



County of Fairfax, Virginia

MEMORANDUM

DATE: 10/9/2023

TO: John Ulfelder, Chair, Planning Commission Land Use Process Review Committee

FROM: Salem Bush, Branch Chief
Public Facilities and Plan Development Branch, Planning Division
Department of Planning and Development (DPD)

SUBJECT: Public Facilities Element of the Policy Plan - Draft Text for October 12, 2023
Land Use Process Review Committee Meeting
Plan Amendment PA 2020-CW-1CP
PLUS No. PA-2020-00026

The purpose of this memorandum is to provide the draft Comprehensive Plan amendment text for the Public Facilities Element of the Policy Plan to the Planning Commission Land Use Process Review Committee. The Committee reviewed a previous version of the draft text on April 27, 2023. Since that meeting staff held a meeting with the Board of Supervisors Land Use Policy Committee on July 18, 2023 to present the draft text. From June 29, 2023 through July 27, 2023, staff held a second round of community engagement where staff presented the draft text to the public to receive comments. The draft Plan has been revised based on comments received since the April 27, 2023 meeting with the PC LUPRC.

A Planning Commission Public Hearing to review the draft text is scheduled on November 15, 2023 and a subsequent Public Hearing is scheduled with the Board of Supervisors on December 5, 2023. The staff report and final draft text will be advertised on October 25, 2023.

The following narrative provides an overview of the work and steps that have resulted in the draft text and the proposed next steps going forward.

BACKGROUND

Board Authorization

On July 14, 2020 the Board of Supervisors authorized the consideration of a Comprehensive Plan amendment to update the Public Facilities Policy Plan and related Area Plans, including reviewing the alignment of those updates with the Capital Improvement Program (CIP). The authorization was based on a Planning Commission unanimous motion to recommend to the Board of Supervisors the recommendations developed and proposed by the Schools Committee/School Board Working Group. As part of these recommendations, there were proposed edits to the Public Facilities Element of the Policy Plan.



Stakeholder Agency Coordination

On April 7, 2021, the Department of Planning and Development staff held a kick-off meeting to introduce the plan amendment to other county agencies. Staff presented background on the Public Facilities element of the Policy Plan and how to align the update with other County initiatives such as the 2232 Public Facility Review process, the CIP process, the Countywide Strategic Plan, and One Fairfax Policy.

Since then, staff has met individually with various stakeholder agencies to discuss the update and to coordinate recommended revisions to the Public Facilities element of the Policy Plan. Many of these agencies represent stakeholders in this update because they are often 2232/CIP project applicants, are part of the 2232 public facility staff review team, and/or are agencies that have sections identified in the Public Facilities element of the Policy Plan. Beyond providing recommended edits to the Policy Plan, this process has been a great opportunity for Department of Planning and Development staff to further the collaborative relationships going forward with these agencies by discussing the overall process of planning for new facilities and how the Comprehensive Plan plays an important role in this process. Below is a list of the stakeholder agencies that staff has coordinated with thus far on the project.

Stakeholder Agencies

- Department of Public Works Capital Facilities
- Department of Management and Budget
- Board of Supervisor’s Offices
- County Executive’s Office
 - One Fairfax Policy
 - Strategic Plan
- Office of Environment and Energy Coordination
- Department of Planning and Development
 - Zoning Administration Division
 - Zoning Evaluation Division
 - Heritage Resources
 - Environment and Development Review
 - Community Revitalization
- Fairfax County Department of Transportation
- Office of Economic Initiatives
- Park Authority
- Health and Human Services
 - Neighborhood and Community Services
 - Family Services
- Fairfax-Falls Church Community Service Board
- Housing and Community Development
- Fairfax County Public Schools
- Police Department
- Animal Services Division
- Fire Department
- Library Services
- Department of Public Works
 - Urban Forestry
 - Wastewater
 - Stormwater
 - Solid Waste
- Cable and Consumer Services



- Facilities Management
- Information Technology
- Circuit Court
- General District Court
- Juvenile and Domestic Relations Court
- Sheriff's Office
- Department of Vehicle Services
- Emergency Management
- Fairfax Water Authority
- Dominion Energy

Planning Commission Coordination

Staff has provided regular updates to the Planning Commission on the Public Facilities Plan Amendment. In these meetings, discussions have centered around the update to the Public Facilities element of the Policy Plan, the 2232 Public Facility Review Process, the CIP, co-location of facilities, as well as other topics. Staff met with the Planning Commission Land Use Process Review Committee on April 22, 2021, November 18, 2021, October 6, 2022, and November 17, 2022. In addition, staff has provided updates to the Planning Commission CIP Committee during the annual review of the CIP.

Community Engagement

A Plan Amendment website is available to the public on the progress of the plan amendment, to advertise meetings and community engagement opportunities, staff contact information to provide comments, and informational videos on how facilities are planned and reviewed throughout the county. The videos were produced by Channel 16 with the help from the Department of Public Works Capital Facilities, the Department of Management and Budget, and Planning Commissioner Tim Sargeant. The website and videos can be viewed at: [Plan Amendment 2020-CW-1CP | Planning Development \(fairfaxcounty.gov\)](https://www.fairfaxcounty.gov/planning-development/plan-amendment-2020-cw-1cp)

From October 20, 2023 through December 13, 2023, staff held a series of community meetings to introduce the Plan Amendment to the public, explain the public facility planning and review process, and to gather preliminary input. Staff held three virtual countywide meetings that were advertised to the general public on November 2, November 3 and November 9. These meetings were held on two different evenings of the week and one at a noon session during the week to allow for varied times to accommodate more public participation. Staff coordinated with the individual Supervisor District offices to determine additional outreach efforts. Ultimately, staff met with the Braddock District Land Use Committee, Sully Land Use Committee, Reston Planning and Zoning Committee, McLean Citizens Association, Baily's Crossroads Revitalization Committee, Franconia Land Use Committee, and the Springfield Land Use Committee.

A second round of engagement occurred from June 29, 2023, to July 27, 2023, involving similar



meetings where staff presented the initial draft text for community feedback. A total of 21 community meetings were held during both phases of community outreach.

PUBLIC FACILITIES ELEMENT OF THE POLICY PLAN DRAFT TEXT

The draft Plan text for the Public Facilities element of the Policy Plan is the result of continued coordination with stakeholder agencies, the Planning Commission, Board of Supervisor offices, community input, and the review and incorporation of countywide strategies and policies, such as the Countywide Strategic Plan and One Fairfax Policy.

The core-team that has been involved in the overall strategy for the update include staff from the Department of Planning and Development-Planning Division, the Department of Public Works-Capital Facilities, and the Department of Management and Budget, as well as Commissioner Tim Sargeant who has been the Planning Commission liaison for this effort.

Through meetings with the core-team, county agencies, and the Planning Commission, several topics were identified as subjects that should be a major focus when updating the Plan. These topics include identifying strategies to: better align 2232 Public Facility Review and CIP processes with the Comprehensive Plan; provide direction on the co-location of facilities; provide the flexibility for a more urban design approach to facility development; ensure alignment with the Strategic Plan and One Fairfax Policy; and encourage better service access for all residents to facilities.

Staff has incorporated these themes into new or adjusted policies within the revised document and have incorporated other recommendations, including the proposed edits by the Schools Committee/School Board Working Group, and other proposed edits by agency service providers throughout the county.

Attachments

Attachment I: Draft Text Redline Version dated October 9, 2023 for the Public Facilities element of the Policy Plan Draft Text

Attachment II: Draft Text Clean Version dated October 9, 2023 for the Public Facilities element of the Policy Plan Draft Text

