



Staff Report Addendum

April 3, 2013

The addendum contains staff responses to questions raised at or following the March 27, 2013 Fairfax Forward Planning Commission public hearing.

More information about Fairfax Forward and the original staff report is available at <http://www.fairfaxcounty.gov/dpz/fairfaxforward>. Responses to the following questions are provided:

- I.** Can measures of effectiveness be established to evaluate the new approach to Comprehensive Plan review and pilot work program to ensure work items are satisfactorily completed, the quality of work remains high, where satisfaction and quality are measured, in part, by public and private sector collaboration and feedback?
- II.** Can staff resources meet the demands of the pilot work program, and will the work program be vulnerable to additional amendments authorized separately by the Board of Supervisors?
- III.** Will the Planning Commission public hearing become a forum for discussion on individual suggestions for plan amendments?
- IV.** How can Fairfax Forward provide more inclusive public participation, particularly during the selection of the task force?
- V.** What is the process for submitting proposed Plan changes? For example, how will small consolidations or individual parcel-specific planning studies be incorporated into the work program?
- VI.** How can ideas for proposed plan amendments be incorporated into the work program?
- VII.** What are the steps of a land use study and how is the community involved?
- VIII.** Since the adoption of the pilot work program may not occur until the end of April, should the next evaluation process begin in less than two years?
- IX.** Can the process return to reviewing proposals from half the county every two years?
- X.** Are there limitations to work program changes? For example, can a suggestion to reorder the work program be resubmitted every two years?

- I. Can measures of effectiveness be established to evaluate the new approach to Comprehensive Plan review and pilot work program to ensure work items are satisfactorily completed, the quality of work remains high, where satisfaction and quality are measured, in part, by public and private sector collaboration and feedback?

STAFF RESPONSE: The following questions are offered as measures of effectiveness to evaluate the new approach to Comprehensive Plan review and pilot work program. The questions are based on the stated goals of Fairfax Forward.

- Maintain systematic approach
 - o Measurements (Assessed quantitatively):
 - What percentage of new studies, anticipated to begin during the pilot work program, is underway?
 - What percentage of ongoing and new studies, anticipated to be completed during the pilot work program is projected to be completed on time? If not what circumstances contribute to the delay?
- More focused scope of work
 - o Measurements (Assessed quantitatively):
 - Was there consistency between the preliminary scope of as work stated on work program and the final work program?
 - Did final scopes incorporate public input?
- Greater public participation
 - o Measurements (Survey community members involved in studies, such as task force members):
 - What study were you involved in?
 - Were opportunities available to participate in finalizing the scope of work?
 - What opportunities were available for you to participate in the study?
 - What could improve public involvement in future planning studies?
- Emphasize plan monitoring and maintenance
 - o Measurements(Assessed quantitatively):
 - Has an evaluation of plan amendments from a global perspective been completed or is it underway?
 - Has an evaluation of planned development potential been completed or is it underway?

II. Can staff resources meet the demands of the pilot work program, and will the work program be vulnerable to additional amendments authorized separately by the Board of Supervisors?

STAFF RESPONSE: The adoption of Fairfax Forward means that staff can dedicate resources to needed studies that otherwise could continue to be deferred. Specifically, twelve of the twenty-two new planning studies on the pilot work program were requested by the Board of Supervisors during the update of the Concept for Future Development and the Comprehensive Land Use Plan Map (noted below). Concerning the other proposed studies, portions of two of the new planning studies respond to emerging development concerns (Fairfax Center Area and Dulles Suburban Center). Of the remaining eight studies, one study results directly from the Fairfax Forward process change (Procedural References); two studies are most likely editorial (Merrifield and Flint Hill Suburban Centers) without major land use changes anticipated; and five studies are scheduled to begin through a staggered approach in 2014 or 2015 (noted below). The timelines of these five studies are staggered based on the completion of other studies and the anticipated availability of staff.

New Planning Studies on the pilot work program:

Studies that would otherwise need to be reviewed:	Studies that would may not otherwise be reviewed:
Suburban Center Classification	Procedural References
Bicycle Master Plan	Merrifield Suburban Center
Tidal Shoreline Erosion	Fairfax Center Area (part)
Constructed Roadways and Commuter Parking Facility	Dulles Suburban Center (part)
Public Facilities (non-Public Schools)	Flint Hill Suburban Center
Green Building Amendment	Pohick Planning District (anticipated to begin 2014)
Conservation Areas and Community and Neighborhood Improvement Areas	West Falls Church Transit Station Area (anticipated to begin 2014)
Public Schools	Lorton South-Route 1 Suburban Center (anticipated to begin 2015)
Tysons Corner Urban Center	Centreville Suburban Center (anticipated to begin 2015)
Fairfax Center Area (part)	Lower Potomac Planning District (anticipated to begin 2015)
Dulles Suburban Center (part)	
Lincolnia Planning District	
Transportation – Transit Study	
Plan Map Residential Planned Communities (to begin 2015)	

Staff also believes that the two-year cycle offers District Supervisors the option of directing potential plan amendments into work program evaluation by including these amendments as part of the neighborhood, activity center, or countywide planning studies. Additionally because Fairfax Forward is based on a two year review cycle, this approach offers more frequent opportunity for community members themselves to suggest changes to the order of activity center and neighborhood planning studies.

III. Will the Planning Commission public hearing become a forum for discussion on individual suggestions for plan amendments?

STAFF RESPONSE: Staff suggests that the Planning Commission Policy and Procedures Committee host a workshop with staff to review the public comments and findings prior to the public hearing on the work program. The workshop would be an opportunity for the committee members to ask questions of staff regarding the suggestions and make a recommendation to the commission as a whole about the work program. As a result, the public hearing will focus on the overall timing and selection of study areas rather than scrutinize parcel specific suggestions.

IV. How can Fairfax Forward provide more inclusive public participation, particularly during the selection of the task force?

STAFF REPOSENSE: Staff will offer assistance to the District Supervisor's office(s) in task force formation, if invited. Staff will work with the task force to consider options for public input during the task force review. Supplementary ways of communicating with staff can be created, such as offering public comment through a project website or scheduling meetings with staff members.

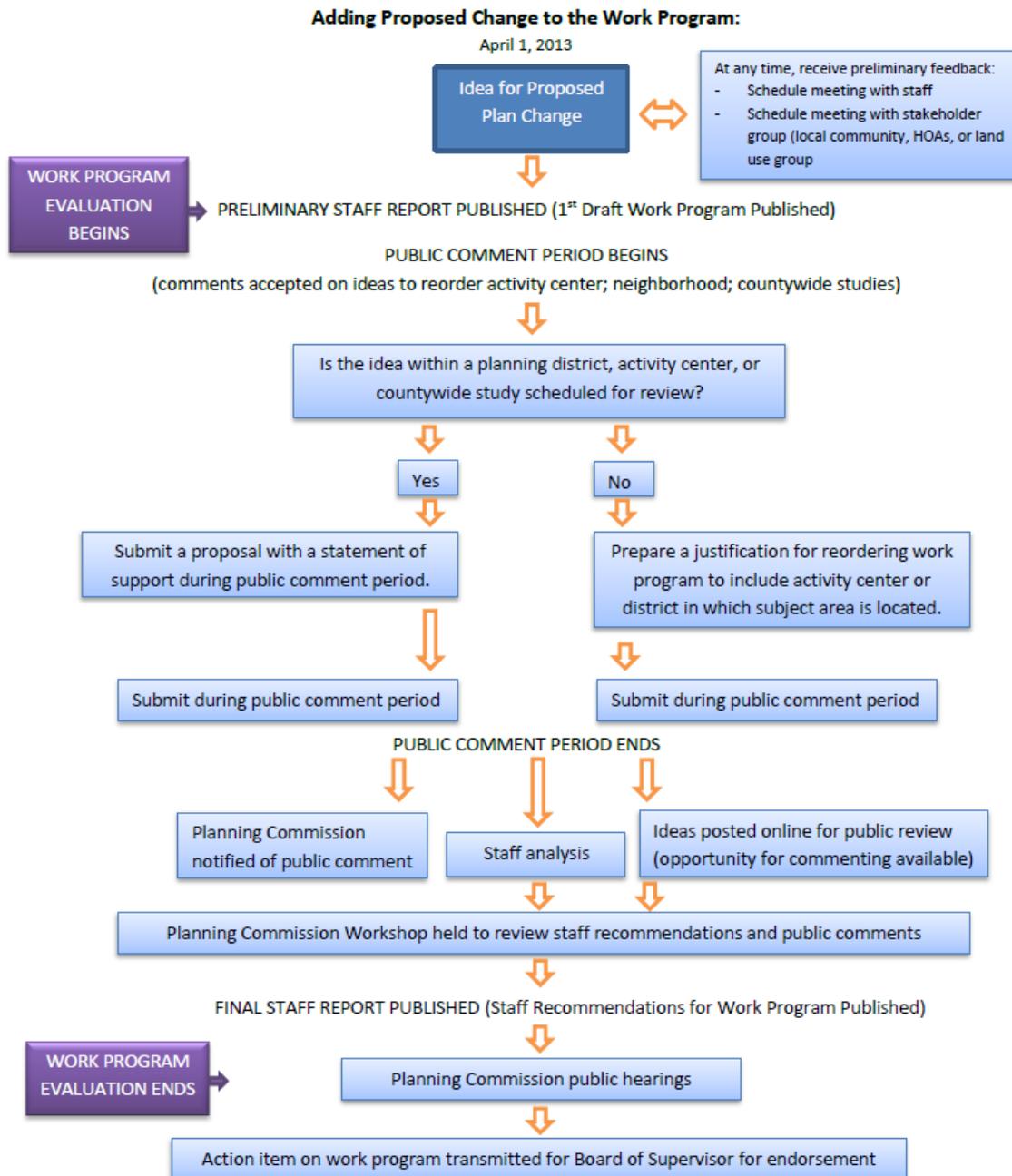
V. What is the process for submitting proposed Plan changes? For example, how will small consolidations or individual parcel-specific planning studies be incorporated into the work program?

STAFF RESPONSE: If the subject area is not located within a planning area identified for study on the work program, then a justification should be submitted during the biennial public comment period, (anticipated to be about a month long) on the work program explaining why review of the area in which the subject property is located, for example the activity center or planning district, should be advanced on the schedule. Comment sheets or web-based tools will be available for submissions.

A small consolidation or parcel-specific idea for plan amendments located within the boundaries of a planning study listed on the work program can be suggested during the land use study visioning session. Based on conformance with stated criteria (see page 3 of Fairfax Forward Staff Report, dated February 20, 2013) and/or task force response, these ideas may be incorporated into the land use alternatives, modified or excluded from further evaluation. The flow chart on the following page helps explain the process.

VI. How can ideas for proposed plan amendments be incorporated into the work program?

STAFF RESPONSE: Evaluation and changes to the proposed work program will occur through a public review process. Every two years, staff will modify the work program to reflect the status of the ongoing studies and will utilize the criteria to recommend additions to the work program. Staff can also be available to meet with community members to discuss possible studies or elements of studies while developing recommendations. A public comment period will be scheduled to receive feedback on the draft recommendations. The Planning Commission will review the recommendations at a public hearing and take action to adopt the work program. An action item will be transmitted to the Board of Supervisors on the Planning Commission recommended work program. This will provide an opportunity for the Board to endorse the Planning Commission recommendation.

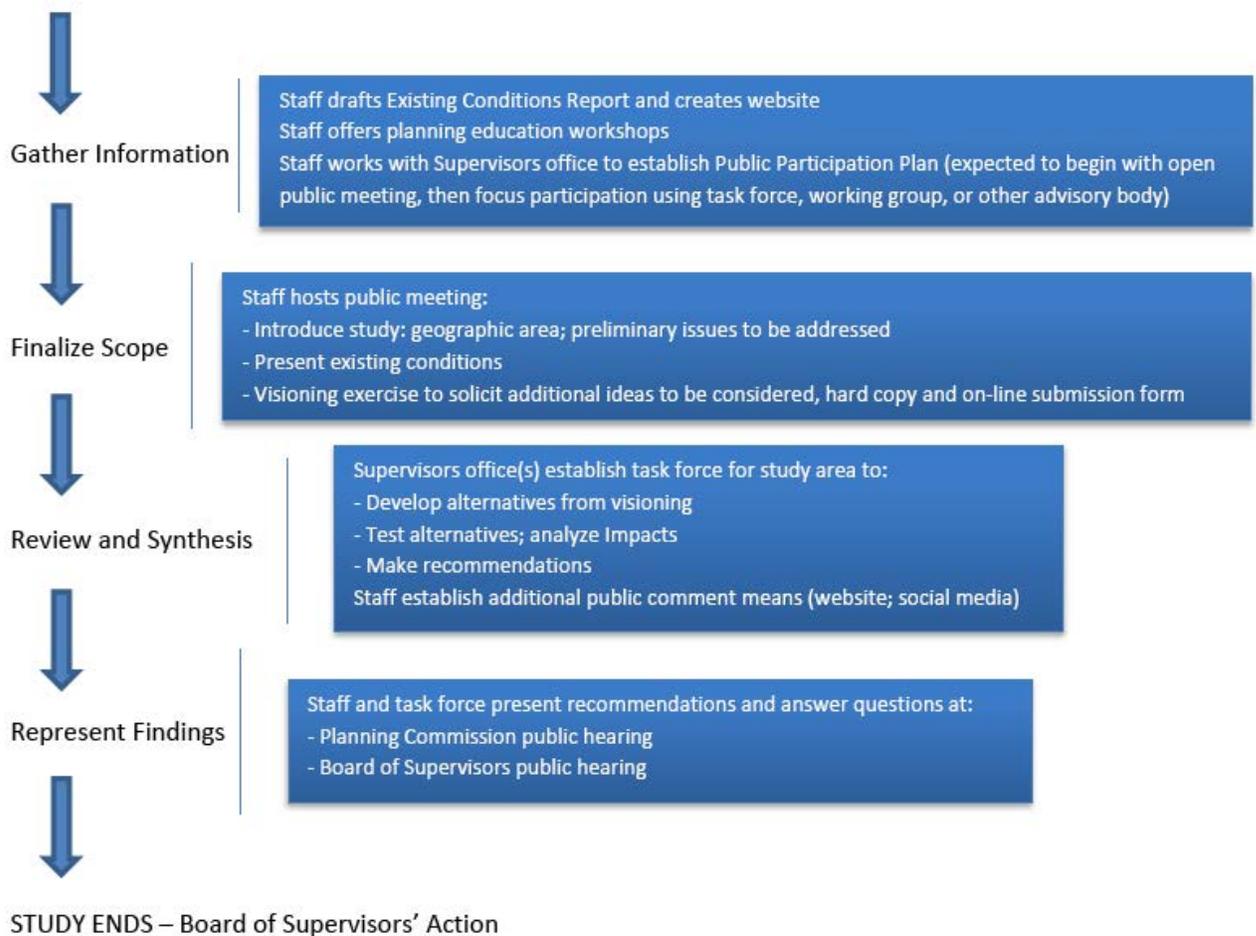


VII. What are the steps of a land use study and how is the community involved?

STAFF RESPONSE: The groundwork for a study involves developing an existing conditions report and a public participation plan. Public participation may vary depending on the type of study, but the public is anticipated to take part in data review and analysis of alternative scenarios, and recommendation development. Other specific tasks may be needed in response to the study scope. Studies will conclude with public hearings before the PC and the BOS. The BOS will take action on the study recommendations.

The following flow chart is offered to explain the process graphically:

STUDY BEGINS – Preliminary scope of work adopted on work program



VIII. Since the adoption of the pilot work program may not occur until the end of April, should the next evaluation process begin in less than two years?

STAFF RESPONSE: Staff originally recommended that a typical schedule for evaluation of the work program begin in mid-December with the publication of the draft work program. Staff supports beginning this process in January to avoid conflict with holiday schedule. Staff also supports adding a workshop with the Planning Commission to review the public comment and findings. The typical schedule would resemble the following:

Draft revisions to work program published for public comment	January
Public comment period	February
Staff analysis of public comment and development of preliminary staff recommendations; public comments published online	March
Publish preliminary staff report	End of March
Planning Commission workshop	April
Final Staff Report published	May
Planning Commission public hearing	End of May/Early June
Action item to the BOS	June

IX. Can the process return to reviewing proposals from half the county every two years?

STAFF REPNSE: The pilot work program extends over approximately half of the county with future work programs addressing the remaining half. However, a two-year cycle is no longer practical as a review schedule. More complex studies may require up to three years before completion, particularly with public outreach and adhering to state-required transportation analysis.

X. Are there limitations to work program changes? For example, can a suggestion to reorder the work program be resubmitted every two years?

STAFF RESPONSE: Planning studies on the work program will be scheduled based on satisfying one or more of the work program criteria (see page 3 of the Staff Report, dated February 20, 2013). Areas that are the subject of any pending Plan amendment or planning study are not eligible. Areas that were suggested to be added to the work program during the last evaluation remain eligible.