FAIRFAX COUNTY PLANNING COMMISSION
POLICY AND PROCEDURES COMMITTEE
THURSDAY, JULY 26, 2012

COMMITTEE MEMBERS PRESENT:
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Kenneth A. Lawrence, Providence District, Chairman
John L. Litzenberger, Jr., Sully District

COMMITTEE MEMBERS ABSENT:
Walter L. Alcorn, Commissioner At-Large
Timothy J. Sargeant, Commissioner At-Large

OTHER COMMISSIONERS PRESENT:
Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Ellen J. Hurley, Braddock District
James T. Migliaccio, Lee District
Peter F. Murphy, Jr., Springfield District

FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING STAFF PRESENT:
Marianne R. Gardner, Director, Planning Division (PD)
Meghan Van Dam, Planner III, Plan and Policy Review Branch, PD
Kimberly M. Rybold, Planner III, Plan and Policy Review Branch, PD

PLANNING COMMISSION OFFICE STAFF PRESENT:
Barbara J. Lippa, Executive Director
Dawn M. Ashbacher, Assistant Director
Kara A. DeArrastia, Clerk

OTHERS PRESENT:
Fran Wallingford, Mantua Citizens' Association

ATTACHMENTS:
A. "Fairfax Forward – Process Highlights" document, dated July 26, 2012
B. "Fairfax Forward – Process Timing" document, dated July 26, 2012
C. Memorandum from Meghan Van Dam, Planner III, Plan and Policy Review Branch, regarding the 2012 Fairfax Forward Briefing, dated July 19, 2012
D. Draft "Comprehensive Plan Amendment Work Program" document, dated July 19, 2012
E. Draft "Plan Amendments Proposed to be Rescinded" document, dated July 19, 2012
F. "Fairfax Forward" PowerPoint presentation, dated July 26, 2012

//

Chairman Kenneth A. Lawrence called the meeting to order at 7:01 p.m., in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia 22035.

//

Commissioner Litzenberger MOVED TO APPROVE THE POLICY AND PROCEDURES COMMITTEE MINUTES OF MAY 10, 2012.

Commissioner Hart seconded the motion which carried unanimously.

//

FAIRFAX FORWARD

Meghan Van Dam, Planner III, Plan and Policy Review Branch, Planning Division (PD), Department of Planning and Zoning (DPZ), reviewed the materials distributed to Commissioners regarding Fairfax Forward, an ongoing effort to develop a new way to review the Comprehensive Plan. This is proposed to replace the Area Plans Review (APR) process, as shown in Attachments A through E. She also noted that Commissioners had received a packet of background information on the outstanding Plan amendments initiated between 1994 and 2006 that staff recommended be rescinded, a copy of which is in the date file. Ms. Van Dam and Kimberly Rybold, Planner III, Plan and Policy Review Branch, PD, DPZ, delivered a PowerPoint presentation on Fairfax Forward, as shown in Attachment F. At the conclusion of the presentation, they asked for questions from Commissioners.

In response to a question from Commissioner Flanagan, Ms. Van Dam explained that staff envisioned that collaboration between staff and the community would be defined by a public participation plan, created at the beginning of any study and designed on an individual basis, depending on particular needs. She noted that the public participation process might be in the form of a task force, working group, or larger community meeting.

Replying to further questions from Commissioner Flanagan, Marianne Gardner, Director, PD, DPZ, explained that:

- Public hearings before the Planning Commission and the Board of Supervisors would be held at the end of a study.

- Given that most of the suburban neighborhoods and low-density residential areas in Fairfax County were built out, it was not anticipated that wide-ranging changes to land-use recommendations would need to be made to these planning areas although minor editorial updates might be necessary.

- Staff envisioned that the new Comprehensive Plan Amendment Work Program would be more predictable and timely, enable monitoring of Plan recommendations, keep all parts of the Plan up to date and relevant, and help determine whether the policy goals were being achieved.

- Staff would still encourage an open exchange of ideas while studying potential Plan changes and the public participation plan would engage stakeholders in the review of those potential changes.

- The new public participation format would help determine the approach and level of analysis to address the needs of a particular study.

- Staff would also be able to better assess the cumulative impacts of proposed changes using established criteria for Plan amendments and the larger planning area.

- The recent update to the Concept for Future Development would help guide planning within each of the suburban centers.

Ms. Van Dam pointed out that development of the public participation plan would entail collaboration between staff and the respective District Supervisor's Office and Commissioner to ensure there were enough opportunities for public input.

Answering a question from Commissioner Litzenberger, Ms. Van Dam said staff was willing to face the challenge of trying to bridge the gap of stakeholders from different supervisory districts within a particular study area. She cited the example of the Penn Daw Special Study, which involved a joint task force with representatives from the Lee and Mount Vernon Districts.

Commissioner Litzenberger expressed support for the new public participation process.

Responding to questions from Commissioner Hart, Ms. Gardner discussed the following:

- A review of the recommendations for all areas within the County would not be completed in five years. However, the County Attorney had determined that the proposed review of the work program every two years would satisfy the statute in the *Code of Virginia* requiring that the local planning commission review the comprehensive plan at least once every five years to determine whether it was advisable to amend the plan.

- The work program would provide a systematic and structured order to review of the Plan and prioritize the studies as either immediate or near-term.

- Staff could prepare a graphic depicting the anticipated timeline for each study.

- Staff would provide updates on Plan monitoring efforts during the Planning Commission's review of the work program every two years.

- The anticipated length of a study was based on staff's best estimate, thereby prompting the need for staff to provide regular status updates to the Planning Commission and community.

- Staff assumed that the neighborhood planning studies would not be as work-intensive as the suburban centers.

- The addition of Board-authorized amendments and special studies to the work program would affect the timing of other amendments.

In reply to questions from Commissioner Migliaccio, Ms. Gardner said the work program schedule would be made available to the public. She also noted that staff recommended that Commissioners review this schedule and provide feedback. She stated that certain members of the Board of Supervisors had asked staff to prepare guidance about what type of Plan amendment would apply to an "out-of-turn" process. Ms. Van Dam added that staff believed that review of the work program every two years was frequent enough to allow opportunities to modify the scope of a particular amendment.

Answering a question from Commissioner Murphy, Ms. Gardner explained that in situations where a study affected multiple supervisory districts, staff envisioned that each respective District Supervisor's Office and Commissioner would develop a community participation process to help engage the residents of the affected districts. Commissioner Murphy emphasized the importance of selecting a person to be in charge of such a multi-district effort.

In response to questions from Commissioner Flanagan, Ms. Gardner said the Mount Vernon Council of Citizens' Associations (MVCCA) could take a more holistic approach toward becoming involved in upcoming neighborhood planning studies. Ms. Van Dam noted that staff's increased efforts to monitor the implementation of Plan recommendations would include monitoring where planned development potential was available in the County and determining whether the policy goals were being achieved. She pointed out that such information would be available to community groups like the MVCCA.

Replying to more questions from Commissioner Flanagan, Ms. Gardner said a review of the recommendations for all areas within the Mount Vernon District would not be completed in five years. She explained that more information would become available to the community regarding the existing, planned, and zoned development potential of a study area and expected timing for the study. Ms. Gardner indicated that staff envisioned that this new approach would be more broad-based than the APR process because it did not entail reexamining a district every five years. She noted, however, that a Supervisor could still authorize a Plan amendment to address any urgent issues.

Chairman Lawrence said he believed that the work program would allow the community and staff to manage the Comprehensive Plan recommendations for large segments of the County holistically and enable coherent planning for future land use. He cited the example of the modeling tool used in the recent Consolidated Traffic Impact Analyses for Tysons East, Tysons

Central, and Tysons West that could be applied to road networks in other parts of the County. He explained that although planning was occurring within large geographic areas, he cautioned that rezoning still occurred by land boundaries, parcels, property lines, and ownership; therefore, these areas would still remain segmented due to zoning. He questioned whether this revealed a disjuncture or fracture in the process. Chairman Lawrence said he thought that "out-of-turn" Plan amendments and endogenous events like BRAC would continue to occur. He commented that this effort seemed promising, but emphasized that the metes and bounds used to define the boundaries of a parcel of land, the relevant Zoning Ordinance regulations, and the actions of the Planning Commission and the Board of Supervisors would continue to play a significant role.

Commissioner de la Fe stressed the importance of ensuring that the results from any sophisticated modeling tools employed by staff provided accurate assessments, as confirmed by the community. He cited the example of the traffic studies conducted on the intersections near the planned Wiehle Avenue Metro station, which had failed to take into account the traffic gridlock that occurred at intersections located a few blocks away before reaching the studied intersections. Commissioner de la Fe commented that it was also important to ensure that residents understood that they would have opportunities to provide input early, more frequently, and in a more meaningful way through the new process.

Commissioner Hart commented on how incremental changes would occur in the work program and how patient participants would need to be throughout the process. He expressed concern that residents might exert tremendous pressure on their respective District Supervisor to identify a particular area for immediate study. He said he envisioned that the list of pending amendments would expand to address political pressure and criticism from residents. Commissioner Hart questioned whether this work program might trigger an increase in "out-of-turn" Plan amendments, thereby creating more work for staff. Addressing the issue of a multi-district task force, he noted that its composition and number of members would play a role in determining who would lead that effort.

//

Chairman Lawrence asked Ms. Gardner when she and staff would like to meet again to provide another update on Fairfax Forward (*Note: The next Committee meeting was subsequently scheduled for Thursday, October 11, 2012 at 7:00 p.m. in the Board Conference Room.*).

//

The meeting was adjourned at 8:05 p.m.
Kenneth A. Lawrence, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved: October 11, 2012

_____

Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission

Fairfax Forward – Process Highlights

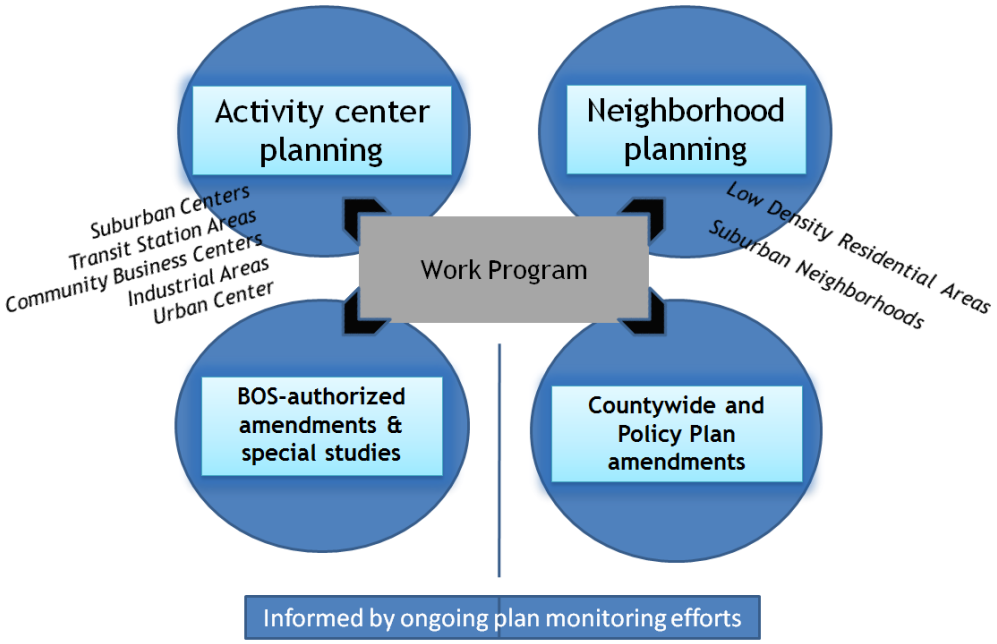
Planning Commission Policy and Procedures Committee – July 26, 2012

Goals of proposed planning model

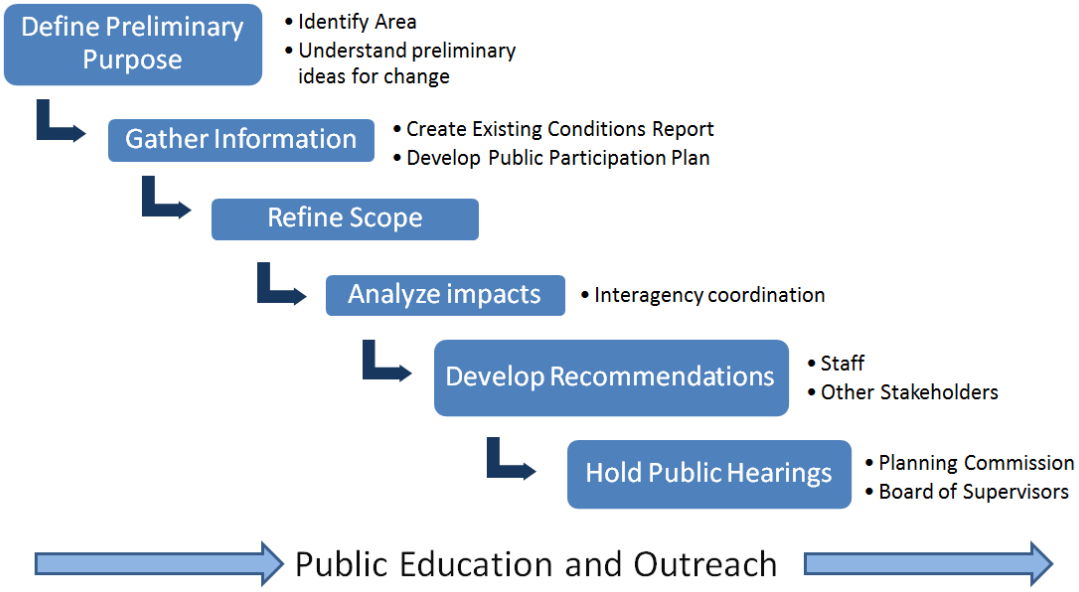
Maintain systematic approach, enhance community involvement, promote logical and flexible review, and emphasize plan monitoring and maintenance.

Comprehensive Plan Amendment Work Program

The proposed work program tracks ongoing and new planning studies over three year period. Studies are organized into four types (see diagram below) and are listed as immediate studies or near-term studies. Review of the work program is to occur every two years and will be informed by ongoing plan monitoring.

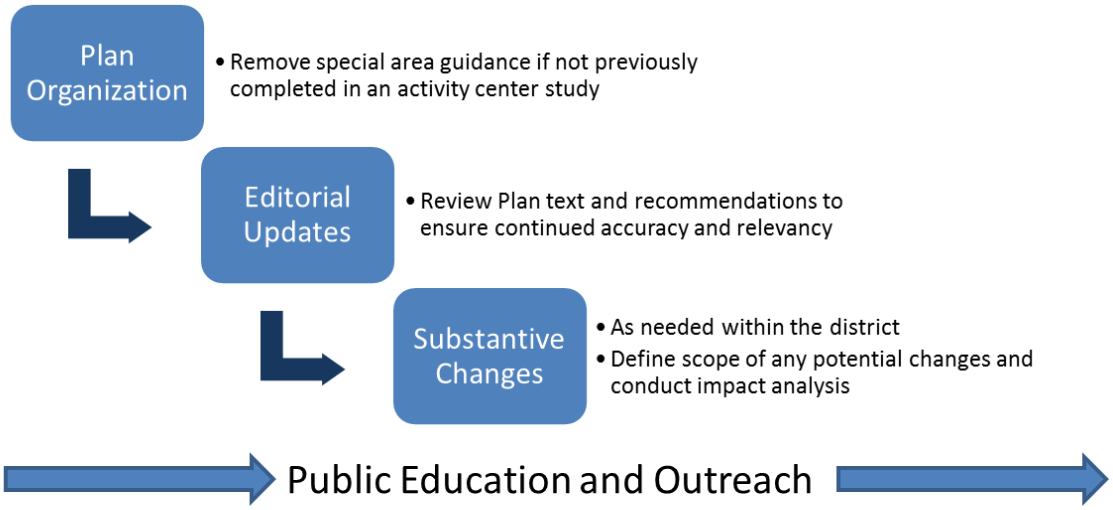


1. Activity Center Planning Studies – Organized around land classifications of the Concept for Future Development. The scope of individual studies would be designed to meet individual needs of a particular area, similar to current methodology for special studies. The general process for activity center studies in shown in the diagram below:



FAIRFAX FORWARD

2. Neighborhood Planning – Focused on areas outside of the activity centers (suburban neighborhoods and low-density residential areas). This process would involve three components, as shown below:



3. Board-authorized studies and amendments – Amendments authorized by the Board of Supervisors (BOS), outside of the regular review of the work program, would occur when the urgency of a change in circumstance or other consideration supersedes the ability to wait for the review of the work program. Other considerations include when a Plan amendment could have the potential to advance major policy objectives to an exceptional degree (i.e. affordable housing, environmental protection, land dedication for open space, or connectivity), better achieve the Concept for Future Development guidelines, or correct an oversight or inconsistency in the Plan. After authorization, the work program would be immediately amended to add the new study and to adjust the timing of other amendments.

4. Countywide and Policy Plan amendments –Several countywide and Policy Plan amendments have already been identified on the work program to bring certain recommendations up to date, based on existing conditions and current practice (i.e., transportation plan map update, public schools recommendations). In the future, a schedule would be established to regularly review Policy Plan recommendations.

Improved Community Involvement

The work program would allow more opportunities for general education about planning, earlier and more wide-ranging engagement during planning studies through a tailored range of participation methods (i.e. community meetings, working groups, social media), and public comment during review and evaluation of the work program.

Outstanding Plan Amendments to Be Rescinded

A number of Plan amendments, including Area Plans Review items and Board-authorized amendments have been deferred indefinitely or remain pending, although work on these items has not occurred recently. Many items have been superseded by other amendments, or the amendment is no longer warranted as the issue at hand has been resolved. These amendments are not listed on the work program, and no additional work is anticipated in the future. For BOS-authorized amendments, staff recommends that the Planning Commission recommend that the BOS rescind these items. In the case of APR nominations, staff recommends that the Planning Commission take action to rescind these items. These actions would support the goal of starting the work program with a clean slate by closing out these items.

Compliance with the *Code of Virginia*

The Code of Virginia, Title 15.2 Ch. 22 states that the local planning commission shall review the Comprehensive Plan at least once every five years to determine whether it is advisable to amend the Plan. The proposed approach would satisfy this statute, as the Planning Commission would review the Comprehensive Plan amendment work program every two years. The review of the work program would be informed by ongoing Plan monitoring efforts. Board-authorized amendments would remain an option to review Plan recommendations, in the interim of the work program schedule.

Fairfax Forward – Process Timing

Planning Commission Policy and Procedures Committee – July 26, 2012

Mid-July	• Interagency briefing and distribution of draft work program
End of July	• Draft Work Program and process to PC Policy and Procedures
August	• Editorial updates, draft work program, and process published
September	• Comment Period (Editorial updates, Work Program, New Process)
October	• Refine editorial updates and Work Program
End of October	• Publication
November	• PC Policy and Procedures Committee, finalize work progam
December/ January 2013	• Planning Commission Public Hearings
Early 2013	• Board of Supervisor Public Hearings • IMPLEMENTATION

FAIRFAX FORWARD

County of Fairfax, Virginia

MEMORANDUM

DATE: July 19, 2012

TO: Distribution

FROM: Meghan Van Dam, Planner III
Plan and Policy Review Branch

THROUGH: Marianne Gardner, Director
Planning Division

SUBJECT: 2012 Fairfax Forward Briefing

A briefing on the 2012 Fairfax Forward initiative is scheduled for the Planning Commission Policy and Procedures Committee on Thursday, July 26, 2012 at 7:00 p.m. Fairfax Forward is an ongoing effort to develop a new means to manage and review the Comprehensive Plan, which proposes a replacement to the Area Plans Review (APR) process.

BACKGROUND

The 2012 Fairfax Forward initiative resulted from the 2011 APR Retrospective. The retrospective sought to evaluate the APR process, the regular review cycle of the Comprehensive Plan, to determine what worked well and what needed improvement. During the retrospective, staff reviewed the results of community meetings, meetings with staff, and a stakeholder survey; researched planning processes of other jurisdictions; and completed plan monitoring with the publication of the *State of the Plan: An Evaluation of Comprehensive Plan Activities Between 2000-2010*, which assessed amendment statistics, planned development potential, and planning themes emerging from Plan amendments. The information gained from these activities informed staff of evolving planning needs and recurring issues in the current review process.

The primary recurring issues, voiced by the community and other stakeholders, related to the nature of the process. The current version of APR was specifically designed to provide a means to modify the then recently amended Comprehensive Plan resulting from Fairfax Planning Horizons. Proposed amendments were processed according to a preset schedule. The time constraints of the approach produced a parcel-based focus that did not promote dialogue among the stakeholders during nomination formation or review. As a result, the process did not engender community-driven planning. In each iteration, APR became less reliant on existing county policy and produced more development-specific conditions, which generally resulted in less flexibility during implementation. Because of these issues, staff recognized that an alternative process with a different approach to review was needed to address these systemic issues.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

APPROACH

The alternative process proposes a more contemporary format to organize planning studies and a more holistic and proactive approach to conduct studies, featuring expanded public participation and education. The alternative would change the format from a sequential Area Plan review to an ongoing Comprehensive Plan amendment work program that uses the land classifications of the Concept for Future Development (CFD), a guiding document of the Comprehensive Plan, as its foundation. The CFD map designates areas of the county, based on land use classifications, such as transit station areas and low density residential areas.

The work program would list ongoing planning studies and new studies to commence over the next three years, beginning in year 2013. New studies would be listed as either immediate or near-term and would be authorized with the adoption of the work program. Immediate studies would begin as soon as the work program is adopted. Near-term studies are anticipated to begin as soon as the immediate studies are completed and staff resources become available. The new approach would continue a structured and ordered review of the entire Plan and would establish a template about the timing of review. A draft work program is appended to this memo as Attachment I.

PLANNING STUDIES

The work program would include four types of studies: 1) activity center planning studies, 2) neighborhood planning studies, 3) Policy Plan and countywide amendments, and 4) Board of Supervisors-authorized amendments and special studies. The four types of studies would be worked on simultaneously. The first two types of studies, activity center planning and neighborhood planning, would be organized around the land classifications of the CFD, as amended on June 19, 2012.

Countywide and Policy Plan studies and Board-authorized studies are the other two components of the work program. A number of countywide and Policy Plan studies were identified during the recent updates of the Comprehensive Land Use Plan Map and the CFD. These studies are listed on the work program. Board-authorized Plan amendments and special studies would remain an option for Board of Supervisor members when the urgency of the amendment supersedes the ability to wait for review and update of the work program. The urgency could relate to an emergency situation or oversight in the Plan, or the amendment could advance policy goals to an exceptional degree.

The scope of the studies would be tailored to meet individual needs of a particular area or policy issue, as is done in the current methodology for special studies. The scope would address elements such as type of analysis, means of public participation, and timeline. The studies would entail a focused approach that works through a collaborative effort among stakeholders to pinpoint evolving community needs or changes in circumstance that warrant a review of Plan recommendations and not necessarily a wholesale review of areas or policies.

The format would also encourage opportunities to, if nothing else, editorially review sections of the Plan text to verify that the information contained in the text remains accurate, relevant, and

understandable. The new method proposes holistic planning and the opportunity to keep entire sections of the Plan up to date and relevant.

COMPLIANCE WITH THE CODE OF VIRGINIA

The Code of Virginia, Title 15.2 Chapter 22 states that the local planning commission shall review the Comprehensive Plan at least once every five years to determine whether it is advisable to amend the Plan. The proposed approach would meet this mandate. The Planning Commission would review the Comprehensive Plan amendment work program every two years. The review of the work program would be informed by ongoing efforts to monitor the Comprehensive Plan, involving the evaluation of countywide Plan recommendations, planned development potential, and Plan implementation. Further, Board-authorized amendments would remain an option to review Plan recommendations, in the interim of the work program schedule.

RETIREMENT OF PLAN AMENDMENTS

A number of Plan amendments have been deferred indefinitely or remain pending, even though work on these items has not occurred for at least six years. Many of these items have been superseded by other amendments, or the amendment is no longer warranted as the issue at hand has been resolved. These amendments are not listed on the work program. For Board authorized amendments, staff recommends that the Planning Commission recommend that the Board of Supervisors rescind these items and consider them withdrawn from review. In the case of APR nominations, staff recommends that the Planning Commission take action to rescind these items and consider them withdrawn from review. A list of these amendments and their history is appended to this memo as Attachment II.

ROLE OF THE PLANNING COMMISSION

It is anticipated that the Planning Commission will be directly involved in the review and approval of the work program and in the review and recommendation on Plan amendments. Further, Planning Commissioners for the affected districts would be involved in the development of public participation plans, would assist in outreach activities, and would be consulted on issues during individual planning studies, to the extent possible.

Additional information about the work program and the new process will be provided at the Planning Commission Policy and Procedures Committee meeting on Thursday, July 26, 2012.

DISTRIBUTION:

cc: Peter F. Murphy	James Migliaccio	Earl Flanagan
Walter Alcorn	Frank de la Fe	Barbara Lippa
James R. Hart	Jay Donahue	Fred Selden, DPZ
Tim Sargeant	Nell Hurley	Marianne Gardner, DPZ-PD
James R. Hart	John L. Litzenberger, Jr.	Kim Rybold, DPZ-PD
Janet Hall	Kenneth A. Lawrence	

Comprehensive Plan Amendment Work Program
DRAFT July 19, 2012

The Comprehensive Plan Amendment Work Program lists: 1.) planning studies that have previously been authorized and will continue into 2013 and, 2.) new planning studies that are anticipated to commence between 2013 through 2015, authorized through the adoption of the work program. Studies on the work program are not assumed to be completed by 2015. New studies are listed as either immediate or near-term. Immediate studies will begin as soon as the work program is adopted. Near-term studies are anticipated to begin as soon as the immediate studies are completed and staff resources become available. The following list of planning studies is preliminary and subject to change until the adoption of the work program. Additional information about the type of studies is provided in the Fairfax Forward Memorandum to the Planning Commission, dated July 19, 2012. ***Colors used for legibility purposes to separate types of amendments.***

Previously Authorized Plan amendments (anticipated work to continue into 2013):

Plan Amendment Name	Authorization	Type	Purpose
Distributed Antenna System Policy Plan Amendment (PA S11-CW-5CP)	12-6-11	Countywide (Telecommunications)	• Evaluate Distributed Antenna System (DAS) applications as possible a "Feature Shown" of the Comprehensive Plan, to include an evaluation and recommendation for DAS Standards
Dulles Station (Hunter Mill District) (15-4((5))5A) (PA S11-III-DS1)	3-8-11	Land use	• Consider revising recommendation to allow for additional multi-family residential use
Jefferson Manor/ Huntington Station (Huntington Transit Station, Land Units L and M) (PA ST09-IV-MV1)	4-30-09	Land use	• Consider adding option for a mix of uses at an intensity appropriate for transit oriented development
Huntington Club (Mt. Vernon District) (Deferred APR 09-IV-2MV & APR 09-IV-27MV)	2009-2010 South County APR	Land use	• Propose adding options for residential, office, retail, and hotel mixed-use redevelopment of the Huntington Club Condominiums up to 3.0 FAR

Plan Amendment Name	Authorization	Type	Purpose
Lorton-Laurel Crest Connector Rd (Mt. Vernon District) (PA S11-CW-T1) (FCDOT)	12-6-11	Countywide (Transportation)	• Consider removal of recommendation for Lorton-Laurel Crest Connector Road
Parks Comprehensive Plan Update (PA S11-CW-3CP)	12-6-2011	Countywide (Parks)	• Phase 2: Amend parks recommendations in planning district recommendations to align with Great Parks, Great Communities plans
Reston-Dulles Corridor Study (PA ST09-III-UP1)	5-18-09	Land use	• Phase 2: Update recommendations for areas outside Reston-Herndon Suburban Center in Reston Community Planning Sector
Parcel in the vicinity of Elden Street/ Centreville Road/ Parcher Avenue (Dranesville District) (PA S09-III-UP2)	7-13-09	Land use	• Consider appropriate uses and intensity including an evaluation of the capacity of the planned and existing road network
Rocks Site, Dulles Suburban Center, Land Unit A (Hunter Mill District) (Entire Land Unit A of the Dulles Suburban Center) (PA S07-III-UP2)	Initiated 12-3-07, expanded 7-13-09	Land use	• Consider appropriate uses and intensity including an evaluation of the capacity of the planned and existing road network
APR 09-IV-1MV and 09-IV-15MV	2009-2010 South County APR	Land use	• Propose office, retail and hotel mixed-use development up to 2.0 FAR on consolidated Sub-unitsA-1 and A-2 of the North Gateway CBC

Plan Amendment Name	Authorization	Anticipated length of study	Type	Purpose

Anticipated amendments to begin 2013-2015:

1. Suburban Center Classification	Immediate	6 months	Countywide/ Policy Plan	• Assess whether Suburban Center term on Concept for Future Development reflects future character of the areas, • Evaluate potentially renaming term and removing or reclassifying existing centers, i.e., Flint Hill Suburban Center.
2. Policy Plan	Immediate	6 months	Policy Plan (Editorial)	• Editorially update references to Area Plans Review process • Editorial update to demographic data
3. Fairfax Center Area (FCA) Suburban Center	Immediate	3 years	Activity Center (Editorial & Land Use)	• Verify areawide recommendations are consistent with current policy and practice. • Review and update existing conditions, including implemented recommendations, in areawide and land unit recommendations, pipeline development, and roadway contribution formula, as per Procedural Guidelines for Annual Review Process of FCA. • Review boundaries of FCA to make sure land use is consistent with character of activity center, e.g., area south of Lee Highway. • Evaluate potential for showing development levels on Comprehensive Land Use Plan Map • Consider removal of Plan recommendations from Fairfax, Upper Potomac, and Bull Run Planning District plan text.
4. Dulles Suburban Center	Immediate	3 years	Activity Center (Editorial)	• In addition to ongoing work to Land Unit A and Herndon, areawide editorial update. • Consider removal of Plan recommendation from Bull Run and Upper Potomac Planning District text.

Plan Amendment Name	Authorization	Anticipated length of study	Type	Preliminary Purpose
5. Merrifield Suburban Center	Immediate	18 months	Activity Center (Editorial)	• Areawide editorial update. • Consider removal of Plan recommendations from Jefferson, Vienna, and Fairfax Planning District text.
6. Flint Hill Suburban Center	Immediate	12 months	Activity Center (Editorial and Land Use)	• Consider character of area to verify that area still meets criteria for suburban center, if not accomplished in task 1. • Consider removal of Plan recommendations from Fairfax Planning District text if area remains an activity center in task 1. • Areawide editorial update.
7. Seven Corners Community Business Center	Immediate	12 months	Activity Center (Editorial and Land Use)	• Areawide editorial update. • Consider removal of Plan recommendations from Baileys and Jefferson Planning District text. • Potential update based on results of ULI Technical Advisory Panel.
8. McLean Community Business Center	Immediate	12 months	Activity Center (Editorial)	• Areawide editorial update • Consider removal of Plan recommendations from McLean Planning District
9. Lincolnia Planning District	Immediate	12-18 months	Neighborhood Planning	• Consider redesignation on Concept for Future Development from Suburban Neighborhood to Community Business Center. • “Check in” to neighborhood planning for L1, L2, and L3 Community Planning Sector (CPS) • Consider removal Beltway South Industrial Area from L3 CPS and add to Beltway South Industrial Area recommendations in Annandale Planning District
10. Private Open Space	Immediate	12 months	Countywide	• Consider revisions to private open space land use category on Comprehensive Land Use Plan Map for consistency and clarity
11. Public Schools	Immediate	To be determined (TBD)	Policy Plan/ Countywide	• Evaluate changes to school classifications in Plan. • Update public facilities tables, as per Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12.

Plan Amendment Name	Authorization	Anticipated length of study	Type	Preliminary Purpose
12. Public Facilities	Immediate	TBD	Policy Plan/ Countywide	• Evaluate Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12, related to updates to public facilities recommendations, including non-county entities
13. Community and Neighborhood Improvement Areas	Immediate	TBD	Policy Plan/ Countywide	• Consider removal of recommendations for expired or implemented community and neighborhood improvement areas, as per Follow-on Considerations to Plan Amendment S11-CW-1CP.
14. Transportation	Immediate	TBD	Countywide	• Consider update of constructed roadways and adding commuter parking facilities, as per Follow-on Considerations to Plan Amendment S11-CW-1CP. • Potential amendments resulting from countywide transit studies.
15. Allowable Building Height Boundary	Immediate	TBD	Countywide	• Evaluate Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12, related to Federal Aviation Administration Part 77 Imaginary Surfaces and Allowable Building Height name.
16. Lorton South-Route 1 Suburban Center	Near-term	3 years	Activity Center (Editorial and Land Use)	• Areawide editorial update • Evaluate potential for office and industrial uses in the area. • Consider removal of recommendations from Lower Potomac Planning District Plan text.
17. Lower Potomac Planning District and planning sectors	Near-term	6-8 months	Neighborhood Planning:	• Consider removal of Plan recommendations for Lorton South-Route 1 Suburban Center from district text. • Editorial and “check in” of district. • Potential amendment for indigent cemetery 9501 Old Colchester Road, Lorton, Va.
18. Centreville Suburban Center	Near-term	18 months	Activity Center (Editorial)	• Areawide editorial update. • Consider removal of recommendations from Bull Run Planning District recommendations.
19. Tysons Corner Urban Center	Near-term	6-8 months	Activity Center (Editorial)	• Editorial updates, if needed • Consider removing recommendations from McLean, Vienna, and Jefferson Planning Districts text.

Plan Amendment Name	Authorization	Anticipated length of study	Type	Preliminary Purpose
20. Baileys Planning District and planning sectors	Near-term	6-8 months	Neighborhood Planning:	• Consider removal of Plan recommendations for Baileys Community Business Center from district text. • Editorial and “check in” of district.
21. Springfield Planning District and planning sectors	Near-term	6-8 months	Neighborhood Planning:	• Consider removal of Plan recommendations for Franconia-Springfield Area and Fort Belvoir North Area text and I-95 Corridor Industrial Area from district text. • Editorial and “check in” of district.
22. Pohick Planning District and planning sectors	Near-term	6-8 months	Neighborhood Planning:	• Editorial and “check in” of district.
23. Fairfax Planning District and planning sectors	Near-term	6-8 months	Neighborhood Planning	• Editorial and “check in” of district.
24. Plan Map: Residential Planned Communities	Near-term	12 months	Neighborhood Planning: (Editorial)	• Consider reflecting land use recommendations on Comprehensive Land Use Plan Map

Plan Amendments Proposed to be Rescinded

DRAFT July 19, 2012

2006

Amendment Number	Name	Status	Action Recommended
S06-III-UP1	Middleton Farms	Board of Supervisors (BOS) deferred this amendment indefinitely on 2-5-2007. Amendment was superseded by APR 08-III-6DS (adopted 2-23-2010).	Rescind.

2005

S05-IV-MV1	North Hill/Woodley Hill	Plan amendment was authorized to be considered as part of 2005 Area Plans Review process. Planning Commission (PC) deferred amendment indefinitely on 4/27/2006 for Department of Housing and Commission Development study. APR item has reached one year expiration date.	Rescind.
S05-IV-LP3	Lorton Town Center, Land unit E7	BOS deferred indefinitely on 7-25-2005. No further action has been taken.	Rescind.

2004

S04-IV-RH2	Burgundy Road	PC deferred indefinitely on 3-17-2005. No further action has been taken.	Rescind.
S04-CW-5CP	Mason Neck HOD	No further action has been taken due to community concerns.	Rescind.
S04-I-B1	Seven Corners CBC, Sub-unit A2 (Cambridge Commons)	Applicant requested deferral of public hearings prior to PC public hearing. No further action has been taken.	Rescind.

2003

S03-IV-MV5	Richmond Hwy Revitalization	BOS authorization was to add two parcels, Tax Map parcels 101-3 ((3)) 1A and 2A into the Commercial Revitalization district. This item was handled by the Zoning Evaluation Division and was superseded by rezoning application RZ 03-MV-0652.	Rescind.

Amendment Number	Name	Status	Action Recommended

2002

S02-CW-2CP	Policy Plan Amendment, Parks	Plan amendment originated as the second part of PA S02-CW-1CP, but was assigned separate number when PC indefinitely deferred this second part on 7-25-2002. Amendment was superseded by Parks Policy Plan amendment, S01-CW-15CP, adopted 6-20-2006, No. 2003 P-07.	Rescind.
S02-I-B2	Munson Hill Towers	BOS deferred this amendment indefinitely on 10-28-2002. No further action has been taken.	Rescind.

2001

S01-CW-12CP	Courts	Amendment authorized as part of larger update of public facilities section of Policy Plan. Assessment determined that specific update to courts recommendation was not needed. No further action has been taken.	Rescind.
S01-CW-16CP	Schools	Amendment authorized as part of larger update of public facilities section of Policy Plan. Another amendment to update the Schools section of the Policy Plan and Area Plans recommendations is proposed as part of the draft work program, dated July 19, 2012.	Rescind.
S01-CW-T1	Fort Belvoir Community Planning Sector	Woodlawn Road was closed to through traffic after 9-11-2001, and Plan amendment was sent back to BOS by PC for withdrawal. Found no record of formal BOS withdrawal.	Rescind.

2000

S00-IV-MV3	Medieval Times Theatre	No further action has been taken due to strong community opposition.	Rescind.
S00-II-F1	Dixie Hills (Dix-Cen-Gato Community)	Area has been redeveloped.	Rescind.
S00-CW-T1	Buckman Road/Mt. Vernon Hwy/Route 1 Intersection	BOS authorized the amendment on 2/7/2000 to designate intersection as an intersection requiring special study. Intersection considered as part of 2002 Route 1 Location Study.	Rescind

Amendment Number	Name	Status	Action Recommended

1999

S99-CW-TR1	Equestrian/Bicycle Trails in Fairfax Station/Clifton and Great Falls Areas	PC deferred the amendment indefinitely on 9-30-1999. The amendment was superseded by the 2000 Trails Plan Review Update (S99-CW-TR2), adopted number 2000-18 and 2000 P-02.	Rescind.
S99-CW-T1	Popes Head Rd & Fairfax County Pkwy	PC deferred the amendment indefinitely on 4-29-1999. The subject of the amendment, an interchange at the intersection of Fairfax County Parkway, Popes Head and the proposed extension of Shirley Gate Road was added in the 2006 transportation plan update, adopted number 2003-P-08, adopted July 10, 2006 (Policy text) and July 31, 2006 (Transportation Plan Map).	Rescind.

1998

S98-I-B1	Virginia Heights	PC deferred this amendment indefinitely on 6-24-99. No further action has been taken.	Rescind.
S98-III-UP4	Great Falls Grange Historic Overlay District	BOS authorized OTPA for creation of historic overlay district 11-16-1998. No further action has been taken.	Rescind.
S98-CW-T1	South-East Metro Rail Extension	BOS initiated on 11-23-1998 to consider extending Metrorail in the I-95/Rt. 1 corridor as part of the 2020 Plan update. Both Route 1 and I-95 are already shown as Enhanced Public Transportation Corridors on Comprehensive Land Use and Transportation Plan Maps. Amendment is not necessary.	Rescind.

1997

S97-IV-S1	Parcels in the vicinity of Hooes Rd.	APR 97-IV-1S became PA S97-IV-S1, and the amendment was deferred indefinitely on 1-23-98. No further action has been taken.	Rescind.
S97-CW-2CP	Dulles Suburban Center, Land Unit A Study	BOS authorized amendment on 7/21/97. Subject area currently being reviewed as part of ongoing Plan amendment S07-III-UP2, which would supersede the need for PA S97-CW-2CP.	Rescind.

Amendment Number	Name	Status	Action Recommended
S97-CW-1CP	Telecommunications	BOS initiated on 5-12-1997 to look at recommendations from the Countywide Telecommunications Task Force dealing with new or replacement of antenna on existing structure or buildings. BOS made motion to defer indefinitely on 7-7-97. Superseded by Plan Amendment S03-CW-1CP (2003 P-01, adopted September 29, 2003)	Rescind.

1996

S96-II-M1	Hunting Ridge, Sub-unit S1, Tysons Corner Urban Center	BOS authorized on 2-12-1996. PC made decision on 7-24-1996. BOS deferred public hearing on 10-14-1996. The amendment was superseded by Tysons Study (ST05-CW-1CP, amendment 2007-23, adopted June 22, 2010)	Rescind.

1995

S95-III-P1; APR 97-III-2P	Banting Drive	PC indefinitely deferred Plan amendment S95-III-P1 on 5-1-1996. On 3-10-1997 BOS requested that this item be included in the 1997 APR, which became APR 97-III-2P. APR 97-III-2P was withdrawn on 7-10-1997.	Rescind.

1994

S94-CW-T2	Seneca Rd and Georgetown Pike	BOS indefinitely deferred amendment on August 8, 1994.	Rescind.

Attachment F

Fairfax Forward

Fairfax County Department of Planning and Zoning

PC Policy and Procedures Committee Meeting

July 26, 2012

Marianne Gardner, FCDPZ

Meghan Van Dam, FCDPZ

Kim Rybold, FCDPZ

Evolution:

2011 APR RETROSPECTIVE

- Evaluate APR Process: What worked well? What could be improved?
  - Common themes:
    - Too reactive to parcel-specific nominations
    - Not enough screening of nominations
    - Volume of nominations led to intensive review schedule
    - Resulted in too specific development conditions

2012 FAIRFAX FORWARD

- Find alternative: Plan Amendment Work Program

Goals of 2012 Fairfax Forward:

- Systematic approach
- Greater focus and public participation
- Individualized processes
- Emphasis on plan monitoring and maintenance

Housekeeping:

- *State of the Plan*
- Comprehensive Plan amendment database
- Comprehensive Land Use Plan Map
- Concept for Future Development Land Classification System and Concept Map
- Outstanding amendments
- Editorial updates: Overview & Character sections

Outstanding Plan Amendments

Plan Amendments Proposed to be Rescinded

DRAFT July 19, 2012

2006

Amendment Number	Name	Status	Action Recommended
S06-III-UP1	Middleton Farms	Board of Supervisors (BOS) deferred this amendment indefinitely on 2-5-2007. Amendment was superseded by APR 08-III-6DS (adopted 2-23-2010).	Rescind.

2005

S05-IV-MV1	North Hill/Woodley Hill	Plan amendment was authorized to be considered as part of 2005 Area Plans Review process. Planning Commission (PC) deferred amendment indefinitely on 4/27/2006 for Department of Housing and Commission Development study. APR item has reached one year expiration date.	Rescind.
S05-IV-LP3	Lorton Town Center, Land unit E7	BOS deferred indefinitely on 7-25-2005. No further action has been taken.	Rescind.

2004

S04-IV-RH2	Burgundy Road	PC deferred indefinitely on 3-17-2005. No further action has been taken.	Rescind.
S04-CW-5CP	Mason Neck HOD	No further action has been taken due to community concerns.	Rescind.
S04-I-B1	Seven Corners CBC, Sub-unit A2 (Cambridge Commons)	Applicant requested deferral of public hearings prior to PC public hearing. No further action has been taken.	Rescind.

2003

S03-IV-MV5	Richmond Hwy Revitalization	BOS authorization was to add two parcels, Tax Map parcels 101-3 ((3)) 1A and 2A into the Commercial Revitalization district. This item was handled by the Zoning Evaluation Division and was superseded by rezoning application RZ 03-MV-0652.	Rescind.

Editorial Updates – Current Activities

Overview & Character Sections

F4 FOX LAKE COMMUNITY PLANNING SECTOR

CHARACTER

This sector is located adjacent to the northwest boundary of Fairfax City and is bounded generally by West Ox Road, Vale Road, Hunter Mill Road and Route 123.

This sector is almost entirely within the Difficult Run watershed. Most of the sector is developed as low density residential use at a typical density of less than one unit per acre. A sizable portion of this sector is open spa
except in the general area between Oakton R
and west and northwest of Jermantown R
dwellings on large lots.

Two townhouse cluster subdivisions, C
developed near the intersections of Jermanto
3-4 dwelling units per acre. The Pinderbroo
of the sector, partly in the Fairfax Center Area. Pinderbrook is developed at an overall density of about 7 dwelling units per acre, with both single-family detached and attached units. A golf course is incorporated into this development to serve the general area. The golf course is to be preserved either as an operating golf course or as passive open space in perpetuity should the privately owned golf course operations cease.

Fairfax Farms is a low density subdivision located close to the intersection of Route 50 and I-66 in the sensitive headwaters of the Difficult Run. The subdivision is almost completely in the Fairfax Center area. Fairfax Farms is developed on lots generally ranging from 1 acre to 3 acres in size. Fairfax Farms is similar to existing large lot residential development found in the Difficult Run area north of Waples Mill Road and is subject to the same environmental constraints.

Due to the low density of residential and commercial development in this sector, it is one of the areas of highest potential for surviving prehistoric and historic heritage resources. Although few heritage resource surveys have been conducted in this sector, those that have been done have produced evidence of important resources from both time periods. Of particular interest are Squirrel Hill, a clapboard house (c. 1706) near Wayland Street; the Waples and Fox Milling complex, which is an archaeological site at the intersection of Waples and Fox Mill Roads; and reported prehistoric resources dating to at least 7000 B.C. along the southern and eastern boundaries of the sector.

Squirrel Hill is listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Fairfax Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory.

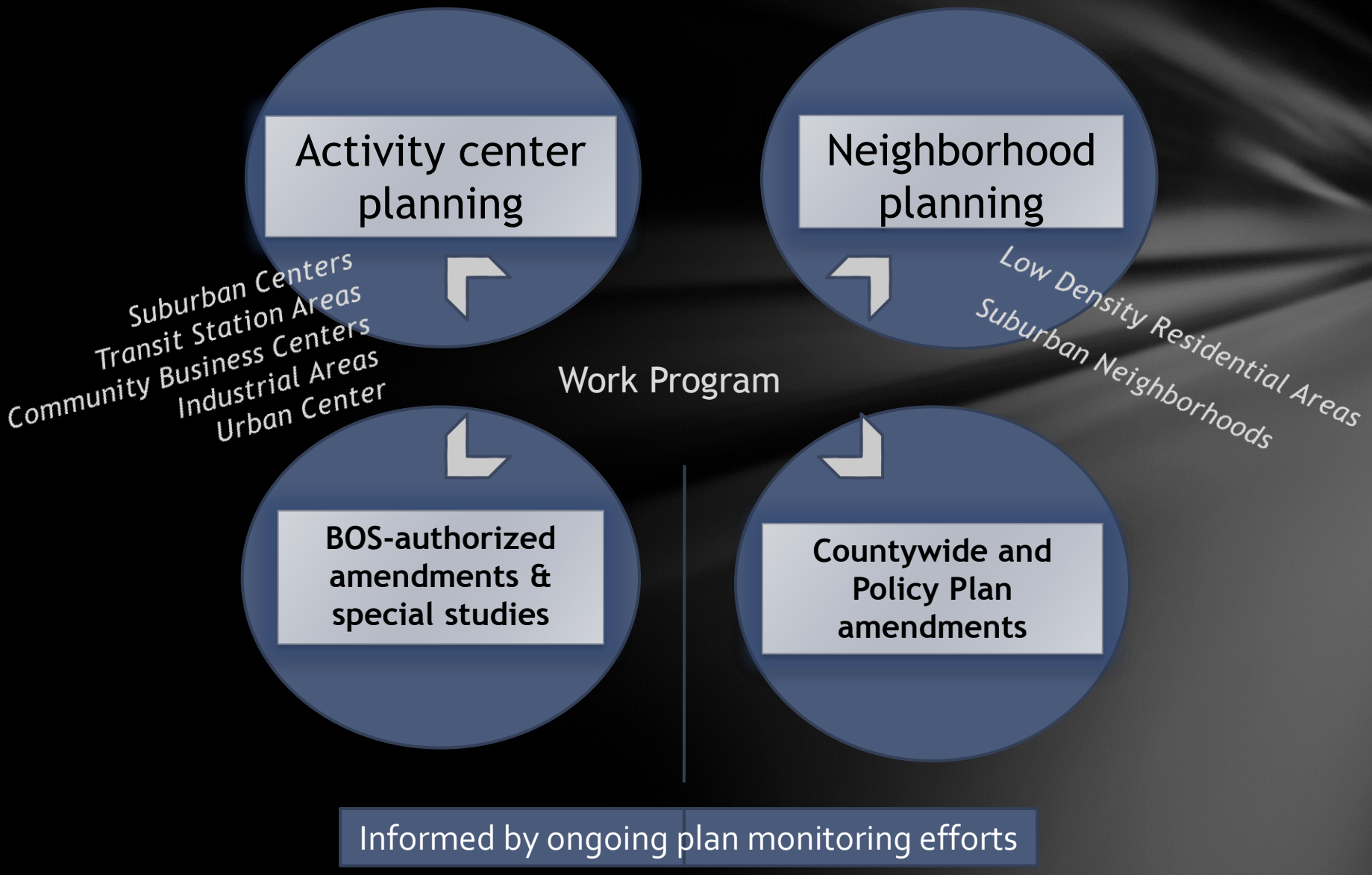
Hunter Mill Plaza is a neighborhood-serving shopping center located at the intersection of Hunter Mill Road, Miller Road and Route 123. The Waples Elementary School has been constructed on Waples Mill Road next to Waples Mill Estates and will open in September 1991.

Hunter Mill Plaza is a neighborhood-serving shopping center located at the intersection of Hunter Mill Road, Miller Road and Route 123. The Waples Elementary School has been constructed on Waples Mill Road next to Waples Mill Estates and will open in September 1991.

Plan Amendment Work Program

- Tracks ongoing and new planning studies over three year period
- New studies listed as:
  - Immediate studies
  - Near-term studies
- Review of work program to occur every two years
  - Informed by ongoing plan monitoring

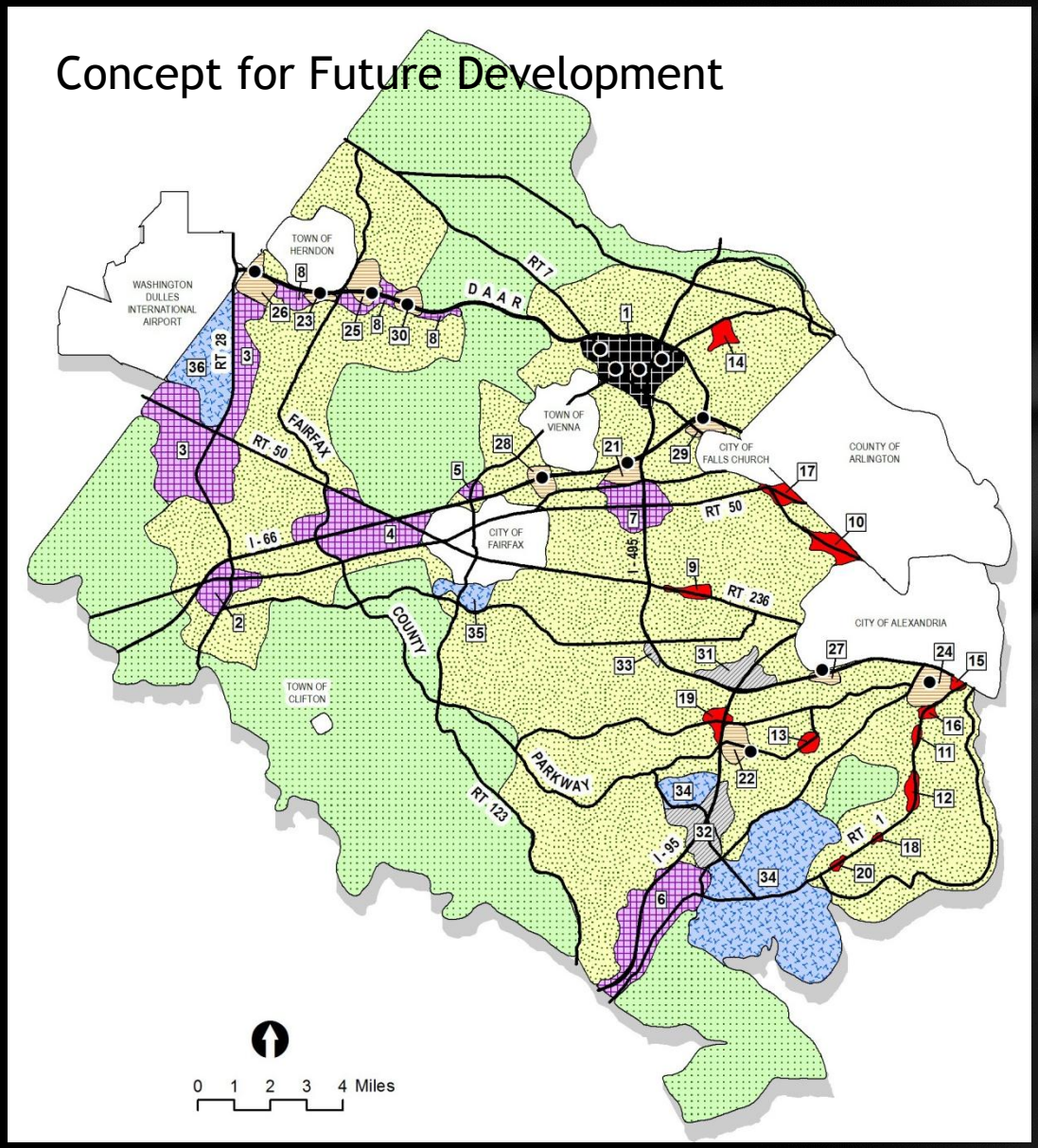
Comprehensive Plan Amendment Work Program



New Studies:

Plan Amendment Name	Authorization	Anticipated length of study	Type	Purpose
Anticipated amendments to begin 2013-2015:				
1. Suburban Center Classification	Immediate	6 months	Countywide/ Policy Plan	• Assess whether Suburban Center term on Concept for Future Development reflects future character of the areas, • Evaluate potentially renaming term and removing or reclassifying existing centers, i.e., Flint Hill Suburban Center.
2. Policy Plan	Immediate	6 months	Policy Plan (Editorial)	• Editorially update references to Area Plans Review process • Editorial update to demographic data
3. Fairfax Center Area (FCA) Suburban Center	Immediate	3 years	Activity Center (Editorial & Land Use)	• Verify areawide recommendations are consistent with current policy and practice. • Review and update existing conditions, including implemented recommendations, in areawide and land unit recommendations, pipeline development, and roadway contribution formula, as per Procedural Guidelines for Annual Review Process of FCA. • Review boundaries of FCA to make sure land use is consistent with character of activity center, e.g., area south of Lee Highway. • Evaluate potential for showing development levels on Comprehensive Land Use Plan Map • Consider removal of Plan recommendations from Fairfax, Upper Potomac, and Bull Run Planning District plan text.
4. Dulles Suburban Center	Immediate	3 years	Activity Center (Editorial)	• In addition to ongoing work to Land Unit A and Herndon, areawide editorial update. • Consider removal of Plan recommendation from Bull Run and Upper Potomac Planning District text.

Activity Center Planning Studies



- Suburban Centers
- Transit Station Areas
- Community Business Centers
- Industrial Areas
- Tysons Corner Urban Center

Activity Center Planning Studies:

Define Preliminary Purpose
- Identify Area
- Understand preliminary ideas for change

Gather Information
- Create Existing Conditions Report
- Develop Public Participation Plan

Refine Scope

Analyze impacts
- Interagency coordination

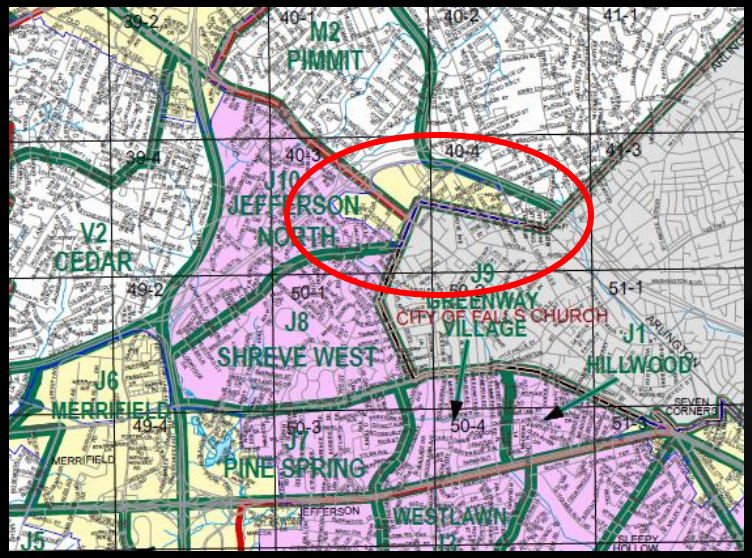
Develop Recommendations
- Staff
- Other Stakeholders

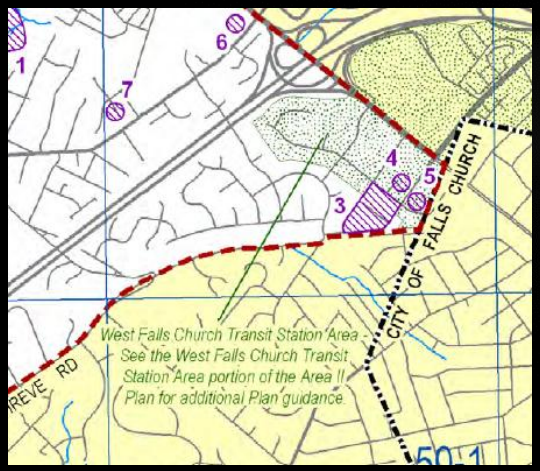
Hold Public Hearings
- Planning Commission
- Board of Supervisors

Public Education and Outreach

Editorial Updates

Current Plan Organization





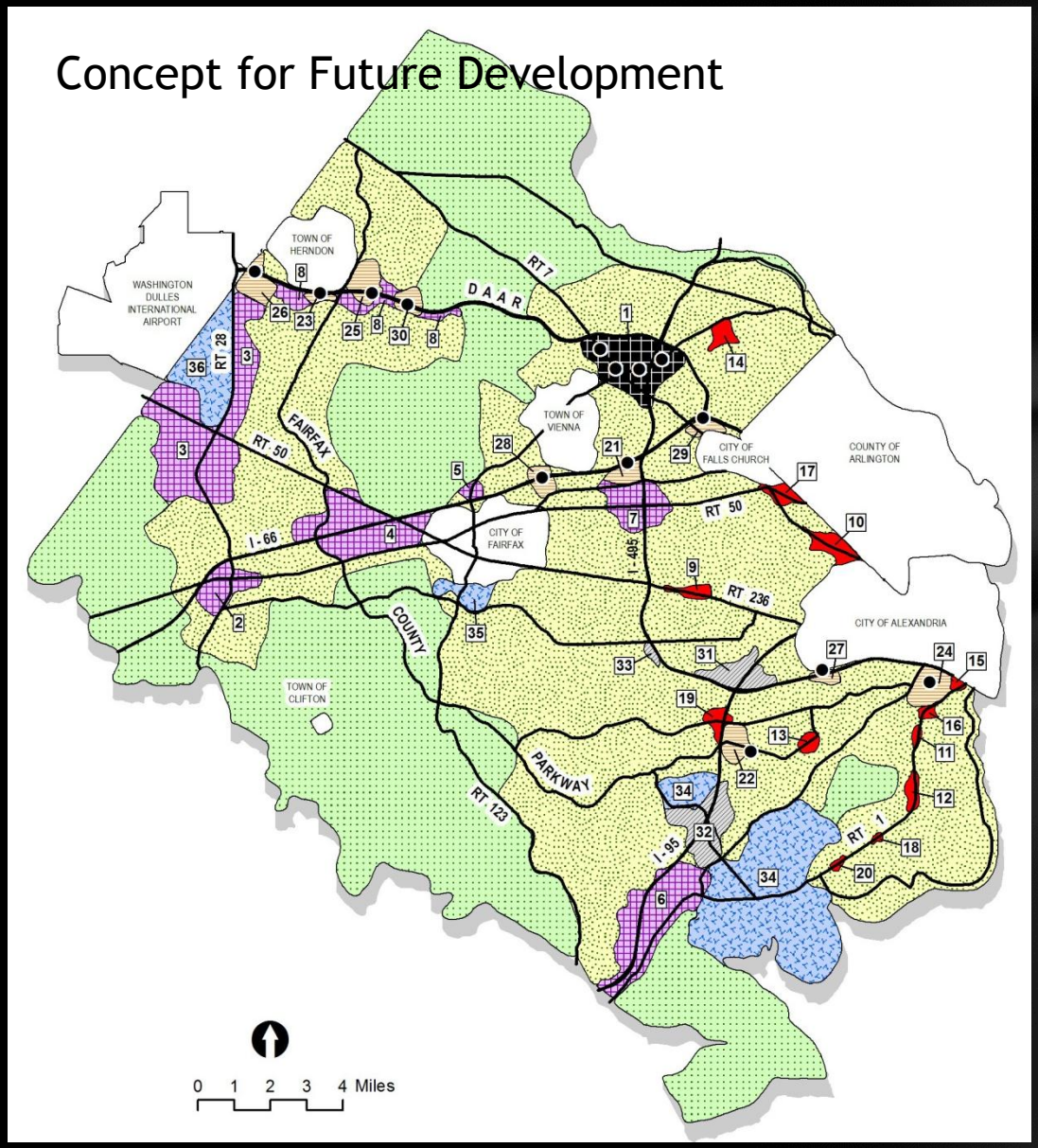
- Most recommendations within planning districts
- Six special areas have separate tabs
- Must refer to multiple sections, and often, different Plan volumes to find all recommendations

Editorial Updates

Future Plan Organization

- Remove special area guidance from planning districts and sectors
- Special areas will be separate, independent tabs within Area Plans
- Provides one stop for users looking for recommendations pertaining to an area
- Allows for easier integration into a GIS-based Plan
- Will be completed in a phased approach

Neighborhood Planning Studies



- Suburban Neighborhoods
- Low Density Residential Areas

Neighborhood Planning Components

Plan Organization

- Remove special area guidance if not previously completed in an activity center study

Editorial Updates

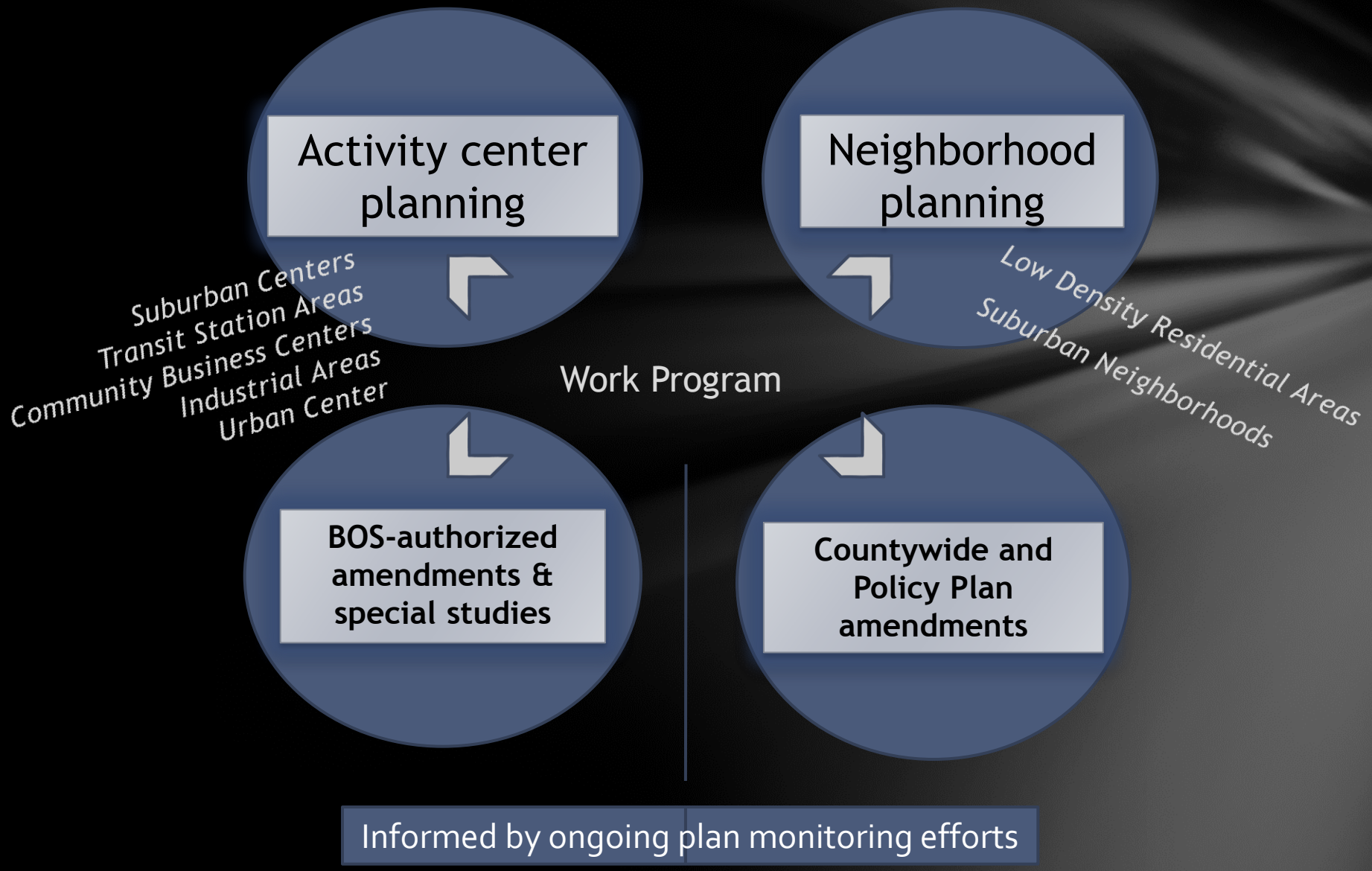
- Review Plan text and recommendations to ensure continued accuracy and relevancy

Substantive Changes

- As needed within the district
- Define scope of any potential changes and conduct impact analysis

Public Education and Outreach

Comprehensive Plan Amendment Work Program



Community Involvement:

- Increased general education about planning
- Individual studies:
  - Earlier and more wide-ranging engagement
  - Range of participation methods tailored to type of amendment
    - Community meetings
    - Working groups
    - Social media
- Review of work program

Compliance with the Code of Virginia

§ 15.2-2230.

Plan to be reviewed at least once every five years.

"At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan."

Conclusions:
Comprehensive Plan Amendment Work Program

- Respond to survey/community comments
- Expands community participation in planning
- Ability to look holistically at parts of the Plan
- Ability to proactively conduct planning
- Keeps Plan in a more up to date and relevant format
- Satisfies Code of Virginia

Timing: New process proposal

Mid-July	• Interagency briefing and distribution of draft work program
End of July	• Draft Work Program and process to PC Policy and Procedures
August	• Editorial updates, draft work program, and process published
September	• Comment Period (Editorial updates, Work Program, New Process)
October	• Refine Editorial updates and Work Program
End of October	• Publication
November	• PC Policy and Procedures Committee, finalize work program
December/ January 2013	• Planning Commission Public Hearings
Early 2013	• Board of Supervisor Public Hearings • IMPLEMENTATION

Questions?

Website:

www.fairfaxcounty.gov/dpz/fairfaxforward.htm

E-mail:

DPZFairfaxForward@fairfaxcounty.gov

Comprehensive Plan listserv:

www.fairfaxcounty.gov/email/lists

FAIRFAX FORWARD