

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MARCH 9, 2017**

PRESENT: Peter F. Murphy, Springfield District
Frank A. de la Fe, Hunter Mill District
James R. Hart, Commissioner At-Large
Timothy J. Sargeant, Commission At-Large
Ellen J. Hurley, Braddock District
John C. Ulfelder, Dranesville District
James T. Migliaccio, Lee District
Julie M. Strandlie, Mason District
Earl L. Flanagan, Mount Vernon District
Phillip A. Niedzielski-Eichner, Providence District
Karen A. Keys-Gamarra, Jr., Sully District
Janyce N. Hedetniemi, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 7:03 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Chairman Murphy announced that tonight's meeting would consist of a workshop wherein staff members from various agencies would brief Commissioners on the County's Capital Improvement Program (CIP) for Fiscal Years 2018 through 2022. He then said that a public hearing on the CIP would be held at the conclusion of the workshop.

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Chairman Murphy recognized Commissioner Sargeant, Chairman of the Planning Commission's Capital Improvement Program Committee, who announced that the CIP Committee would conduct a follow-up session after the workshop and public hearing on Wednesday, March 15, 2017 at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center. He added that this meeting was open to the public.

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FAIRFAX COUNTY CAPITAL IMPROVEMENT PROGRAM
(CIP) WORKSHOP – A public workshop will be held, in
accordance with Sect. 15.2-2232 of the *Code of Virginia*, on the
Advertised CIP, Fiscal Years 2018-2022 (with future Fiscal Years

to 2027), with briefings from various County agencies.
COUNTYWIDE.

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The Planning Commission held a workshop on the Capital Improvement Program (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 2018-2022. (A copy of Ms. Reed's presentation is in the date file.)

A discussion ensued between Commissioner Niedzielski-Eichner and Ms. Reed regarding the funds for the deferred maintenance of public facilities, the costs associated with replacing or upgrading public facilities, the manner in which departments addressed replacing or upgrading their facilities, and the limited availability of funds for infrastructure requirements wherein Ms. Reed stated that the County's goal for funding infrastructure upgrades was approximately \$15 million, but there were significant challenges in achieving such a goal because the funds were derived from the County's general fund.

When Commissioner Niedzielski-Eichner asked for additional information regarding the purpose of the sinking fund, Ms. Reed indicated that the fund was utilized to supplement the overall fund for infrastructure improvements for County facilities, adding that the Board of Supervisor had evaluated other mechanisms for providing funds for such improvements. Commissioner Niedzielski-Eichner then expressed concern regarding the condition of some of the County's public facilities, noting the need for improvements at these facilities and the safety issues that the absence of such improvements would incur.

Commissioner Hurley asked for additional information regarding the \$275 million sales limit for County bonds and the method for determining the limit, Ms. Reed explained that the limit was derived from the 10 principles of sound financial management, which were articulated in the County's debt policy. A discussion ensued between Commissioner Hurley and Ms. Reed regarding the possibility of modifying the County's debt policy wherein Ms. Reed indicated that the Board of Supervisors had the authority to revise the debt policy and the sales limit.

A discussion ensued between Commissioner Hart and Ms. Reed regarding the impact that decisions rendered by the Washington Metropolitan Area Transit Authority (WMATA) would impact future bond referendums, the timetable for revising policies to accommodate such decisions, and the impact of existing policies on the CIP wherein Ms. Reed said that the proposed CIP would proceed, but it was possible that modifications to the County's bond referendum would be rendered at a later time.

2. Fairfax County Department of Transportation (FCDOT)
Michael Lake, Transportation Planning Staff

Mr. Lake gave a presentation on the Department of Transportation projects, as outlined in the CIP from pages 169 to 186.

Chairman Murphy asked for additional information regarding bus transit services along Lee Highway, noting the limited availability of such services. Mr. Lake explained that a transit development plan for the County was under consideration and the plan would evaluate the feasibility of additional bus routes. In addition, he noted that WMATA would evaluate modifications to its bus services in the area. A discussion ensued between Chairman Murphy and Mr. Lake regarding the timetable completing the transit development plan wherein Mr. Lake indicated that the plan would be finalized in the spring of 2017.

3. Fairfax County Public Schools (FCPS)
Keven Sneed, Director of Design and Construction

Mr. Sneed gave a presentation on the Department of Transportation projects, as outlined in the CIP from pages 47 to 54.

Commissioner Hurley commended the efforts of FCPS to reduce the amount of trailers utilized at school facilities. A discussion ensued between Commissioner Hurley and Mr. Sneed regarding the method FCPS utilized for determining whether a school was overcrowded wherein Mr. Sneed indicated that different standards were utilized for facilities that accommodated different grade levels and noted that a school could still be considered overcrowded, despite having additional capacity.

Commissioner Hurley asked for additional information regarding the oldest school facilities in the County that had not been subject to renovation efforts. Mr. Sneed stated that some of the facilities listed in the CIP had not been subject to a renovation, pointing out that renovation efforts had become more extensive after 1992. He then noted that the existing design of older facilities created additional challenges to renovating such facilities. A discussion ensued between Commissioner Hurley and Mr. Sneed regarding the timetable for renovating older school facilities wherein Mr. Sneed indicated that the renovation of older high schools would be prioritized.

A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Sneed regarding the availability of funds for maintenance efforts at existing FCPS facilities, the availability of funds for infrastructure management, the method for allocating such funds on an annual basis, and the existing backlog for maintenance efforts at FCPS facilities wherein Mr. Sneed indicated that the funds for maintenance and infrastructure improvements were determined on an annual basis.

Commissioner Niedzielski-Eichner pointed out the ongoing issues regarding the capacity levels at FCPS facilities and the service area for such facilities. Mr. Sneed acknowledged these issues and explained that such issues would be evaluated by FCPS, noting that boundary studies would be conducted to consider revisions to the existing school boundaries. He then cited multiple

school facilities that were being evaluated for modifications to their respective serviced area. Mr. Sneed also noted that additional modifications to multiple school facilities to address these issues were included in the CIP, but indicated that the provisions articulated in the CIP were not sufficient to address such issues and other methods would be necessary.

A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Sneed regarding the schedule for facility renovations determined by the Fairfax County School Board (FCSB) in 2009 and the potential need to revise this schedule wherein Mr. Sneed indicated that the FCSB had concluded that the existing schedule determined in 2009 was adequate, but noted that the schedule could be subject to subsequent modifications.

Commissioner Strandlie expressed support for adjusting the boundaries of the service areas for existing school facilities in the County to address capacity issues.

A discussion ensued between Commissioner Strandlie and Mr. Sneed regarding the difference in the designs of single-wide trailers compared to modular trailers, the number of students that utilized these types of trailers, the quality of the experiences in single-wide trailers compared to modular trailers, the ongoing efforts to phase out the use of single-wide trailers, and the cost of installing modular trailers wherein Mr. Sneed stated the following:

- The majority of the temporary classrooms at FCPS facilities were modular trailers;
- The ability for a school to remove single-wide trailers was limited at certain facilities due to space constraints;
- The FCPS discouraged the use of single-wide trailers as full-time classrooms; and
- The cost of installing a single-wide trailer was approximately \$33,000 and between \$69,000 and \$140,000 for a modular classroom, depending on the design utilized.

Commissioner Flanagan pointed out that the enrollment for elementary school facilities was projected to decline. Mr. Sneed concurred with this statement. A discussion ensued between Commissioner Flanagan and Mr. Sneed regarding the construction of additional elementary school facilities, the continued use of older elementary school facilities, and the methods for modifying the use of existing facilities to accommodate changes in enrollment wherein Mr. Sneed noted that the demographics and growth for various school facilities were different in certain parts of the County, adding the FCPS favored utilizing existing school sites instead of securing other sites.

Commissioner Flanagan asked for additional information regarding the cost of new elementary schools listed on page 49 of the CIP, noting that the facility identified as “Future Western High School” was significantly more expensive than the other projects listed. Mr. Sneed clarified the facility identified as “Future Western High School” was intended to represent multiple facilities, which was why the cost was shown as significantly higher. He also noted that the cost of

constructing new school facilities was increasing annually, which could potentially result in fewer projects within future CIPs.

Commissioner Flanagan indicated that FCPS had no existing plans to construct an elementary school along Richmond Highway because Fort Belvoir had a previously-approved plan to construct such a school on its property, which would not affect the enrollment or service area of existing elementary schools. A discussion ensued between Commissioner Flanagan and Mr. Sneed regarding the impact that this facility at Fort Belvoir would incur on FCPS plans for a previously-secured site in the Richmond Highway area that had been planned for a future facility wherein Mr. Sneed said that FCPS intended to retain ownership of the previously-secured site and the Board of Supervisors would determine the implementation process for plans at this site.

A discussion ensued between Commissioner Flanagan and Mr. Sneed regarding the age of existing school facilities, the priority for renovating certain facilities, the extent to which the age of a facility was factored into prioritizing its renovation, and the process for determining whether a facility was in need of renovation wherein Mr. Sneed stated that the age of the facility was factored into how its renovation was prioritized, but indicated that other factors were utilized in rendering an appropriate determination.

When Commissioner Ulfelder asked for additional information on the factors that FCPS would consider for providing new school facilities in the Tysons area, Mr. Sneed explained that there was an existing long-term plan for providing such facilities at Tysons, noting that sites had been evaluated as potential locations for facilities. He also pointed out that the increases in student enrollment within Tysons was lower than projected estimates, but noted that enrollment was still expected to increase over the next 10 to 15 years. In addition, Mr. Sneed said that the school districts and services areas for Tysons would be subject to review and revision to accommodate future enrollment. He added that FCPS would coordinate with the FCSB on projected facility requirements for Tysons and finalized plans would be articulated in subsequent CIPs. A discussion ensued between Commissioner Ulfelder and Mr. Sneed regarding the experiences of students residing in Tysons, the operation of school facilities located near the Tysons area, the progress of development efforts in Tysons, and the impact that subsequent development in Tysons would incur on school facilities wherein Mr. Sneed noted the growth in student population at facilities located near Tysons, but indicated that the style of residential development intended for Tysons would not contribute to increased enrollment compared to other types of development throughout the County.

A discussion ensued between Commissioner Hurley and Mr. Sneed regarding the method FCPS utilized for projecting changes in student enrollment, the extent to which such methods factored the enrollment at pre-school facilities, and the ongoing efforts between FCPS and FCSB to determine the enrollment for a particular school facility.

A discussion ensued between Commissioner Hurley and Mr. Sneed regarding the process for determining how space was utilized within a school facilities that and the process for determining whether the use of a trailer at a school was necessary wherein Mr. Sneed stated that FCPS and FCSB favored locating students within facilities, noting that there were ongoing efforts to repurpose space within a facility to accommodate students.

4. Fairfax County Park Authority (FCPA)

David Bowden, Director of Planning and Development Division

Mr. Bowden gave a presentation on the Park Authority projects as outlined in the CIP from pages 56 to 65. (A copy of Mr. Bowden's presentation is in the date file.)

A discussion ensued between Commissioner Hurley and Mr. Bowden regarding the process for conducting an archeological review for a site planned for development, the ability of the FCPA to facilitate the process of conducting an archeological review, and the potential for partnerships with other organizations on conducting archeological reviews wherein Mr. Bowden indicated that there had been efforts to coordinate with other organizations for conducting archeological reviews, but noted the limited availability of appropriate personnel for such reviews.

A discussion ensued between Commissioner Sargeant and Mr. Bowden regarding the potential opportunities for utilizing FCPA facilities for other uses, such as daycare services, and the opportunity for sharing the cost of maintaining FCPA facilities wherein Mr. Bowden said that the FCPA would coordinate with the necessary organizations for providing such services and maintaining its facilities.

When Commissioner Strandlie asked for additional regarding the status of federal studies that had been conducted on the health effects of synthetic turf fields, Mr. Bowden explained the following:

- The Health Department for the State of Washington had published its findings on the study of synthetic turf fields and the study concluded that there were no negative health impacts associated with the use of synthetic turf fields;
- The study on synthetic turf fields that had been conducted by the Environmental Protection Agency had not been finalized; and
- The conclusions of a study on synthetic turf fields that was conducted by European agencies echoed those rendered by the State of Washington, reaffirming that there were no negative health impacts associated with the use of such fields.

When Commissioner Niedzielski-Eichner asked for additional information regarding the process FCPA utilized for determining the priority for maintenance at its facilities, Mr. Bowden indicated that FCPA utilized procedures that were similar to that of other departments, adding that the guidelines varied for facilities that utilized outdoor features. He also stated that FCPA utilized a backlog of maintenance plans for its facilities and the priority of such plans was evaluated on a case-by-case basis, subject to the availability of funds. A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Bowden regarding the need for maintaining certain recreation facilities and the safety issues incurred by facilities that had not been adequately maintained wherein Mr. Bowden indicated that safety issues FCPA facilities warranted a high priority when finalizing its maintenance plans, adding that facilities determined to have safety issues were closed until the necessary maintenance was completed.

A discussion ensued between Commissioner Flanagan and Mr. Bowden regarding the availability of information on injuries sustained at FCPA park facilities, the availability of cell phone coverage at FCPA facilities, and the need for cell phone service at facilities that accommodated outdoor concerts wherein Mr. Bowden indicated that every FCPA facility that utilized staff had adequate cell phone coverage, but Commissioner Flanagan pointed out that some outdoor park facilities did not have sufficient coverage.

Commissioner Ulfelder said that the Commission had approved a revision to the Tysons Plan in March 2017 that had modified the provisions for providing athletic fields in Tysons, but noted that concerns had been raised during the review of this revision regarding the ability for developers and the FCPA to meet the needs of Tysons. He then recommended that the FCPA coordinate with various stakeholders in Tysons to address concerns regarding plans for athletic fields within the Tysons area. Mr. Bowden did not object to Commissioner Ulfelder's request, adding that the FCPA had coordinated with the Town of Vienna on this issue and subsequent outreach efforts would be conducted.

Commissioner Hart pointed out that the figure on page 64 of the CIP, which depicted locations of park facilities throughout the County, contained an error regarding the location of the Sully Woodlands facility.

A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Bowden regarding the FCPA's plan for park facilities within the Tysons area and the FCPA's coordination efforts with the Commission's Tysons Committee to implement a monitoring program for assessing the recreational needs of Tysons wherein Mr. Bowden stated that the FCPA would coordinate with the Tysons Committee on this issue.

5. Fairfax County Fire and Rescue (FCFR)
John Caussin, Assistant Fire Chief

Assistant Chief Caussin gave a presentation on the Fairfax County Fire Department, (FCFD) projects, as outlined in the CIP from pages 106 to 117. (A copy of Assistant Chief Caussin's presentation is in the date file.)

A discussion ensued between Commissioner Hurley and Mr. Caussin regarding the issues associated with rooms consisting of bunk beds that exclusively served female employees, the risks associated with the use of bunk beds at FCFR facilities, and the FCFR's efforts to manage such risks.

When Commissioner Sargeant asked for additional information about the FCFR's strategy for encouraging the implementation of traffic signal pre-emption devices, Mr. Caussin explained the following:

- The FCFR had met with the Board of Supervisors on the issue and had expressed support for including proffers in redevelopment applications for the inclusion of pre-emption devices;

- The FCFR had given a presentation to the Board's transportation committee on the use of pre-emption devices;
- The FCFR had coordinated with FCDOT and the Virginia Department of Transportation to determine the routes that would significantly benefit from the use of pre-emption devices;
- The FCFR favored utilizing pre-emption devices in high-volume corridors, such as Route 50; and
- The FCFR had an established strategy for the implementation of pre-emption devices and favored implementing this strategy over a multi-year period.

A discussion ensued between Commissioner Sargeant and Mr. Caussin regarding the safety benefits of traffic signal pre-emption devices, the cost of these devices, the funding mechanisms for implementing such devices, and the existing constraints on such funding sources wherein Mr. Caussin cited efforts in Prince William County that had successfully implemented such devices.

A discussion ensued between Commissioner Hedetniemi and Mr. Caussin regarding the FCFR's program initiatives associated with the Fairfax County Judicial Center.

Commissioner Flanagan pointed out that, of the 14 FCFR facilities listed in the CIP, only one such facility was a volunteer facility, which was the Lorton Volunteer Fire Station. When he asked who would construct the new facility that would house the Lorton Volunteer Fire Station, Mr. Caussin indicated that the FCFR would construct this facility. A discussion ensued between Commissioner Flanagan and Mr. Caussin regarding the operation of the Lorton Volunteer Fire Station, the manner in which FCFR coordinated with volunteer fire stations, and the extent to which FCFR would coordinate with the Lorton Volunteer Fire Station.

When Commissioner Flanagan asked whether there were other volunteer fire stations operating within the County in addition to the Lorton Volunteer Fire Station, Mr. Caussin stated that there was one such station located along Backlick Road. A discussion ensued between Commissioner Flanagan and Mr. Caussin regarding the number of FCFR fire stations in the County, the number of stations that were volunteer-owned, the operation practices of such stations, and the trends in the operation of volunteer-owned fire stations wherein Mr. Caussin indicated that FCFR had existing plans to assume the operation of multiple volunteer-owned fire stations.

Commissioner Strandlie described an instance in the Mason District where an emergency vehicle had been unable to navigate a congested road. She then noted the benefits that traffic pre-emption devices would incur in such instances and expressed support for the installation of such devices in areas that were subject to heavy traffic congestion.

When Commissioner Niedzielski-Eichner asked for additional information regarding the FCFR's operating capabilities in the Tysons area, Mr. Caussin explained the following:

- The FCFR stations operating in the Tysons had been designed to accommodate planned and expected growth throughout the area;
- The volume of calls increased within an urban environment and high call volume impacted the reliability of FCFR facilities;
- The FCFR would evaluate subsequent provisions for supplementing the operation of facilities in Tysons as call volume increased; and
- The FCFR would evaluate potential sites for locating future facilities and conduct efforts to construct such facilities in conjunction with the Comprehensive Plan.

Commissioner Hurley commended the FCFR for their efforts throughout the County, adding that the operations of the FCFR were scheduled to be relocated into the County's new public safety building, which was scheduled to open in fall 2017. Mr. Caussin echoed Commissioner Hurley's remarks and expressed support for this relocation.

Commissioner Keys-Gamarra said that the Commission had reviewed cases wherein the applicant had been asked to evaluate the possibility of including a contribution that would install a traffic pre-emption device. She then indicated that applicants had concluded that such devices were not a significant priority and did not warrant such a contribution. When Commissioner Keys-Gamarra asked for additional information regarding the extent to which traffic-preemption devices were a priority, Mr. Caussin explained that the need for such devices was determined on a case-by-case basis. He then described an instance where a residential development required additional service by emergency vehicles, but did not warrant the construction of a new FCFR facility, adding that a pre-emption device would be sufficient to supplement the efficacy of emergency services in this area in such cases. A discussion ensued between Commissioner Keys-Gamarra and Mr. Caussin, with input from Chairman Murphy, regarding the extent to which the FCFR prioritized the installation of traffic pre-emption devices wherein Mr. Caussin indicated that FCFR staff had noted the growing importance of such devices.

Commissioner Migliaccio said he supported efforts to encourage applicants to install traffic pre-emption signals. A discussion ensued between Commissioner Migliaccio and Mr. Caussin regarding the process for determining whether a traffic pre-emption device was necessary, the cost of installing these devices, the trends in the technology associated with pre-emption devices, and the challenges associated with installing such devices wherein Mr. Caussin explained that the FCFR evaluated the proximity of existing traffic signals and fire stations to determine whether a pre-emption signal was warranted.

6. Department of Public Works and Environmental Services (DPWES)
Jeff Kent, Management Analyst IV, Wastewater Planning and Monitoring

Mr. Kent gave a presentation on Wastewater Plan Program by DPWES, as outlined in the CIP from pages 158 to 164. (A copy of Mr. Kent's presentation is in the date file.)

When Commissioner Ulfelder asked for additional information regarding the status of the ongoing study to locate a septage-receiving facility in the northern portion of the County, Mr. Kent explained that evaluation of potential sites was still ongoing and no site had been determined. A discussion ensued between Commissioner Ulfelder and Mr. Kent regarding the challenges of locating a suitable site for this facility and the timeframe for completing the study.

A discussion ensued between Commissioner Ulfelder and Mr. Kent regarding the operation of existing septic systems in the northern portion of the County, the method for treating sewage from the northern portion of the County, the facilities that served this part of the County, the existing septage-receiving facilities throughout the area, and the extent to which facilities within the County coordinated with facilities in neighboring jurisdictions wherein Commissioner Ulfelder noted the importance of locating a new septage-receiving facility in the northern portion of the County, noting the difficulty of disposing sewage in this part of the County.

A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Kent regarding the funding sources for sewage treatment operations, the extent to which County bonds funded such operations, the policies DPWES utilized for allocating funds, and the challenges associated with utilizing bonds to fund operations wherein Mr. Kent indicated that DPWES utilized various bonds to fund operations, adding that such bonds were rated by the appropriate agencies.

A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Kent regarding the number of County residents that utilized septic systems compared to those who utilized wells, the various areas of the County that utilized wells, and the process for a neighborhood to convert from utilizing wells to utilizing the County's septic system wherein Mr. Kent indicated that DPWES utilized a procedure for determining whether a neighborhood could integrate its system septic system into the County's system.

When Commissioner Niedzielski-Eichner asked for additional information regarding the disposal of biosolids, Mr. Kent said that these materials were processed through an incinerator and dumped onto an appropriate landfill. A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Kent regarding the use of additional programs to utilize biosolids and the potential consideration for such programs wherein Mr. Kent noted the limitations of such programs, noting the difficulty of locating appropriate sites for such programs.

Commissioner Ulfelder pointed out that the Board of Supervisors had approved a zoning ordinance amendment in February 2017 that prescribed revised guidelines for the operation of craft breweries. He also noted that during the Commission's review of this ordinance, the issue of water usage at craft breweries had been discussed because such facilities utilized significant amounts of water while producing significant amounts of waste products. Commissioner Ulfelder then asked whether DPWES had evaluated how these new guidelines for craft breweries would impact the County's septic system. Mr. Kent explained that this issue had been evaluated, stating that the waste products of such facilities were considered industrial waste. In addition, he said that such waste would be subject to monitoring efforts and pre-treatment prior to release into the County's septic system.

7. Department of Public Works and Environmental Services (DPWES)
Craig Carinci, Director, Stormwater Planning Division

Mr. Carinci gave a presentation on Stormwater Management projects by DPWES, as outlined in the CIP from pages 89 to 97. (A copy of Mr. Carinci's presentation is in the date file.)

A discussion between Commissioner Migliaccio and Mr. Carinci ensued regarding the rates at which developers defaulted on commitments and the trends associated with such defaults wherein Mr. Carinci stated that this issue was addressed by the land development services portions of DPWES.

Answering question from Commissioner Hurley, Mr. Carinci said the following:

- The County had 66 dams in operation and 20 of these dams were owned by the County;
- The FCPA operated four additional dams within the County;
- The County provided dam breach inundation maps exclusively for the facilities owned and operated by the County;
- The State of Virginia required the owners and operators of a dam provide a dam breach inundation map for a facility; and
- The Office for Emergency Management maintained a collection of dam breach inundation maps for the various facilities located within the County.

When Commissioner Niedzielski-Eichner asked for additional information regarding the methods for funding stormwater management facilities within the County, Mr. Carinci indicated that the primary source of funding was derived from the County's stormwater tax. A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Carinci regarding the potential for utilizing other funding sources for stormwater management wherein Mr. Carinci stated that the availability of federal funding for stormwater management was limited and DPWES did not utilize a bond program to supplement the funding for stormwater management.

Commissioner Niedzielski-Eichner noted the extent of DPWES' efforts for improving the County's underground stormwater pipes, pointing out that approximately 5 percent were determined to be in poor condition and an additional 15 percent were determined to be in need of repair. A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Carinci regarding the ongoing efforts to repair the necessary portion of the County's underground pipes, the goals that DPWES had established for repairing the necessary portions of the pipes, and the extent to which the pipes in need of repair affected the County's overall stormwater management system wherein Mr. Carinci noted that the availability of funding significantly impacted the ability of DPWES to pursue the necessary repairs to its underground pipes.

8. Fairfax County Administration for Human Services (FCAHS)
Lee Ann Pender, Director

Ms. Pender gave a presentation on FCAHS programs, as outlined in the CIP from pages 142 to 150. (A copy of Ms. Pender's presentation is in the date file.)

Commissioner Hurley pointed out that the Northern Virginia Training Center (NVTC), which was located in the Braddock District, had been closed and the FCAHS planned to construct four facilities on this site. Ms. Pender confirmed that the FCAHS intended to construct four facilities on the site, adding that each facility would utilize four bedrooms. Daryl Washington, Deputy Director, FCAHS, concurred with Ms. Pender's statement, adding that each of the four bedrooms would house one resident. Commissioner Hurley expressed concern that the accommodations of these facilities would not be sufficient to accommodate the amount of individuals that the NVTC had previously housed. Mr. Washington aligned himself with Commissioner Hurley's concerns.

In reply to questions from Commissioner Niedzielski-Eichner, Ms. Pender said the following:

- The CIP included six projects from FCAHS that had been approved by the previously-adopted 2016 bond referendum;
- The FCAHS had not been included in a bond referendum since 2004; and
- The FCAHS planned to utilize a subsequent bond referendum in 2020, which would be a component of the County's overall bond program.

A discussion ensued between Commissioner Niedzielski-Eichner and Ms. Pender regarding the FCAHS projects that had been included in the previously-approved 2016 bond referendum, the projects that would be included in the planned 2020 bond referendum, the extent to which these bond programs would meet the needs of the FCAHS, and the timeframe for implementing future projects wherein Ms. Pender indicated that the 2016 bond would fund six projects and FCAHS anticipated a minimum of four projects being part of the 2020 bond referendum, adding that such efforts would be incorporated into a long-term strategy for FCAHS.

Referring to the table on page 149 of the CIP, which included a chart that listed the operating costs of FCAHS facilities, Commissioner Sargeant asked for additional information on the information on the operation and funding of the various facilities that had been included in the CIP. Ms. Pender indicated that the information included in this table included projects that had been funded by the previously-approved 2016 bond referendum and the assorted cash flows for these projects. In addition, she pointed out that details on several projects in the chart were included in other portions of the CIP, noting that some of these facilities would be implemented through a public/private partnership.

Commissioner de la Fe pointed out that the FCAHS presentation primarily included information pertaining to future projects associated with past and future bond referendums. He then said that

the contents of the CIP primarily pertained to the operating costs and funding of FCAHS facilities. Ms. Pender concurred with this statement.

Referring to the Eleanor Kennedy Shelter project, which was listed on page 147 of the staff report, Commissioner Flanagan noted that the site of this facility was located on the Fort Belvoir Military Reservation and was leased indefinitely to the County. He then asked for additional information on the terms of this indefinitely lease. Tomas Barnett, Program Manager, Office to Prevent and End Homelessness, stated that additional information on the nature of this lease would be provided prior to the Commission's markup of the CIP.

9. Fairfax County Public Library (FCPL)
Jessica Hudson, Director, Library Administration

Ms. Hudson gave a presentation on FCPL projects, as outlined in the CIP from pages 124 to 127. (A copy of Ms. Hudson's presentation is in the date file.)

Commissioner Ulfelder noted the growth in mixed-use development that had been implemented along the Silver Line Metrorail. When he asked for additional information regarding the process for determining the population growth of certain areas and the associated needs for library facilities, Ms. Hudson explained the following:

- The existing prevalence and location of FCPL facilities in the County was organized in a manner to ensure that residents were approximately five miles from a facility or less;
- The existing and planned traffic patterns associated with FCPL facilities was primary factor in determining the sufficiency of the facilities;
- The FCPL had determined that the installation of a library facility in the Mosaic District was warranted, but there was no funding for such a facility;
- The capacity of existing FCPL facilities was determined to be sufficient to meet the needs of County residents and renovation projects were the primary mechanism for expanding service when needed; and
- The FCPL was evaluating methods for incorporating facilities into urban and mixed-use facilities.

Chairman Murphy commended the FCPL for their efforts at the Pohick Regional Library.

When Commissioner Migliaccio asked for additional information regarding the status of the Kingstowne Regional Library, Ms. Hudson pointed out the challenges of constructing a new facility, noting that the renovation of existing FCPL facilities had been prioritized. She then indicated this facility had been identified as a priority, but stated that a time table had not been finalized.

A discussion ensued between Commissioner Sargeant and Ms. Hudson regarding the extent to which FCPL coordinated with the Fairfax County Department of Information Technology in providing its various electronic services, the extent to which such services were funded by the CIP, and the computer hardware utilized by FCPL electronic services wherein Ms. Hudson indicated that both departments coordinate in providing the necessary services at FCPL facilities, but noted that the FCPL conducted its own maintenance for certain electronic services.

Commissioner Niedzielski-Eichner asked for additional information regarding the possibility of FCPL securing space for its facilities within a mixed-use development. Ms. Hudson indicated that such a policy had not been evaluated due to lack of funds. She also noted the challenges associated with providing such facilities in an urban area, such as Tysons. A discussion ensued between Commissioner Niedzielski-Eichner and Ms. Hudson regarding the potential for including an FCPL facility with a planned development as part of a proffer commitment and the manner in which this facility would be incorporated into the development.

When Commissioner Niedzielski-Eichner asked for additional information regarding the impact of changes in digital technology trends on FCPL facilities, Ms. Hudson indicated described the various features within a facility that supported emerging trends in technology, such as extended wireless internet coverage. In addition, Ms. Hudson said that FCPL was evaluating potential revisions to facility operations to improve electronic and print service within a facility. She added that the usage of electronic books was increasing and FCPL would allocate funds into expanding such service. A discussion ensued between Commissioner Niedzielski-Eichner and Ms. Hudson regarding the operation of an FCPL facility, the impact of electronic services on the usage of print books, and the impact that electronic services would incur on the size of FCPL facilities wherein Ms. Hudson indicated that the existing footprint of FCPL facilities would not change.

When Commissioner Strandlie asked for additional information regarding the enhancements to the George Mason Regional Library, Ms. Hudson said that the enhancements included improvements to the roof, enhancements to utility services, and modifications to the existing sight lines of the facility. She added that FCPL had no plans for additional expansions to this facility.

A discussion ensued between Commissioner and Ms. Hudson, with input from Commissioner Migliaccio, regarding the depictions of various library facilities in FCPL's presentation and the districts in which these facilities were located wherein Commissioner Migliaccio noted the locations of the existing Kingstowne Regional Library and the planned facility, both of which were located in the Lee District.

10. Fairfax County Police Department (FCPD)

Major Edward O'Carroll, Resource Management Bureau

Mr. O'Carroll gave a presentation on the Fairfax County Police Department (FCPD) projects, as outlined in the CIP from pages 106 to 117. (A copy of Major O'Carroll's presentation is in the date file.)

A discussion ensued between Commissioner Hurley and Major O'Carroll regarding the renovation efforts at various FCPD facilities, the extent of such renovations, the existing standards for FCPD facilities, and the operational procedures of the FCPD wherein Major O'Carroll noted the growth in staffing requirements for the FCPD and changing trends in FCPD activities, adding that such changes required subsequent modifications to how facilities were utilized.

When Chairman Murphy asked about the possibility of installing an additional heliport at the Davidson Airfield site, Major O'Carroll explained that plans such a facility was being evaluated, but none had been finalized. He also pointed out the potential challenges of installing a heliport facility at Davidson Airfield, noting that such a site would be subject to security concerns. A discussion ensued between Chairman Murphy and Major O'Carroll regarding the operation of helicopters within the County, the challenges associated with operating helicopters within certain areas, and the need for installing an additional heliport in the County.

Commissioner Keys-Gamarra expressed support for designating parking areas at FCPD facilities to facilitate the exchange of children between two parties. She then asked whether such areas would be installed at other FCPD facilities in the County and suggested installing monitoring devices, such as cameras, to improve the function of such areas. Major O'Carroll expressed support for the use of such parking areas, noting that such areas had other uses. He also did not object to installing these areas at other FCPD facilities.

A discussion ensued between Commissioner Sargeant and Major O'Carroll regarding the impact that the utilities at an FCPD facility, such as air conditioning, incurred on facilities that stored sensitive evidence wherein Major O'Carroll indicated that sensitive evidence was stored in an appropriate facility, noting that the FCPD had facilities that could adequately store materials that were temperature-sensitive.

When Commissioner Sargeant asked for additional information regarding the availability of space in Tysons for an FCPD facility, Major O'Carroll said that the FCPD had been evaluating potential sites, adding that there had been coordination between the FCPD and developers in Tysons, such as the operators of the Tysons Corner Mall. He then expressed support for a potential public/private partnership to install an FCPD facility or facilitate FCPD operations in the Tysons area, but noted that such a facility would be limited to certain operations due to the safety concerns. Commissioner Sargeant also stated his support for further coordination between the FCPD and developers in Tysons to provide the necessary facilities for the area.

Replying to questions from Commissioner Niedzielski-Eichner, Major O'Carroll stated that arms training for officers would not be conducted at the Criminal Justice Academy and would be administered at an off-site facility. He also indicated that the FCPD's existing arms training facility would not be subject to a renovation or upgrade.

Commissioner Niedzielski-Eichner suggested that the FCPD consider improvements to the existing arms training facility.

When Commissioner Niedzielski-Eichner asked for additional information regarding the FCPD's policies for handling digital evidence, Major O'Carroll explained that both cloud-based and on-site services would be utilized to store and process such evidence, noting that the FCPD would maintain the servers that stored the video data from cameras installed in vehicles. A discussion ensued between Commissioner Niedzielski-Eichner and Major O'Carroll regarding the trends in the utilization of digital evidence, the impact that such trends would incur on FCPD's infrastructure requirements, and the policies pertaining to the storage of digital evidence.

When Commissioner Niedzielski-Eichner asked for additional information regarding the facility requirements for the FCPD's Diversion First program, Major O'Carroll said that this program would be based at a facility in Merrifield and noted the various FCPD staff that would utilize the facility. A discussion ensued between Commissioner Niedzielski-Eichner and Major O'Carroll regarding the operation of the Diversion First program, the funding of this program, and the potential need for additional funding wherein Major O'Carroll described the challenges associated with Diversion First, but noted the effectiveness of the program at the facility.

A discussion ensued between Commissioner Hedetniemi and Major O'Carroll regarding the adequacy of the FCPD's evidence storage facilities wherein Major O'Carroll stated that such facilities were consistent with the appropriate standards for evidence storage, but noted that additional storage space was required.

When Commissioner Migliaccio asked whether the FCPD utilized the firing range that had been constructed near the Springfield Metrorail Station, Major O'Carroll said that while FCPD had been in contact with this facility, it did not utilize the facility for training purposes. However, he indicated that subsequent coordination between this facility and the FCPD would be considered.

Commissioner Migliaccio pointed out that the FCPD had projected that the need for vehicle storage would increase. He then asked for additional information about the extent to which existing vehicle storage facilities were utilized. Major O'Carroll indicated that existing facilities stored approximately 60 vehicles at a time, but noted that the use of the facility fluctuated. A discussion ensued between Commissioner Migliaccio and Major O'Carroll regarding the FCPD's projections for vehicle storage facilities, the reason that the need for such facilities had increased, the FCPD policies that incurred the need for vehicle storage, and the FCPD's policies pertaining to vehicle seizures wherein Major O'Carroll noted trends in the County's population and FCPD's staffing, which could potentially impact the need for vehicular storage services.

11. Fairfax County Department of Housing and Community Development (FCHCD)
Hossein Malayeri, Deputy Director of Real Estate

Mr. Malayeri gave a presentation on the Housing and Community Development projects as outlined in the CIP from pages 72 to 81. (A copy of Mr. Malayeri's presentation is in the date file.)

Commissioner Flanagan commended the FCHCD for their efforts on the previously-approved development at the North Hill site.

A discussion ensued between Commissioner Flanagan and Mr. Malayeri regarding the manner in which funds were allocated to the FCHCD's CIP projects and the use of public/private partnerships to provide affordable housing within the County wherein Mr. Malayeri confirmed that the majority of funds were utilized to revitalize or preserve existing projects, but noted that public/private partnerships were utilized as a method for providing additional housing.

Referring to page 73 of the staff report, Commissioner Flanagan pointed out that a study conducted by Virginia Tech University had estimated that the County required approximately 31,000 dwelling units for low to middle income residents, but the County had installed approximately 3,000 low-income units to date. He also noted that the FCHCD's efforts for providing workforce housing units within the County, as listed in the CIP, would provide approximately 600 units per year. Commissioner Flanagan then expressed concern that such efforts were not sufficient to meet the demand for affordable housing. Mr. Malayeri acknowledged Commissioner Flanagan's concerns, but noted the challenges associated with providing affordable housing in the County, the importance of providing affordable housing, and the absence of sufficient funding for affordable housing projects. A discussion ensued between Commissioner Flanagan and Mr. Malayeri regarding the economic impact that a lack of affordable housing opportunities would incur, the challenges associated with providing affordable housing, the potential sites within the County that could accommodate affordable housing, the challenges associated with utilizing such sites for affordable housing, and the availability of funding for such projects.

When Commissioner Niedzielski-Eichner asked for additional information regarding the FCHCD's funding sources for its projects, Mr. Malayeri explained that the FCHCD utilized funding from federal sources, the County, and the various residential housing authorities (RHA). A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Malayeri regarding the impact that increased funding from the County would incur on the FCHCD and the manner in which funding was allocated within the FCHCD.

When Commissioner Niedzielski-Eichner asked for additional information regarding real estate tax revenue, Mr. Malayeri stated that this revenue was allocated through RHA organizations and the FCHCD considered such funds as County funds. A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Malayeri regarding the process for allocating funds generated by real estate tax revenue and the manner in which such funds differed from the County's general fund.

Commissioner Niedzielski-Eichner asked whether rent charged by the County at a FCHCD was utilized for renovating its facilities as part of a sinking fund. Mr. Malayeri indicated that such funds were utilized for renovations, adding that some funds were kept in reserve and the amount of such reserves depended on the age of the unit. A discussion ensued between Commissioner Niedzielski-Eichner and Mr. Malayeri regarding the availability for funds to renovate certain FCHCD projects, the need for renovations at certain facilities, the manner in which reserve funds were utilized, and the various facilities that would receive such funds.

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Commissioner Sargeant commended the staff representatives from the various County agencies for their presentations. He then pointed out that the documents pertaining to the Capital Improvement Program (CIP), as well as the staff's presentations, were available on the County's website. Commissioner Sargeant reiterated that the Planning Commission's CIP Committee would meet on Wednesday, March 15, 2017 at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center to review the information received regarding the CIP and prepare the Commission's recommendations for markup. He added that he intended to move to approve these recommendations at the Commission's meeting on Wednesday, March 15, 2017, but noted that this schedule was subject to change. Commissioner Sargeant also encouraged Commissioners to submit questions to Martha Reed, Fairfax County Department of Management and Budget, prior to the Commission's markup.

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FS-S16-44 – T-MOBILE, 12015 Lee Jackson Memorial Hwy, Fairfax

(Start Verbatim Transcript)

Chairman Murphy: There is a "feature shown" listed in the agenda, FS-6 – FS-S16-44. This is to place three panel antennas...I'm sorry, six panel antennas and one dish antenna on a building located at 12015, Lee Jackson Memorial Highway. I concur with the staff that this meets the Comprehensive Plan and the applicable Zoning Ordinances and is in conformance with the Plan and, therefore, is a "feature shown." So, therefore, I MOVE THAT WE APPROVE FS-S16-44.

Commissioners de la Fe and Hart: Second.

Chairman Murphy: Seconded by Mr. Hart and Mr. de la Fe. Is there a discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Hedetniemi and Hurley were not present for the vote.

(End Verbatim Transcript)

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ORDER OF THE AGENDA

Chairman Murphy established the following order of the agenda:

1. CAPITAL IMPROVEMENT PROGRAM (FY 2018-2022) PUBLIC HEARING

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 Adverted Capital Improvement Program (CIP), Fiscal
Years 2018-2022 (with future Fiscal Years to 2027).
COUNTYWIDE. PUBLIC HEARING.

Chairman Murphy 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 Murphy closed the public hearing.

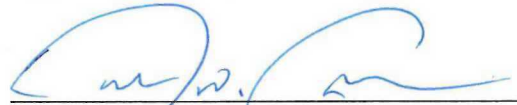
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The meeting was adjourned at 11:28 p.m.
Peter F. Murphy, Chairman
James R. Hart, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved on: July 27, 2017



John W. Cooper, Clerk to the
Fairfax County Planning Commission