

**FAIRFAX COUNTY PLANNING COMMISSION
SCHOOLS COMMITTEE
WEDNESDAY, JANUARY 25, 2017**

PRESENT: Timothy J. Sargeant, Commissioner At-Large, Chairman
Frank A. de la Fe, Hunter Mill District
Julie M. Strandlie, Mason District
Peter F. Murphy, Springfield District
Karen A. Keys-Gamarra, Sully District

ABSENT: Ellen J. Hurley, Braddock District

OTHERS: James R. Hart, Commissioner At-Large
Janyce N. Hedetniemi, Commissioner At-Large
James T. Migliaccio, Lee District
Earl L. Flanagan, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Jill G. Cooper, Director, Planning Commission
Inna Kangarloo, Senior Deputy Clerk, Planning Commission
Chris Caperton, Planning Division (PD), Department of Planning and
Zoning (DPZ)
David Stinson, PD, DPZ
Sandy Evans, Fairfax County School Board
Kevin Sneed, Special Projects, Fairfax County Public Schools
George Becerra, Braddock District Land Use Committee

ATTACHMENT:

A. Summary of the Schools Committee Comments from 1-18-2017

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Chairman Timothy Sargeant called the meeting to order at 6:32 p.m., in the Board of Supervisors Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Commissioner Strandlie MOVED THAT THE SCHOOLS COMMITTEE MINUTES FOR JULY 13, 2016 BE APPROVED. Commissioner Hart seconded the motion which carried by a vote of 5-0. Commissioner Hurley was absent from the meeting.

Commissioner Hart MOVED THAT THE SCHOOLS COMMITTEE MINUTES FOR SEPTEMBER 14, 2016 BE APPROVED. Commissioner Murphy and de la Fe seconded the motion which carried by a vote of 4-0-1. Commissioner Strandlie abstained. Commissioner Hurley was absent from the meeting.

Commissioner Hart MOVED THAT THE SCHOOLS COMMITTEE MINUTES FOR JANUARY 18, 2017 BE APPROVED. Commissioner Murphy seconded the motion which carried by a vote of 4-0-1. Commissioner Strandlie abstained. Commissioner Hurley was absent from the meeting.

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Chris Caperton, Planning Division, Department of Planning and Zoning; Sandy Evans, Fairfax County School Board; Kevin Sneed, Special Projects, Fairfax County Public Schools, and Committee members continued the discussion from January 18, 2017 meeting regarding the items to be included in the list of land use issues with a goal to develop a Work Plan as directed by the Board of Supervisors.

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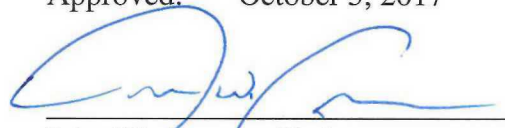
Chairman Sargeant discussed the next meeting date of February 1, 2017 in order to finalize the Work Plan document.

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The meeting was adjourned at 8:01 p.m.
Timothy J. Sargeant, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Inna Kangarloo
Approved: October 5, 2017



John W. Cooper, Clerk
Fairfax County Planning Commission

FAIRFAX COUNTY PLANNING COMMISSION
SCHOOLS COMMITTEE
WEDNESDAY, JANUARY 18, 2017

1. Projection Methodologies

- Accuracy
- Near, Medium and Long-term Projections

Discussion:

- ✓ Schools believes they have a good handle on projections, especially near-term projections that help inform the budget.
- ✓ Do we need more strategic projections? MF housing and life-cycle issues and how are these applied and plan based on FCPS projections?
 - New multifamily high-rise developments not yielding many students.
 - Student yields from new developments in Tysons are less than projected.
 - When developments become older and more affordable they produce higher student yields.
 - Skyline generating large student population.
- ✓ Repurposing of buildings may create challenges for projections.
- ✓ Longer term projections, demographic trends, and aging housing stock are the bigger challenge.
- ✓ FCPS doesn't typically look 20 years down the road and perhaps, with PC, we should.
- ✓ Redevelopment decisions by surrounding jurisdictions impact student yields.
- ✓ 12% to 13% of students attend schools in which they are not bounded.
- ✓ Accuracy: Accuracy level within one percent.
- ✓ Near, Medium and Long-term Projections: projections are for five years.

2. School Proffers

- Impact of new proffer law
 - Revitalization areas and non-revitalization areas
- Are proffers at correct levels

Discussion:

- ✓ New Proffer legislation
 - Proffers can only address immediate impacts.
 - How does new proffer legislation impact the practice of putting land aside for future schools?
 - Proffers in areas exempt from proffer legislation can address long term impacts.
- ✓ CRDs are CRDs for a reason and we can't price out re-development in these areas
- ✓ Concerns that asking for proffer contributions for schools from commercial development in exempt areas will make it difficult to attract new businesses.

3. Impacts of Development on Schools

- Mixed use development
- Low-income and affordable housing development

Discussion:

- ✓ Re-development and adaptive reuse also fits into this conversation
- ✓ Workforce housing for teachers (as well as fire fighters, police, etc.).
 - Example: North Hill has large workforce housing component.
 - Don't group into "low-income" or "affordable" housing.
 - Use of school property for housing was once considered – worth looking at again?
 - Surplus properties are now controlled by the County but it might be worth looking at this again.

4. Schools Planning and Economic Development

- Planning horizon for school facilities
- Planning horizons for commercial and residential development
- Planning horizons and the FCPS Capital Improvement Program
- Work Plan Elements (resources needed, start date, estimated time for completion)

5. Increasing Commercial Tax Base for Additional School Funding

- Review of Fairfax County Strategic Plan for Economic Success
- Opportunities for adaptive re-use of existing office and other buildings
- Calculation of estimated tax benefits (?)

Discussion:

- ✓ Unique programming in high schools with academy programs and CTEs
 - Look at re-development zones that can partner with schools. Closer alignment of academy programs with economic development. Cyber Academy creates partnership opportunities. Health Science Academy another opportunity. Are we attracting the types of businesses that can partner with schools?
 - We should align economic development plan with the education system; workforce development.
- ✓ PC approves mixed-use projects; are we achieving a balance between commercial development and the cost of educating students?
- ✓ Need a cohesive vision of what we are trying to economically and collectively trying to achieve.
- ✓ How do we get a larger and stronger commercial base for school funding? Policies to attract business? This may be more of the purview of PC, not FCPS.
- ✓ STEM program and industry views this favorably. Can we attract STEM companies?
- ✓ Reference to the "Dr. Fuller Study."
- ✓ Concerns about impact of converting commercial land to residential on commercial tax base and efforts to attract new businesses.

6. Equity and Access to Schools and Facilities.

- Review “One Fairfax” guidance
- Opportunities with urban school design
- Capacity optimization
 - After-hours uses of school facilities
 - e.g. - incubators
- FCPS Facilities: Designs for the future (Some of these concepts were discussed during the recent Schools Policy Planning assignment)
 - Satellite facilities
 - Co-location
 - Urban/vertical design (adaptive re-use)

Discussion:

- ✓ Tied to Issue #3 – Impacts of Development
- ✓ Can the PC recommend that apartment building owners re-invest in their property to address the migration or concentration of poverty? PC (and County) are limited to enforcement based on complaints received. The PC reacts to people who are asking for permission to do something, not policing what is out there.
- ✓ Concerns about grouping affordable housing in one area.
- ✓ Socioeconomic segregation increasing.

7. Other TopicsSchool Boundaries

- ✓ School boundaries and adjacencies; overcrowded schools next to schools that have capacity. FCPS notes that boundaries have to be considered in a large(r) context.
 - ✓ CIP identifies suggested boundary adjustments
- Potential impact of proposed House Bill 1498.

WORK PLAN / DELIVERABLE

1. Discussion about the work product coming from the Committee
 - a. Suggestion: White Paper (similar to Mitre 2); an umbrella document that looks at issues – perhaps a policy amendment, ordinance amendment, suggestion to do nothing, a recommended Board Policy or, perhaps, legislative authority – all in one paper. A straw man that can be picked apart. Synthesis of staff opinions.
 - b. Good to have a set of recommendations that the Board can work on. Could be simple recommendations to BOS
 - c. Needs PC approval

ACTION ITEMS:

1. FCPS to provide copies of the approved CIP to the Planning Commission.
2. FCPS can make recent presentation on projections available to PC
3. Earl to share info from RHA meeting (done)

