

**FAIRFAX COUNTY PLANNING COMMISSION
SCHOOLS COMMITTEE
WEDNESDAY, SEPTEMBER 27, 2017**

PRESENT: Timothy J. Sargeant, Commissioner At-Large, Chairman
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
Julie M. Strandlie, Mason District
Earl L. Flanagan, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Peter F. Murphy, Springfield District

ABSENT: None

OTHERS: John C. Ulfelder, Dranesville District
Frank A. de la Fe, Hunter Mill District
James T. Migliaccio, Lee District
John W. Cooper, Clerk, Planning Commission
Inna Kangarloo, Senior Deputy Clerk, Planning Commission
David Stinson, Planning Division (PD), Department of Planning and
Zoning (DPZ)
Marianne Gardner, PD, DPZ
Karen Corbett Sanders, Fairfax County School Board
Karen Hogan, Facilities Planning Advisory Council, Fairfax County Public
Schools (FCPS)
Jessica Gillis, Department of Facilities and Transportation Services, FCPS
Jeffrey Platenberg, Department of Facilities and Transportation Services, FCPS
Kevin Sneed, Department of Facilities and Transportation Services, FCPS

ATTACHMENT:

- A. Overview of Schools Committee Mission
- B. Work Plan Priorities for Further Policy Research
- C. Possible Comprehensive Plan Amendments

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Chairman Timothy Sargeant called the meeting to order at 7:02 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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REMOVAL OF COMMISSIONER KAREN KEYS-GAMARRA FROM THE SCHOOLS
COMMITTEE

(Start Verbatim Transcript)

Chairman Sargeant: As you are all aware, Sully District Planning Commissioner Karen Keys-Gamarrá was recently elected to the Fairfax County Board. Commissioner Keys-Gamarrá will be remaining on the Planning Commission for some period of time. In an effort to address any

potential conflicts of interest, I'd like to move that Commissioner Keys-Gamarra be removed as a member of the Planning Commission's Schools Committee. This action has been coordinated with Commissioner Keys-Gamarra.

Commissioners Murphy and Strandlie: Second.

Chairman Sargeant: Any discussion? All in favor?

Commissioners: Aye.

Chairman Sargeant: All opposed? Thank you very much.

The motion carried by a vote of 7-0.

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Karen Corbett Sanders, Fairfax County School Board, indicated the Fairfax County School Board is scheduled to have a joint retreat with the newly appointed Superintendent and the School Board members would not be able to participate in the Planning Commission's Schools Committee meetings scheduled for October 19, 2017 and November 2, 2017. Addressing Ms. Corbett Sanders's concerns regarding the schedule, Chairman Sargeant said that the meeting schedule would be adjusted and the new dates if any would be announced at a later time.

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Karen Corbett Sanders, Fairfax County School Board; Jessica Gillis, Department of Facilities and Transportation Services (DFTS), Fairfax County Public Schools (FCPS); Jeffrey Platenberg, DFTS, FCPS; Kevin Sneed, DFTS, FCPS; Marianne Gardner, Planning Division, Department of Planning Zoning and the Committee members discussed the Work Plan priorities, expectations and timeline for policy research.

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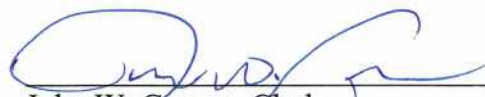
The meeting was adjourned at 8:07 p.m.

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 Kangaroo

Approved: April 25, 2018



John W. Cooper, Clerk
Fairfax County Planning Commission

Planning Commission Schools Committee

Overview of Schools Committee Mission

On October 18, 2016, the Board of Supervisors and Fairfax County School Board held a retreat and formulated a joint work program to develop recommendations for how the two boards can collaborate on shared priorities. The priorities identified were fiscal, children and families, and land use. Subsequently, the Schools Committee of the Planning Commission was directed to prioritize land use topics. The result of this effort was the creation of a work plan developed by the Schools Committee, School Board Members, and staff of the Department of Planning and Zoning and Fairfax County Public Schools that was recommended for approval to the Board of Supervisors by the Planning Commission on February 8, 2017. The approved land use work plan addresses projection methodologies, school proffers, impacts of development on schools, school planning and economic development, and equity and access. The upcoming series of Schools Committee Meetings will discuss these topics with the purpose of identifying the next potential steps in the process for review by the Board of Supervisors in 2018. The recommendations may include suggested changes to the Comprehensive Plan and/or the identification of topics for further research.

**Planning Commission
Schools Committee**

Work Plan Priorities for Further Policy Research

Projection Methodologies – 9/27/2017

- I (A) - Develop long-term projection methodologies to account for housing lifecycle issues, demographic trends, aging housing stock and multiple occupancy of dwelling units. (FCPS)
- I (B) - Impact of high-rise multifamily dwelling units on student yields. (FCPS)
- I (C) - Student yields resulting from the repurposing of office and commercial buildings to residential. (FCPS with data assistance from DPZ)

Impacts of Development on Schools – 9/27/2017

- III (A) – Identifying impacts of mixed-use and other developments on schools. (FCPS with data assistance from DPZ)
- III (B) – Identifying impacts of workforce and affordable housing in the County, including the amount and location of current and future development. (FCPS with data assistance from HCD)
- III (C) – Identifying impacts of Commercial Revitalization District or Area development on schools. (FCPS with data assistance from OCR)
- III (D) – Review the possible use of vacant and underutilized properties controlled by the County for potential FCPS facilities and programs. (Possible Plan Amendment, Objective 6 of Public Facilities Element of Policy Plan - DPZ)

School Proffers – 10/5/2017

- II (A) – Impact of new proffer law on exempt and non-exempt areas, determining the correct formulas for proffers in exempt and non-exempt areas. (OCA, FCPS Attorneys)
- II (B) - Guidelines for noncash proffers. (OCA, FCPS Attorneys)

School Planning and Economic Development – 10/19/2017

- IV (A) – Planning horizons for school facilities vs. planning horizons for commercial and residential development. (FCPS)
- IV (B) – Interaction between FCPS planning, and planning for commercial and residential development. (FCPS, DPZ, OMB)

- IV (C) – Interaction between planning horizons and the FCPS Capital Improvement Program. (FCPS, DPZ)
- IV (D) – Opportunities for enhanced, long-range forecasting and planning. (FCPS)
- IV (E) – Impacts of economic development fluctuations on FCPS planning and funding. (FCPS, OMB)
- IV (F) – What is the impact to FCPS of converting commercial and industrial land to residential uses? (FCPS with data assistance from DPZ, PA – 2016-CW-4CP will facilitate work plan topic, under review and planned for public hearing in November and December.)
- IV (G) – Collaboration between FCPS, the Planning Commission and the Board of Supervisors on the annual CIP recommendations. (FCPS, OMB)

FCPS as a Contributor to Economic Development – 10/19/2017

(Possible Amendment to Objective 2 under Economic Development Element of the Policy Plan)

- V (A) – Is there a role for FCPS in County strategies for attracting commercial development? (DPZ)
- V (B) – Identify opportunities for FCPS contributions to Fairfax County’s future economic success. (FCPS)
- V (C) – How does the County achieve a balance between commercial and residential development and the cost of educating students? (FCPS, DPZ, OMB)

Equity and Access to Schools and Facilities – 11/2/2017

(TBD, subject to Board of Supervisors and School Board vote on policies on September 19, 2017)

- VI (A) – Implementing “One Fairfax: guidance.
- VI (B) – Concern about socioeconomic segregation.
- VI (C) – Collaboration planning for capacity and use of County and school facilities.

Planning Commission Schools Committee

Possible Comprehensive Plan Amendments

Possible Amendment to the Public Facilities Element of the Policy Plan (DPZ)

- **“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.”
 - **Add additional policies....**
 - **“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.”
 - **“Policy g:** As part of the development and redevelopment process, encourage commitments for school renovations and additional capacity where permissible.”

Suggestion: Encourage the possible use of vacant and underutilized county controlled (BOS) properties for potential FCPS facilities (Item III D)

Possible Amendment to the Economic Development Element of the Policy Plan

- **“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.”

Suggestion: Add policies that support the collaboration of FCPS with businesses and economic development initiatives. (Item V)