrian projects;
- Concerns regarding the investments into the pedestrian and bicycle projects that were made by the County through the CIP;
- Concerns regarding the scope of the Commission's actions regarding the CIP and the extent to which certain projects were within in the framework of the CIP;
- Clarification about the role of the Planning Commission in utilizing the CIP to implement the recommendations of the Comprehensive Plan with regards to transportation projects;
- Concerns about the goals within the Comprehensive Plan were not adequately met by standard transportation planning;
- Concern regarding the alignment between the priorities of the Transportation Priorities Plan (TPP) and those of the Comprehensive Plan;
- Request that the FCDOT presented the Commission with specific planning recommendations so that an appropriate recommendation to the Board of Supervisors could be made;
- Discussions about the responsibilities of the Planning Commissioners to propose provisions within the transportation program to address pedestrian accidents and increase usage of the Metrorail system;
- Discussions about the options to amend the CIP;

- Clarification that the follow-on motion regarding the TPP was sent prior to the workshop, which included descriptions and investment requests for activity centers within revitalization districts;
- Clarification that the CIP Committee meeting would be held on Thursday, March 21, 2024, and the CIP Mark-up would occur on April 3, 2024, which provided time for the request information to be provided.

9. Fairfax County Public Schools (FCPS)

Janice Szymanski, Chief of Facilities Services and Capital Programs

Ms. Szymanski gave a presentation on the Department of Public Schools projects, as outlined in the CIP report from pages 193 to 201. (A copy of Ms. Szymanski's presentation is in the date file).

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

- Discussions about whether the issue of balance between modernized and non-modernized school design was addressed by the CIP;
- Explanation about the focus on renovations of school facilities, long-term projected growth for student populations, and the phase-occupied nature of the school projects;
- The status of the review of the queue in terms of school facility utilization throughout the County and the process for assessing the existing conditions for such facilities;
- Discussions about the sustainability component and the extent to which it would be considered a factor active FCPS projects;
- Explanation that the CIP would enable the prioritization of the sustainability component for active FCPS projects and such components would be factored in the future costs;
- Whether the school system could communicate back to the Planning Commission regarding the percentage of FCPS project that were hindered due to sustainability issues and the associated costs of sustainable features;
- Discussions about the school district boundary changes related to the facilities and how they were calculated; and

- Clarification about the school system’s decision to review their boundary policy on a Countywide level.

10. Health and Human Services (HHS)

Zachary Larnard, Planning and Capital Facilities Manager

Mr. Larnard gave a presentation on HHS projects, as outlined in the CIP report from pages 153 to 165. (A copy of Mr. Larnard’s presentation is in the date file).

A discussion followed between Mr. Larnard; Ms. Reed; Jessica Werder, Deputy Director, Health Department; and multiple Commissioners regarding the following:

- Confirmation that 2,026 HHS projects would be funded through the CIP;
- Discussions about multiple early childhood facilities, such as Kingstowne Complex facility, Original Mount Vernon High School project, Hybla Valley Community Center, and the Willard building;
- Discussions about source of funding of early childhood facilities projects, some of which were funded by the Early Childhood Fund and some of which were funded by the County’s General Fund;
- Discussions about the prioritization of early childhood facility projects opportunities;
- A request to provide the Commission additional information about funding sources for early childhood facility projects;
- Concerns about monitoring wastewater for community health purposes and whether HHS made related investments in the CIP;
- Confirmation from Ms. Werder that Virginia Department of Health made significant investments into wastewater monitoring program across the Commonwealth during the COVID-19 pandemic; and

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Chairman Niedzielski-Eichner resumed duties of the Chair.

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ORDER OF THE AGENDA

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

CAPITAL IMPROVEMENT PROGRAM (CIP)  
FISCAL YEARS 2025 – 2029 ADVERTISED  
(With Future Fiscal Years to 2034)

March 6, 2024

1. CAPITAL IMPROVEMENT PROGRAM – FISCAL YEARS 2025 – 2029 (With Future Fiscal Years to 2034)

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 2025-2029 (with future Fiscal Years to 2034). 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.

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The meeting was adjourned at 11:47 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, VA 22035.

Minutes by: Catherine Dushin

Approved on May 15, 2024

*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 16 day of May 2024,  
by Jacob Caporaletti

*[Signature]*  
Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

