

# Executive Summary

On October 12, 2021, Fairfax County Public Schools (FCPS) hosted a virtual community webinar to share information and updates on the Justice High School Addition project and proposed parking. FCPS welcomed 98 participants in the audience as a follow-up to its May 6, 2021 community meeting. The overarching message received was that the community supports the needed addition at Justice High School as voted on for construction in the 2019 School Bond Referendum. As a result of Fairfax County Park Authority rejecting the proposed parking and improvements to Justice Park, the school project was unable to receive plan approval from Fairfax County. The FCPS and county-supported plan to allow the school project to be implemented is a rezoning of the property, which will allow an increase to the permissible square footage of the building and a parking modification, which will accept fewer parking spaces than the Zoning Ordinance currently requires.

The October 2021 community webinar included discussion of zoning requirements, parking on Peace Valley Lane, school operations, and other topics. To access this information, along with a recording of the webinar, and a transcription of the Q&A session, please visit the Justice High School Addition webpage <https://www.fcps.edu/node/43388> or to the FCPS homepage [www.fcps.edu](http://www.fcps.edu) and search “Justice Addition”.

**Slide 1:** Translation Services with instructions to those seeking Spanish translation for the presentation.

**Slide 2:** Welcome notes by Mason District Fairfax County Board of Supervisor Penny Gross; School Board Vice Chair and At-Large member Rachna Sizemore Heizer; Mason District School Board Member, Dr. Ricardy Anderson; Regional Assistant Superintendent, Dr. Fabio Zuluaga; and acknowledgement of other distinguished guests.

**Slide 3:** Introduction of FCPS staff and consultant teams.

**Slide 4:** The addition project is needed due to overcapacity and projected growth. The project has been fully funded by approved school bonds.

**Slide 5:** History of community outreach including the Justice High School PTSA, Fairfax County Land Use Committee, and community presentations, in addition to mail-outs and a listening session with Dr. Anderson and community members.

**Slide 6:** Scope of project described including a cafeteria expansion, three-story addition of classrooms, science labs, and special education spaces. Proposed parking on FCPS property to be described in presentation.

**Slide 7:** Project timeline from summer and fall 2020 when regulatory submittals to Fairfax County started. The building plan has been completed and approved, and FCPS expects final site plan approval by Fall 2022 due to a now required resubmission eliminating proposed

parking from the FCPA property at Justice Park and a different zoning (R-8). The project is essentially delayed one year with construction tentatively scheduled to start at the end of calendar year 2022 or early 2023.

**Slide 8:** Various parking options and history of analysis were discussed.

**Slide 9:** View of existing conditions showing location of school, access, and Justice Park.

**Slide 10:** Brief recap of 12/8/20 community meeting where the proposed parking at Justice Park was described along with proposed relocation of the basketball court with a new court surface.

**Slide 11:** Brief recap of 5/6/21 community meeting site plan showing proposed improvements at the park.

**Slide 12:** Description of the current proposed site plan showing maximized parking on FCPS property and no impact to Justice Park.

**Slide 13:** Analysis of proposed parking showing the difference between existing conditions and proposed conditions after the impact of the addition. It also shows the formalization of striping spaces on Peace Valley Lane, and additional spaces FCPS was able to gain in the main parking lot and entrance.

**Slide 14:** Description of proposed cafeteria addition which is called a “bump-out” of the existing cafeteria. This adds approximately 9,500 square feet to the building footprint.

**Slide 15:** Shows a rendering of the appearance of the cafeteria addition as it comes off the face of the existing building.

**Slides 16-18:** Description of the proposed layout of the three-story classroom addition and the types of rooms and locations which will come with the much-needed addition.

**Slide 19:** Materials and appearance of the three-story addition at the rear of the school.

**Slide 20:** Rendering of the three-story addition expected in finished construction.

**Slide 21:** Land use attorney provided a description of the next steps needed for the Justice High School Addition project to move forward.

FCPS will file a rezoning application to go from R-3 to R-8 zoning, which increases the FAR allowing additional gross square footage on the property. FCPS will also file a parking modification to allow fewer parking spaces than required by the zoning ordinance. Both applications go through Fairfax County regulatory review and are required for the FCPS proposed site plan to be approved for construction.

**Slide 22:** A description of the follow-up to the meeting including the location of the recording, presentation, and transcription of the Q&A session to be posted at <https://www.fcps.edu> with the search of “Justice Addition”.