

MEMORANDUM

To: Chair Feather and Members of the Planning Commission

From: Paul Nabti, Planning Division Chief

Subject: Public Hearing and Recommendation to City Council on the proposed Capital Improvement Program for FY2027-FY2031



Meeting

Date: January 26, 2026

The Code of Virginia outlines the process by which a planning commission shall consider a locality's capital improvement program and provide a recommendation to City Council. In accordance with those standards, the City of Fairfax Planning Commission will conduct the following in its consideration of the proposed [FY2027 to FY2031 Capital Improvement Program](#) (CIP):

- 1) **Consult with City staff** – The Planning Commission received a presentation from the Acting City Manager introducing the CIP on November 10, 2025 and subsequent discussions with Planning Division staff on November 24, 2025, December 8, 2025 and January 12, 2026, which included consultation with representatives from the Fire Department and the Department of Parks and Recreation.
- 2) **Receive input from citizens** – The Planning Commission will hold a public hearing prior to providing a formal recommendation on the CIP to City Council on January 26, 2026.
- 3) **Review the relationship of the proposed program to the Comprehensive Plan** – References to Comprehensive Plan actions and timeframes are included on the project pages in the CIP.

These three inputs provide the basis upon which the Planning Commission forms its recommendation to City Council on the proposed projects and associated budgets within the CIP. At the January 26 public hearing, the Planning Commission will consider adoption of a resolution in support of the proposed CIP. Through this resolution, the Planning Commission will have the opportunity to communicate additional recommendations to City Council. A draft resolution that includes specific recommendations based on the Planning Commission discussion held on January 12 is provided in Attachment 1.

The Commission will have the opportunity to modify these recommendations during the January 26 public hearing. The Planning Commission will present the resolution and provide an overview of the recommendations to the City Council at a work session on February 3.

Attachments

1. Draft Planning Commission Resolution in support of the Capital Improvement Program for FY2027-FY2031
2. Sample motions



Resolution No. PC-26-01

City of Fairfax, Virginia Planning Commission Recommendations for the Capital Improvement Program FY 2027 to FY 2031

WHEREAS, the Code of the Commonwealth of Virginia, as amended, Sec. 15.2-2239 authorizes the Planning Commission, at the direction of the City Council, to submit recommendations annually on the Capital Improvement Program to the City Council of the City of Fairfax, Virginia; and,

WHEREAS, a five-year Capital Improvement Program for the period of FY 2027 to FY 2031 has been prepared by the City staff and presented to the Planning Commission by the Acting City Manager at the Planning Commission meeting held on November 10, 2025; and,

WHEREAS, the Planning Commission held additional work sessions during regular Planning Commission meetings to discuss the relationship of the projects in the proposed Capital Improvement Program to the Comprehensive Plan, identify priorities, and determine recommendations to present to the City Council; and,

WHEREAS, the Planning Commission held a public hearing on January 26, 2026 to receive comments from interested citizens and organizations; and,

WHEREAS, the Planning Commission recognizes many items in the Capital Improvement Program do not warrant special comment by the Planning Commission such as those related to compliance, ongoing maintenance or replacement of equipment, facilities and infrastructure; and,

WHEREAS, the Planning Commission recognizes the increasing urgency of decision-making regarding many large capital projects in the City; and,

WHEREAS, the 2035 Comprehensive Plan update, adopted by City Council in October 2024, emphasized establishment of truly actionable approaches to guide the commitment of City resources, and encouraged continuity in support of the achievement of desired outcomes.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends the City Council approve the Capital Improvement Program FY 2027 to FY 2031 Proposed subject to the following considerations:

1. Recognize the independent need and urgency of the following projects:
 - The Property Yard feasibility study will address a current site that sits in a floodplain that has expanded over the years, threatening the City's facilities and equipment;
 - The Fire Station 3 project will replace a dated and insufficient facility, improving safety, operations, and response times. As the project continues to evolve, consideration should be given to future public safety needs, as well as opportunities to accommodate other City needs on the site.
 - The Willard Sherwood Community Center will serve a full range of users across all demographics and age groups in the City, is a cost-efficient alternative to attempting to improve the existing Green Acres facility, and will strengthen investments at Van Dyck park.

2. Continue the acquisition process for the West Drive property yard, recognizing that opportunities for such sites within the City are rare, and begin a holistic approach to consider the best use for that site.
3. Capitalize on the opportunity to address three problems at once via the Katherine Johnson Middle School turf field installation: remediation of accessibility and environmental issues at the site; support for middle school athletics programs; and integration with Kutner Park and proposed Jermantown Road improvements (thereby improving connectivity to the Kamp Washington Activity Center).
4. Seek additional opportunities to utilize non-property tax funding sources, including grants, partnerships, and foundations.
5. Prioritize cross-functional/inter-departmental planning for utilization of City properties and facilities.
6. Leverage City-owned properties to offset costs for other projects.
7. Consider longer-term plans for sites or facilities when prioritizing short-term or partial improvements.
8. Account for pay-off possibility of revenue-generating projects when assessing upfront investment.
9. Invest in what makes people want to live here.

Sample Motion - Approval

I MOVE THAT THE PLANNING COMMISSION ADOPT RESOLUTION NUMBER PC-26-01 AS SHOWN IN ATTACHMENT 1, IDENTIFYING THAT THE PLANNING COMMISSION RECOMMENDS THE CITY COUNCIL APPROVE THE CAPITAL IMPROVEMENT PROGRAM FY 2027 TO FY 2031 PROPOSED SUBJECT TO THE FOLLOWING CONSIDERATIONS:

[Planning Commission may revise as desired]

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 - The Fire Station 3 project will replace a dated and insufficient facility, improving safety, operations, and response times. As the project continues to evolve, consideration should be given to future public safety needs, as well as opportunities to accommodate other City needs on the site.
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2. Continue the acquisition process for the West Drive property yard, recognizing that opportunities for such sites within the City are rare, and begin a holistic approach to consider the best use for that site.
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5. Prioritize cross-functional/inter-departmental planning for utilization of City properties and facilities.
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8. Account for pay-off possibility of revenue-generating projects when assessing upfront investment.
9. Invest in what makes people want to live here.

Sample Motion - Denial

I MOVE THAT THE PLANNING COMMISSION NOT ADOPT RESOLUTION NUMBER PC-26-01 FOR THE FOLLOWING REASONS **[Planning Commission to state reasons]**.