MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, MARCH 5, 2025

PRESENT: Phillip A. Niedzielski-Eichner, Chairman, At-Large
Evelyn S. Spain, Vice Chairman, Sully District
Jeremy Hancock, Secretary, Providence District
Candice Bennett, Parliamentarian, At-Large
Alyssa Batchelor-Causey, Dranesville District
Mary D. Cortina, Braddock District
John A. Carter, Hunter Mill District
Chris Landgraf, Franconia District
Alis Wang, Mason District
Walter C. Clarke, Mount Vernon District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: None

OTHERS: Martha Reed, Department of Management and Budget (DMB)
Amy Simon, DMB
Assistant Fire Chief John Walser, Fairfax County Department of Fire and Rescue
William Barrack, Assistant Division Director, Wastewater Management Division, Department of Public Works and Environmental Service (DPWES)
Vrushali Oak, Branch Chief, Capital Facilities, DPWES
Eric Carzon, Director, Fairfax County Public Library
Zachary Larnard, Department of Health and Human Services
Tom Barnett, Fairfax County Department of Housing & Community Development
Jai Cole, Executive Director, Fairfax County Park Authority
Jessica Gillis and Justin Moss, Fairfax County Public Schools
Deputy Chief Kevin Shaw, Fairfax County Police Department
Gregg Steverson, Director, Fairfax County Department of Transportation
Nicole Blackwell, Clerk to the Planning Commission, Department of Clerk Services (DCS)
Jordyn Crane, Administration, DCS
Catherine Dushin, Deputy Clerk to the Planning Commission, DCS

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The meeting was called to order at 7:02 p.m., by Vice Chairman Evelyn S. Spain, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Vice Chairman Spain announced that the agenda for tonight's meeting included the County's annual Capital Improvement Program (CIP) workshop. She recognized Commissioner Sargeant, Chairman of the Planning Commission's CIP Committee, who would conduct the CIP workshop.

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Commissioner Sargeant announced that the workshop for the CIP for Fiscal Years 2026 through 2030 (with future fiscal years to 2035) would delineate the key elements of strategic planning. He noted that the CIP workshop would consist of ten scheduled presentations with a 10-minute recess at approximately at 9:30 pm until 9:45 pm.

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CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEARS 2026 THROUGH 2030 ADVERTISED (With Future Fiscal Years to 2035) – A public workshop will be held, in accordance with Section 15.2-2232 of the *Code of Virginia*, on the Advertised CIP, Fiscal Years 2026-2030 (with future Fiscal Years to 2035), with briefings from various County agencies. The CIP is the County's five-year roadmap for creating, maintaining, and funding present and future capital infrastructure requirements. The CIP serves as a planning instrument to identify needed capital projects and coordinate the financing and timing of improvements. The CIP provides the framework for the County Executive and the County Board of Supervisors with respect to managing bond sales, investment planning and project planning. Fairfax County's CIP includes not only a 5-year plan, but also a future outlook that includes a glance at the potential long-term requirements beyond the current 5-year period. COUNTYWIDE. PUBLIC HEARING.

The Planning Commission held a workshop on the 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 2026-2030 (with future Fiscal Years to 2035). (A copy of Ms. Reed's presentation is in the date file.)

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Following Ms. Reed's presentation and prior to the discussion, Chairman Niedzielski-Eichner announced that the CIP workshop would be conducted by Commissioner Sargeant, who was also the chair of the Planning Commission's CIP Committee. After the conclusion of the presentations, the Commission would conduct a public hearing.

Chairman Niedzielski-Eichner relinquished the duties of the Chair.

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A discussion followed between Ms. Reed and multiple Commissioners regarding the following:

- Discussions about the scope of various projects and confirmation that a master plan for the Judicial Complex plan amendment was established;
- The master plan included various phases that involved the potential inclusion of different types of facilities, such as health-related facilities and a residential option for affordable housing;
- Explanation that Judicial Complex buildings would be partially occupied by the County agencies, and the plan amendment would be implemented in alliance with the City of Fairfax;
- Confirmation from the Department of Management and Budget that CIP planning was conducted with the consideration for the current economic situation that was continuously monitored;
- Budgeting for bond sales was a long-term conservative process with a high interest rate;
- Clarification that a legend in the CIP Report was an instrument to be used internally at the Department of Management and Budget; and
- Explanation that due to an increase in construction costs there was a need to redirect general obligation bonds to raise funding for investment projects.

2. Fairfax County Fire and Rescue Department
   John Walser, Assistant Chief

Assistant Chief Walser gave a presentation on the Fairfax County Fire and Rescue Department (FCFRD) projects, as outlined in the CIP report from pages 98 to 100. (A copy of Assistant Chief Walser's presentation is in the date file.)

A discussion followed between Assistant Chief Walser and multiple Commissioners regarding the following:

- Clarification that in areas with high-rise buildings and intense population density the criteria of Insurance Services Organization (ISO) rating were utilized;
- ISO assessed and reviewed the timely responses of trucks equipped with ladders;
- Clarification that large apparatus bays required more space;

- Appreciation for the installation of smoke detectors in mobile homes, and confirmation that there was a collaboration with volunteer firefighters;

- Explanation that older fire stations had larger bunker rooms, and fire stations equipped with new gender-neutral design features utilized smaller switchable locker areas with more flexibility;

- Explanation that due to the current location of the Tysons Fire and Rescue Station 29 in a crowded urban area it had to take extensive traffic measures;

- The proposed construction of Station 29 would benefit from applying new traffic patterns for a potential toll road access point;

- Confirmation that the Volunteer Fire Station 23 in Annandale was managed by the County, and that the Department of Fire and Rescue collaborated with volunteer partners;

- Explanation that emergency traffic preemption devices were control systems that protected first responders and motorists, and allowed emergency vehicles to move through traffic more quickly and safely;

- Clarification that emergency vehicles located at Oakton Fire and Rescue Station 34 used both Jermantown Road and Rosehaven Street;

- Clarification that Oakton Fire and Rescue Station 34 would be renovated, and there would be no changes in site characteristics; and

- Whether a preemption signal at the intersection of Jermantown Road and Rosehaven Street could be considered for installation.

3. Department of Public Works and Environmental Services (DPWES)
   William Barrack, Assistant Division Director, Wastewater Planning and Monitoring Division

Mr. Barrack gave a presentation on Wastewater Management projects, as outlined in the CIP report from pages 227 to 233. (A copy of Mr. Barrack's presentation is in the date file.)

A discussion followed between Mr. Barrack and multiple Commissioners regarding the following:

- Discussions about customer service levels and areas for potential growth of Wastewater Management Division services;

- Clarification that the Wastewater Management Division program was included in the Comprehensive Plan, and that the department collaborated with the Department of Planning and Development;

- Explanation that wet weather mitigation projects would be aimed at mitigating an existing inflow and an infiltration due to inclement weather and to the failures associated with the equipment's age;

- Explanation that a wet weather mitigation project in Alexandria was robust due to its utilization of the combined sewer system;

- Explanation that the department contributed a portion of funding to construct, maintain, and manage a tunnel facility in Alexandria;

- Clarification that the department worked closely with Fairfax Water to comply with requirements for removal of polyfluoroalkyl substances (PFAS) and perfluorooctane sulfonic acids (PFOS) and to find cost-effective ways of adequate treatment programs in the Occoquan area;

- Confirmation that part of the capital program was the rehabilitation of pumping stations;

- Explanation that a pump station in Tysons area was under construction and that its completion would be timely;

- Explanation that the department proactively maintained existing systems and monitored processes on a regular basis;

- Explanation that a developer reimbursement program was an efficient option, and developers had to prepare adequate documentation and maintain transparency to ensure they could be supported by the County's funds;

- Negotiations with a developer commonly occurred during the rezoning stage that would allow for extra time to implement a project;

- Confirmation that there were no treatments that involved land applications of biosolids; and

- Explanation that the scope of developers' responsibilities for pipes' installation would depend on the project.

4. Fairfax County Public Library (FCPL)
   Eric Carzon, Director, Library Administration

Mr. Carzon gave a presentation on FCPL projects, as outlined in the CIP report from pages 137 to 141. (A copy of Mr. Carzon's presentation is in the date file.)

A discussion followed between Mr. Carzon and multiple Commissioners regarding the following:

- Confirmation that Centerville Regional Library and Chantilly Regional Library would be supported by 2032 bonds, and Tysons Community Library would be funded by a proffer;
- Discussions about the need in space increase within library facilities due to diverse uses;
- Discussions about libraries as activity centers for social services;
- Confirmation that a childcare center and a senior center as part of Neighborhood and Community Center facilities collocated with Kingstowne Library in Alexandria and with Lorton Library ;
- Discussions about high demand and usage of library facilities in various jurisdictions;
- The potential for another library facility in Tysons area due to the population density;
- Explanation that a proffer from the Boro Development was provided to construct a library, but the proposed space was not usable;
- Discussions about a proffer system that would provide access for staff and would create a need for space adequately suitable for public library services;
- Confirmation that the current proffer was associated with Block E of the Boro Development which had not implemented a master plan yet;
- The Library Administration collaborated with the Department of Planning and Development and Land Development Services regarding a proffer for the library on Block E of the Boro Development;
- Discussions about libraries as critical urban centers;
- Discussions about a potential residential component in Providence District associated with a proffer with an approximate limit of up to $25,000;
- Discussions about potential colocation projects that involved libraries and residential developments;
- Confirmation that the size of Kings Park Community Library was approximately 22,000 square feet;

- Confirmation that the renovation of George Mason Regional Library reached the end of the concept stage, which would be followed by the schematic design stage;
- Discussions about the potential collocation of Annandale Cultural Center (Richard J. Ernst Cultural Center) with a library;
- Confirmation that George Mason Regional Library would be fully renovated, and interior structural systems and envelope (exterior) elements would be upgraded along with HVAC equipment;
- Explanation that the County utilized various resources to implement tasks associated with an architectural high-performance design process;
- Explanation that inflation that affected construction costs would impact the process of planning and design;
- Confirmation that George Mason Regional Library would undergo renovation;
- The goal was to ensure a highly functional space, and architects generally leveraged limited publicly funded budgets to introduce their design processes;
- Correlation between budget and design process;
- Clarification that the process involved the participation of outstanding architects; and
- Acknowledgement that Lorton Library and Community Center won several design awards.

5. Health and Human Services (HHS)
   Zachary Larnard, Planning and Capital Facilities Manager

Mr. Larnard gave a presentation on HHS projects, as outlined in the CIP report from pages 143 to 157. (A copy of Mr. Larnard's presentation is in the date file.)

A discussion followed between Mr. Larnard and multiple Commissioners regarding the following:

- Confirmation that Annandale Cultural Center and Willston Multi-Cultural Center were two separate entities;
- Request for clarification on the status "client profiles shifting" regarding Tim Harmon Campus outlined in the Presentation on page 10. Staff agreed to provide clarification to the Commission;

- Explanation that the renovated Tim Harmon Campus would provide mental health rehabilitation services, and more information would be provided;

- Explanation that joint meetings with Fairfax County Public Schools (FCPS) were conducted regarding colocation projects for areas in need, and conversations about potential opportunities were in progress;

- Discussions about the Diversion First program and Co-Responder Program as segments of the Judicial Complex that would occupy one of the buildings located on the site; and

- Discussions about the feasible collocation of the Diversion First program with the Juvenile and Domestic Relations District Court;

6. Fairfax County Department of Housing and Community Development (FCHCD)
Tom Barnett, Deputy Director, Office to Prevent and End Homelessness

Mr. Barnett gave a presentation on the Department of Housing and Community Development projects, as outlined in the CIP report from pages 158 to 162. (A copy of Mr. Barnett's presentation is in the date file.)

A discussion followed between Mr. Barnett and multiple Commissioners regarding the following:

- Explanation about homeownerships, and James Lee Homeownerships (Mason District), in particular, that presented opportunities and access for the African American population in Virginia and across the United States;

- Explanation that affordable housing was generally defined as housing on which the occupant paid approximately 1/3 of gross income for housing costs;

- Explanation that affordable housing was considered cost-burdened when household spent up to 50% of its income for housing costs;

- Clarification that approximately 1,300 people were experiencing homelessness over the course of a full year;

    - Explanation that some housing programs were funded by the federal government program, like the Housing Choice Voucher Program, whose waiting list was closed for several years;

    - Discussions about the waiting list that would be open for a limited period and challenges presented to families that sought assistance;

- Discussions about the collaboration between the Housing Department and Fairfax County and their initiatives to establish public and private partnerships;
- Explanation that the projected need for affordable housing was growing up to tens of thousands of units;
- Discussions about an increase in demand for three-bedroom units;
- Clarification that 10,000 units would be delivered by 2034;
- Explanation that affordable housing was driven by opportunities and contingent upon financial revenues;
- Collaboration among the Housing Authority, the Department of Housing and Community Development, the Board of Supervisors, and the Department of Management and Budget on substantiating and controlling financial revenues for affordable housing;
- Confirmation that the land and property aspect of affordable housing provided for the efficiency of the housing program;
- Explanation that capital costs that were not part of the CIP came through the Board of Supervisors supported by bonds issued by the Housing Department, and through various financing mechanisms, as well state tax credits;
- Clarification that in Fairfax County, for a household that consisted of four people, the Area Median Income (AMI) constituted approximately $150,000;
- AMI varied from 30% to 100% depending on the number of units affordable to households with different income levels;
- Explanation that AMI standards were established by the US Department of Housing and Urban Development;
- The Housing Choice Voucher Program established new policies that promoted and facilitated mobility throughout the Fairfax County with different payment standards across the districts with more access to opportunity neighborhoods; and
- Highlight on a critical issue of affordable rents that were not affordable for certain low-income households, including individuals that experienced homelessness.

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The Commission went into recess at 9:25 p.m. and reconvened in the Board Auditorium at 9:43 p.m.

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7. Fairfax County Park Authority (FCPA)
   Jai Cole, Executive Director

Ms. Cole gave a presentation on Fairfax County Park Authority projects, as outlined in the CIP report from pages 163 to 180. (A copy of Ms. Cole's presentation is in the date file.)

A discussion followed between Ms. Cole, Ms. Reed, and multiple Commissioners regarding the following:

- Explanation that conditions assessments were conducted for all FCPA's facilities with the certain standards of evaluation of maintenance needs and assets for tennis courts and other facilities, and their compliance with relevant codes;

- Explanation that assessments with a total value of $201M related to the last-year CIP estimate;

- Clarification that playgrounds were designed with the consideration for the various levels of accessibility and costs associated with equipment and footing;

- Confirmation that a playground study was conducted to evaluate constructions costs, maintenance, and investments, and to identify access and desert areas;

- Explanation that Park Authority experienced inflation and project cost escalation on existing projects, in particular, recreation centers;

- Clarification on bond strategy that would be implemented in relation to Audrey Moore, Franconia, and Providence Recreation Centers;

- Discussions about the revenue backlog of the Park Authority and its impact on the school system;

- Concerns about needs and expectations of each department as part of the CIP program and a correlation with existing conditions and potential renovations and/or constructions;

- Explanation from Ms. Reed that the fire department's facilities were not evaluated the same way as the park's facilities;

- Discussions about the difference between the full renovation of a facility and the partial one, where each component was considered separately;
- Explanation that the section "Countywide Infrastructure Replacement Requirements" of the CIP Report focused on replacement and upgrade requirements associated with various program areas contained in the CIP;
- Discussions about the backlog of unfunded projects reduced to approximately $222 million, and $16 million that would be used towards investment projects;
- Ms. Reed clarified that an emergency fund was established to use towards the end of the year in the event there was a critical failure that required an immediate solution;
- Recommendations of a task force meeting of the Fairfax County Public School and Fairfax County held in 2021 that increased the amount of bond funds to up to $100 million;
- $100 million were divided evenly between the school system and the County;
- Explanation that some of those funds were applied to the renovation of an entire building, and cash funds were used for replacement and the maintenance backlog related to the components of a building;
- Schools were provided approximately $15 million in cash funds to provide for renewal efforts;
- Discussions about last year's financial data that would be provided by the Department of Management and Budget; and
- Revision processes of the park segment of the CIP would be implemented in a timely manner.

8. Fairfax County Public Schools (FCPS)
   Jessica Gillis, Executive Director, Capital Improvements and Planning, FCPS

Ms. Gillis gave a presentation on the Department of Public Schools projects, as outlined in the CIP report from pages 181 to 188. (A copy of Ms. Gillis's presentation is in the date file.)

A discussion followed between Ms. Gillis; Justin Moss, Director of Facilities, FCPS (who participated remotely via telephone); and multiple Commissioners regarding the following:

- Confirmation that, based on the recommendations by the Joint Environmental Task Force (JET), the FCPS would need $1.8 billion to meet a goal of 50% energy use reduction by 2040;

- Explanation that the estimate of $1.8 billion was based on the current asset index;

- Explanation that facilities conditions assessments were finalized for 200 schools;

- Discussions about a potential increase of this estimate due to the new data that would be tracked and verified in the near future;

- Explanation that the number of students in Fairfax County was shifting in different areas with the decrease of students in suburban areas and the increase of students in urban areas;

- Clarification that "a modular" in "three modular relocations" was a capital asset and represented a group of 8 - 14 classrooms with bathroom facilities;

- Further clarification that because of the building's renovation those classrooms were no longer needed, and three modular buildings would be relocated in the next five years;

- Frost Middle School was an example of a school that owned a modular building;

- Modular buildings offered a solution for schools that faced capacity issues;

- Explanation that the JET recommendation for energy use reduction was tracked in terms of a facility's energy use per square foot;

- Explanation that the cost of $1.8 billion included the County's expenditures for the replacement of the components of a critical infrastructure, and for building envelope improvements as part of capital renovations of not just the schools within the CIP, but also of those schools that were outside the scope of the CIP;

- The goal of the FCPS was to look for measures to reduce the estimated value of $1.8 billion through public-private partnership opportunities; and

- Confirmation that six in-person and six virtual Community Boundary Review Meetings were conducted, as part of the first phase of the boundary review process, to collect feedback and to gather appropriate data.

9. Fairfax County Police Department (FCPD)
   Kevin Shaw, Deputy Chief

Mr. Shaw gave a presentation on the FCPD projects, as outlined in the CIP report from pages 101 to 104. (A copy of the Deputy Chief Shaw's presentation is in the date file.)

A discussion followed between Deputy Chief Shaw and multiple Commissioners regarding the following:

- Explanation about the types of large vehicles that would be stored in the Joint Police Department and Fire and Rescue Department large vehicle storage facility and would include Special Weapons and Tactics (SWAT) vehicles, a command bus, a dive bus, Explosive Ordnance Disposal (EOD) equipment, robots, and an apparatus of the Fire and Rescue Department;

- Explanation that vehicles that were involved in homicide would be held in the large vehicle storage facility for 99 years;

- Confirmation that the police evidence storage facility would be located in the Building 1 of the Fairfax County Judicial Complex, and would be collocated with courts;

- Confirmation from Ms. Reed that she would obtain more information regarding the phases of the plan amendment concerning the Fairfax County Judicial Complex development project, including the timeframe for completion phase for the Diversion First program, as part of the CIP; and

- Discussions about the potential replacement of the Mount Vernon Police Station and a possible collocation with Sherwood Library, Mount Vernon Fire Department, and the Mount Vernon District Supervisor's Office.

10. Fairfax County Department of Transportation (FCDOT)
Gregg Steverson, Director

Mr. Steverson gave a presentation on the Department of Transportation projects, as outlined in the CIP report from pages 189 to 208. (A copy of Mr. Steverson's presentation is in the date file).

A discussion followed between Mr. Steverson, Ms. Reed, and multiple Commissioners regarding the following:

- Discussions about the funds from the federal sources in view of the current economic situation;

- Confirmation that FCDOT partnered with the Federal Transit Administration (FTA) and with the Federal Highway Administration (FHWA);

- Explanation that FCDOT secured federal funding to purchase buses;
- Explanation that a project to underground utilities along Richmond Highway was not an efficient economic initiative, and the Fairfax County Board of Supervisors had to reconsider it due to an increase in construction costs;
- Confirmation that the anticipated timeline for completion of Richmond Highway corridor project would be 2033;
- Concerns about project construction delays, including delays in project estimates, and their impact on costs, and continuous efforts to monitor and improve processes within transportation related projects;
- Explanation that any land development along Fairfax County Parkway would have an opportunity to contribute to transportation safety measures;
- Discussions about the importance of various aspects of a road system in modern urban centers and collaboration of FCDOT with the Virginia Department of Transportation (VDOT);
- Explanation that VDOT recognized the continuous challenge of providing funding for road maintenance;
- Explanation that meetings between FCDOT and VDOT were most beneficial when routine procedures were discussed, and concerns were addressed;
- The usage of flexi-posts and pros and cons of their installation that was discussed at one of the recent meetings to meet current expectations;
- Clarification that VDOT had a representative in Tysons area who was familiar with the area's topographic specific characteristics;
- Explanation that the context of an area was critical to understanding and solving problems;
- Discussions about the importance of small area plans and their maintenance by the Fairfax County;
- Activity centers within the County were established according to consistent standards specifically developed for each rural, suburban, and urban areas;

- The potential collaboration with VDOT with respect to the upgraded standards for such small areas, as intersections, sidewalks, and crosswalks that served as access points to metro stations;

- Discussions about the cohesion between the Transportation Priorities Plan (TPP) and the Comprehensive Plan with respect to the initiatives and visions for the future growth of the Fairfax County;

- Confirmation that the Comprehensive Plan was the guiding document for the TPP to direct the Fairfax County's priorities for transportation projects;

- Discussions about the existing working relationship with VDOT regarding the completion of the road names changes project; and

- Confirmation that FCDOT signed an agreement with VDOT to install large-sized signs maintained by VDOT which would be finalized within one-year timeframe.

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Following presentations, the Chairman Sargeant thanked Ms. Reed for her hard work on the Capital Improvement Program and her dedication and contributions. He also expressed gratitude to all presenters and noted that they had illuminated long-term funding initiatives and identified goals and priorities to achieve success through strategic planning.

He announced that the public hearing was part of the agenda for tonight's meeting. He added that the CIP Committee meeting would be held on March 20, 2025, and the CIP mark-up was scheduled for April 2, 2025.

He expressed appreciation for Planning Commissioners' contributions, visions, and questions.

Commissioner Niedzielski-Eichner thanked Chairman Sargeant and Commissioner Spain for leading the CIP workshop.

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Chairman Niedzielski-Eichner resumed duties of the Chair.

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ORDER OF THE AGENDA

Chairman Niedzielski-Eichner established the following order of the agenda:

1. CAPITAL IMPROVEMENT PROGRAM – FISCAL YEARS 2026 – 2030 (With Future Fiscal Years to 2035)

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 Advertised Capital Improvement Program (CIP), Fiscal Years 2026-2030 (with future Fiscal Years to 2035). COUNTYWIDE. PUBLIC HEARING.

Chairman Niedzielski-Eichner 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 Niedzielski-Eichner closed the public hearing and adjourned the meeting.

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Chairman Niedzielski-Eichner announced that the Policy Plan Committee meeting would meet on Thursday, March 6, 2025. The meeting would be held at 7:30 p.m. in Conference Room 11 of the Fairfax County Government Center, located at 12000 Government Center Parkway. The meeting would involve overview of the draft Policy Plan and discussion of equity elements of the Policy Plan.

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Chairman Niedzielski-Eichner adjourned the meeting.

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The meeting was adjourned at 11:34 p.m.
Phillip A. Niedzielski-Eichner, Chairman
Jeremy Hancock, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 552, Fairfax, VA 22035.

Minutes by: Catherine Dushin

Approved on July 23, 2025

Nicole Blackwell, Clerk to the
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 29 day of July 2025, by Nicole Blackwell

Signature of Notary

Notary registration number: 7114113

Commission expiration: January 31, 2028

Notary Seal