

**FAIRFAX COUNTY PLANNING COMMISSION
SCHOOLS COMMITTEE
THURSDAY, MARCH 28, 2019**

PRESENT: Timothy J. Sargeant, Commissioner At-Large, Chairman
Julie M. Strandlie, Mason District, Vice Chairman
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
Walter C. Clarke, Mount Vernon District
James R. Hart, Commissioner At-Large
John Carter, Hunter Mill District

ABSENT: Phillip A. Niedzielski-Eichner, Providence District
Peter F. Murphy, Springfield District

OTHERS: Mary D. Cortina, Commissioner At-Large
Marianne Gardner, Planning Division (PD), Department of Planning and
Zoning (DPZ)
Michelle Stahlhut, PD, DPZ
David Stinson, PD, DPZ
Teresa Wang, Senior Deputy Clerk, Planning Commission

ATTACHMENTS:

- A. Economic Development Policy Plan Language
- B. School Proffers Summary and Recommendations
- C. Capital Improvement Program Recommendations
- D. Co-location of Facilities Summary and Recommendations
- E. Existing Comprehensive Plan Policies Suggested Recommendations
- F. Allocation of County Owned Surplus Property Summary, Research and Recommendations
- G. One Fairfax – Supporting Comprehensive Plan Policies
- H. One Fairfax – Policy
- I. Fairfax County Public Schools Student Membership Projections Process, page 28
- J. Long Range Student Population Forecasting Summary and Recommendations

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Chairman Timothy J. Sargeant called the meeting to order at 7:33 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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David Stinson, Planning Division (PD), Department of Planning and Zoning (DPZ); Michelle Stahlhut, PD, DPZ; and Marianne Gardner, Director, PD, DPZ, discussed with multiple Committee members the suggested modifications to the language in the Comprehensive Plan for school facilities, as articulated in attachments A through J. The discussion resulted in revisions to the following:

- School Proffer Summary and Recommendations, Attachment B, which involved minor edits to the summary of the Planning Commission Schools Committee and subsequent discussions pertaining to the Planning Commission motions;
- Long Range Student Population Forecasting, Attachment J, which involved revisions to Policy j and subsequent discussions pertaining to the Non-Land Use provisions suggested Planning Commission recommendation;
- Capital Improvement Program Recommendations, Attachment C, which involved revisions to the Planning Commission Non-Land Use recommendation and subsequent discussions pertaining to future CIP needs;
- Co-location of Facilities Summary and Recommendations, Attachment D, which involved minor edits to the summary of Planning Commission Schools Committee and subsequent discussions pertaining to the Planning Commission recommendation for land use policies;
- Economic Development Policy Plan Language, Attachment A, which involved revisions to Policy a and subsequent discussions pertaining to the addition of a committee summary section to incorporate One Fairfax initiatives; and
- One Fairfax Policy and Supporting Comprehensive Plan Policies, Attachment G, that pertained to revisions of the title.

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ENDORSEMENT OF APPROVAL OF THE PROPOSED CHANGES TO THE
COMPREHENSIVE POLICY PLAN

Commissioner Hart: I MOVE THAT THE SCHOOLS COMMITTEE RECOMMEND TO THE FULL COMMISSION THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY GO FORWARD WITH AUTHORIZATION FOR ADVERTISING FOR THE FOLLOWING PROPOSED CHANGES TO THE COMP POLICY PLAN.

Commissioner Carter: Second.

Chairman Sargeant: All in favor?

Commissioners: Aye.

Chairman Sargeant: Opposed?

The motion carried by a vote of 7-0.

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CLOSING


March 28, 2019

The meeting was adjourned at 10:04 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: Teresa Wang

Approved: December 10, 2019

A handwritten signature in blue ink, reading "Jacob Caporaletti", is written over a horizontal line.

Jacob Caporaletti, Clerk
Fairfax County Planning Commission

**Existing Comprehensive Plan Policies
Economic Development**

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Economic Development, Amended through 3-4-2014, page 2

- Objective 2:** ~~Encourage land-use and public facility investments that promote~~ Provide an environment for the highest high-quality system of education opportunities for from pre-school through 12th grade, higher and adult education, to include but not limited to, apprenticeships, career and technical training, and certification programs and promote undergraduate and graduate level educational opportunities to include continuing learning programs for adults.
- Policy a. ~~Promote the development and redevelopment of a variety of equitable housing types throughout the county that meet the FCPS goal to balance socioeconomic diversity in its schools. Maintain an environment that fosters the highest quality of education available in order to prepare citizens for the continued changes necessary for their economic well being.~~
- Policy b. ~~Encourage diverse and high-quality education programs that develop the skills needed to adapt to economic changes and challenges in the workplace due in part to continuing technological innovations. Enhance education partnerships with business to ensure that the education system is strategically focused to meet educational needs of the future job market.~~
- Policy c. ~~Join with the public, private, and non-profit sectors to provide education and training programs and opportunities for all county residents to develop the necessary skills to enter, succeed, and advance in the workplace and in the community. Ensure the availability and encourage the use of high quality continuing adult education and retraining programs.~~
- Policy d. ~~Promote high-quality, life-long education and training programs and opportunities for adults to expand their knowledge and skills in competitive, challenging, and changing environments.~~

Agenda Item 1-A: School Proffers

PLANNING COMMISSION SCHOOLS COMMITTEE - POLICY RESEARCH

Topic: School Proffers

Summary of Planning Commission Schools Committee Discussion

New proffer legislation was adopted by the General Assembly in 2016 and places restrictions on the proffers a locality can request or accept related to new residential development and the residential component of mixed use development. This legislation requires that proffers offsetting these impacts must be specifically attributable to the impact of the new development and can only address capacity need. These needs are determined by the existing capacity of the impacted facilities and must provide a direct and material impact to the new development. However, new residential development occurring within a small area plan that is approved as part of the Comprehensive Plan and meets certain criteria set out in the statute is exempt from the 2016 proffer legislation, and includes transit station areas, as well as some community business centers and suburban centers.

Exemption Categories

- Category A – An approved small area comprehensive plan in which the delimited area is designed as a revitalization area, encompasses mass transit as defined in Va. Code §32.2-100, includes mixed use development, and allows a density of at least 3.0 FAR in a portion thereof.
- Category B – An approved small area plan that encompasses an existing or planned Metrorail Station and allows additional density within the vicinity of such existing or planned station.
- Category C – An approved service district created pursuant to Va. Code § 15.2-2400 that encompasses an existing or planned Metrorail station.

One measure to determine if a residential development will have a direct impact on schools is to determine if the school is over capacity. Capacity is measured in two ways, design capacity and program capacity. Design capacity is based on the number of students a building can support per the original design of the building. Program capacity, the measure used by Fairfax County Public Schools (FCPS) to determine if a residential development will have an impact, is based on the number of existing core classrooms and the specific unique programs assigned to a school which require specific facility space utilization that goes beyond the original design of the building. Modular classrooms are included in the calculation of school design and capacity; however, trailers are not included in the calculation of capacity.

Proffer contributions for schools are typically monetary contributions used for capital improvements that enhance capacity and do not offset the operating costs of schools. As of 2016 the most recent recommended proffer contribution is \$12,262 per pupil as determined by the FCPS Public Facilities Impact Formula. The formula was adopted by the Board of Supervisors in 2003 and updates and adjustments are made to the formula to reflect changes in student yield ratios by unit type and construction costs. ~~However, The formula is based on~~ construction costs ~~and does do~~ not include land acquisition. FCPS has received approximately \$20.6 million in proffer contributions since 2002. During this same time period, FCPS spent approximately \$2.43 billion on capital programs, and proffers only accounted for .73 percent. Proffer formulas (Table 1) for determining the student yield rate from new residential development are based on housing type and developed from countywide averages. Proffer formulas use a different methodology to determine student yields than the Capital Improvement

Program (CIP), which utilizes a methodology to determine area specific student generation rates and is more accurate than the yield rates for proffers.

Table 1

Countywide Student Yield Ratios for Proffer Formula					
Single Family detached	Elementary	.266	Low-rise Multi-family	Elementary	.188
	Middle	.088		Middle	.047
	High	.179		High	.094
	Total	.533		Total	.329
Single Family Attached	Elementary	.258	Mid/High Rise Multi-family	Elementary	.062
	Middle	.067		Middle	.019
	High	.137		High	.031
	Total	.462		Total	.112

Suggested Planning Commission Recommendation – Land Use

- Add Plan Language to Objective 3 of the Public Facilities Policy Plan supporting developer commitments for buildings and land as allowed by law:

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 7-25-2017; Page 3

Objective 3: Balance the provision of public facilities with growth and development.

- Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.
- Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.
- Policy c. Assess the adequacy and need for public facilities in the rezoning process.
- Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.
- Policy e. Designate and reserve future public facility sites that will be required by future growth and development.
- Policy f. Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.
- Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Policy h. Encourage commitments of buildings or land for public facilities as allowed by law as part of the development review process.

Suggested Planning Commission Recommendation - Non-Land Use

- The revenue generated from the proffer formula is not sufficient ~~inadequate~~ to offset the impacts of new residential development on schools and a change to the proffer formula followed by regular reviews should be examined. Capital improvement needs for schools resulting from new residential development are funded primarily through ~~a combination of proffers and~~ the CIP and supplemented by proffer funds.
- The current county wide student yield formula should be reviewed to improve accuracy by considering additional factors to more accurately forecast student population.
- To encourage the production of affordable dwelling units (ADU), consider deducting/discounting ADUs from proffers to fund capital improvement needs for schools.

Draft of suggested Planning Commission Motion

- The current proffer formula ~~is inadequate to fund~~ only a small portion of the capital improvement needs of schools ~~making it appropriate to consider an in-depth review of the school proffer process~~. Other approaches to increase funding for public schools in deference to state laws should also be considered. It is recommended that the Board of Supervisors and Fairfax Public Schools review the school proffer formula process and school funding mechanisms.
- The lack of affordable housing is a growing concern in Fairfax County and the entire Washington Metropolitan Area, and the Affordable Dwelling Unit (ADU) Program is one tool used to address this concern. Exempting ADUs from school proffer requirements may incentivize the creation of additional affordable housing. It is recommended that the Board consider deducting or discounting the ADU component of new residential developments from the proffers to fund capital improvement needs for schools.

Agenda Item 1-C: Capital Improvement Program (CIP) Recommendations

PLANNING COMMISSION SCHOOLS COMMITTEE - POLICY RESEARCH

Topic: Capital Improvement Program (CIP) Recommendations

Summary of Planning Commission Schools Committee Discussion

- Future CIP Needs
 - The enrollment of students at Fairfax County Public Schools (FCPS) is more than 188,000 students with approximately 27 million square feet of classroom space.
 - Approximately 1.4 million square feet of capital projects are in the planning stage.
 - Approximately 3.1 million square feet of space will be under construction or renovation during the next year, accounting for 10 percent of countywide classroom space.
 - Approximately 3.5 million square feet of space will be under construction during the next 10 years.
 - Lifespan of schools:
 - Renovation cycle is 37 years and currently extended to 44 years.
 - Some schools not renovated for a period of 50 years.
 - Less expensive and more environmentally sustainable to adaptively reuse an existing building than construct new schools.
 - Comprehensive Plan includes policies supporting the adaptive reuse of buildings for FCPS facilities.

Suggested Planning Commission Recommendation – Non Land Use

- ~~Fund capital improvement needs for schools resulting from new residential development through the CIP.~~
- Joint CIP presentations to School Board, ~~and County Board~~ of Supervisors, and Planning Commission.
- Fairfax County and FCPS should collaboratively Develop-develop comparable renovation queues for Fairfax County and FCPS facilities.
- Consider the development of a shared cost approach for maintenance of ~~shared FCPS~~ facilities provided for community use.

Agenda Item 1-D:Co-location of Facilities

PLANNING COMMISSION SCHOOLS COMMITTEE - POLICY RESEARCH

Topic: Co-location of Facilities

Summary of Planning Commission Schools Committee Discussion

- Existing Comprehensive Plan policies resulting from the 2016 School Policy Plan Amendment support the co-location of County and FCPS facilities.
- The adopted FY 2019 – FY 2023 Adopted Capital Improvement Program (CIP) includes list of County and FCPS properties for potential co-location.
- FCPS and the Park Authority currently work together. High Schools use Park Authority facilities and the community uses FCPS recreation facilities as there is a shortage of park space.
- Schools must be within close proximity to Park Authority facilities in order to utilize them, as the costs and time associated with transporting students to Park Authority facilities further away is prohibitive.

Suggested Planning Commission Recommendation – Land Use

- Consider the co-location of school fields and recreation space on Park Authority owned facilities.
- Encourage collaboration and co-location of FCPS facilities with compatible County facilities.
- When County RECenters are renovated, coordination with FCPS should be considered.

Consider adding the following Plan Language Recommendations highlighted in red:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Public Facilities, Amended through 7-25-2017, page 8

Objective 9: Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.

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|-----------|--|
| Policy a. | Design schools to maximize a site's utility, while providing for safety and aesthetics. Provide for possible future expansion and allow for efficient flow of traffic. Provide adequate stacking space and circulation for school buses, student drop off, and offstreet parking, as required. The impact of school traffic on local road networks should, to the extent possible, be minimized. |
| Policy b. | Design and construct schools with appreciation for, and attention to, environmentally sensitive lands. |
| Policy c. | Locate schools in relation to residential or mixed-use areas, the road network, traffic patterns and transit where available to optimize the resulting safety and convenience for students, residents, and commuters. When possible, elementary schools should be located in, or on the periphery of, residential or mixed-use areas to ensure proximity and convenience for students and the local community. |
| Policy d. | Provide for compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature natural vegetation as possible. |

Policy e. Design buildings for educational purposes so that intensity and character are compatible with surrounding planned and existing development.

Policy f. Consider Area Plan design guidelines, as appropriate, for schools and buildings for educational purposes.

Policy g. Consider co-location of different levels of education and other types of programs, with the option of shared facilities such as cafeteria, gymnasium, auditorium, library, and administrative offices.

Policy h. Encourage ~~Consider~~ co-location of FCPS facilities and land with compatible county facilities and land. ~~schools with other public uses such as a library or a recreational center.~~

Agenda Item 1-E: Existing Comprehensive Plan Policies

PLANNING COMMISSION SCHOOLS COMMITTEE

Topic: Existing Comprehensive Plan Policies

Suggested Planning Commission Recommendation – Land Use

- Add policy regarding the need for flexible education space utilizing creative design.
- Add policy encouraging land use applicants to proffer buildings or land for FCPS facilities.
- Update policy encouraging collaboration between Fairfax County and FCPS to co-locate compatible facilities.

The proposed changes are highlighted in red:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Public Facilities, Amended through 7-25-2017, pages 5-9

Objective 6: **Acquire sites for schools or educational facilities through negotiation, dedication, or condemnation. This may include the siting of schools or facilities in high density areas or on parcels of limited size.**

Policy a. Place schools on parcels meeting the optimum number of general locational criteria. Sites should be evaluated by the following factors:

- Safe and convenient accessibility to pedestrian and road networks, and transit where available.
- Floor Area Ratio (F.A.R.) to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school.
- Compatibility with adjoining planned and existing development and with the Comprehensive Plan.
- Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography).
- Proximity to other public facilities, such as police and fire and rescue services, public parks and libraries.

Policy b. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half miles for middle schools, high schools, and secondary schools.

Policy c. Locate middle schools, high schools, and secondary schools, and when possible, elementary schools, where they can be served by public water and sewer. When elementary schools must be located in non-sewered areas in order to serve their target student population, well and septic can be utilized if no other alternative is available.

Policy d. Acquire school sites, when land dedications cannot be obtained, as far in advance of construction as possible, to ensure availability of both the preferred location and the necessary site features. Plan for acquisitions through the Capital Improvement Program and the Comprehensive Plan.

- Policy e. Encourage site dedications which provide sufficient F.A.R. to meet locational criteria.
- Policy f. Coordinate the acquisition and design of the site's active recreation areas with the Fairfax County Park Authority and other agencies. This will ensure maximum opportunities for co-location and efficient use of recreational and other facilities.
- Policy g. As part of the development and redevelopment process, encourage commitments for school renovations and additional capacity where permissible.
- Policy h. Encourage the identification of space with flexible design that can meet education needs.
- Policy i. In consultation with FCPS, encourage land use applicants to proffer buildings or land for FCPS facilities as allowed by law.
- Policy j. Coordinate with Fairfax County Public Schools and County staff to periodically review long-term projected growth and development impacts to school capacity.

Objective 7: Distribute administration and maintenance facilities to conveniently serve the areas they support where feasible.

- Policy a. Locate Area Administration buildings in the school areas they are intended to serve.
- Policy b. Locate maintenance and operation facilities to afford greater convenience, efficiency and reduction of travel time.

Character and Extent

Objective 8: Locate schools on sites which meet or exceed minimum state size guidelines where feasible.

- Policy a. Ensure that minimum site size conforms to the Fairfax County Zoning Ordinance F.A.R. requirements. This may result in the acquisition of sites that do not conform to the state suggested guidelines.

Objective 9: Design schools and educational facilities to allow for optimal site utilization while providing optimum service to, and compatibility with, the local community.

- Policy a. Design schools to maximize a site's utility, while providing for safety and aesthetics. Provide for possible future expansion and allow for efficient flow of traffic. Provide adequate stacking space and circulation for school buses, student drop off, and offstreet parking, as required. The impact of school traffic on local road networks should, to the extent possible, be minimized.
- Policy b. Design and construct schools with appreciation for, and attention to, environmentally sensitive lands.
- Policy c. Locate schools in relation to residential or mixed-use areas, the road network, traffic patterns and transit where available to optimize the resulting safety and convenience

for students, residents, and commuters. When possible, elementary schools should be located in, or on the periphery of, residential or mixed-use areas to ensure proximity and convenience for students and the local community.

- Policy d. Provide for compatibility between schools and adjacent properties with appropriate screening and fencing, in accordance with the Fairfax County Zoning Ordinance. When designing and constructing schools, preserve as much mature natural vegetation as possible.
- Policy e. Design buildings for educational purposes so that intensity and character are compatible with surrounding planned and existing development.
- Policy f. Consider Area Plan design guidelines, as appropriate, for schools and buildings for educational purposes.
- Policy g. Consider co-location of different levels of education and other types of programs, with the option of shared facilities such as cafeteria, gymnasium, auditorium, library, and administrative offices.
- Policy h. ~~Encourage Consider~~ co-location of FCPS facilities and land with compatible county facilities and land. ~~schools with other public uses such as a library or a recreational center.~~

Objective 10: Consider adaptive reuse of buildings for public schools and educational purposes.

- Policy a. Consider properties such as office, commercial, or other buildings for conversion to education facilities.
- Policy b. Consider commercial sites to offer programs such as Transitional High Schools, Family and Early Childhood Education Program (FECEP)/Head Start and distance learning. These sites could also provide services to the community.
- Policy c. Consider alternative spaces for outdoor recreation, such as converted rooftops and underutilized surface parking lots. Coordinate with the Fairfax County Park Authority or other organizations for efficient use of recreational facilities for both school and community use.

Objective 11: Encourage optimization of existing schools and other facilities, whenever possible and reasonable, to support educational and community objectives.

- Policy a. Build additions, when appropriate, to minimize the need for new facilities. Analyze carefully the costs and benefits associated with construction of an addition as compared to a new facility.
- Policy b. Consider the expansion of existing school facilities identified on the Comprehensive Plan map as a feature shown of the Comprehensive Plan provided the proposed expansion has received prior approval by a public bond referendum, is included in the county's currently adopted Capital Improvement Program, and does not significantly impact the character of the existing facility and its compatibility with the surrounding area.

- Policy c. Provide temporary facilities as required to respond to short term student population accommodation needs.
- Policy d. Encourage parity between older and newer schools and facilities through renovation. Apply the same educational specifications used as a guide in the construction of new school facilities for planning the renovation of existing facilities. Consider expected future utilization rates when proposing renovation projects.
- Policy e. Continue the practice of serving local communities for scouting, senior citizen programs, and other neighborhood based activities through the use of school facilities. Provide access to school grounds for community use of recreational facilities.
- Policy f. Continue the practice of working in collaboration with the Fairfax County Office for Children and other organizations for the provision of space for before and after-school child care services.
- Policy g. Continue the practice of allowing the Park Authority and other organizations to utilize sites before school construction begins.
- Policy h. Provide space for other public service needs, when possible and reasonable, in underutilized schools.
- Policy i. Consider co-location of multiple education facilities on school sites.

Agenda Item 1-F: County owned vacant and underutilized properties

PLANNING COMMISSION SCHOOLS COMMITTEE - POLICY RESEARCH

Topic: Use of County owned vacant and underutilized property for Fairfax County Public School facilities and programs.

Summary of Planning Commission Schools Committee Discussion

- County Process for Reallocation or Disposition of County Owned Property
 - The most recent policy for the reallocation and disposition of County property was amended by Facilities Management Department (FMD) in 2011.
 - If a County agency wishes to dispose of surplus property, FMD distributes a memorandum to all County agencies, semi-autonomous agencies, the District Supervisor and Chairman of the Board. The memorandum will request any interested agency submit a request for the utilization of the property.
 - Semi-autonomous agency includes the Park Authority and the Redevelopment and Housing Authority.
 - Fairfax County Public Schools (FCPS) does not receive the memorandum to dispose of surplus property.
 - According to FMD, most surplus property is comprised of small non-buildable parcels often in a floodplain.

Research

According to the Office of the County Attorney, Fairfax County Public Schools (FCPS) is a legal entity separate and independent of the County unlike other County agencies. The County may not offer FCPS surplus real property in the same manner that it offers it to other County agencies, because a transfer of ownership to FCPS constitutes disposing of real property and must be transferred by legal conveyance, such as a deed, and requires a public hearing. Conversely, if County owned surplus real property is reallocated to another County agency, the real property is still owned by the County or Board of Supervisors and does not require a public hearing. There is nothing legally prohibiting the County from offering FCPS the first right of refusal for surplus real property it intends to dispose of or sell; however, the County must hold a public hearing for each property for which the County wishes to grant such a right.

Suggested Planning Commission Recommendation – Non-Land Use

Include FCPS on notice of surplus property memorandum distributed to County agencies by FMD.

Agenda Item # 3: One Fairfax Policy and Supporting Comprehensive Plan Policies

1) Community and economic development policies and programs that promote wealth creation and ensure fair access for all people.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Policy Plan, Economic Development, Amended through 3-4-2014, page 2

Objective 1: Provide an environment where businesses flourish and jobs are created.

- Policy a. Promote a regulatory framework that encourages business development and expansion. Regulations and ordinances should be written with consideration for their economic impact.
- Policy b. Encourage the retention and expansion of existing employers.
- Policy c. Aggressively seek to attract new employers, both domestic and international, to the county.
- Policy d. Review county ordinances and regulations on a regular basis to ensure that ordinances and regulations are consistent with the objectives of this Plan.
- Policy e. Review development proposals and permit requests promptly and effectively.
- Policy f. Establish and nurture strong inter-governmental relationships among local, regional, state, and federal governments to promote effective planning, and implementation of government services.
- Policy g. Plan for sufficient land suitable for economic development to be available in appropriate locations throughout Fairfax County.

2) Housing policies that encourage all who want to live in Fairfax to be able to do so, and the provision of a full spectrum of housing opportunities across the country, most notably those in mixed-use areas accessible to multiple modes of transport.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Policy Plan, Housing, Amended through 3-14-2017, pages 3 -5

Objective 1: The county should increase the supply of affordable housing units each year by an amount that is equal to at least 12 percent of the total housing production in the County for the previous year. These units should serve the full range of incomes of households needing affordable housing and should include units for the disabled and handicapped.

- Policy a. In cases where additional intensities can be supported by existing or planned infrastructure and public facility systems, provide bonus densities in exchange for affordable housing. Affordable housing can be in the form of housing units, free land dedicated to the Fairfax County Redevelopment and Housing

Authority, or in limited circumstances, cash contributions to the Housing Trust Fund.

- Policy b. Expand affordable housing in the county through the application of the Affordable Dwelling Unit Program, as set forth in the Zoning Ordinance and the Comprehensive Plan.
- Policy c. Ensure Workforce Housing is provided in the county's Mixed-Use Centers, including Tysons Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas, where the Areas Plans envision mixed-use or high-density residential development above the baseline recommendation for development and offer a bonus incentive for the production of Workforce housing. The expectation is that in such areas Affordable Dwelling Units and/or Workforce Housing will constitute a minimum of 12 percent of all residential units in all building construction types. For further guidance, see the Guidelines for Provision of Workforce Housing in the Housing Section Appendix 1.
- Policy d. When considering development proposals, residential rezonings should not be approved above the low end of the Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the Housing Trust Fund is provided. For further guidance, see the Criteria for Assignment of Appropriate Development Intensity included as a part of the Appendix to Countywide Land Use.
- Policy e. Capitalize the Housing Trust Fund through private contributions and general revenue, so that it can be used as a mechanism to fund the development of affordable housing.
- Policy f. Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations.
- Policy g. Give priority for the use of county and other government-owned buildings and land as sites for the provision of affordable housing.
- Policy h. Promote and facilitate innovative site design and construction techniques, as well as encourage the use of manufactured housing and manufactured housing components, when aimed at providing affordable housing.
- Policy i. Support the efforts of the Fairfax County Redevelopment and Housing Authority in producing a portion of these affordable housing units through the provision of county resources and the approval of suitable housing sites.
- Policy j. Encourage and facilitate home sharing as one mechanism for lowering housing costs.
- Policy k. Encourage universal design in the development of affordable housing.
- Objective 2:** **The county should encourage the provision of affordable housing (as defined in the Glossary) in all parts of the county.**

Policy a. Expand housing opportunities in or near Mixed-Use Centers as a way of providing the opportunity for persons employed in the county to live near their jobs.

Policy b. Promote the development of multifamily housing in both Mixed-Use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options. For additional guidance, refer to the Locational Guidelines for Multifamily Residential Development contained in the Appendix to Countywide Land Use.

Policy c. Promote affordable housing opportunities throughout the county, particularly in areas where existing supply is low.

Policy d. Encourage the creation of accessory dwelling units as a means of increasing the supply and distribution of affordable housing.

Objective 3: The county should conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.

Policy a. Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods.

Policy b. Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight.

Policy c. Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs, in communities where needed, with as little displacement as possible; and incorporating affordable housing units, including universally designed units, as part of all major housing rehabilitation efforts.

Policy d. Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies.

Policy e. Facilitate the retention of existing mobile home parks which are identified in the Area Plans as appropriate for mobile home park use. For additional guidance, refer to the Guidelines for Mobile Home Retention contained in the Appendix to Countywide Land Use.

Objective 4: The county should maximize the use of federal and state housing assistance programs.

Policy a. Support the Fairfax County Redevelopment and Housing Authority in its mission to plan, acquire, develop and maintain affordable housing using federal, state and county programs.

Policy b. Obtain the county's appropriate share of federal housing assistance which is allocated to the Washington region. Continue to support the Metropolitan Washington Council of Government's Fair Share formula.

Policy c. Use the Virginia Housing Development Authority's financial capability and other state housing assistance programs to address the housing needs of Fairfax County.

Objective 5: The county should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, and the low-income elderly.

Policy a. Locate housing resources for special populations in all parts of the county as a way of improving accessibility to employment opportunities, county services, as well as cultural and recreational amenities.

Policy b. Facilitate the development of shelters and single room occupancy residences for homeless persons and families, as well as others in need of these housing options.

Policy c. Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens.

Policy d. Promote multifamily housing for the elderly and the handicapped that is conveniently located to public transportation and community services.

Policy e. Encourage the creation of handicapped accessible housing units or units that can be easily modified for use by the disabled.

3) Workforce development pathways that provide all residents with opportunity to develop knowledge and skills to participate in a diverse economy and earn sufficient income to support themselves and their families.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Policy Plan, Economic Development, Amended through 3-4-2014, page 2

Objective 2: Provide an environment for the highest quality system of education from pre-school through 12th grade and promote undergraduate and graduate level educational opportunities to include continuing learning programs for adults.

Policy a. Maintain an environment that fosters the highest quality of education available in order to prepare citizens for the continued changes necessary for their economic well being.

Policy b. Enhance education partnerships with business to ensure that the education system is strategically focused to meet educational needs of the future job market.

Policy c. Ensure the availability and encourage the use of high quality continuing adult education and retraining programs.

- 4) An early childhood education system that ensures all children enter kindergarten at their optimal developmental level with equitable opportunity for success.
- 5) Education that promotes a responsive, caring, and inclusive culture where all feel valued, supported, and hopeful, and that every child is reached, challenged, and prepared for success in school and life.
- 11) A quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Policy Plan, Land Use, Amended through 12-4-2018, pages 4 - 5

Objective 2: Fairfax County should seek to establish areas of community focus which contain a mixture of compatible land uses providing for housing, commercial, institutional/public services, and recreation and leisure activities.

Policy a. Create mixed-use Centers which enhance the sense of community and reduce the need to travel long distances for employment and/or services.

Policy b. Encourage, within the Tysons Urban Center, cores of Suburban Centers, cores of Community Business Centers, and Transit Station Areas, and other areas within these Centers that would benefit from revitalization and redevelopment, the development of mixed-use projects.

Policy c. Maintain the integrity of mixed-use Centers and neighboring residential communities.

Objective 3: Fairfax County should maintain a supply of land sufficient to meet the need for housing, commercial, industrial, institutional/public services, and recreational and leisure activities to support the Comprehensive Plan.

Policy a. Conduct a comprehensive community needs assessment, at least once every five years, to determine future land requirements to meet adopted county goals.

Policy b. Review comprehensively, at least every five years, the county's Comprehensive Plan and revise as appropriate.

Policy c. Ensure through periodic review and amendment that the county's Zoning Ordinance is supportive of the recommendations contained in the county's Comprehensive Plan.

Objective 4: The county should encourage a diverse housing stock with a mixture of types to enhance opportunities for county residents to live in proximity to their workplace and/or in proximity to mass transit.

- Policy a. Increase the availability of housing to provide a diversity of housing opportunities in proximity to concentrations of employment.
- Policy b. Encourage universal design in the development of housing and communities to expand opportunities for residents of all ages and abilities to live in areas near their employment, mass transit and/or desired services.
- Objective 5: Fairfax County's planning efforts should be cognizant of the role that the county plays in regional growth and development.**
- Policy a. Reevaluate the county's Comprehensive Plan at least once every five year period with cognizance of regional growth and development trends and implications.
- Policy b. Support regional and local government efforts to enhance opportunities for residents to live in proximity to their workplace.
- Objective 6: Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use and decreases automobile dependency.**
- Policy a. Link existing and future residential development with employment and services, emphasizing ridesharing, transit service and non-motorized access facilities.
- Policy b. Concentrate most future development in mixed-use Centers and Transit Station Areas to a degree which enhances opportunities for employees to live close to their workplace.

Agenda Item 3: One Fairfax Policy

ONE FAIRFAX POLICY – November 21, 2017

I. PURPOSE

Fairfax County embraces its growing diverse population and recognizes it as a tremendous asset but also knows that racial and social inequities still exist. This policy defines expectations for consideration of racial and social equity, and in particular, meaningful community involvement when planning, developing, and implementing policies, practices, and initiatives. It provides a framework to advance equity in alignment with our stated visions and priorities. This policy informs all other policies and applies to all publicly delivered services in Fairfax County Government and Fairfax County Public Schools.

II. SUMMARY OF CHANGES SINCE LAST PUBLICATION

This is a new policy.

III. DEFINITIONS

Equity: The commitment to promote fairness and justice in the formation of public policy that results in all residents – regardless of age, race, color, sex, sexual orientation, gender identity, religion, national origin, marital status, disability, socio-economic status or neighborhood of residence or other characteristics – having opportunity to fully participate in the region's economic vitality, contribute to its readiness for the future, and connect to its assets and resources.

Equity Tools: Information and processes used to identify who is affected by a decision, policy, or practice; how they are affected; and to guide recommendations to encourage positive impacts and/or mitigate negative impacts.

Publicly delivered: The services provided by government or public schools either directly (through the public sector) or through financing the provision of services.

Race: A socially constructed category of identification based on physical characteristics, ancestry, historical affiliation, or shared culture.

Racial Equity: The absence of institutional and structural barriers experienced by people, based on race or color that impede opportunities and results.

Social Equity: The absence of institutional and structural barriers experienced by people, based on other societal factors such as age, sex, sexual orientation, gender identity, religion, national origin, marital status, disability, socio-economic status, neighborhood of residence, that impede opportunities and results.

IV. AREAS OF FOCUS TO PROMOTE EQUITY

Helping people reach their highest level of personal achievement is vital to our county's successful ability to compete in the global economy. Linking our residents and families to opportunities including education, workforce development, employment, and affordable housing helps ensure lifelong learning, better health, resilience, and economic success. The systems, structures, and settings in which our residents and families live, work, play, and learn, create an equitable community and are, in part, a product of policy and resourcing decisions.

Fairfax County Government and Fairfax County Public Schools, working in conjunction with higher education, business, nonprofit, faith, philanthropy, civic and other sectors, will give particular consideration to these initial areas recognizing that additional areas of focus may emerge based on changing factors and that assessment and prioritization are necessary to guide and inform collective actions to support a thriving community and promote equity with a goal of achieving the following:

1. Community and economic development policies and programs that promote wealth creation and ensure fair access for all people.
2. Housing policies that encourage all who want to live in Fairfax to be able to do so, and the provision of a full spectrum of housing opportunities across the county, most notably those in mixed-use areas that are accessible to multiple modes of transport.
3. Workforce development pathways that provide all residents with opportunity to develop knowledge and skills to participate in a diverse economy and earn sufficient income to support themselves and their families.
4. An early childhood education system that ensures all children enter kindergarten at their optimal developmental level with equitable opportunity for success.
5. Education that promotes a responsive, caring, and inclusive culture where all feel valued, supported, and hopeful, and that every child is reached, challenged, and prepared for success in school and life.
6. Community and public safety that includes services such as fire, emergency medical services, police, health, emergency management and code enforcement that are responsive to all residents so that everyone feels safe to live, work, learn, and play in any neighborhood of Fairfax County.
7. A criminal justice system that provides equitable access and fair treatment for all people.
8. Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood.
9. A vibrant food system where healthy, accessible, and affordable food is valued as a basic human necessity.
10. A health and human services system where opportunities exist for all individuals and families to be safe, be healthy and realize their potential through the provision of accessible, high quality, affordable and culturally appropriate services.
11. A quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people.

12. A healthy and quality environment to live and work in that acknowledges the need to breathe clean air, to drink clean water now and for future generations.
13. A parks and recreation system that is equitable and inclusive by providing quality facilities, programs, and services to all communities; balancing the distribution of parks, programs and facilities; and providing accessible and affordable facilities and programs.
14. A multi-modal transportation system that supports the economic growth, health, congestion mitigation, and prosperity goals of Fairfax County and provides accessible mobility solutions that are based on the principles associated with sustainability, diversity, and community health.
15. Digital access and literacy for all residents.
16. Intentional, focused recruitment efforts that bolster a diverse applicant pool; hiring and evaluation practices, and processes for employee feedback, to achieve and preserve a culture of equity and fairness for all employees.
17. Policies that prohibit all forms of discrimination under Federal and State law in county and school system activities, and ensure that all practices provide fair treatment for all employees, contractors, clients, community partners, residents, and other sectors who interact with Fairfax County including higher education, business, nonprofit, faith, philanthropy, and civic.

V. PROCESS

To achieve equity and advance opportunity for all, Fairfax County Government and Fairfax County Public Schools will work in partnership with others and utilize the influence of each respective institution to leverage and expand opportunity. Organizational capacity in the following areas will enable the development, implementation, and evaluation of policies, programs, and practices that advance equity:

a. Community Engagement

To foster civil discourse and dialogue, community engagement shall ensure that the breadth of interests, ideas, and values of all people are heard and considered. Outreach and public participation processes will be inclusive of diverse races, cultures, ages, and other social statuses. Effective listening, transparency, flexibility, and adaptability will be utilized to overcome barriers (geography, language, time, design, etc.) that prevent or limit participation in public processes. Fairfax County Government and Fairfax County Public Schools will engage with sectors such as higher education, business, nonprofit, faith, philanthropy, civic and others to collectively address barriers to opportunity.

b. Training and Capacity Building

Training will be designed for individual and collective learning with an emphasis on building competencies and skills to implement strategies that promote racial and social equity in employees' daily work. Foundational training will include, but will not be limited to: an understanding of implicit bias; institutional and structural racism; and the use of equity tools. Additional training for role and business area specific training will also be provided.

c. Applying Equity Tools

Consideration will be given to whole community benefits and burdens, identifying strategies to mitigate negative impacts, and promoting success for all people in planning and decision making.

Equity tools such as structured questions, equity impact analyses, disparity studies, etc. will be used to ensure that equity is considered intentionally in decision-making and the One Fairfax policy is operationalized.

d. Racial and Social Equity Action Planning

All organizations and departments within Fairfax County Government and Fairfax County Public Schools will conduct analysis, devise plans, set goals, and take actions through specific practices, policies, and initiatives within their purview.

e. Accountability Framework

Fairfax County Government and Fairfax County Public Schools will incorporate data and publish performance measures that can be analyzed, quantified, and disaggregated to evaluate the extent to which our systems are achieving goals identified through the racial and social equity action planning.

VI. ROLES

Fairfax County Government and Fairfax County Public Schools will designate and support staff members to lead the implementation of the One Fairfax policy. These staff members will work in conjunction with:

- The Board of Supervisors, School Board, and One Fairfax Executive Leadership Team to provide strategic, collective leadership in support of the equity-informed planning and decision-making processes prescribed by this policy and the development and pursuit of identified equity goals; and
- A multi-department, cross-systems equity staff team to facilitate coordination of racial and social equity action planning, collective action, and shared accountability across and within county and schools organizations.
- Boards, Commissions, Authorities and Advisory Committees to promote stakeholder engagement and input in support of equity informed planning and decision making.

Related policies and regulations:

Fairfax County Public Schools Policy 1450 – Nondiscrimination

Fairfax County Government Procedural Memorandum 39-06 – Harassment

Fairfax County Government Procedural Memorandum 39-04 – Reasonable Accommodation in Employment

Fairfax County Government Procedural Memorandum 39-05 – Reasonable Accommodation of Services and Devices

Fairfax County Government Procedural Memorandum 02-08 – Language Access Policy

The Code of Fairfax County, Virginia – Chapter 11 – Human Rights Ordinance

Agenda Item 1-B: Long Range Student Population Forecasting

PLANNING COMMISSION SCHOOLS COMMITTEE

POLICY RESEARCH

Topic: Long Range Student Population Forecasting

Summary of Planning Commission Schools Committee Discussion

Fairfax County Public Schools (FCPS) produces two projection sets each school year to forecast student membership. One projection set is produced in the fall for a five year horizon and the fifth year of this set is used for the Capital Improvement Program (CIP). The second set is a six month projection produced in the spring which is used to determine the enrollment for the upcoming school year. Projections within the five year horizon are accurate; however, the accuracy of student projections diminish beyond the five year horizon.

Methodologies used for student membership projections.

- Total student membership is compared to historical membership patterns.
- Births by elementary school boundary are compared to the kindergarten class five years later.
- Kindergarten class membership is compared to the previous school year's 12th grade class.
- Cohort progression – Each grade level cohort of students is compared to the previous year to understand the difference over time.
- Analysis of population and housing forecasts, housing trends and new housing construction.

Factors impacting the predictability of student projections.

- Students attending school within a different boundary from which they reside. This may occur for program access.
- Replacement of existing housing stock with larger homes.
- Lifecycle of existing housing, changing demographics, economic conditions, and multiple occupancy of dwelling units.
- Mixed use development creates uncertainties for projecting student enrollment.
- FCPS estimates of student yields resulting from planned new housing are based on countywide averages. Student membership projections for the CIP utilize a different methodology, based on localized analysis of demographics, housing types and school trends, resulting in more accurate projections.

Suggested Planning Commission Recommendation – Non-Land Use

Student population forecasting by FCPS are accurate within a five-year horizon; however, the accuracy of student population forecasting diminishes beyond a five-year horizon. Seek resources to produce long-range student population forecasts beyond a five-year horizon in collaboration with the Comprehensive Planning studies. This also may include developing a system for two-way communication such as a dashboard between the county and FCPS summarizing future growth in each Planning District.

Suggested Planning Commission Recommendation – Land Use

Amendments proposed to the following Comprehensive Plan language from the Public Facilities element of the Policy Plan:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, Public Facilities, Amended through 7-25-2017, pages 5-9

Objective 6: **Acquire sites for schools or educational facilities through negotiation, dedication, or condemnation. This may include the siting of schools or facilities in high density areas or on parcels of limited size.**

Policy a. Place schools on parcels meeting the optimum number of general locational criteria. Sites should be evaluated by the following factors:

- Safe and convenient accessibility to pedestrian and road networks, and transit where available.
- Floor Area Ratio (F.A.R.) to accommodate expansion, when the school is originally sized below the maximum efficiency standard for that type of school.
- Compatibility with adjoining planned and existing development and with the Comprehensive Plan.
- Aesthetically pleasing physical qualities with appropriate engineering features (e.g. soils, topography).
- Proximity to other public facilities, such as police and fire and rescue services, public parks and libraries.

Policy b. Locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking distances of one mile for elementary schools and one and a half miles for middle schools, high schools, and secondary schools.

Policy c. Locate middle schools, high schools, and secondary schools, and when possible, elementary schools, where they can be served by public water and sewer. When elementary schools must be located in non-sewered areas in order to serve their target student population, well and septic can be utilized if no other alternative is available.

Policy d. Acquire school sites, when land dedications cannot be obtained, as far in advance of construction as possible, to ensure availability of both the preferred location and the necessary site features. Plan for acquisitions through the Capital Improvement Program and the Comprehensive Plan.

Policy e. Encourage site dedications which provide sufficient F.A.R. to meet locational criteria.

Policy f. Coordinate the acquisition and design of the site's active recreation areas with the Fairfax County Park Authority and other agencies. This will ensure maximum opportunities for co-location and efficient use of recreational and other facilities.

Policy g. As part of the development and redevelopment process, encourage commitments for school renovations and additional capacity where permissible.

Policy j. Coordinate with Fairfax County Public Schools and County staff to periodically review long-term projected growth and development impacts to school capacity.