

Planning Commission Workshop Questions

March 11, 2021

1. What has FCPS been doing to address air circulation and air quality in schools since the beginning of the pandemic?

From the outset of the global pandemic, FCPS took steps to prepare schools for a return to in-person learning. These steps included considerations for indoor air quality improvements. In Spring of 2020, recognizing an unprecedented operating environment from a state-wide shut down, FCPS Facilities staff identified opportunities to accelerate major maintenance projects that include several HVAC upgrades and repairs for schools. During the Summer, Facilities staff conducted a survey of all HVAC systems to ensure they provide sufficient outside air ventilation in accordance with CDC and the manufacturer's recommendations. Information was gathered and compiled in a report to aid the School Board in determining appropriate measures for reducing the potential spread of coronavirus through ventilation systems. FCPS' current practices for improving indoor air quality were also reviewed along with short and long-term strategies developed to safeguard students and staff members.

Included within the report are measures FCPS has taken to ensure all schools are ready to return to 100% in-person learning. These measures include:

1. Verifying that all schools and offices have sufficient outside air ventilation.
2. Upgrading from MERV 8 to MERV 13 filters.
3. Purchasing portable air purifiers with HEPA filters and built-in ultraviolet light.
4. Assessing the use of ultraviolet germicidal irradiation and polar ionization technologies in schools.
5. Obtaining the International Well Building Institute's (IWBI) Health & Safety Rating for all schools.

FCPS' complete ventilation report can be found at – [Addressing Ventilation in Schools](#).

2. In order for the Planning Commission to be part of the Affordable Housing solution, please provide a link to the Affordable Housing Task Force Recommendations.

The following link provides additional information regarding the Affordable Housing Preservation Task Force including objectives, guiding principles and recommendations: <https://www.fairfaxcounty.gov/housing/preservation-task-force>

3. Provide more details about the large vehicle storage facility for Police and Fire, including leasing vs. new facility.

The Police Department has identified a need for a vehicle storage facility with ample space for large specialty vehicles equipped with sensitive equipment. The value of the vehicle assets is approximately \$10 million dollars including Explosive Ordnance Disposal (EOD) vehicles. These vehicles must be stored indoors to protect the specialty equipment from environmental elements. The vehicles are currently stored in leased warehouse space co-located with the Fire and Rescue Department's storage space. The current leased space is nearing capacity and does not meet current police standards and security measures. There are security vulnerabilities at the current space, including a lack of fencing around the entire site. The space is inefficient and not all of the bays are drive-through. Currently staff has difficulty turning vehicles around within the building leading to very large drive-aisles and wasted storage space. In addition, the current site is adjacent to condos, townhomes, a park, and an Elementary school. A more remote, secure site would be preferred.

The current lease is approximately \$860,000 annually with approximately 3% annual escalation anticipated.

This project is currently on the future project list, beyond the 5-year CIP period. Further analysis and cost estimating will be required prior to a decision to move this project into the 5-year CIP plan.

4. What are the steps for new roads or roads that have changed the route to get into the Comprehensive Plan?

In general, the process depends on how the change in road alignment was initiated. Some potential situations are listed below:

1. If a developer has tweaked what the comprehensive plan shows for a road, a zoning case would go before the Planning Commission to formalize that change. The Comp Plan is a guide, and as such, there can be refinement as long as the intent of the plan is met.
2. If there is a comprehensive plan amendment from a landowner (site specific plan amendment) or another type of Board authorized plan amendment, staff would work to study the change, likely involve citizens through task forces or public meetings, and finally it would go to the Planning Commission and then the Board of Supervisors for decision.
3. The Board can also authorize a study of a road corridor that leads to a plan amendment after the study is completed. For example, the Fairfax County/Franconia-Springfield Parkways study that is currently being completed may initiate a Comp Plan change which would go to the Planning Commission and Board of Supervisors.