

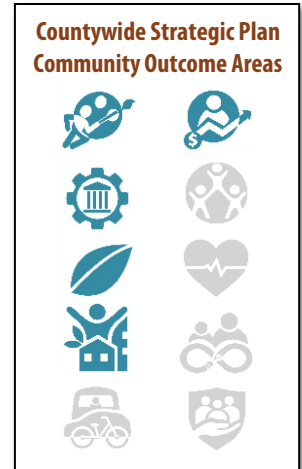
# Department of Planning and Development

## Mission

To promote livable communities which enhance the quality of life for the present and the future by providing services, advice and assistance on land use planning, zoning, revitalization, design and development review to citizens, businesses, and decision-makers in Fairfax County and to facilitate strategic redevelopment and reinvestment opportunities within targeted areas that align with the community's vision and improve the economic vitality, appearance, and function of those areas.

## Connection to the Countywide Strategic Plan

The Fairfax County Board of Supervisors adopted the first-ever Countywide Strategic Plan on October 5, 2021. The Countywide Strategic Plan serves as a road map to help guide future work, focusing on the 10 Community Outcome Areas that represent the issues of greatest importance to the community. In February of 2023, the first Annual Report on the work of the strategic plan was released to the public. The report contains point-in-time progress highlights for each of the proposed plan strategies, plus a sample data dashboard and data story that is being replicated across all of the outcome areas, and a number of additional initiatives to embed the elements of the plan within department-level work. The report also includes a Year Two Implementation Model, which focuses on identifying the specific strategies that will move forward to implementation under the guidance of the Board of Supervisors. For more information on the Countywide Strategic Plan, please visit [www.fairfaxcounty.gov/strategicplan](http://www.fairfaxcounty.gov/strategicplan). The Department of Planning and Development primarily supports the following Community Outcome Areas:



Community Outcome Area	Vision Statement
<b>Cultural and Recreational Opportunities</b>	<i>All residents, businesses, and visitors are aware of and able to participate in quality arts, sports, recreation and culturally enriching activities.</i>
<b>Economic Opportunity</b>	<i>All people, businesses, and places are thriving economically.</i>
<b>Effective and Efficient Government</b>	<i>All people trust that their government responsibly manages resources, is responsible to their needs, provides exceptional services and equitably represents them.</i>
<b>Environment and Energy</b>	<i>All people live in a healthy sustainable environment.</i>
<b>Housing and Neighborhood Livability</b>	<i>All people live in communities that foster safe, enjoyable and affordable living experiences.</i>

## Focus

The Department of Planning and Development (DPD) is composed of five major work units: Administration; the Zoning Administration Division; the Zoning Evaluation Division; the Planning Division; and the Community Revitalization and Urban Centers Sections. The primary purpose of the

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department is to provide proposals, advice, and assistance on land use, development, revitalization, urban design and zoning issues to the community and decision-makers in Fairfax County.

DPD is undertaking several initiatives designed to improve service delivery to support the County's economic development and revitalization goals, improve development process timelines, and address rising workload requirements to ensure that the capacity exists to meet customer expectations and to respond to development opportunities. Service delivery improvement is a multiagency initiative that includes each of the County's land development agencies working to improve the speed, consistency, and predictability of the land development process, as well as providing improved customer service, community engagement and reporting. DPD is focused on implementing projects that will support economic development and revitalization opportunities and enhance service delivery, as described below:

The County recognizes the importance of focusing growth on its mixed-use centers. The department has allocated significant resources toward planning, zoning, revitalization, and urban design activities to ensure that the County continues to manage growth in a way that is attractive and effective, respects the environment and the integrity of existing development, and provides for the future needs of the community. Examples include the West Falls Church Transit Station Area study, adopted in July 2021; the Huntington/Wmata Station plan amendment, adopted in December 2022; Lorton Visioning; and Reston plan amendment. DPD staff led or supported community task forces for each of these studies during FY 2022. Other ongoing projects include the Government Center Visioning, Fairfax Center Phase III, and Centreville studies; an update to the countywide policies on public facilities; and preparation for additional countywide Policy Plan revisions. A revised Site-Specific Plan Amendment (SSPA) process was adopted by the Board of Supervisors after an intensive retrospective process. This will increase the accessibility of the plan amendment process and expand community engagement. Staff work included preparation for the open SSPA nomination period (fall of 2022) with adoption of the new Comprehensive Plan Amendment Work Program in April 2023.

The Board adopted 13 Comprehensive Plan amendments in FY 2022. These included conclusion of the multi-year West Fall Church Transit Station Area study (late July 2021); plan amendments for the Hybla Valley Community Center, Inova Springfield Healthplex; Policy Plan updates to the Coastal Resource Management/Tidal Shoreline Erosion Control and Airport Noise policies; and adoption of the Hollin Hills Historic Overlay District. The SSPA process for South County continued in FY 2022 with approval of a plan amendment for the First Christian Church property in Mason District and ongoing work with two community task forces in the Franconia and Mount Vernon Districts for the remaining nominations.

Inclusive community engagement on land use issues is a priority for the department, and new strategies are required to ensure that the quality of life and the opinions of the County's growing and increasingly diverse population are considered, and that all residents have an opportunity to participate in planning and zoning activities. To build a better understanding of the County's planning and zoning activities, DPD is expanding its capacity to provide language translation services, which includes enhanced advertisements for translation services. Several mechanisms exist and new ones are being developed to encourage additional and more diverse public participation in response to the recommendations of the 2017 Community Council on Land Use Engagement.

The Planning Division supports and offers staff liaison to several Board-appointed groups. Heritage Resources staff supports the Architectural Review Board (ARB) and History Commission. The Environmental staff provides support to the Wetlands Board, Airport Advisory Council, and the

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Agricultural and Forestal District Advisory Committee (AFDAC). Staff provide input and analysis on plan amendments, land use studies, zoning applications, and federal reviews.

A new department-wide position was approved and filled to lead the department-wide One Fairfax effort. This position will be responsible for developing a framework for implementation of the department's equity impact plan and assisting staff in preparing equity impact analyses for board items. The DPD equity education team has continued to conduct training sessions and book club discussions for staff throughout the department. Staff continue to assist and advise on project specific equity discussions, such as those in support of on-going planning studies in Reston and Lorton. DPD continues to review hiring practices and uses trained employee representatives who serve on interview panels as objective observers of the interview process to ensure interviews are handled equitably and conducted consistently. The Planning Division is also undertaking an independent review of planning-related resources and outreach materials to improve the accessibility of the comprehensive plan, and is scheduling efforts to identify continued opportunities for inclusive community engagement.

A multi-year effort to modernize the Zoning Ordinance, known as zMOD, was completed and resulted in the adoption of a new Zoning Ordinance effective July 1, 2021. The new streamlined Ordinance is half the size of the previous Ordinance, accomplished through elimination of repetition and use of easy-to-understand language, graphics, and figures. In addition to being easier to understand, the Ordinance is now hosted on a user-friendly online platform, which enables those who are not familiar with zoning regulations to access the appropriate regulations. In FY 2022, staff completed the first round of minor editorial revisions to the new Zoning Ordinance. In FY 2023 staff processed a second round of editorial revisions to the zMOD Ordinance.

The County operated successfully for two years under the 2021 zMOD Ordinance; however, on March 23, 2023, the Supreme Court of Virginia issued an opinion finding the County's 2021 zMOD Ordinance, void *ab initio*. This required the County to revert to operating under the previous 1978 Zoning Ordinance. At the Board's request, staff moved quickly to authorize and schedule public hearings to consider readoption of the zMOD Ordinance, which would provide a clear path forward for zoning applications, plans, and permits that were submitted under the 2021 zMOD Ordinance that was declared void by the Supreme Court. On May 9, 2023, the Board readopted the zMOD Ordinance as Chapter 112.2 of the County Code. Staff will continue to conduct ongoing monitoring and review related to potential impacts to zoning applications resulting from the Supreme Court decision and will continue to review the readopted zMOD Ordinance and recommend changes as appropriate to address changing needs and policies impacting the County.

Two new initiatives that will extend into FY 2024 include: 1) a comprehensive review and evaluation of parking requirements using consultant services and in partnership with Land Development Services; and 2) Phase 2 of the Sign Ordinance update which will review the Comprehensive Sign Plan approval process and address sign issues associated with mixed use projects. Both initiatives will include extensive community and stakeholder outreach. The Zoning Administration Division (ZAD) will continue to use innovative approaches to reach a broader and diverse audience and engage more frequently with stakeholders.

Urban design is a focus for the department and work continues on the production of Urban Design Guidelines for revitalization districts/areas. An all-encompassing Volume I: Urban Design Guidelines for Fairfax County's Revitalization Districts and Areas was endorsed by the Board of Supervisors in late 2018. It contains the best practices in urban design that are applicable to all the revitalization districts and areas. The Board has also endorsed the District Design Guidelines for the Richmond

Highway Area and an update to the Annandale District Guidelines. Work is currently underway to update the District Design Guidelines for McLean.

In FY 2022, the Zoning Evaluation Division worked on many critical cases to help implement the County's planning and development goals. Major cases such as Alexandria Crossing in Mount Vernon signaled a move towards even more redevelopment along Richmond Highway and amendments like those proposed at the Virginian in Providence provided improved opportunities and services for those living in independent living facilities. Approval of additional blocks in the Boro neighborhood in Tysons supported County development goals of continued redevelopment in transit hubs. Work began in FY 2022 on a number of cases promoting affordable housing, particularly in the Tysons area with zoning applications initiated for fully affordable projects in the Tysons West and Old Meadow areas of Tysons.

Community meetings, including charrettes, are held in areas of the County considering land use proposals; new webpages are created for all Comprehensive Plan and Zoning Ordinance amendments; and, as Comprehensive Plan amendments and Zoning Ordinance amendments move through the review, authorization, and adoption processes, information is posted on Facebook and Nextdoor, and shared through Listserv announcements. In addition, DPD has offered opportunities for community members to engage in planning studies and public meetings remotely by streaming meetings live on social media. Community and task force meetings transitioned completely to virtual during the COVID-19 pandemic.

The use of online meeting platforms will continue to offer broader outreach to community members who may not be able to attend meetings in person. Other outreach tools include increased use of social media, surveys, collaboration with the Fairfax County local access channel to create public service announcements, online tutorials, informative videos, and podcasts to provide robust avenues of input, education, and convenient learning opportunities for community residents and other stakeholders.

The Planning and Land Use Systems (PLUS) modernization initiative and associated projects continue to implement the best-fit information technology solutions for meeting the overall objectives for business functionality, customer service, and technology needs of County departments involved in the regulatory, land use and development processes, and modernizing the County's land use business, by leveraging current technology. By staying current with advancements in software and communication tools, the department can perform analysis and provide responses tailored to the needs of residents and businesses. The PLUS Project is completed with the last phase - Release 4 - launched in October 2022. PLUS automates many DPD records and enhances the online services and experience of customers. As PLUS was developed, the department replicated current community engagement initiatives such as including an electronic distribution list function that automatically emails a weekly report to stakeholders listing cases received and accepted for review. This informs citizens or other interested parties about zoning cases earlier in the process. A similar report provides information on cases that are filed but not yet accepted. Both reports were built directly into the PLUS platform, along with other reports, to allow citizens' ease of access with all such reports located in one place.

PLUS Release 4 is implementing integrated digital plan review for zoning applications and other plan-based records. Additionally, the digitization of current and historic residential and commercial property files and zoning case files is a significant long-term project that will further streamline and enhance service delivery. Converting paper files to digital files will make zoning and other property information used daily by staff, residents and the development industry for permit review and property

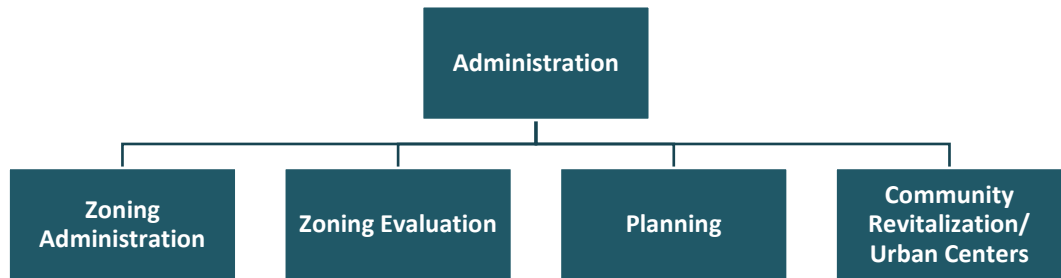
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research far more accessible and convenient for use. It is intended that this information will be integrated into PLUS for easier and quicker processing of land use requests.

The department is committed to developing reliable qualitative performance measures to establish benchmarks and targets to assist in identifying areas for process improvement that will better serve customers and that align with the Countywide Strategic Plan.

The department will continue to meet staffing challenges presented by loss of experienced managers, planners, and other staff. The department has increased its emphasis on staff training and development and fully supports the Joint Training Academy, which provides staff with a comprehensive baseline overview of the land development process in Fairfax County.

## Organizational Chart



## Budget and Staff Resources

Category	FY 2022 Actual	FY 2023 Adopted	FY 2023 Revised	FY 2024 Advertised	FY 2024 Adopted
<b>FUNDING</b>					
<b>Expenditures:</b>					
Personnel Services	\$11,572,908	\$14,159,002	\$13,871,842	\$14,881,225	\$15,312,742
Operating Expenses	832,411	989,607	2,450,326	990,359	990,983
<b>Total Expenditures</b>	<b>\$12,405,319</b>	<b>\$15,148,609</b>	<b>\$16,322,168</b>	<b>\$15,871,584</b>	<b>\$16,303,725</b>
<b>Income:</b>					
Zoning/Miscellaneous Fees	\$2,211,897	\$2,423,774	\$2,423,774	\$2,294,781	\$2,294,781
<b>Total Income</b>	<b>\$2,211,897</b>	<b>\$2,423,774</b>	<b>\$2,423,774</b>	<b>\$2,294,781</b>	<b>\$2,294,781</b>
<b>NET COST TO THE COUNTY</b>	<b>\$10,193,422</b>	<b>\$12,724,835</b>	<b>\$13,898,394</b>	<b>\$13,576,803</b>	<b>\$14,008,944</b>
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	155 / 155	157 / 157	156 / 156	155 / 155	155 / 155

## **FY 2024 Funding Adjustments**

*The following funding adjustments from the FY 2023 Adopted Budget Plan are necessary to support the FY 2024 program. Included are all adjustments recommended by the County Executive that were approved by the Board of Supervisors, as well as any additional Board of Supervisors' actions, as approved in the adoption of the Budget on May 9, 2023.*

**Employee Compensation** **\$1,209,291**

An increase of \$1,209,291 in Personnel Services includes \$770,248 for a 5.44 percent market rate adjustment (MRA) for all employees and \$238,849 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2023. The remaining increase of \$200,194 is included to support employee retention and recruitment efforts that will reduce pay compression and align the County's pay structures with the market based on benchmark data.

**Position Reductions** **\$0**

A review of positions for potential reduction was conducted and 1/1.0 FTE position is eliminated in Agency 35, Department of Planning and Development, in FY 2024. Based on current budget constraints, the position is unfunded and can be eliminated without adversely impacting agency operations.

**Department of Vehicle Services Charges** **\$1,376**

An increase of \$1,376 in Department of Vehicle Services Charges is based on anticipated billings for maintenance and operating-related charges.

**Targeted Vacancy Savings** **(\$55,551)**

A decrease of \$55,551 is included to recognize targeted vacancy savings. Although the County has taken actions to reduce the vacancy rate, it is anticipated that vacancies will remain high for the foreseeable future, generating flexibility in agency budgets.

## **Changes to FY 2023 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2023 Revised Budget Plan since passage of the FY 2023 Adopted Budget Plan. Included are all adjustments made as part of the FY 2022 Carryover Review, FY 2023 Third Quarter Review, and all other approved changes through April 30, 2023.*

**Carryover Adjustments** **\$1,173,559**

As part of the FY 2022 Carryover Review, the Board of Supervisors approved funding of \$1,173,559 in encumbered carryover in Operating Expenses primarily for consulting services supporting the Zoning Ordinance Modernization (zMOD) project.

**Position Adjustments** **\$0**

In order to better support the implementation of the PLUS system, 1/1.0 FTE position was transferred from Agency 35, Department of Planning and Development to Fund 40200, Land Development Services.



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## Cost Centers

The five divisions in the Department of Planning and Development are Administration; Zoning Administration; Zoning Evaluation; Planning; and Community Revitalization/Urban Centers Section. These distinct divisions work to fulfill the mission and carry out the key initiatives of the department.

### Administration

Administration is primarily responsible for human resources, payroll, procurement, financial management and information technology. The Administration group also provides network support services; coordinates the digitization of current and historic residential and commercial property files; and provides technical resources by supporting several business computer systems and web and GIS applications. These systems include PLUS, legacy systems such as Fairfax Inspections Database Online system (FIDO), the LDSnet system and the Zoning and Planning System (ZAPS), Geographic Information Systems (GIS); custom web applications; and all DPD website land and public hearing information services. In addition, this group provides the strategic alignment of GIS, web, and core business systems technology to the department's current and future business needs, many included in the PLUS project and other modernization initiatives.

Category	FY 2022 Actual	FY 2023 Adopted	FY 2023 Revised	FY 2024 Advertised	FY 2024 Adopted
<b>EXPENDITURES</b>					
Total Expenditures	\$2,851,908	\$2,264,207	\$2,545,603	\$2,410,863	\$2,474,991
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	24 / 24	25 / 25	24 / 24	24 / 24	24 / 24

### Zoning Administration

The Zoning Administration Division maintains and administers the Fairfax County Zoning and Noise Ordinances including the following activities: analyzing and drafting of requested amendments as identified on the Zoning Ordinance Work Program; providing interpretations; responding to appeals of determinations; reviewing or processing permit applications including Building Permits, Sign Permits, as well as Home Based Business, Accessory Living Units, Short Term Lodging and Administrative Temporary Permits. In addition, Zoning Administration is responsible for conducting property related research and limited field inspections on an as needed basis to ensure compliance with the Zoning and Noise Ordinances.

Category	FY 2022 Actual	FY 2023 Adopted	FY 2023 Revised	FY 2024 Advertised	FY 2024 Adopted
<b>EXPENDITURES</b>					
Total Expenditures	\$2,809,068	\$3,418,240	\$4,239,424	\$3,572,967	\$3,688,880
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	39 / 39	39 / 39	39 / 39	39 / 39	39 / 39

## Zoning Evaluation

The Zoning Evaluation Division is charged with evaluating and processing all zoning applications – from pre- application and submission, through public hearings and decisions, to subsequent interpretations of approved proffers and development conditions. As part of that process, the Zoning Evaluation analyzes applications for conformance with the Comprehensive Plan and compliance with the Zoning Ordinance; formulates recommendations to the Board of Supervisors, the Planning Commission, and the Board of Zoning Appeals (BZA); negotiates proffers and development conditions; and completes all public hearing legal notice requirements. In addition, Zoning Evaluation maintains the Zoning and Planning System (ZAPS) component of the LDSnet system (which is being phased out) and maintains the Zoning Evaluation records in PLUS; provides litigation support to the County Attorney; and supports citizen participation in the zoning process by attending community meetings to address both specific zoning applications and the land use process in general, often at the request of elected and appointed officials.

Category	FY 2022 Actual	FY 2023 Adopted	FY 2023 Revised	FY 2024 Advertised	FY 2024 Adopted
<b>EXPENDITURES</b>					
Total Expenditures	\$3,188,070	\$4,104,559	\$4,106,193	\$4,286,987	\$4,367,232
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	42 / 42	43 / 43	43 / 43	43 / 43	43 / 43

## Planning

The Planning Division is responsible for the County's Comprehensive Land Use Plan. Its duties include maintaining and updating the Comprehensive Plan; working closely with task forces, land use committees, and other community groups to review amendments to the Plan; evaluating land use and development proposals for conformity with the Comprehensive Plan; quantifying development potential in the Comprehensive Plan, measuring environmental impacts and public facility needs associated with development applications; preparing planning and policy studies related to land development, land use, environmental and public facility issues; offering recommendations on managing future growth and redevelopment; evaluating and protecting historic resources; and assisting in the development of the County's Capital Improvement Program. Planning Division staff also support regional planning efforts with the Metropolitan Washington Council of Governments. Staff in the Planning Division are also currently responsible for leading development and implementation of the department wide equity impact plan.

Category	FY 2022 Actual	FY 2023 Adopted	FY 2023 Revised	FY 2024 Advertised	FY 2024 Adopted
<b>EXPENDITURES</b>					
Total Expenditures	\$2,405,393	\$3,906,309	\$3,970,029	\$4,081,929	\$4,206,244
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	37 / 37	37 / 37	38 / 38	37 / 37	37 / 37



## Community Revitalization/Urban Centers

The Community Revitalization/Urban Centers Section facilitates development opportunities within the eight designated Revitalization Districts/Areas, as well as Urban Centers such as Tysons and the Transit Station Areas in Reston. Working closely with local community organizations and property owners, this work unit assists in developing and implementing mixed use areas which improve economic viability and competitiveness. Community engagement mechanisms such as “pop-up” events in vacant shopping center spaces are used to engage the community and test placemaking concepts. Staff also work on special studies, plan amendments, zoning applications and design guidelines to foster the desired character and sense of place in these areas and function as liaisons with other agencies to accomplish projects in a timely and coordinated manner. Staff lead the development of urban design guidelines for the Community Revitalization Districts/Areas and Urban Centers to address the urbanizing character of these parts of the County.

Category	FY 2022 Actual	FY 2023 Adopted	FY 2023 Revised	FY 2024 Advertised	FY 2024 Adopted
<b>EXPENDITURES</b>					
Total Expenditures	\$1,150,880	\$1,455,294	\$1,460,919	\$1,518,838	\$1,566,378
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	13 / 13	13 / 13	12 / 12	12 / 12	12 / 12

## Position Detail

The FY 2024 Adopted Budget Plan includes the following positions:

<b>ADMINISTRATION – 24 Positions</b>					
1	Director of Planning and Development		1	Administrative Associate	
1	Deputy Director, Planning and Development		1	Administrative Assistant IV	
1	IT Program Manager I		1	Financial Specialist III	
1	Internet/Intranet Architect II		2	Business Analysts IV	
1	Network/Telecom. Analyst II		2	Business Analysts III	
1	Information Technology Tech II		1	Human Resources Generalist II	
1	Planning Technician II		1	Data Analyst II	
2	Management Analysts IV		1	Geographic Information Spatial Analyst III	
1	Management Analyst III		1	Geographic Information Spatial Analyst II	
1	Management Analyst I		2	Geographic Information Spatial Analysts I	
<b>ZONING ADMINISTRATION – 39 Positions</b>					
1	Zoning Administrator		4	Planners I	
2	Assistant Zoning Administrators		1	Code Specialist II	
3	Planners V		4	Planning Technicians III	
3	Planners IV		4	Planning Technicians II	
5	Planners III		3	Planning Technicians I	
7	Planners II		2	Administrative Assistants III	
<b>ZONING EVALUATION – 43 Positions</b>					
1	Assistant Planning Director		3	Planning Technicians II	
5	Planners V		3	Planning Technicians I	
3	Planners IV		2	Administrative Associates	
10	Planners III		2	Administrative Assistants V	
9	Planners II		3	Administrative Assistants IV	
2	Planners I				
<b>PLANNING – 37 Positions</b>					
1	Assistant Planning Director		1	Planning Technician III	
6	Planners V		1	Planning Technician I	
2	Planners IV		1	Administrative Assistant IV	
13	Planners III		1	Administrative Assistant III	
11	Planners II [-1]				

COMMUNITY REVITALIZATION/URBAN CENTERS – 12 Positions			
1	Planning and Development Section Director	1	Management Analyst III
1	Planner V	5	Planners III
1	Planner IV	1	Planner II
1	Revitalization Community Developer	1	Planner I
-	Denotes Abolished Position(s)		

## Performance Measurement Results by Community Outcome Area

### Cultural and Recreational Opportunities

Historic preservation reviews met the target of 95 percent completion of historic reviews within established deadlines. The environmental reviews were completed within established deadlines at a rate of 81 percent which reflects an improvement from the previous year at 66 percent. The Planning Division, which provided review and analysis related to environmental, land use and historic preservation on all assigned zoning applications, has filled all but one position vacancy. Therefore, it is anticipated that these percentages will increase.

### Economic Opportunity

One hundred percent of the seven revitalization districts/areas sessions were conducted on revitalization efforts, initiatives and other issues, meeting the target. The Community Revitalization Section reviewed all plan amendments, zoning applications and site plans in revitalization districts/areas; updated the Volume II: District Design Guidelines for Annandale and began updating the District Design Guidelines for McLean; provided design studies and analysis to assist in the evaluation of zoning applications and plan amendments; obtained approval of final designs for a permanent park space in central Annandale in collaboration with the Park Authority; coordinated with the Virginia Department of Transportation on the implementation of a gateway signage system for Springfield; continued to advance the Community Revitalization District maintenance program and associated capital projects; and administered applications for the Economic Incentive Program to encourage economic development in specific areas of the County. The Community Revitalization Section participates on the Embark Core Team and assisted with the Richmond Highway Bus Rapid Transit (BRT) station design and branding efforts.

All zoning applications, plan amendments, special studies, and other planning/urban design studies were worked on in revitalization efforts, initiatives and other related issues in FY 2022, meeting the target. The Urban Centers Section participates on the Tysons and Reston Core Teams and supports the community task force recommending updates to the Reston Comprehensive Plan, as well as managing the Plan amendment process. The Urban Centers Section supports the Tysons Partnership, completing design recommendations for further implementation of a recreational trail loop in Tysons, placemaking and interim uses, and oversees the implementation of planned public facilities in Tysons. The Urban Centers Section manages development data for monitoring the implementation of the Comprehensive Plans for Tysons and Reston. The group is also heavily engaged in the establishment of a new, sustainable anchor organization in Tysons to ensure the successful implementation of the Comprehensive Plan. The Urban Centers Section also supports other interagency work, such as the development of new streetlight standards and tree planting standards for the urbanizing areas of the County, in addition to interagency support for zoning ordinance amendments such as the sign and landscaping and screening ordinance amendments.

## Effective and Efficient Government

Approximately 73 percent of zoning applications were reviewed for submission compliance within 10 working days, a marked increase over the previous year. While falling short of the target to review 80 percent within 10 days, the trends continue to improve. For applications within Commercial Revitalization areas, 82 percent were reviewed within 10 working days in FY 2022. For comparison purposes, initial review of cases in Commercial Revitalization areas has been reported using the same time frame as all cases. It should be noted, however, that the department policy is to review submissions in Commercial Revitalization areas on a faster time frame, to essentially move these submissions to the 'head of the line.'

## Housing and Neighborhood Livability

Approximately 27 percent of written responses to interpretation inquiries (interpretation of proffers and development conditions) were issued within 30 working days, falling slightly short of the target of 30 percent. In FY 2022, the number of interpretations decreased from 109 to 88. To provide more timely responses to common interpretation questions, one Planner position is dedicated to answering site plan compliance questions from Land Development Services (LDS). The second position which is supposed to serve in that role remains reallocated to the PLUS project. Use of a compliance planner has allowed these LDS queries to be handled more quickly and more consistently, eliminating the need for some of the more formal written interpretations, and has helped to identify issues early in the process, saving applicants time and allowing DPD to focus resources on the formal written interpretations to the more complex and iterative requests. The remaining formal written interpretations are more complex, but over 30 percent of the requests were still answered within 40 business days. Interpretations staff also responded to 17 formal requests for relief from development conditions or proffers to respond to the COVID-19 pandemic, permitting many businesses the flexibility they needed to respond to the ongoing challenges associated with the global health crisis. In addition, the interpretations staff responded to four appeals related to decisions relating to Planning Commission or staff determinations concerning previous approvals.

After adoption of the new Zoning Ordinance in FY 2021, 46 percent of the Zoning Ordinance amendments on the Zoning Ordinance Work Program were processed within the prescribed timeframe, which is slightly less than the target of 50 percent. Eighty-nine percent of the zoning compliance letter requests were completed within the prescribed timeframe, which is shy of the 95 percent target. During FY 2021, as a result of COVID, and in FY 2022 due to COVID and position vacancies, zoning/noise inspections were only conducted on an as needed basis. Field inspections, particularly for special permit extensions, were conducted virtually in most cases. With the October 2022 final PLUS release, the Zoning Permits section will begin developing revised performance metrics related to review and approval of signs and other zoning permits.

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Community Outcome Area	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimate	FY 2022 Actual	FY 2023 Estimate	FY 2024 Estimate
<b>Cultural and Recreational Opportunities</b>						
<b>Awareness and Appreciation of Diverse Cultures</b>						
Percentage of historic preservation reviews completed by established deadlines (deadlines vary) <sup>2</sup>	NA	99%	95%	95%	95%	95%
<b>Economic Opportunity</b>						
<b>Promoting Economic Vibrancy in All Parts of Fairfax County</b>						
Percent of inspections completed within 15 calendar days of request <sup>1</sup>	77%	NA	80%	NA	NA	NA
Percent of Re-Zoning applications scheduled within 9 months	100%	95%	80%	90%	80%	80%
Percent of Special Exception applications scheduled within 8 months	100%	100%	75%	88%	75%	75%
Percentage of the seven revitalization districts/areas where sessions were conducted on revitalization efforts, initiatives and other issues	100%	100%	100%	100%	100%	100%
Percent of zoning applications, plan amendments, special studies, and other planning/urban design studies worked on in revitalization efforts, initiatives and other related issues	100%	100%	100%	100%	100%	100%
<b>Effective and Efficient Government</b>						
<b>Customer Satisfaction with County Services</b>						
Percent of Commercial Revitalization District applications reviewed within 10 days	100%	100%	75%	82%	75%	75%
Percent of zoning applications received for submission compliance reviewed within 10 working days	91%	46%	80%	73%	80%	80%
Percent of zoning compliance letters processed within 30 calendar days	89%	98%	95%	89%	95%	95%
<b>Environment and Energy</b>						
<b>Supporting Sound Environmental Policy and Practices</b>						
Percentage of environmental and land use reviews completed by established deadlines (deadlines vary) <sup>2</sup>	NA	66%	81%	81%	82%	84%
<b>Housing and Neighborhood Livability</b>						
<b>Flexibility and Adaptability of Land Use Rules</b>						
Percent of written responses (development condition/proffer interpretations) within 30 working days	38%	28%	30%	27%	30%	30%
Percent of Zoning Ordinance Amendments processed within established timeframe	53%	78%	50%	46%	50%	50%

<sup>1</sup> During FY 2021, no inspections were conducted due to COVID. Therefore, no values were reported for FY 2021. During FY 2022, due to COVID and staffing shortages, zoning/noise inspections were only conducted on an as needed basis, therefore this indicator is not applicable. With the October 2022 final PLUS release, the Zoning Permits section will begin developing revised performance metrics related to review and approval of signs and other zoning permits.

<sup>2</sup> In FY 2021, the Planning Division began tracking data related to environmental, land use and historic preservation reviews on all assigned zoning applications, plan amendments and studies, interjurisdictional review requests, interdepartmental review requests, and state and federal reviews. The goal is to complete reviews for 95 percent of applications within established timeline (deadlines vary).

A complete list of performance measures can be viewed at  
<https://www.fairfaxcounty.gov/budget/fy-2024-adopted-performance-measures-pm>