

Judicial Complex

Community Meeting– April 17, 2024



Agenda

- Master Plan Overview
- Plan Amendment
- Entitlement Process
- Judicial Annex
- Next Steps/Schedule



Master Plan Overview



Existing Judicial Complex

- 48-acre site
- 1.3 million sf of existing County programming
- Previous master planning effort in 2002
- Massey building demo complete in 2020



Final Judicial Complex Master Plan

- Master planning effort initiated in 2018
- Master planning effort completed in Jan. 2021
- Stakeholder and public engagement throughout
- Potential for 2 million sf of County programming over the next 20 years

Master Plan Community Engagement

- Executive Leadership Team
- District Supervisor's Office
- Land Use Development Team
 - 13-member group made up of Judicial Complex Stakeholder Leadership and City of Fairfax Director of Planning and Community Development
- Stakeholder Group
 - Group of 80-100 people who work in the Judicial complex
- Community – County and City Residents
- Architectural Review Board
- History Commission



Master Plan Priorities

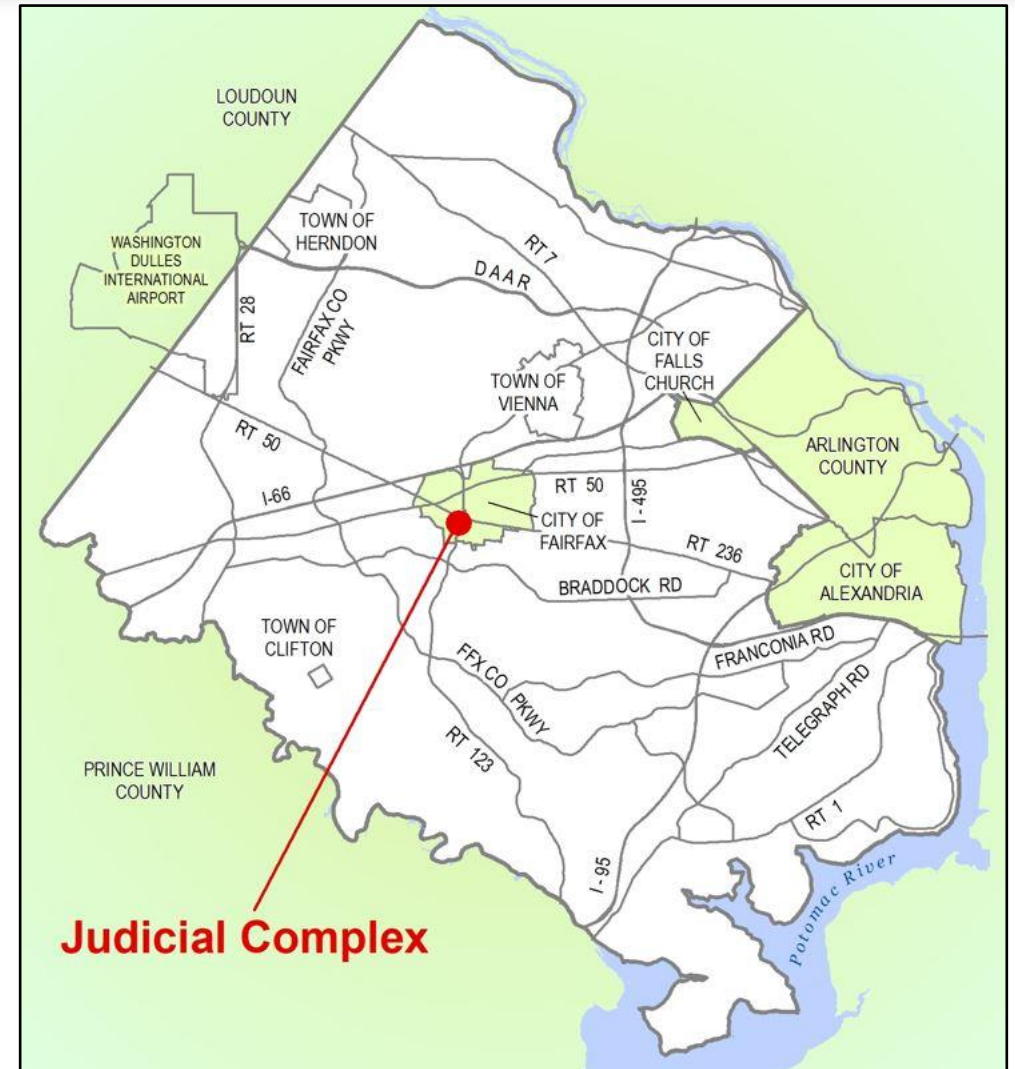
- Sustain a safe and secure judicial complex.
- Create a welcoming and accessible complex that is compatible with the surrounding community.
- Enhance and respect the integrity of on-site historic resources
- Identify opportunities for public private partnerships
- Use available development capacity for consolidation of leased space and additional county programs



Plan Amendment

Board Authorization

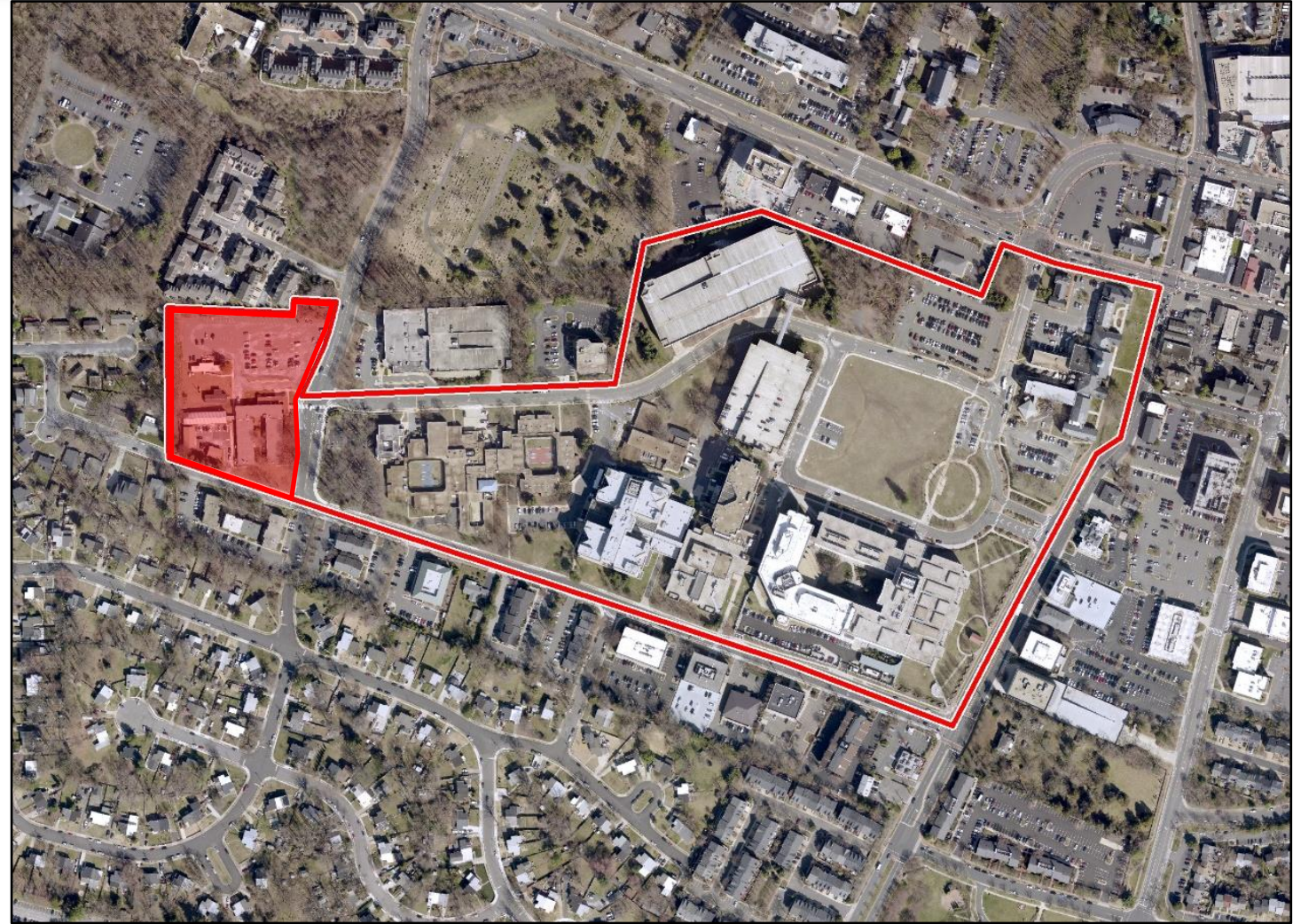
- Evaluate the expansion of the Judicial Complex as proposed by the 2021 Master Plan
- Expansion of existing public facilities
- New public facilities
 - Diversion and Community Re-Entry Center
 - Space for county agencies not currently located at Judicial Complex
- Affordable and/or workforce housing
- Concurrent Rezoning application RZPA-2022-PR-00152



Plan Amendment

Burkholder Site

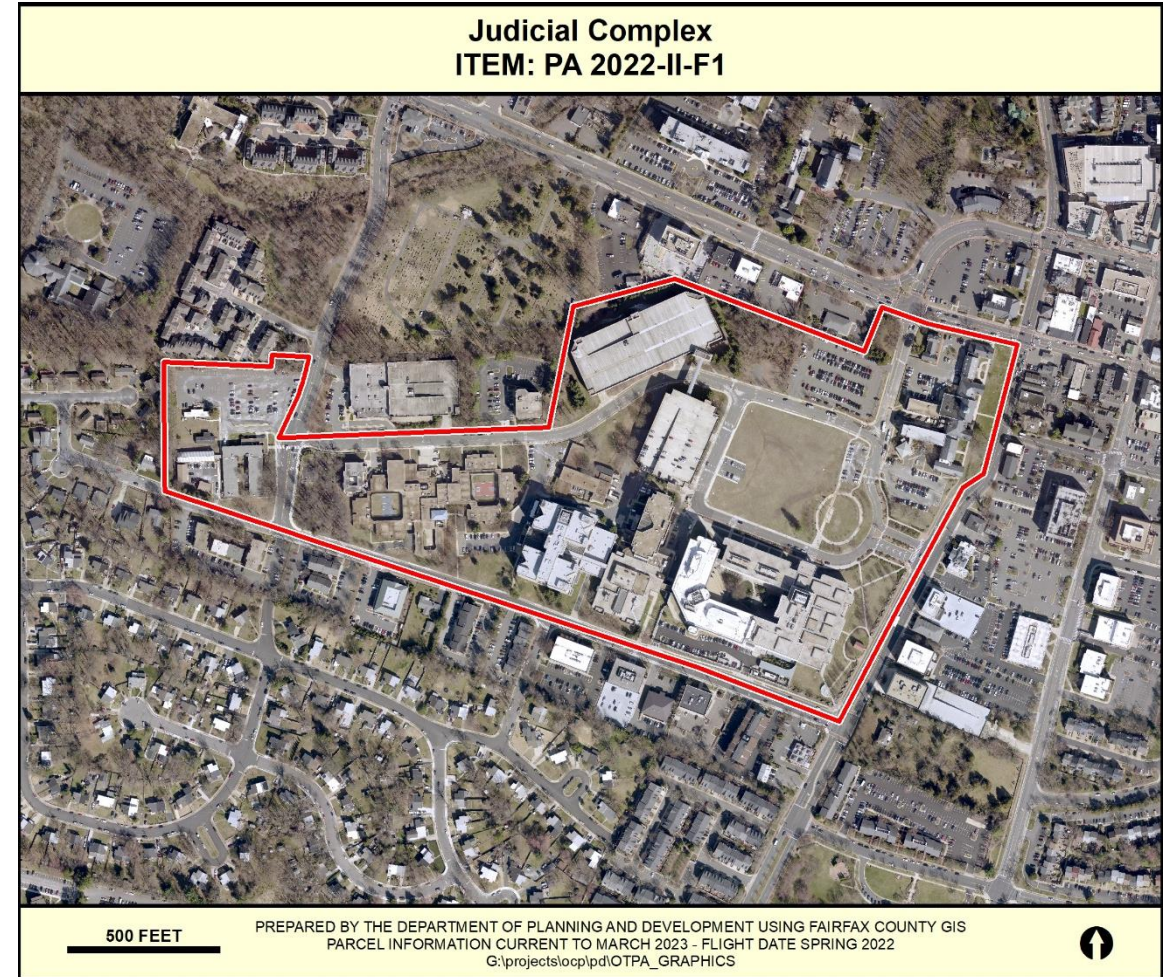
- Maximum building height of 80 feet
- Building heights taper to 40 feet or lower along northern and western boundaries
- Screening and buffering to provide appropriate transition to surrounding residential uses



Plan Amendment

Timeline

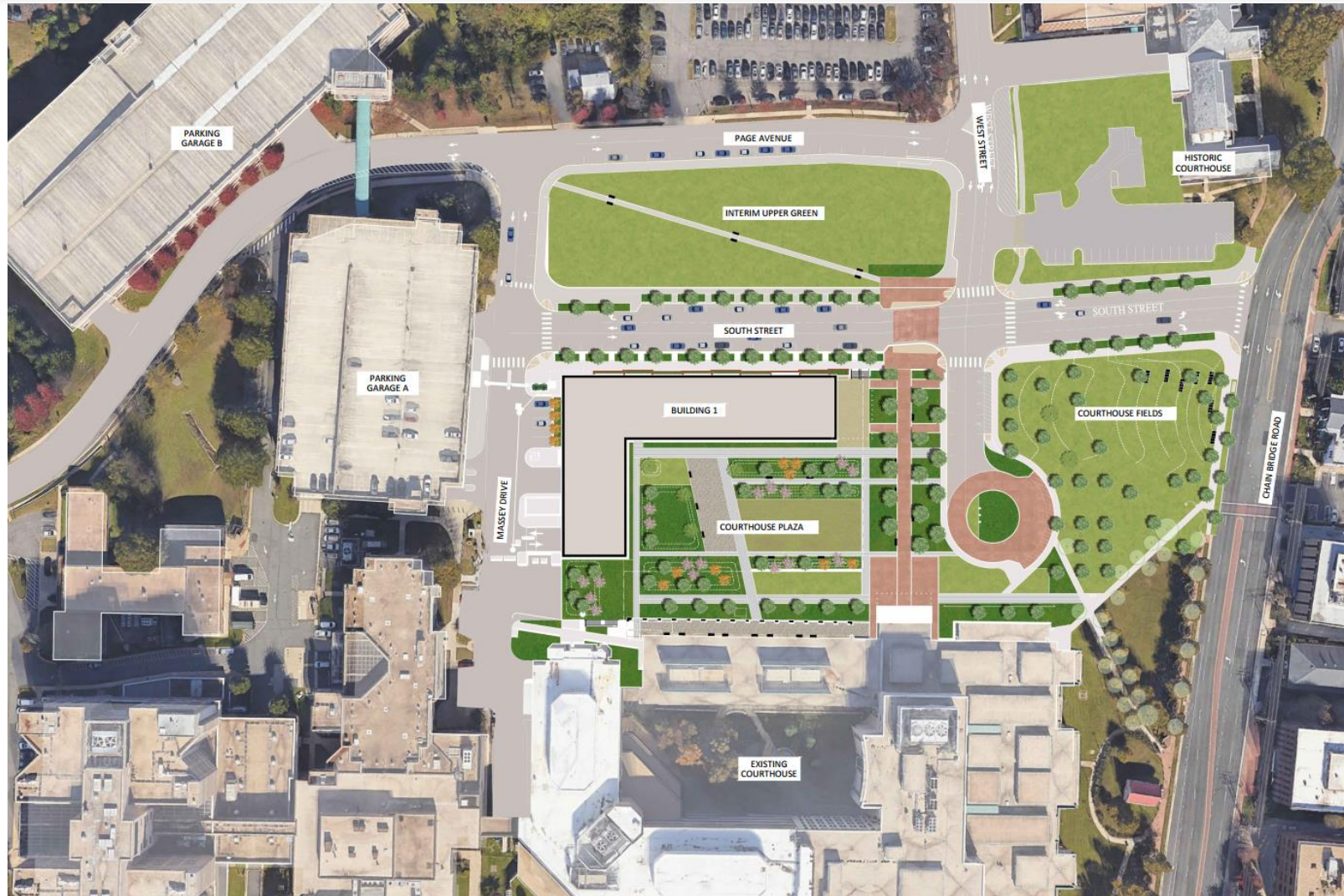
- Staff report publication – April 17, 2024
- Planning Commission hearing – May 8, 2024
- Board of Supervisors hearing – June 11, 2024



Conceptual Development Plan Amendment Layout



Final Development Plan Amendment Layout



Judicial Annex – Perspective View



Judicial Annex – Promenade View



Judicial Annex Entrances



Judicial Annex – Courthouse Plaza



Historic Courthouse – Wing Demolition



Summary Scope

- Removal of the two non-historic wings and sallyport
- Building and site restorations of the affected areas
- Historic brick and mortar repairs – entire building
- Replacement of the HVAC chillers & cooling towers

Schedule

- Public Hearings for PA – May and June 2024
- Public Hearings for zoning applications –Summer 2024
- Site plan and building permit submissions for Judicial Annex – Summer 2024
- Historic Courthouse wing demolition and site restoration complete – February 2025
- Judicial Annex – Construction start– Fall 2025
- Judicial Annex occupancy – Fall 2027